



# SADDLEHORN RANCH FILING NO. 1

## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, STATE OF COLORADO

**GENERAL NOTES CONTINUED:**

8. TRACT A IS FOR OPEN SPACE AND CONSTRUCTION OF A WATER TREATMENT FACILITY. TRACT B AND C ARE TO BE USED FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACTS A, B AND C SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
11. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
12. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
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14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARDS REPORT; NATURAL FEATURES REPORT.
15. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., FRIELES MEADOW JUMPING MOUSE).
16. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN ACCORDANCE WITH THE EL PASO LAND DEVELOPER CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE IMPROVEMENTS AGREEMENT SHALL BE PREPARED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM TRUCHAS TRAIL, OSCURO TRAIL, DEL CERRO TRAIL, EL RAICENO TRAIL, ZARAGOZA TRAIL AND CARRANZA TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
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19. THE FOLLOWING LOTS (1, 7, 8, 27, 28, 31, 34, 35, 36, 37, 38, TRACT A) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD ARE CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED APRIL 29, 2019 IN THE SADDLEHORN RANCH PRELIMINARY PLAN FILE # SP-19-006 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
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21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUYER, SUCCESSORS, AND ASSIGNEES TO WAIVE AND RELEASE ALL RIGHTS AND INTERESTS THAT COULD BE ASSERTED AGAINST THE SUBDIVIDER OR ANY DEVELOPER OR BUYER IN CONNECTION WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16--454) OR ANY OTHER RESOLUTION OF THE COUNTY BOARD OF COUNTY COMMISSIONERS.
23. LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
24. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATES OF THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND REGULATION OF THE FLOODING OF THE PROPERTY AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND REGULATION BENEFITS PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.

this is a duplicate from the previous page

Will remove 7.

Driveways have not been designed? - Are you asking for when they need to go to Falcon Fire for review. This note was provided by the county in the 1st review though.

This would be a great location for a reference map that shows where to find the plat details

Will add a key map

This is only a temporary condition and has not been brought up in earlier reviews. Will we need to request a deviation. We already got one for temporary cul de sac length.

2 points of access are required for subdivisions in excess of 25 lots.

can we provide info regarding the size?

this hasn't been shown on the plat. This must be identified on the plat.

Will will address with a clouding showing the geologic areas.

update resolution

Will address

this is unusual and should be further up on the notes page. Please further define the lot coverage. Is it per LDC, or is it impervious?

Impervious



# SADDLEHORN RANCH FILING NO. 1

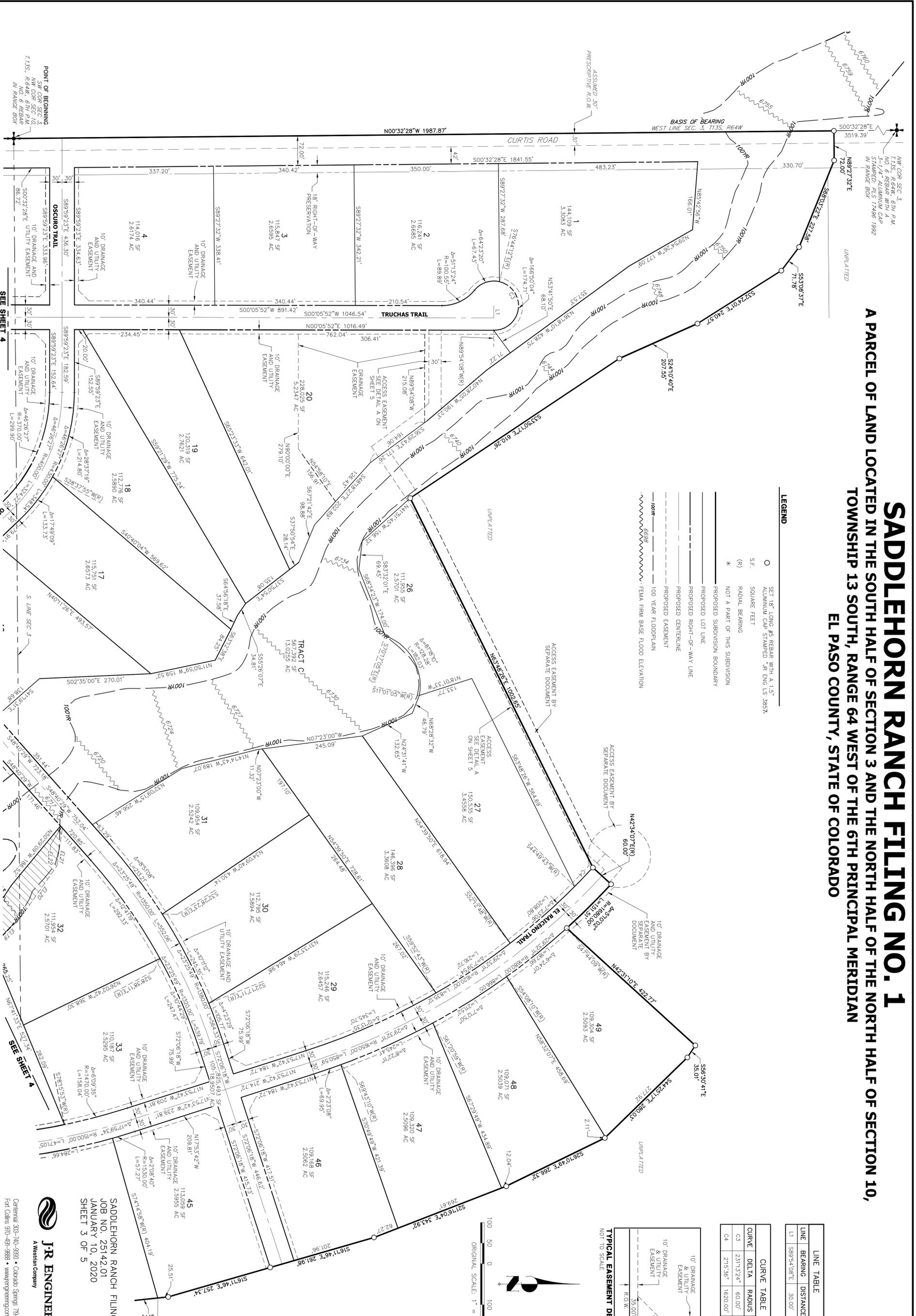
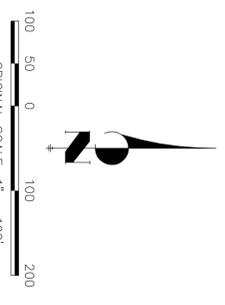
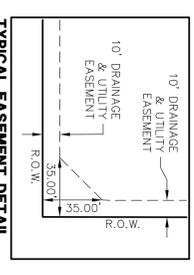
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### LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5"
- ALUMINUM CAP STAMPED "JR ENG LS 38573"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION

