

MCKAY LANDING FILING NO. 4

FINAL PLAT

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

Recorded 9/8/03 at
City & County of Broomfield
Reception No. 2003017837

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS NGS-1413 AND NGS-1411, BOTH BEING STAINLESS STEEL RODS IN 5-INCH ALUMINUM NOS 1000 BOXES, BEARING S75°09'22"E A DISTANCE OF 2231.50 FEET (MODIFIED GROUND) OR 2230.88 FEET (GRID) PER THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/92.

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, S00°17'31"E A DISTANCE OF 30.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF 144TH AVENUE BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°37'34"E A DISTANCE OF 2579.02 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°16'30"E A DISTANCE OF 65.06 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE THE FOLLOWING ELEVEN (11) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S89°43'30"W, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°05'56" AND AN ARC LENGTH OF 55.04 FEET, TO A POINT OF TANGENCY;
2. S89°37'34"W A DISTANCE OF 659.94 FEET;
3. S00°16'30"E A DISTANCE OF 228.62 FEET;
4. S27°10'26"W A DISTANCE OF 82.28 FEET;
5. S67°29'30"E A DISTANCE OF 139.75 FEET, TO A POINT OF NON-TANGENT CURVE;
6. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N82°28'38"E, HAVING A RADIUS OF 340.24 FEET, A CENTRAL ANGLE OF 21°05'10" AND AN ARC LENGTH OF 125.22 FEET, TO A POINT OF NON-TANGENCY;
7. S48°59'23"W A DISTANCE OF 43.17 FEET;
8. S45°40'11"W A DISTANCE OF 20.70 FEET, TO A POINT OF NON-TANGENT CURVE;
9. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°04'43"W, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 74°52'20" AND AN ARC LENGTH OF 261.35 FEET, TO A POINT OF TANGENCY;
10. S21°57'03"W A DISTANCE OF 33.74 FEET, TO A POINT OF CURVE;
11. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S68°02'57"E, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 101°02'09" AND AN ARC LENGTH OF 35.27 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY BOUNDARY OF PARCEL 2, MCKAY LANDING FILING NO. 2, RECORDED IN FILE 18, MAP 421, UNDER RECEPTION NO. C0786339 ADAMS COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S10°54'53"W, HAVING A RADIUS OF 65.50 FEET, A CENTRAL ANGLE OF 27°16'40" AND AN ARC LENGTH OF 31.18 FEET, TO A POINT OF REVERSE CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N16°21'47"W, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 38°12'10" AND AN ARC LENGTH OF 4.67 FEET, TO A POINT OF REVERSE CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S21°50'23"W, HAVING A RADIUS OF 732.00 FEET, A CENTRAL ANGLE OF 40°28'13" AND AN ARC LENGTH OF 517.04 FEET, TO A POINT OF TANGENCY;
4. S71°22'10"W A DISTANCE OF 193.09 FEET, TO A POINT OF CURVE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N18°37'49"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 82°51'03" AND AN ARC LENGTH OF 28.92 FEET, TO A POINT OF REVERSE CURVE;
6. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S64°13'14"W, HAVING A RADIUS OF 369.51 FEET, A CENTRAL ANGLE OF 143°54'20" AND AN ARC LENGTH OF 928.07 FEET, TO THE NORTHERLY BOUNDARY OF MCKAY LANDING FILING NO. 3, RECORDED UNDER RECEPTION NO. 2002002418 CITY & COUNTY OF BROOMFIELD RECORDS;

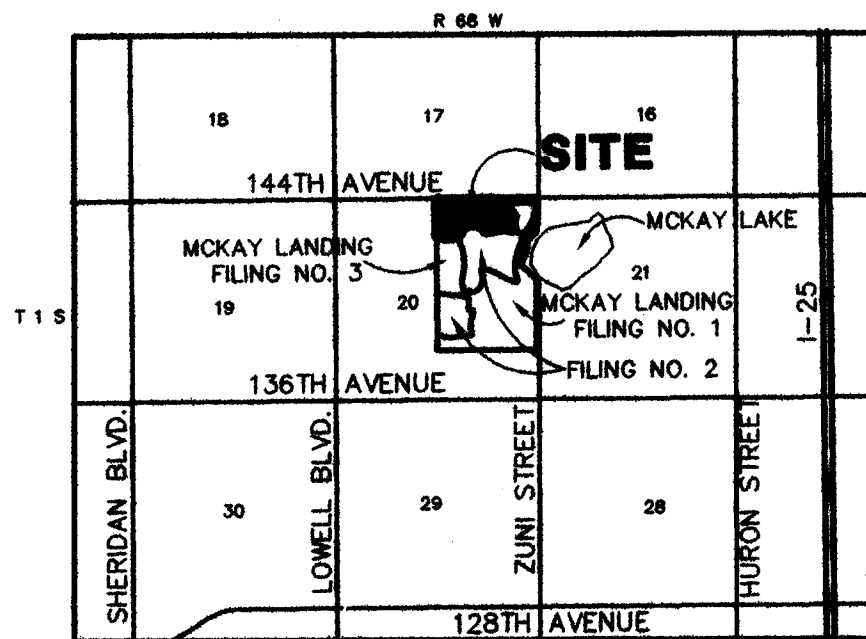
THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. S76°59'23"W A DISTANCE OF 331.70 FEET;
2. N76°01'54"W A DISTANCE OF 269.66 FEET, TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER;

THENCE ALONG SAID WEST LINE, N00°17'31"W A DISTANCE OF 969.55 FEET, TO THE POINT OF BEGINNING.

