



# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

**A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,  
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO**

**PLAT NOTES:**

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-08 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; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. 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 COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR 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 CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS 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.

**PLAT NOTES:**

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C05356, EFFECTIVE DATE DECEMBER 7, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. 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 CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AND 2.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE PARKWAY.
26. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
27. NOISE WALLS TO BE INSTALLED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3 AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
28. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY PARKS DEPARTMENT.
29. INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
30. THIS PROPERTY IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 220183294 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
31. UPON RECORDATION OF THE PLAT AND VACATION/EXTINGUISHMENT OF THE OF THE EASEMENT RECORDED AT RECEPTION NOS. 214100441 AND 216043584 (TITLE EXCEPTION #17) WHERE THE PUBLIC RIGHT-OF-WAY IS PLATTED PER DOCUMENT RECORDED AT RECEPTION NO. \_\_\_\_\_.
32. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOHAZARD EVALUATION REPORT BY ENTECH ENGINEERING INC., DATED JULY 22, 2020 IN FILE SP-20-008 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - POTENTIALLY UNSTABLE SLOPES: DRAINAGE ALONG EAST PORTION OF SITE
  - POTENTIALLY EXPANSIVE SOILS: SPORADIC
  - FLOODING: DRAINAGE ALONG EAST PORTION OF SITE
  - POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 25-26, 31-33, 37-38, 44-49, 50-60, 66-67, 72-74

POTENTIALLY UNSTABLE SLOPES WILL BE MITIGATED WITH REGRADING TO SLOPES NO GREATER THAN 4:1 AND USE OF RETAINING WALLS PER THE RECOMMENDATION OF THE SOILS REPORT. THIS WILL BE ADDRESSED WITH FINAL DESIGN. IN AREAS OF EXPANSIVE SOILS: INCORPORATE SPECIAL FOUNDATION DESIGN IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY DISTRICT.

include note 30 AND 33 from HNF1 PLAT  
added notes

**TRACT SUMMARY CHART**

PRELIM PLAN TRACT	HNF2 TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
L	A	41,739	0.9582	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
J	B	15,523	0.3564	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
K	C	1,676	0.0385	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
I	D	1,680	0.0386	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
H	E	6,921	0.1589	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	F	1,581	0.0363	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	G	1,937	0.0445	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
F	H	569,093	13.0646	LANDSCAPE, STORMWATER, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA		640,150	14.6958		
TOTAL ROW AREA		265,398	6.0927		
TOTAL LOT AREA		675,847	15.5153		
TOTAL AREA		1,581,395	36.3038		

note has been removed

WHAT IS THIS NOTE FOR?