LINE TABLE	
LINE	BEARING DISTANCE
L1	S89°54'08"E 30.00'

CURVE TABLE		
CURVE	DELTA	RADIUS LENGTH
C3	231°13'24"	60.00' 242.14'
C4	215°56'	1620.00' 63.90'



POINT OF BEGINNING  
NW/4 COR SEC. 3  
T13S, R64W, 6TH PM  
NO. 6 REBAR WITH A  
3-1/4" ALUMINUM CAP  
STAMPED PLS 17496 1992  
IN RANGE BOX

SEE SHEET 4

SEE SHEET 4

SADDLEHORN RANCH FILING NO. 1  
JOB NO. 25142.01  
JANUARY 10, 2020  
SHEET 3 OF 5



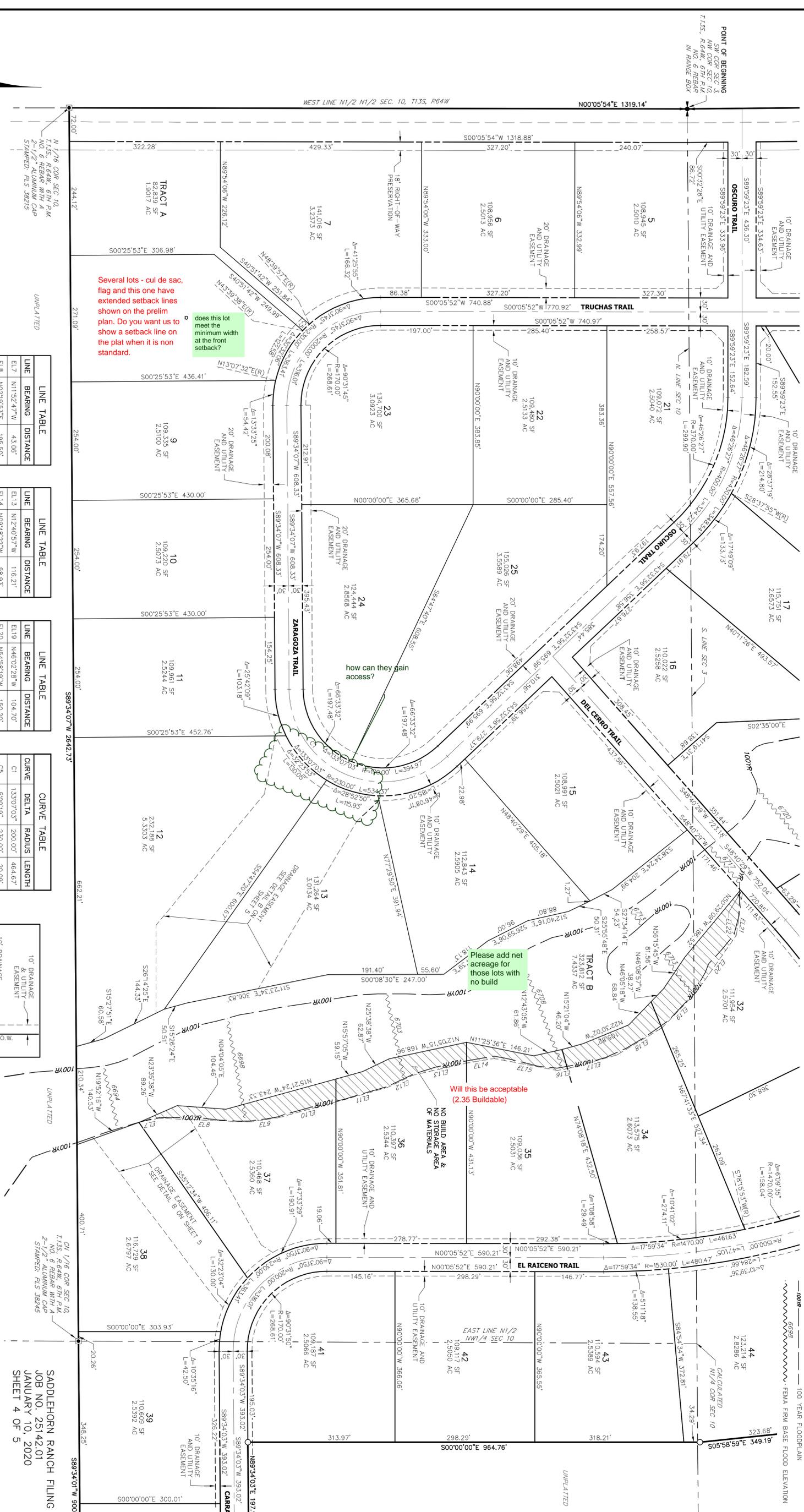
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A Western Company  
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Fort Collins 970-491-8888 • www.jrengineering.com