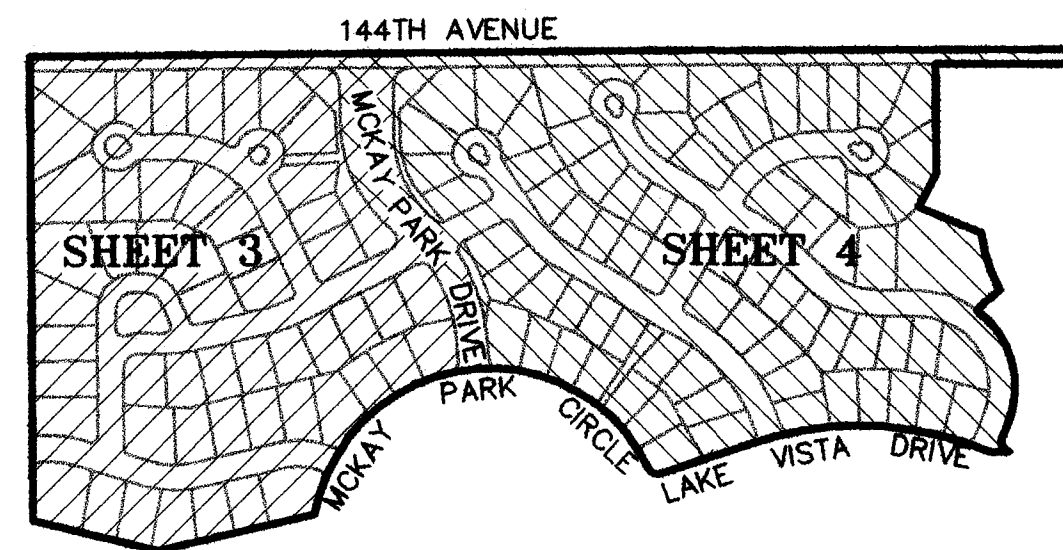
CONTAINING AN AREA OF 1,664,472 SQUARE FEET OR 38.211 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MCKAY LANDING FILING NO. 4"; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP

SCALE: 1"=500'



KEY MAP

SCALE 1" = 400'

OWNER

MCKAY LANDING, LLC
BY: TOUSA HOMES, INC., MANAGER
7340 EAST CALEY AVENUE, SUITE 300
ENGLEWOOD, CO 80111

THIS 01 DAY OF July, 2003

BY: J. ERIC ECKBERG, DIVISION PRESIDENT

NOTARY

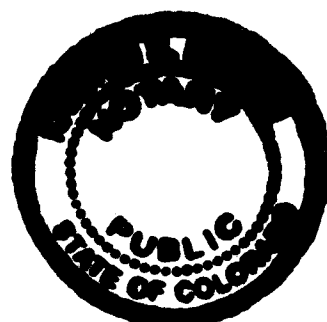
STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 01 DAY OF July, 2003 BY J. ERIC ECKBERG AS DIVISION PRESIDENT OF TOUSA HOMES, INC., A FLORIDA CORPORATION, MANAGER OF MCKAY LANDING, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 05-14-06



MORTGAGEE'S CONSENT

SWINK FAMILY FARMS, LTD., A COLORADO LIMITED PARTNERSHIP, THE MORTGAGEE UNDER THE MORTGAGE RECORDED ON JUNE 17, 1999 IN BOOK 5794 AT PAGE 378, WHICH ENCUMBERS A PORTION OF THE PROPERTY DESCRIBED IN THIS FINAL PLAT, HEREBY CONSENTS TO THE DEDICATIONS MADE BY THIS FINAL PLAT AND TO THE EASEMENTS GRANTED BY THIS FINAL PLAT.

BY: *Swink Family Farms, Ltd.* 6/23/03
Bry Dehn-Swink - General Partner DATE

ATTORNEY'S CERTIFICATE

I, John G. McGrath, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

BY: *J. G. McGrath* REGISTRATION NO. 19833 DATE 6/20/03

SHEET INDEX

SHEET	DESCRIPTION
1	LEGAL, DEDICATION, NOTES & CERTS.
2	OVERALL BOUNDARY, TIE TO MONUMENTS
3	LOTS WEST OF MCKAY PARK DRIVE
4	LOTS EAST OF MCKAY PARK DRIVE
5	RIGHT-OF-WAY DEDICATION TO ZUNI STREET
6	LINE & CURVE TABLE, DETAILS

GENERAL NOTES

1. NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 4, IS LOCATED WITHIN THE QUAIL CREEK OR MCKAY LAKE FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 08001C0010G, DATED AUGUST 16, 1995.
2. TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT TRAFFIC CONTROL DEVICES AND STREET LIGHTS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION (SEE SHEET 6 OF THIS FINAL PLAT).
3. THE BASIS OF BEARINGS FOR THE STATE PLANE GRID BEARINGS AND TIES TO THE CITY AND COUNTY OF BROOMFIELD GIS NETWORK AND PUBLIC LAND SURVEY SYSTEM WAS ESTABLISHED USING MONUMENTS NGS-1413 AND NGS-1411, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/92, WITH THE GRID BEARING BETWEEN THESE TWO MONUMENTS BEING S75°09'22"E.
4. THE COMBINED FACTOR USED IS 0.99971829. MULTIPLY GROUND COORDINATES BY 0.99971829 TO OBTAIN STATE PLANE GRID COORDINATES, OR MULTIPLY STATE PLANE GRID COORDINATES BY 1.00028179 TO OBTAIN GROUND COORDINATES.
5. THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON, SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM OF 1983 (NORTH ZONE) AS STATED BELOW.
6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ACCORDING TO C.R.S. 38-51-105 THE OWNER/SUBDIVIDER IS RESPONSIBLE FOR ALL INTERNAL MONUMENTATION OF LOTS, BLOCKS, AND CENTERLINES AS SPECIFIED BY COLORADO LAW AND CITY REGULATIONS.