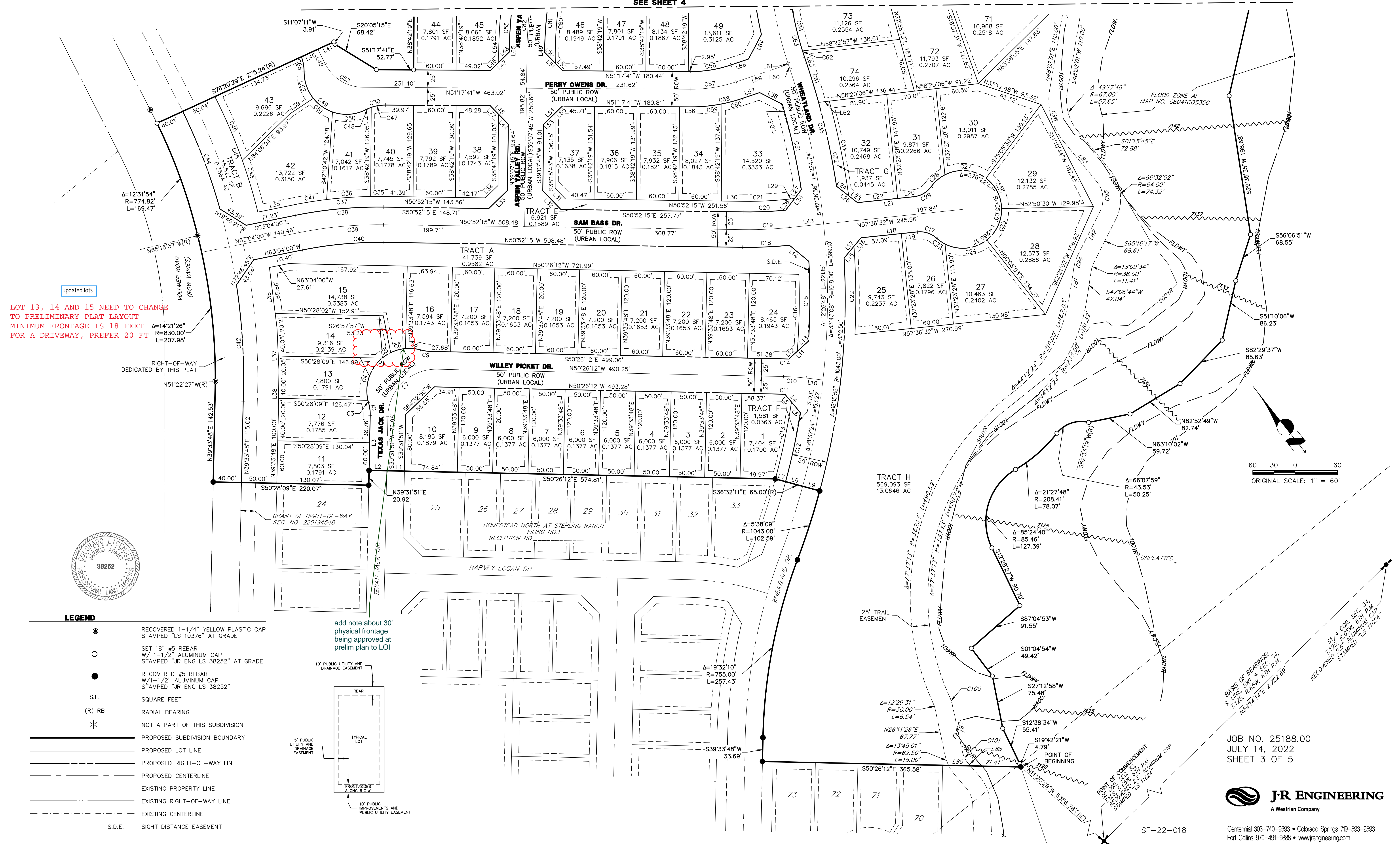
JOB NO. 25188.00  
JULY 14, 2022  
SHEET 2 OF 5



# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,  
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

SEE SHEET 4

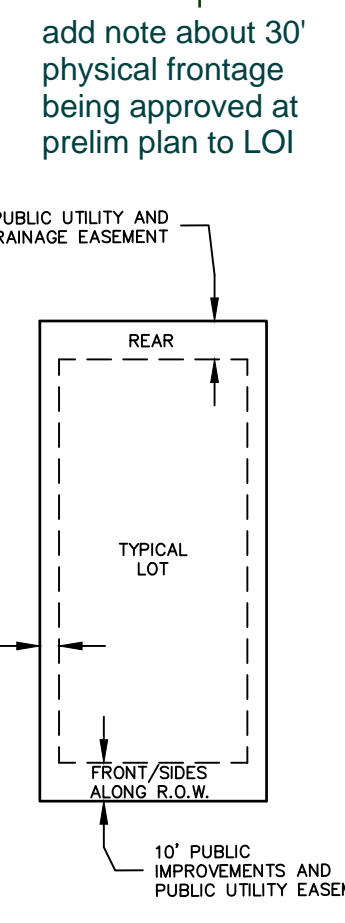


updated lots  
 LOT 13, 14 AND 15 NEED TO CHANGE  
 TO PRELIMINARY PLAT LAYOUT  
 MINIMUM FRONTAGE IS 18 FEET  
 FOR A DRIVEWAY, PREFER 20 FT