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## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, STATE OF COLORADO

### LEGEND

- SET 1" x 1" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "R ENG US 39578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION



Several lots - cul de sac, flag and this one have extended setback lines shown on the prelim plan. Do you want us to show a setback line on the plat when it is non standard.

does this lot meet the minimum width at the front setback?

how can they gain access?

Please add net acreage for those lots with no build

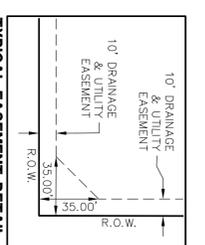
Will this be acceptable (2.35 buildable)

LINE	BEARING	DISTANCE
EL7	N1152.47°W	43.06'
EL8	N02719.55°E	195.50'
EL9	N0842.11°W	60.04'
EL10	N1509.46°W	128.28'
EL11	N1549.37°W	114.32'
EL12	N2539.54°W	61.48'

LINE	BEARING	DISTANCE
EL13	N1240.57°W	116.21'
EL14	N0948.22°W	58.83'
EL15	N1046.49°E	138.00'
EL16	N1017.28°W	22.09'
EL17	N1533.56°W	109.44'
EL18	N3107.39°W	112.11'

LINE	BEARING	DISTANCE
EL19	N4602.28°W	104.70'
EL20	N5458.19°W	150.20'
EL21	N8156.55°W	92.29'
EL22	S4840.29°W	6.80'

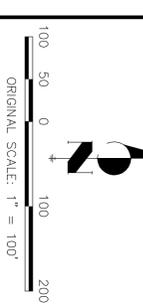
CURVE	DELTA	RADIUS	LENGTH
C1	13307.03°	200.00'	464.67'
C5	50019°	230.00'	20.08'



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SHEET 4 OF 5



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UNPLATTED  
N 1/16 COR. SEC. 10,  
T.13S., R.64W., 6TH P.M.  
NO. 6 REBAR WITH A  
2-1/2" ALUMINUM CAP  
STAMPED: PLS 39245