8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
9. TRACTS A THRU M ARE PRIVATE OPEN AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. TRACTS D AND J TO HAVE SIDEWALK EASEMENTS ALONG THE AS CONSTRUCTED SIDEWALKS.
11. ACCESS TO 144TH AVENUE IS PROHIBITED FROM ALL LOTS ALONG 144TH AVENUE PER THE MUNICIPAL CODE OF THE CITY AND COUNTY OF BROOMFIELD.
12. A 1.00 FOOT SIGNAGE / TRANSPORTATION & SIDEWALK EASEMENT AND A 6.00 FOOT UTILITY EASEMENT IS HEREBY PLACED ALONG THE FRONT OF ALL LOTS AS SHOWN HEREON. SEE SHEET 6 FOR DETAIL.
13. AN 8.00 FOOT UTILITY & DRAINAGE EASEMENT IS HEREBY PLACED ALONG THE REAR OF ALL LOTS BACKING OTHER LOTS, LABELED "8" UE", AS SHOWN HEREON.
14. A 10.00 FOOT UTILITY & DRAINAGE EASEMENT IS HEREBY PLACED ALONG THE REAR OF ALL OTHER LOTS LABELED "10" UE", AS SHOWN HEREON.
15. A 5.00 FOOT UTILITY & DRAINAGE EASEMENT IS HEREBY PLACED ALONG THE SIDE LOT LINES OF ALL LOTS, LABELED "5" UE", AS SHOWN HEREON.
16. A #5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "JR ENG LS 30099" IS SET AT ALL ANGLE POINTS ON THE EXTERIOR BOUNDARY OF THIS PLAT.
17. THE BENCHMARKS FOR THIS PLAT ARE THE NORTHWEST CORNER OF LOT 10 AND THE NORTHEAST CORNER OF LOT 109, ELEVATIONS STAMPED ON THE BRASS CAP.

SURVEYOR'S CERTIFICATE

I, RICHARD L. HARVANEK, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY BY THIS PLAT, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

Richard L. Harvanek
RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LLC



LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND

USE REVIEW COMMISSION THIS 24th DAY OF March, 2003.

Leslie R. Reynolds CHAIRPERSON
James S. Sargent SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 21st DAY OF May, 2003.

Ken Smith MAYOR
Dick May CITY CLERK



TRACT TABLE		
TRACT	SQUARE FEET	ACRES
A	8,637	0.198
B	1,277	0.029
C	1,145	0.026
D	21,173	0.486
E	10,947	0.251
F	8,442	0.194
G	2,922	0.067
H	4,651	0.107
I	1,283	0.029
J	13,411	0.308
K	1,279	0.029
L	1,297	0.030
M	30,526	0.701

MCKAY LANDING FILING NO. 4
FINAL PLAT
JOB NO. 14247.18
12/03/02 REV 06/04/03
SHEET 1 OF 6

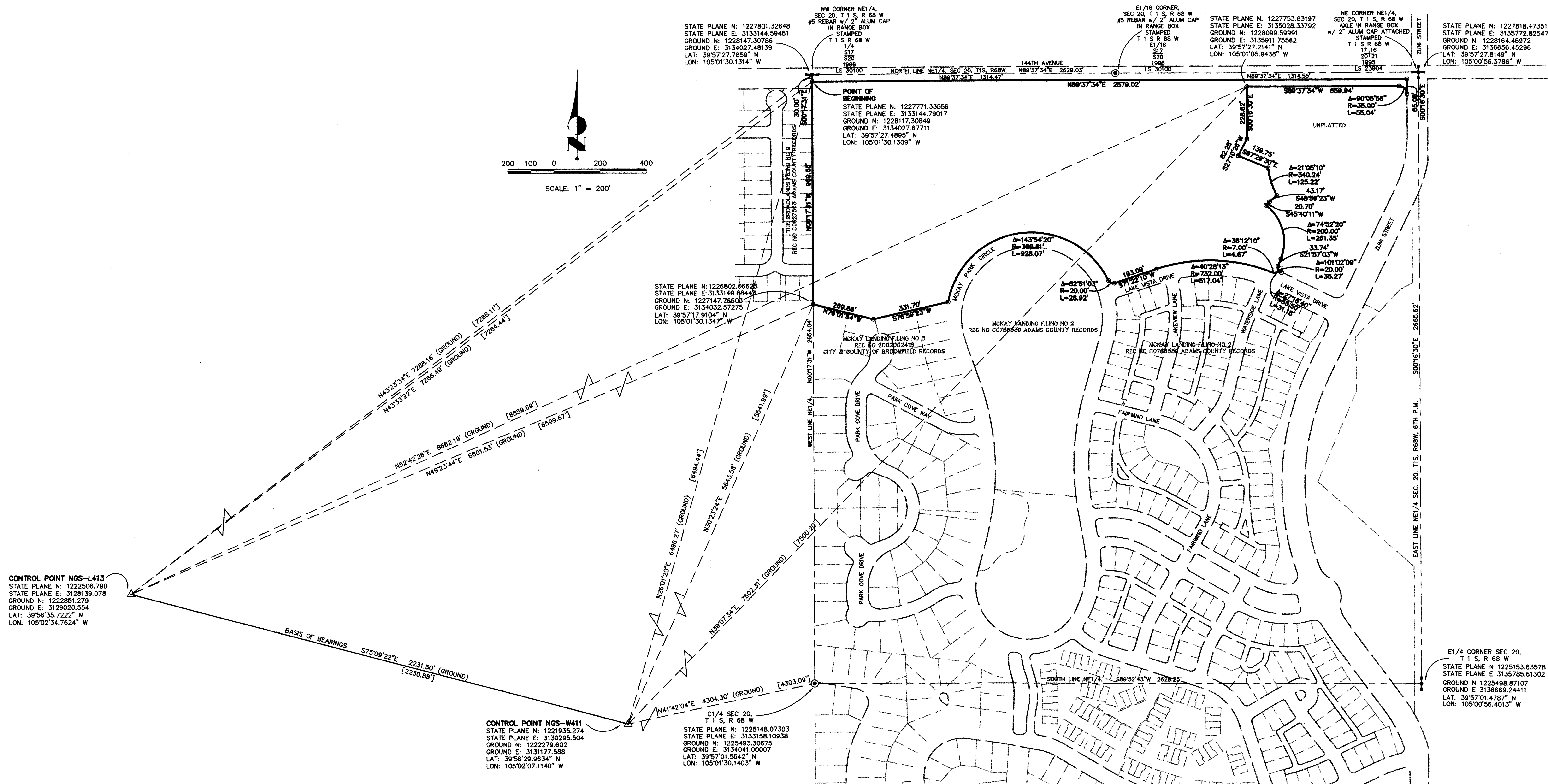
JR ENGINEERING
A Subsidiary of Westair

6020 Greenwood Plaza Blvd. • Englewood, CO 80111
303-740-9939 • Fax: 303-721-9019 • www.jrengineering.com

MCKAY LANDING FILING NO. 4

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PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO