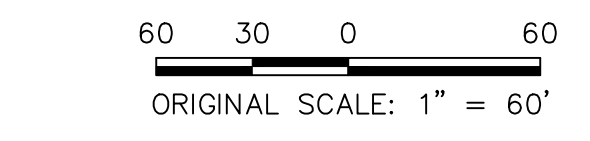


**LEGEND**

- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- RECOVERED #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
- S.F. SQUARE FEET
- (R) RB RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- S.D.E. SIGHT DISTANCE EASEMENT



add note about 30' physical frontage being approved at prelim plan to LOI



BASIS OF BEARINGS:  
 S. LINE OF SEC. 34, T.12S., R.65W., 6TH P.M.,  
 M891414 E. 2, 722.69'

S.1/4 COR. SEC. 34,  
 T.12S., R.65W., 6TH P.M.,  
 RECOVERED 2.5" ALUMINUM CAP,  
 STAMPED LS 11624

JOB NO. 25188.00  
 JULY 14, 2022  
 SHEET 3 OF 5



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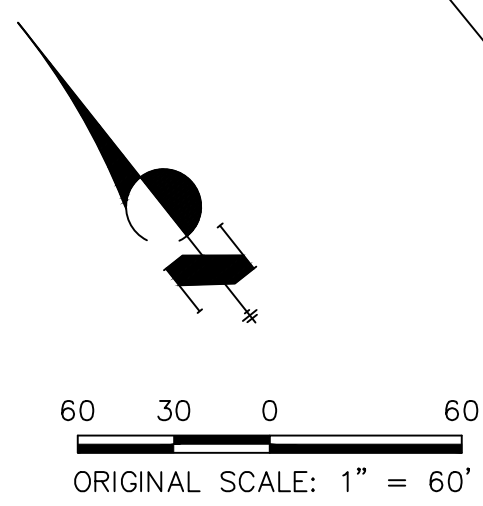
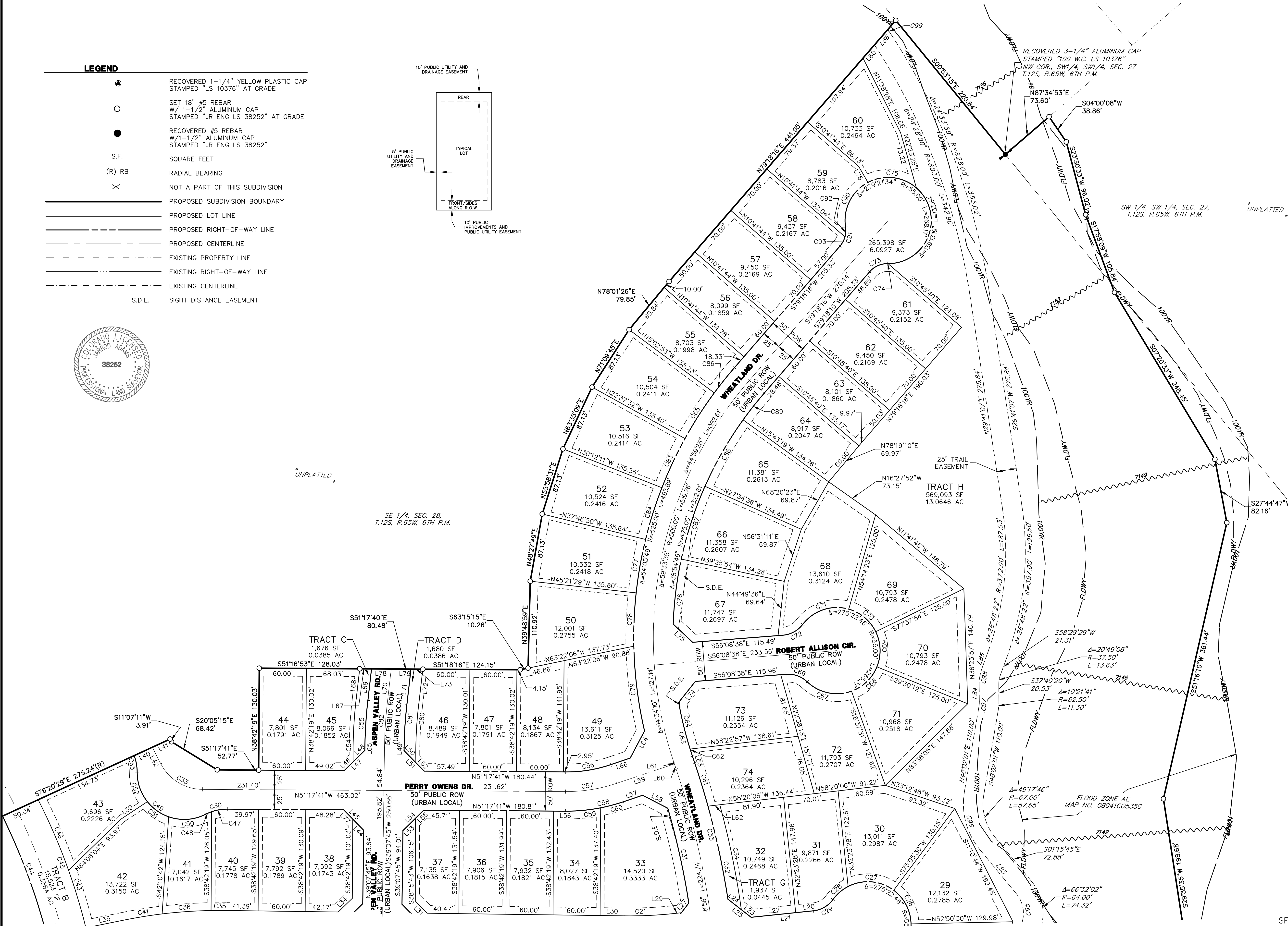
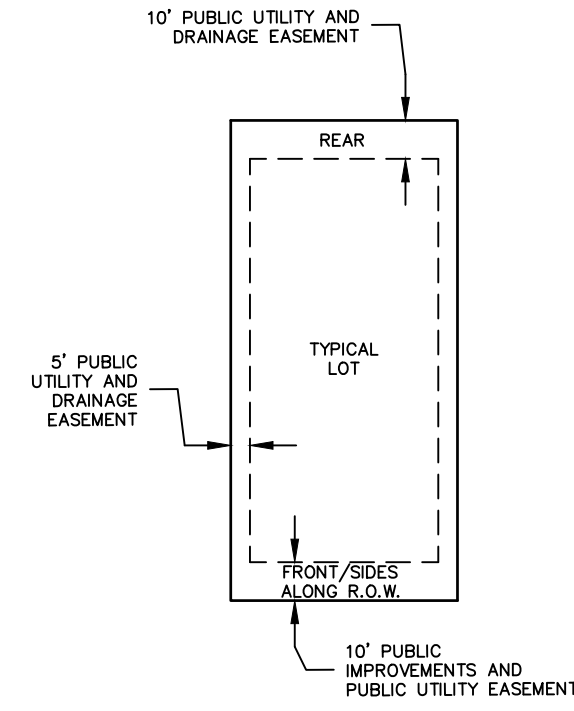
SF-22-018

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- S.F. SQUARE FEET
- (R) RB RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- S.D.E. SIGHT DISTANCE EASEMENT