NOT TO SCALE

SEE SHEET 5

SEE SHEET 3

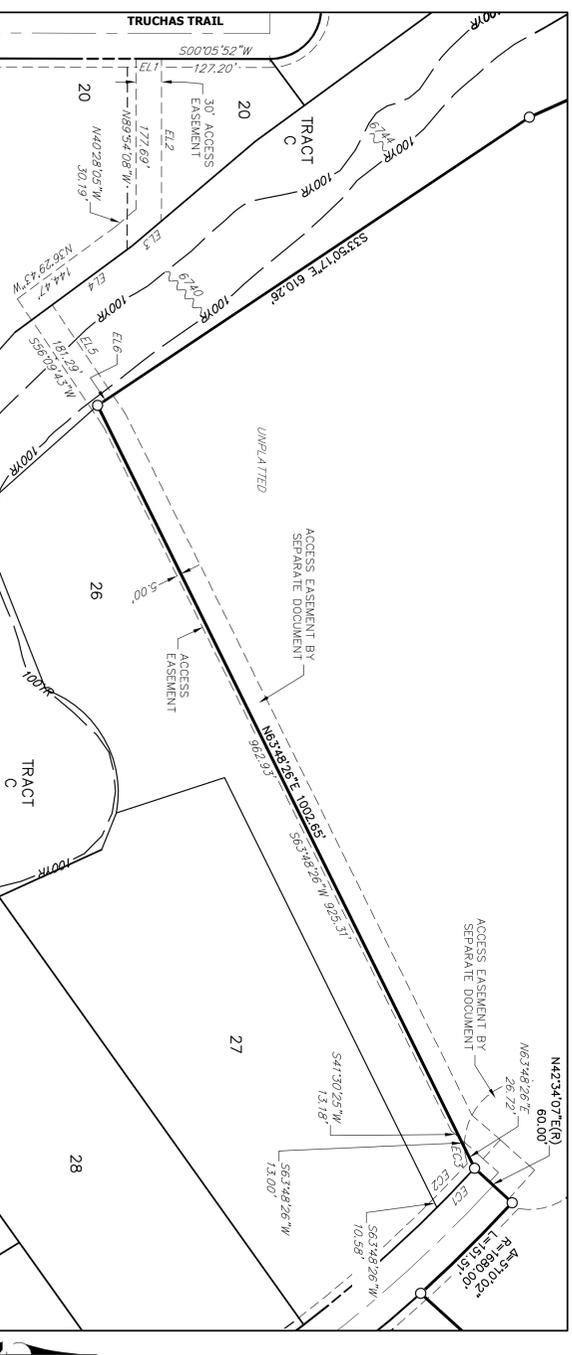
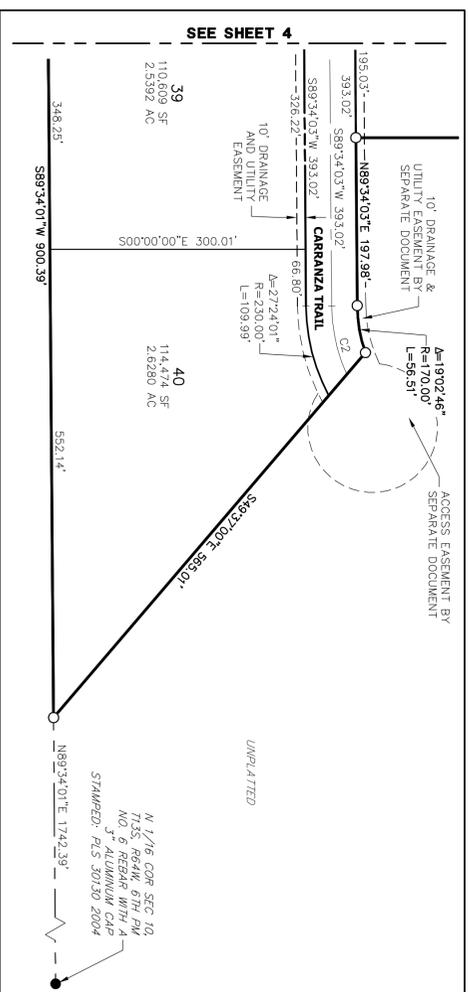
SEE SHEET 3

UNPLATTED

UNPLATTED

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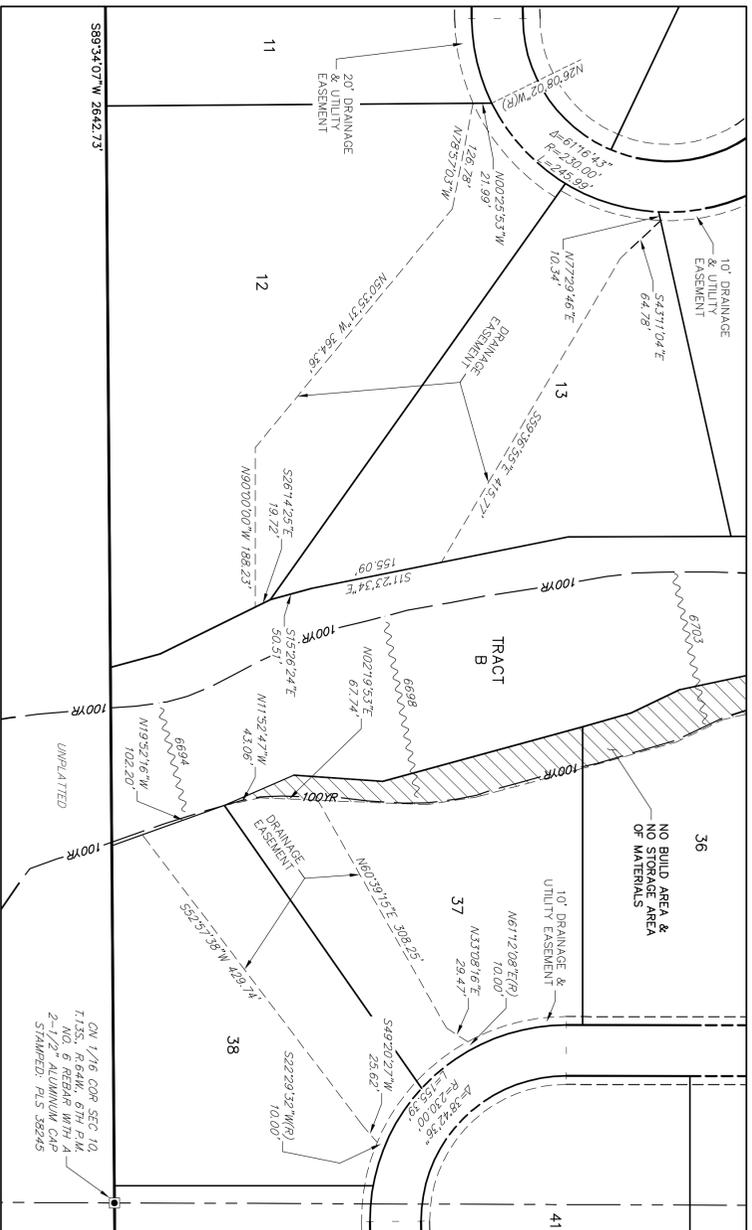
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- 100YR 100 YEAR FLOODPLAIN
- 6698 FEMA FIRM BASE FLOOD ELEVATION