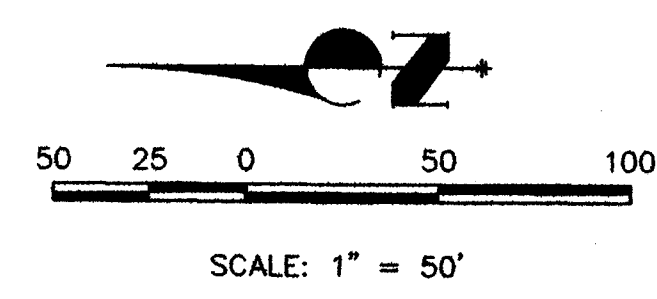
MCKAY LANDING FILING NO. 4
FINAL PLAT
JOB NO. 14247.16
12/03/02 REV 06/04/03
SHEET 2 OF 6

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FINAL PLAT

4 OF 6



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FINAL PLAT

E1/16 CORNER, SEC 20, T 1 S, R 68 W
#5 REBAR w/ 2" ALUM CAP IN RANGE BOX
STAMPED
T 1 S R 68 W
E1/16
S17
S20
1996
LS 30100

144TH AVENUE (80' ROW)

144TH AVENUE (60' ROW)

NORTH LINE NE1/4, SEC 20, T1S, R68W N89°37'34"E 2629.03'

N89°37'34"E 2579.02'

10' GAS PIPELINE
EASEMENT
REC NO _____

30.00' ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT



SEE

SHEET

5 OF 6

$$\begin{aligned}\Delta &= 21^\circ 05' 10'' \\ R &= 340.24' \\ L &= 125.22'\end{aligned}$$

S48°59'23"W
43.17'
20.70'
S45°40'11"

S21°57'03"W
33.74'
Δ=101°02'09"
R=20.00'
L=35.27'

MCKAY LANDING FILING NO. 4
FINAL PLAT
JOB NO. 14247.16
12/03/02 REV 06/04/03
SHEET 4 OF 6



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MCKAY LANDING FILING NO 2
REC NO C0786339 ADAMS COUNTY RECORDS

50 25 0 50 100

SCALE: 1" = 50'

MCKAY LANDING FILING NO 2
REC NO C0786339 ADAMS COUNTY RECORDS

MCKAY LANDING FILING NO. 4

FINAL PLAT

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

NE CORNER NE 1/4,
SEC 20, T 1 S, R 68 W
AXLE IN RANGE BOX
w/ 2" ALUM CAP ATTACHED
STAMPED
T 1 S, R 68 W
17.16
20121
1995
LS 23904

N89°37'34"E 2579.02'

30.00' ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT

S89°37'34"W 659.94'

Δ=90°05'56"
R=35.00'
L=55.04'

S00°16'30"E 65.06'

ZUNI STREET (90' ROW)