JOB NO. 25188.00  
JULY 14, 2022  
SHEET 4 OF 5



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SEE SHEET 3

SF-22-018

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COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°26'12"W	25.00'
L2	N50°26'12"W	25.00'
L3	N39°31'51"E	77.84'
L4	S01°44'12"E	34.25'
L5	N01°44'12"W	14.39'
L6	S01°44'12"E	19.85'
L7	S36°32'11"E	15.00'
L8	N36°32'11"W	25.00'
L9	N36°32'11"W	25.00'
L10	N45°09'22"W	23.81'
L11	S86°03'55"W	37.75'
L12	S86°03'55"W	16.14'
L13	S86°03'55"W	21.60'
L14	S12°00'09"E	35.68'
L15	N78°26'10"E	21.72'
L16	N78°26'10"E	15.78'
L17	N78°26'10"E	37.51'
L18	N57°36'32"W	80.01'
L19	N57°36'32"W	22.92'
L20	N57°36'32"W	22.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N57°36'32"W	80.01'
L22	N57°36'32"W	57.09'
L23	S13°39'14"E	15.78'
L24	S13°39'14"E	21.72'
L25	S13°39'14"E	37.50'
L26	N75°45'21"E	36.32'
L27	N75°45'21"E	15.70'
L28	N75°45'21"E	20.62'
L29	N57°36'32"W	11.00'
L30	N50°52'15"W	31.08'
L31	S05°52'15"E	20.92'
L32	S05°52'15"E	36.77'
L33	N84°07'45"E	36.77'
L34	S84°08'04"W	25.03'
L35	N63°04'00"W	51.21'
L36	N31°12'27"E	85.88'
L37	N35°44'27"E	60.13'
L38	N39°09'24"E	60.00'
L39	S85°05'41"E	39.80'
L40	N76°20'28"W	25.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S76°20'29"E	25.02'
L42	N11°07'11"E	23.81'
L43	S57°36'32"E	48.12'
L44	N06°04'58"W	20.00'
L45	N06°04'58"W	36.63'
L46	S83°55'02"W	16.03'
L47	S83°55'02"W	36.91'
L48	S83°55'02"W	20.88'
L49	S39°07'45"W	3.65'
L50	S06°04'58"E	21.61'
L51	S06°04'58"E	36.63'
L52	N06°04'58"W	15.02'
L53	S83°55'02"W	22.44'
L54	S83°55'02"W	36.91'
L55	S83°55'02"W	14.46'
L56	N51°17'41"W	15.09'
L57	N70°15'19"W	25.94'
L58	S24°22'01"E	36.15'
L59	N70°15'19"W	77.72'
L60	S19°44'41"W	7.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N19°44'41"E	1.98'
L62	N58°20'06"W	15.17'
L63	S19°44'41"W	9.01'
L64	S66°13'27"W	39.14'
L65	S39°07'45"W	4.02'
L66	N70°15'19"W	26.15'
L67	S51°17'40"E	15.09'
L68	S44°56'48"W	38.80'
L69	S44°56'48"W	40.44'
L70	S44°56'48"W	43.17'
L71	S44°56'48"W	45.91'
L72	S44°56'48"W	47.55'
L73	S51°17'40"E	15.09'
L74	N76°49'56"E	34.18'
L75	N08°35'01"W	33.96'
L76	S08°15'24"W	23.86'
L77	N06°04'58"W	16.64'
L78	S51°17'40"E	25.15'
L79	S51°17'40"E	25.15'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°23'27"	60.00'	18.21'
C2	121°45'17"	60.00'	127.50'
C3	3°17'02"	60.00'	3.44'
C4	63°14'35"	60.00'	66.23'
C5	13°45'55"	60.00'	14.41'
C6	20°51'09"	60.00'	21.84'
C7	90°01'56"	68.00'	106.85'
C8	20°36'36"	60.00'	21.58'
C9	14°19'54"	60.00'	15.01'
C10	5°16'50"	350.00'	32.26'
C11	0°27'42"	325.00'	2.62'
C12	5°45'19"	993.00'	99.74'
C13	6°30'41"	978.00'	111.15'
C14	1°05'01"	375.00'	7.09'
C15	6°30'29"	993.00'	112.79'
C16	6°23'22"	977.54'	109.01'
C17	48°11'23"	35.00'	29.44'
C18	6°26'02"	590.00'	66.25'
C19	6°44'17"	565.00'	66.45'