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°05'52"E	30.00'
EL2	S89°54'08"E	191.50'
EL3	S40°28'05"E	45.04'
EL4	S36°29'43"E	116.87'
EL5	N65°09'43"E	128.11'
EL6	S33°50'17"E	21.66'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	23°55'17"	200.00'	83.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
EC1	21°5'36"	1620.00'	63.90'
EC2	2°04'14"	1610.00'	58.18'
EC3	14°15'31"	76.00'	18.91'



**DETAIL B**

100 50 0 100  
ORIGINAL SCALE: 1" = 100'

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SHEET 5 OF 5



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22. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES TO MAINTAIN AND REPAIR SAID ACCESSWAYS. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLETION OF ACCESSWAYS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESSWAYS IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION NO. 16-454, OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
23. LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
24. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATED BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS. THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND REGULATION OF THE LANDS WITHIN THIS SPECIAL TAXING DISTRICT IS TO PROVIDE ADEQUATE AND AFFORDABLE WATER AND SEWER SERVICES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.

Add PDB/BMP Agreement and Easement note:  
The private detention basins within portions of Lots \_\_\_\_\_ and \_\_\_\_\_ are subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The Saddlehorn Ranch Metropolitan District is responsible for maintenance of the subject drainage facilities.

Added

Add and complete road names in this note for the temporary cul-de-sacs:  
The temporary turnaround easements as shown on this plat and referenced in the Easement Agreement as recorded at Reception Nos. \_\_\_\_\_ and \_\_\_\_\_ of the records of El Paso County will be vacated upon the completion of roadway construction of El Raiceno Trail and Carranza Trail with a future Final Plat

Added

SADDLEHORN RANCH FILING NO. 1  
JOB NO. 25142.01  
JANUARY 10, 2020  
SHEET 2 OF 5



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# SADDLEHORN RANCH FILING NO. 1