UNPLATTED

4 OF 6

SHEET

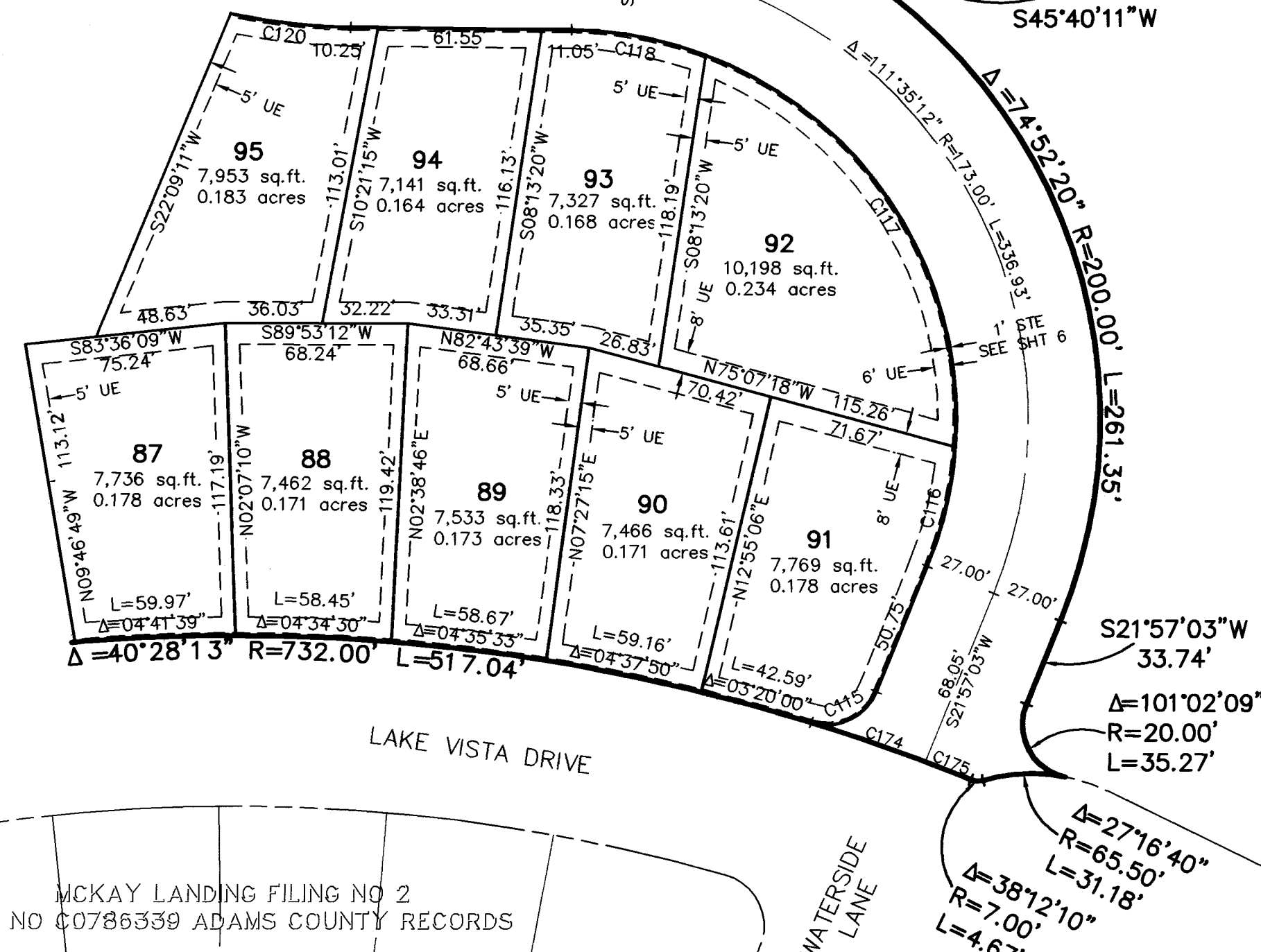
SEE

PARK
TRACT M

Δ=21°05'10"
R=340.24'
L=125.22'

25' GAS
PIPELINE EASEMENT
BOOK 4000, PAGE 760

UNPLATTED



MCKAY LANDING FILING NO. 4
FINAL PLAT
JOB NO. 14247.16
12/03/02 REV 06/04/03
SHEET 5 OF 6

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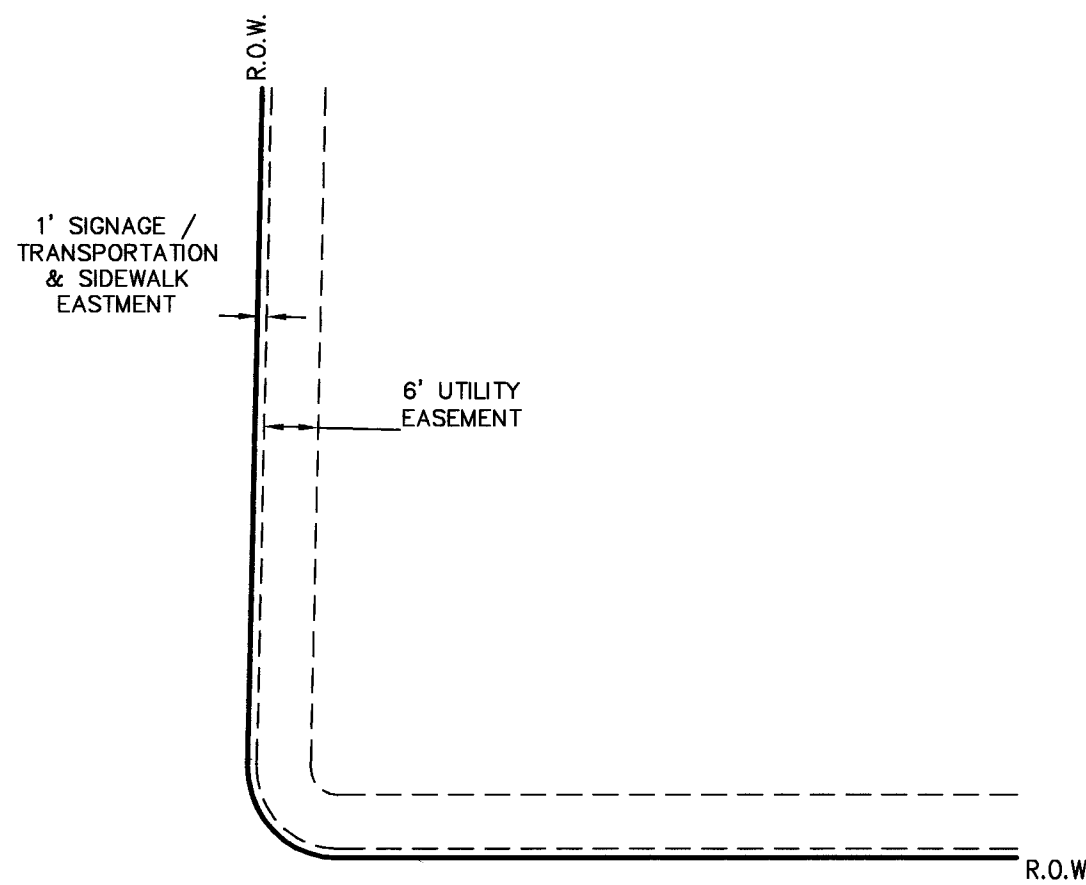
MCKAY LANDING FILING NO. 4

FINAL PLAT

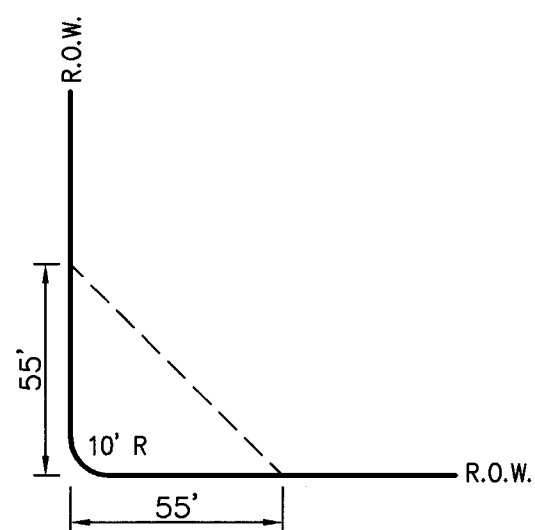
PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 LINE & CURVE TABLE