C20	6°24'12"	540.00'	60.35'
C21	6°44'17"	525.00'	61.74'
C22	6°45'02"	1058.00'	124.66'
C23	15°08'02"	55.00'	14.53'
C24	65°18'45"	55.00'	62.70'
C25	52°58'34"	55.00'	50.85'
C26	52°04'00"	55.00'	49.98'
C27	64°01'27"	55.00'	61.46'
C28	26°51'58"	55.00'	25.79'
C29	48°11'23"	35.00'	29.44'
C30	27°25'38"	60.00'	28.72'
C31	7°08'45"	993.00'	123.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C32	6°40'21"	1043.00'	121.46'
C33	9°50'40"	1043.00'	179.21'
C34	7°24'16"	1058.00'	136.73'
C35	1°45'47"	605.00'	18.62'
C36	5°55'05"	605.00'	62.49'
C37	12°11'45"	605.00'	128.78'
C38	12°11'45"	590.00'	125.59'
C39	12°11'45"	565.00'	120.26'
C40	12°11'45"	540.00'	114.94'
C41	4°30'53"	605.00'	47.67'
C42	10°52'10"	870.00'	165.05'
C43	5°45'30"	762.61'	76.64'
C44	10°24'16"	814.82'	147.97'
C45	13°07'37"	762.61'	174.72'
C46	7°22'07"	762.61'	98.08'
C47	19°30'16"	60.00'	20.42'
C48	7°55'22"	60.00'	8.30'
C49	117°16'09"	60.00'	122.80'
C50	46°25'00"	60.00'	48.61'
C51	32°08'23"	60.00'	33.66'
C52	38°42'46"	60.00'	40.54'
C53	62°24'52"	60.00'	65.36'
C54	7°36'07"	605.00'	80.27'
C55	5°49'03"	590.00'	59.90'
C56	19°08'45"	175.00'	58.48'
C57	18°57'38"	200.00'	66.19'
C58	19°07'27"	225.00'	75.10'
C59	11°30'45"	225.00'	45.21'
C60	7°36'41"	225.00'	29.89'
C61	3°10'20"	1043.00'	57.74'
C62	1°09'14"	475.00'	9.57'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C63	8°33'11"	475.00'	70.91'
C64	7°23'57"	475.00'	61.34'
C65	20°42'37"	60.00'	21.69'
C66	48°11'23"	35.00'	29.44'
C67	63°25'14"	55.00'	60.88'
C68	48°07'42"	55.00'	46.20'
C69	48°07'42"	55.00'	46.20'
C70	48°07'42"	55.00'	46.20'
C71	68°34'24"	55.00'	65.83'
C72	48°11'23"	35.00'	29.44'
C73	49°40'47"	30.00'	26.01'
C74	0°27'28"	55.00'	0.44'
C75	68°52'58"	55.00'	66.12'
C76	10°06'01"	475.00'	83.73'
C77	7°33'23"	525.00'	69.24'
C78	7°26'12"	525.00'	68.14'
C79	11°55'04"	525.00'	109.20'
C80	7°52'43"	525.00'	72.19'
C81	5°49'03"	540.00'	54.83'
C82	5°49'03"	565.00'	57.37'
C83	7°33'37"	525.00'	69.28'
C84	7°33'30"	525.00'	69.26'
C85	7°33'46"	525.00'	69.30'
C86	4°30'18"	525.00'	41.28'
C87	11°47'48"	475.00'	97.80'
C88	11°48'09"	475.00'	97.85'
C89	5°12'50"	475.00'	43.23'
C90	70°47'49"	55.00'	67.96'
C91	49°40'47"	30.00'	26.01'
C92	24°00'21"	30.00'	12.57'
C93	25°40'26"	30.00'	13.44'

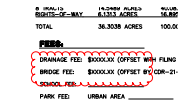


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JULY 14, 2022  
SHEET 5 OF 5

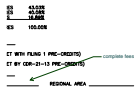


# Final Plat Drawings\_v2.pdf Markup Summary 8-15-2022

dsdparsons (6)



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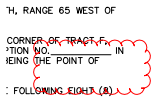


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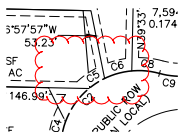
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add note about 30' physical frontage being approved at prelim plan to LOI