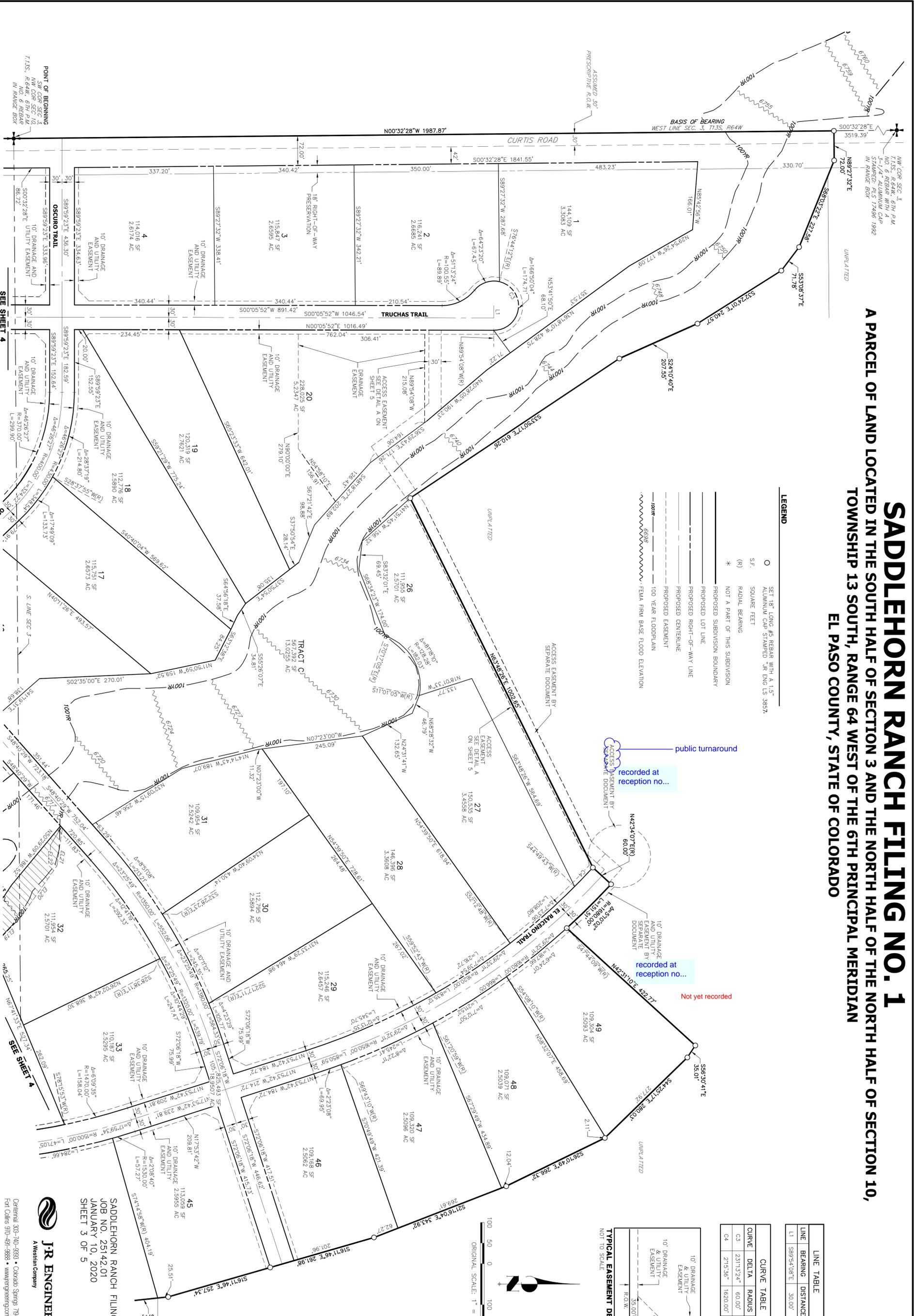
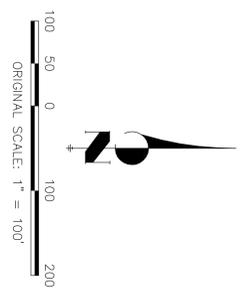
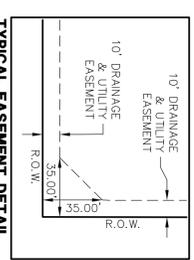
## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, STATE OF COLORADO

### LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 3857"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°54'08"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	231°13'24"	60.00'	242.14'
C4	215°56'	1620.00'	63.90'



**POINT OF BEGINNING**  
NW/4 COR SEC. 3  
T13S, R64W, 6TH PM  
NO. 6 REBAR WITH A  
3-1/4" ALUMINUM CAP  
STAMPED PLS 17496 1992  
IN RANGE BOX