LINE TABLE			CURVE TABLE					
NUM	BEARING	DIST	NUM	DELTA	RADIUS	LENGTH	CHORD BR	CHORD LN
L1	N48°45'37"W	6.30'	C1	89°59'49"	35.00'	54.98'	N45°22'31"W	49.50'
L2	S39°47'58"E	6.12'	C2	114°04'18"	20.00'	39.82'	N06°35'58"E	33.56'
L3	N42°13'05"E	51.70'	C3	91°14'54"	10.00'	15.93'	S70°44'26"E	14.30'
L4	N00°22'36"W	3.04'	C4	08°44'36"	227.00'	34.64'	N29°29'17"W	34.61'
L35	N63°23'33"E	6.02'	C5	96°52'53"	10.00'	16.91'	S14°34'52"W	14.97'
L36	S57°21'57"E	6.02'	C6	33°28'23"	51.00'	29.80'	N46°17'06"E	29.37'
			C7	24°11'44"	51.00'	21.54'	N17°27'03"E	21.38'
			C8	51°36'58"	51.00'	45.94'	N20°27'18"W	44.41'
			C9	46°13'25"	51.00'	41.14'	S69°22'29"W	40.04'
			C10	66°05'56"	51.00'	58.84'	S54°27'50"W	55.63'
			C11	96°52'53"	10.00'	16.91'	N69°51'19"E	14.97'
			C12	22°32'57"	16.50'	64.35'	N48°00'33"W	30.66'
			C13	145°57'13"	22.50'	57.32'	S46°57'17"E	43.03'
			C14	04°06'00"	227.00'	16.24'	N63°45'14"W	16.24'
			C15	19°24'15"	227.00'	76.88'	N75°30'22"W	76.51'
			C16	05°10'07"	227.00'	20.48'	N87°47'33"W	20.47'
			C17	56°09'58"	10.00'	9.80'	S62°17'38"E	9.42'
			C18	56°49'23"	51.00'	50.58'	N62°37'20"W	48.53'
			C19	52°41'24"	51.00'	46.90'	S62°37'16"W	45.26'
			C20	46°15'47"	51.00'	41.18'	S13°08'41"W	40.07'
			C21	48°00'06"	51.00'	42.73'	S33°59'15"E	41.49'
			C22	81°22'06"	51.00'	72.43'	N81°19'39"E	66.49'
			C23	48°58'47"	10.00'	8.55'	S65°08'00"W	8.29'
			C24	300°45'30"	18.50'	97.11'	S03°00'48"W	18.29'
			C25	18°41'22"	35.50'	11.58'	N38°34'14"W	11.53'
			C26	18°41'22"	35.50'	11.58'	S44°35'49"W	11.53'
			C27	101°51'24"	4.50'	8.00'	N03°00'48"E	6.99'
			C28	13°27'37"	173.00'	40.64'	N83°38'48"W	40.55'
			C29	34°53'37"	173.00'	105.36'	N59°28'11"W	103.74'
			C30	16°54'24"	173.00'	51.05'	N33°34'11"W	50.86'
			C31	88°45'06"	10.00'	15.49'	N19°15'34"E	13.99'
			C32	13°21'16"	168.00'	39.16'	N70°18'45"E	39.07'
			C33	77°53'38"	10.00'	13.60'	S64°03'48"E	12.57'
			C34	115°35'28"	14.50'	29.25'	N32°40'45"E	24.54'
			C35	39°10'01"	74.50'	50.93'	N44°41'59"W	49.94'
			C36	65°15'38"	37.00'	42.14'	N57°44'48"W	39.90'
			C37	26°05'37"	74.50'	33.93'	N77°19'48"W	33.64'
			C38	31°57'46"	74.50'	41.56'	S73°38'31"W	41.02'
			C39	37°22'46"	74.50'	48.60'	S38°58'14"W	47.75'
			C40	20°34'22"	74.50'	26.75'	S09°59'40"W	26.61'
			C41	89°54'54"	37.00'	58.06'	S44°39'56"W	52.29'
			C42	111°19'25"	14.50'	28.17'	S55°57'13"E	23.95'
			C43	22°05'25"	73.50'	28.34'	S79°25'47"W	28.16'
			C44	107°33'49"	10.00'	18.77'	N53°29'24"E	16.14'
			C45	17°34'45"	222.00'	68.11'	N81°31'4"W	67.85'
			C46	17°34'45"	168.00'	51.55'	N81°31'04"W	51.34'
			C47	07°52'36"	222.00'	30.52'	S76°40'00"E	30.50'
			C48	18°03'56"	222.00'	70.00'	S89°38'16"E	69.71'
			C49	04°20'24"	222.00'	16.82'	N79°09'35"E	16.81'
			C50	32°08'11"	123.00'	68.99'	N86°56'32"W	68.09'
			C51	92°20'49"	20.00'	32.24'	N24°42'01"W	28.86'
			C52	76°09'39"	20.00'	27.28'	N74°30'40"E	25.22'
			C53	07°03'03"	177.00'	21.78'	N69°56'02"W	21.77'
			C54	24°55'31"	177.00'	77.00'	N85°55'19"W	76.39'
			C55	04°37'33"	177.00'	14.29'	S79°18'09"W	14.29'
			C56	12°33'02"	168.00'	36.80'	N83°15'54"E	36.73'
			C57	17°43'53"	168.00'	51.99'	S81°35'38"E	51.78'
			C58	72°26'11"	10.00'	12.64'	S36°30'36"E	11.82'
			C59	90°46'00"	30.00'	47.53'	S45°05'29"W	42.71'
			C60	13°29'07"	222.00'	52.25'	N83°43'56"E	52.13'
			C61	13°16'27"	222.00'	51.43'	N70°21'09"E	51.32'
			C62	00°04'49"	222.00'	0.31'	N63°40'31"E	0.31'
			C63	82°28'22"	20.00'	28.79'	N75°07'42"W	26.37'
			C64	82°19'40"	20.00'	28.74'	N36°15'21"E	26.33'
			C65	17°34'45"	195.00'	59.83'	N81°31'04"W	59.59'
			C66	07°08'21"	369.51'	46.04'	S25°02'34"W	46.01'
			C67	06°49'06"	369.51'	43.97'	S32°01'17"W	43.95'
			C68	90°46'00"	57.00'	90.30'	S45°05'29"W	81.15'
			C69	89°54'54"	47.50'	74.54'	S44°39'56"W	67.13'
			C70	65°15'38"	47.50'	54.10'	N57°44'48"W	51.23'
			C71	09°42'56"	195.00'	33.07'	N85°37'02"E	33.03'
			C72	03°46'11"	195.00'	12.83'	N78°52'28"E	12.83'
			C73	13°21'16"	195.00'	45.45'	N70°18'45"E	45.35'
			C74	07°40'19"	369.51'	49.48'	S81°15'21"W	49.44'
			C75	07°40'19"	369.51'	49.48'	S88°55'40"W	49.44'
			C176	180°00'00"	4.48'	14.08'	N43°56'17"E	8.96'
			C177	180°00'00"	21.00'	65.97'	S89°37'24"W	42.00'



TYPICAL EASEMENT ALONG LOT FRONTAGE
(SEE SHEET 1 GENERAL NOTE 9)



TYPICAL SIGHT TRIANGLE EASEMENT
(SEE SHEET 1 GENERAL NOTE 2)

SHEET 4 LINE & CURVE TABLE

CURVE TABLE					LINE TABLE			
NUM	DELTA	RADIUS	LENGTH	CHORD BR	CHORD LN	NUM	BEARING	DIST
C74	07°40'19"	369.51'	49.48'	S811°5'21"W	49.44'	L5	S56°56'52"W	8.12'
C75	07°40'19"	369.51'	49.48'	S88°55'10"W	49.44'	L6	N15°20'18"W	31.06'
C76	90°00'11"	35.00'	54.98'	S44°37'29"W	49.50'	L7	S00°18'27"E	14.32'
C77	56°42'51"	20.00'	19.80'	S73°46'35"E	19.00'	L8	S00°22'36"E	54.46'
C78	14°13'52"	20.00'	4.97'	N7°04'53"E	4.95'	L9	S02°59'02"E	17.87'
C79	96°41'14"	10.00'	16.88'	N15°17'30"E	14.94'	L10	S04°53'33"E	21.41'
C80	61°44'31"	10.00'	10.78'	N63°55'23"W	10.26'	L11	S16°03'38"E	32.01'
C81	36°24'28"	51.00'	32.41'	S76°35'24"E	31.86'	L12	S02°09'25"E	20.86'
C82	56°28'16"	51.00'	50.27'	S30°09'02"E	48.26'	L13	S28°04'34"E	16.57'
C83	45°58'58"	51.00'	40.93'	S21°04'35"W	39.84'	L14	S35°15'45"E	27.16'
C84	46°10'45"	51.00'	41.10'	S67°09'27"W	40.00'	L15	S33°03'08"E	1.12'
C85	49°12'33"	51.00'	43.80'	N65°08'54"W	42.47'	L16	S10°57'37"W	49.90'
C86	49°47'18"	51.00'	44.32'	S15°38'59"W	42.94'	L17	S64°24'16"E	7.84'
C87	42°17'48"	10.00'	7.38'	S15°54'14"E	7.22'	L18	N40°33'52"E	26.85'
C88	19°21'21"	35.50'	11.99'	S05°46'14"E	11.04'	L19	N59°51'12"W	10.19'
C89	103°26'04"	4.50'	8.12'	N47°48'36"E	7.06'	L20	N14°58'46"E	28.43'
C90	19°21'21"	35.50'	11.99'	S89°50'57"W	11.94'	L21	N15°20'18"E	7.51'
C91	299°59'19"	18.50'	96.86'	S47°48'36"W	18.50'	L22	N14°58'46"E	5.74'
C92	83°18'46"	10.00'	14.54'	N74°42'30"W	13.29'	L23	N14°58'46"E	22.69'
C93	08°30'28"	227.00'	33.71'	S37°18'22"E	33.68'	L24	S19°02'34"E	17.00'
C94	13°52'58"	227.00'	55.00'	S48°30'05"E	54.87'	L25	S29°37'19"E	25.88'
C95	04°24'38"	227.00'	17.47'	S57°38'53"E	17.47'	L26	S00°24'08"E	23.10'
C96	08°42'38"	173.00'	26.30'	S37°24'26"E	26.28'	L27	N30°08'48"E	9.26'
C97	18°05'27"	173.00'	54.62'	S50°48'29"E	54.40'	L28	N30°08'48"E	9.26'
C98	06°59'53"	20.00'	2.44'	S60°08'11"W	2.44'	L29	S13°38'09"E	6.01'
C99	88°34'29"	20.00'	30.92'	S12°21'00"W	27.93'	L30	S73°44'40"E	6.01'
C100	04°22'16"	382.00'	29.14'	N07°05'37"W	29.14'	L31	S14°41'53"W	6.01'
C101	82°19'42"	20.00'	28.74'	S46°04'20"E	26.33'	L32	S47°45'56"E	6.01'
C102	90°00'00"	10.00'	15.71'	N75°08'48"E	14.14'	L33	N41°14'50"W	6.01'
C103	90°00'00"	10.00'	15.71'	S14°51'12"E	14.14'	L34	S73°33'20"W	6.01'
C104	04°36'50"	348.00'	28.02'	N57°32'47"W	28.02'	L37	S46°01'01"E	0.28'
C105	07°45'49"	402.00'	54.47'	N55°58'18"W	54.43'			
C106	15°19'44"	348.00'	93.10'	N47°34'30"W	92.83'			
C107	10°15'46"	402.00'	72.01'	N46°57'30"W	71.91'			
C108	13°03'37"	348.00'	79.33'	N33°22'49"W	79.15'			
C109	08°40'00"	402.00'	60.81'	N37°29'37"W	60.75'			
C110	08°08'43"	402.00'	57.15'	N29°05'15"W	57.10'			
C111	08°09'42"	348.00'	49.57'	N22°46'10"W	49.53'			
C112	07°11'22"	402.00'	50.44'	N21°25'13"W	50.41'			
C113	90°16'50"	20.00'	31.51'	N26°27'06"E	28.35'			
C114	83°24'11"	20.00'	29.11'	S69°31'37"E	26.61'			
C115	84°53'59"	20.00'	29.64'	N64°24'02"E	27.00'			
C116	18°05'26"	146.00'	46.10'	N12°54'20"E	45.91'			