SEE SHEET 4

SEE SHEET 4

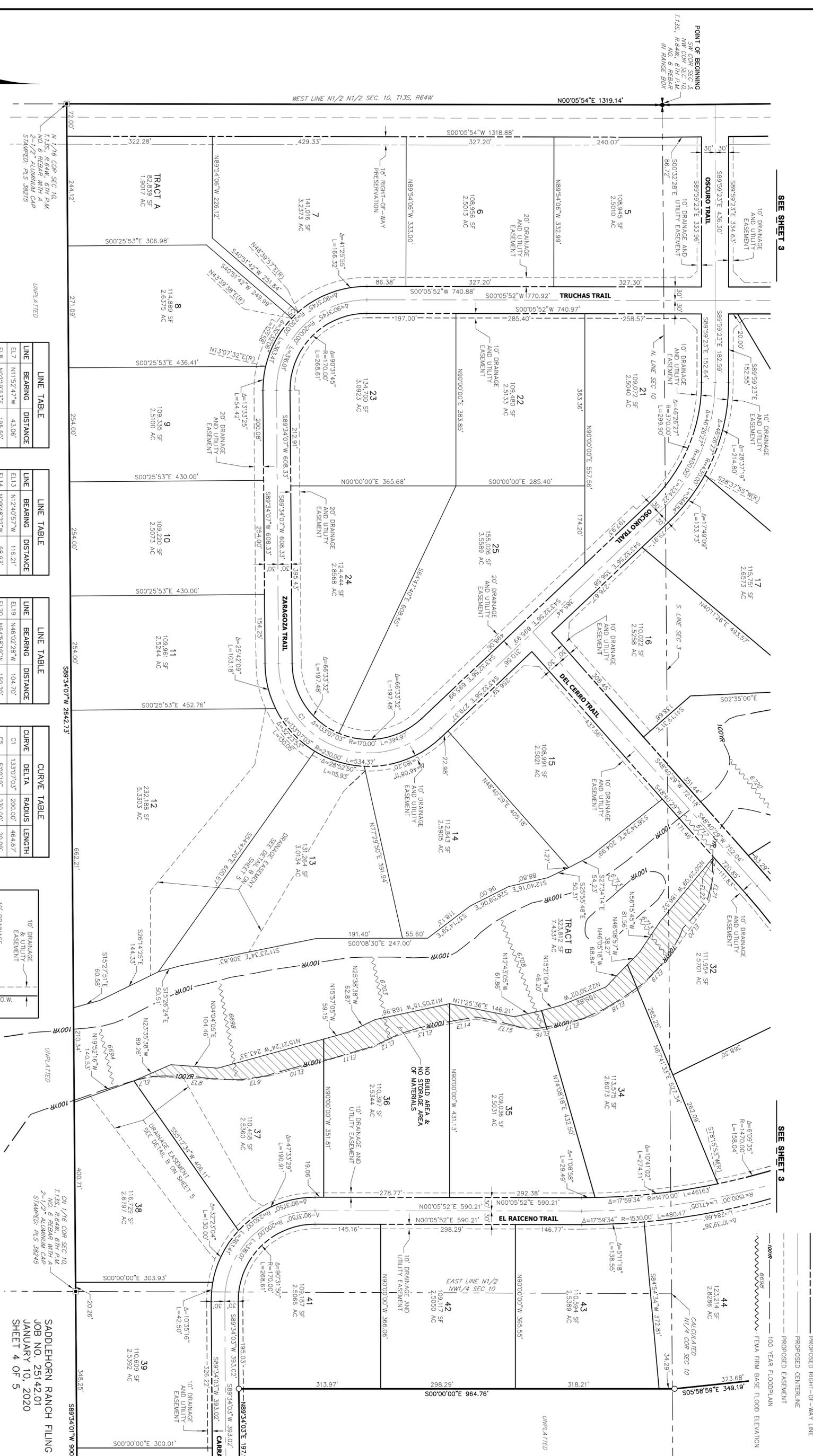
SADDLEHORN RANCH FILING NO. 1  
JOB NO. 25142.01  
JANUARY 10, 2020  
SHEET 3 OF 5



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# SADDLEHORN RANCH FILING NO. 1

## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, STATE OF COLORADO

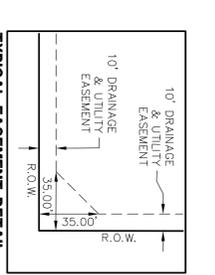


LINE	BEARING	DISTANCE
EL1	N15°09'46"W	128.28'
EL2	N15°09'46"W	128.28'
EL3	N15°09'46"W	128.28'
EL4	N15°09'46"W	128.28'
EL5	N15°09'46"W	128.28'
EL6	N15°09'46"W	128.28'
EL7	N15°09'46"W	128.28'
EL8	N15°09'46"W	128.28'
EL9	N15°09'46"W	128.28'
EL10	N15°09'46"W	128.28'
EL11	N15°09'46"W	128.28'
EL12	N25°39'54"W	61.48'

LINE	BEARING	DISTANCE
EL13	N11°52'47"W	43.06'
EL14	N02°19'53"E	195.50'
EL15	N08°42'11"W	60.04'
EL16	N15°09'46"W	128.28'
EL17	N15°09'46"W	128.28'
EL18	N31°07'39"W	112.11'

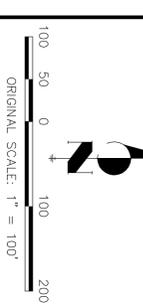
LINE	BEARING	DISTANCE
EL19	N4°58'19"W	150.20'
EL20	N4°58'19"W	150.20'
EL21	N81°56'55"W	92.29'
EL22	S48°40'29"W	6.80'

CURVE	DELTA	RADIUS	LENGTH
C1	133°07'03"	200.00'	464.67'
C5	5°00'19"	230.00'	20.08'



### LEGEND

- SET 1" LONG #5 REBAR WITH 1.15" ALUMINUM CAP STAMPED "R ENG US 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION
- CALCULATED N/A COR SEC 10