C117	73°20'32"	146.00'	186.89'	N32°48'39"W	174.39'			
C118	20°09'14"	146.00'	51.36'	N79°33'33"W	51.09'			
C119	36°42'53"	200.00'	128.16'	N71°16'43"W	125.98'			
C120	11°25'38"	227.00'	45.27'	S83°55'21"E	45.20'			
C121	17°49'55"	173.00'	53.84'	S80°43'12"E	53.62'			
C122	14°43'49"	227.00'	58.36'	S70°50'38"E	58.20'			
C123	25°23'40"	173.00'	76.68'	S59°06'25"E	76.05'			
C124	14°31'13"	227.00'	57.53'	S56°13'06"E	57.37'			
C125	02°32'55"	227.00'	10.10'	S47°41'02"E	10.10'			
C126	07°54'18"	373.00'	51.46'	N50°21'44"W	51.42'			
C127	04°35'42"	427.00'	34.25'	N48°42'26"W	34.24'			
C128	05°32'19"	373.00'	36.06'	N57°05'02"W	36.04'			
C129	08°50'55"	427.00'	65.94'	N55°25'45"W	65.88'			
C130	90°00'00"	10.00'	15.71'	S75°08'48"W	14.14'			
C131	90°00'00"	10.00'	15.71'	S14°51'12"E	14.14'			
C132	90°00'00"	10.00'	15.71'	N14°51'12"W	14.14'			
C133	90°00'00"	10.00'	15.71'	N75°08'48"E	14.14'			
C134	02°23'22"	222.00'	9.26'	S58°39'1"E	9.26'			
C135	00°32'12"	168.00'	1.57'	S59°35'06"E	1.57'			
C136	15°06'10"	222.00'	58.52'	S49°54'45"E	58.35'			
C137	37°53'38"	168.00'	111.11'	S40°22'11"E	109.10'			
C138	15°56'57"	222.00'	61.80'	S34°32'12"E	61.60'			
C139	06°38'00"	222.00'	25.70'	S23°05'45"E	25.69'			
C140	49°02'12"	10.00'	8.56'	N44°17'50"W	8.30'			
C141	40°44'13"	51.00'	36.26'	S48°26'50"E	35.50'			
C142	72°46'16"	51.00'	64.77'	S08°18'25"W	60.51'			
C143	90°00'00"	51.00'	80.11'	S89°41'33"W	72.12'			
C144	69°00'50"	51.00'	61.43'	N10°48'02"W	57.78'			
C145	12°33'19"	51.00'	11.18'	N29°59'02"E	11.15'			
C146	57°41'04"	10.00'	10.07'	S07°25'10"W	9.65'			
C147	19°00'59"	35.50'	11.78'	S31°55'09"W	11.73'			
C148	102°06'39"	4.50'	8.02'	N73°27'59"E	7.00'			
C149	19°00'59"	35.50'	11.78'	N64°59'12"W	11.73'			
C150	300°38'01"	18.50'	97.07'	S73°27'59"W	18.32'			
C151	11°18'48"	222.00'	43.83'	S35°48'12"W	43.76'			
C152	12°28'40"	222.00'	48.35'	S47°41'55"W	48.25'			
C153	30°16'10"	168.00'	88.75'	S45°16'53"W	87.73'			
C154	12°58'10"	222.00'	50.25'	S60°25'20"W	50.14'			
C155	13°24'28"	222.00'	51.95'	S73°36'39"W	51.83'			
C156	29°16'35"	168.00'	85.84'	S75°03'15"W	84.91'			
C157	09°22'40"	222.00'	36.33'	S85°00'13"E	36.29'			
C158	32°42'52"	10.00'	5.71'	N73°20'07"E	5.63'			
C159	19°25'27"	51.00'	17.29'	S66°41'25"W	17.21'			
C160	46°30'37"	51.00'	41.40'	N80°20'33"W	40.27'			
C161	45°54'04"	51.00'	40.86'	N34°08'13"E	39.77'			
C162	46°29'39"	51.00'	41.39'	N12°03'38"E	40.26'			
C163	46°05'43"	51.00'	41.03'	N58°21'19"E	39.93'			
C164	55°05'35"	51.00'	49.04'	S71°03'01"E	47.17'			
C165	21°22'24"	51.00'	19.02'	S32°49'01"E	18.91'			
C166	68°10'37"	10.00'	11.90'	N56°13'08"W	11.21'			
C167	20°30'27"	35.50'	12.71'	N27°30'19"W	12.64'			
C168	10°49'35"	4.50'	8.47'	S16°09'15"W	7.27'			
C169	20°30'27"	35.50'	12.71'	N59°48'49"E	12.64'			
C170	297°54'01"	18.50'	96.19'	N16°09'15"E	19.08'			
C171	01°55'29"	387.50'	13.02'	N46°22'55"W	13.02'			
C172	03°38'25"	732.00'	46.51'	S77°24'44"W	46.50'			
C173	03°32'21"	732.00'	45.21'	S77°00'07"W	45.21'			
C174	03°32'46"	732.00'	45.31'	N71°22'35"W	45.30'			
C175	01°26'35"	732.00'	18.44'	S68°52'54"E	18.43'			