UNPLATTED  
UNPLATTED

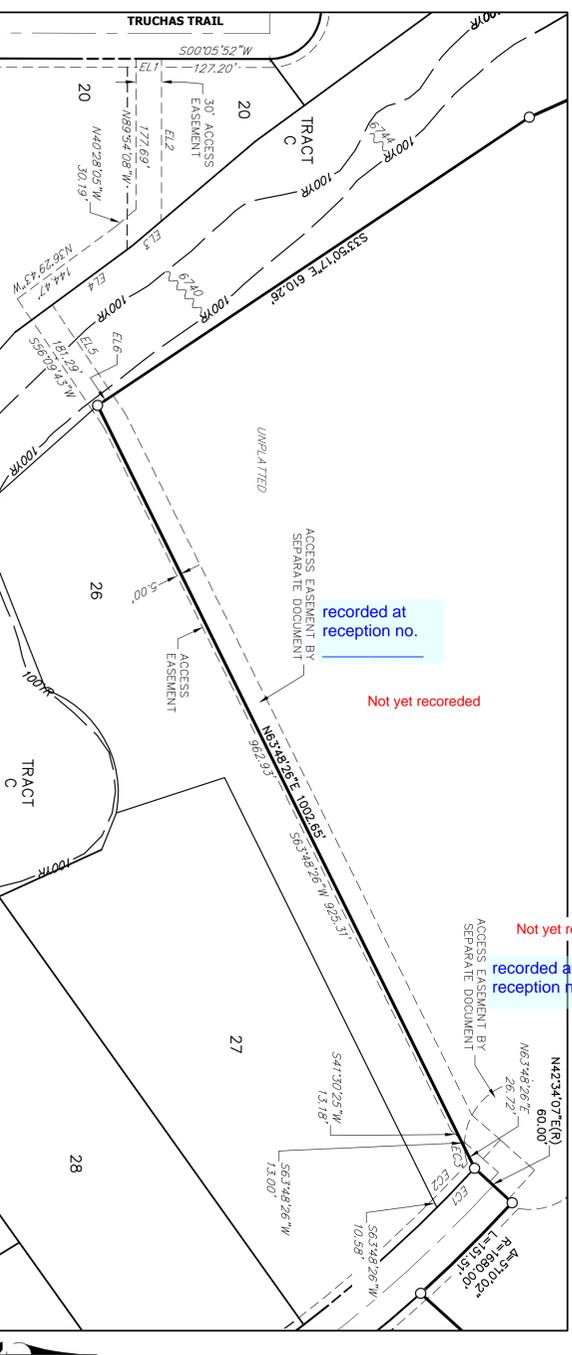
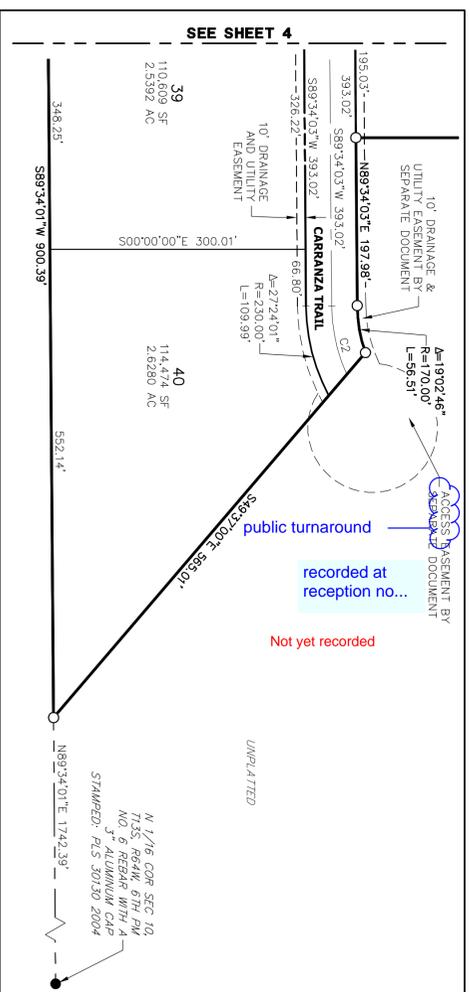
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SADDLEHORN RANCH FILING NO. 1  
JOB NO. 25142.01  
JANUARY 10, 2020  
SHEET 4 OF 5

SEE SHEET 5

# SADDLEHORN RANCH FILING NO. 1

## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, STATE OF COLORADO



- LEGEND**
- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
  - S.F. SQUARE FEET
  - (R) RADIAL BEARING
  - \* NOT A PART OF THIS SUBDIVISION
  - PROPOSED SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPOSED CENTERLINE
  - PROPOSED EASEMENT
  - 100R 100 YEAR FLOODPLAIN
  - 6698 FEMA FIRM BASE FLOOD ELEVATION

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°03'52"E	30.00'
EL2	S89°54'08"E	191.50'
EL3	S40°28'05"E	45.04'
EL4	S36°29'43"E	116.87'
EL5	N65°09'43"E	128.11'
EL6	S33°50'17"E	21.66'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	23°55'17"	200.00'	83.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
EC1	21°5'36"	1620.00'	63.90'
EC2	2°04'14"	1610.00'	58.18'
EC3	14°15'31"	76.00'	18.91'

