

**PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and Lorson, LLC (Developer) and Lorson Ranch METROPOLITAN DISTRICT (Metro District), a quasi-municipal corporation and political subdivision of the State of Colorado. The above may occasionally be referred to herein singularly as “Party” and collectively as “Parties.”

Recitals

A. WHEREAS, the District provides various municipal services to certain real property in El Paso County, Colorado referred to as Carriage Meadows South at Lorson Ranch and

B. WHEREAS, Developer is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

C. WHEREAS, Developer desires to plat and develop on the Property a subdivision to be known as Carriage Meadows South at Lorson Ranch and

D. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this subdivision on Developer’s promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices (“BMPs”) for the subdivision; and

E. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer’s promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

F. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County’s Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County’s rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

G. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer’s promise to maintain a subdivision’s drainage facilities in the event the County does not assume such responsibility; and

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H. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

I. WHEREAS, Developer desires to construct for the subdivision two detention basin/stormwater quality BMP(s) (“detention basin/BMP(s)”) as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County’s MS4 Permit, and to provide for operating, cleaning, maintaining and repairing such detention basin/BMP(s); and

J. WHEREAS, Developer desires to construct the detention basin/BMP(s) on property that is or will be platted as Tract M and Tract H, Carriage Meadows South at Lorson Ranch and as set forth on Exhibit B attached hereto; and

K. WHEREAS, Developer shall be charged with the duty of constructing the detention basin/BMP(s) and the Metro District shall be charged with the duties of operating, maintaining and repairing the detention basin/BMP(s) on the Property described in Exhibit B; and

L. WHEREAS, it is the County’s experience that subdivision developers and property owners historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

M. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this Subdivision due to the Developer’s or the Metro District’s failure to meet its obligations to do the same; and

N. WHEREAS, the County conditions approval of this Subdivision on the Developer’s promise to so construct the detention basin/BMP(s), and further conditions approval on the Metro District’s promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this Subdivision; and

O. WHEREAS, the County could condition subdivision approval on the Developer’s promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer’s and the Metro District’s promises contained herein; and

P. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Subdivision upon the Developer’s grant herein of a perpetual Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s); and

Q. WHEREAS, Pursuant to Colorado Constitution, Article XIV, Section 18(2) and Section 29-1-203, Colorado Revised Statutes, governmental entities may cooperate and contract with each other to provide any function, services, or facilities lawfully authorized to each.

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Developer and the Metro District agree that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon themselves, their respective successors and assigns.

3. Construction: Developer shall construct on that portion of the Property described in Exhibit B attached hereto and incorporated herein by this reference, **two** detention basin/BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Development Services Department (DSD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the DSD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement, and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. Rough grading of the detention basin/BMP(s) must be completed and inspected by the El Paso County Development Services Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project, and shall have the right to seek reimbursement from the Developer and its respective successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Metro District agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s), and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the

structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement: Developer hereby grants the County and the Metro District a non-exclusive perpetual easement upon and across that portion of the Property described in Exhibit B. The purpose of the easement is to allow the County and the Metro District to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer, the Metro District and their respective successors and assigns, that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. Reimbursement of County's Costs / Covenant Running With the Land: The Developer and the Metro District agree and covenant, for themselves, their respective successors and assigns, that they will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Contingencies of Subdivision Approval: Developer's and the Metro District's execution of this Agreement is a condition of subdivision approval. Additional conditions of this Agreement include, but are not limited to, the following:

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- a. Conveyance of Tract M and Tract H, Carriage Meadows South at Lorson Ranch from Developer to the Metro District (which will include a reservation of easement in favor of the County for purposes of accessing, inspecting, cleaning, maintaining, and repairing the detention basin/BMP(s)), and recording of the Deed for the same; and
- b. A copy of the Covenants of the Subdivision, if applicable, establishing that the Metro District is obligated to inspect, clean, maintain, and repair the detention basin/BMP(s).

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County Development Services Department and/or El Paso County Department of Transportation: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Development Services Department and/or the Director of the El Paso County Department of Transportation. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Development Services Department and/or the Director of the El Paso County Department of Transportation.

10. Indemnification and Hold Harmless: To the extent authorized by law, Developer and the Metro District agree, for themselves, their respective successors and assigns, that they will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their respective intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

11. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer, the Metro District, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer and the Metro District shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer and the Metro District, but not the County, shall be

responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

15. Limitation on Developer's Obligation and Liability: The obligation and liability of the Developer hereunder shall only continue until such time as the Final Plat as described in Paragraph Three (3) of the Recitals set forth above is recorded and the Developer completes the construction of the detention basin/BMP(s) and transfers all applicable maintenance and operation responsibilities to the Metro District. By execution of this agreement, the Metro District agrees to accept all responsibilities and to perform all duties assigned to it, including those of the Developer, as specified herein, upon transfer of Tract M and Tract H from Developer to the Metro District.

IN WITNESS WHEREOF, the Parties affix their signatures below. add Tract P

Executed this _____ day of _____, 20____, by:

Lorson, LLC

By: _____
Jeff Mark, Manager

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by [Insert name], [Insert title(President/Manager)], [Insert Developer's company name].

Witness my hand and official seal.

My commission expires: _____

Notary Public

Executed this _____ day of _____, 20____, by:

Lorson Ranch METROPOLITAN DISTRICT

By: _____
[Insert name], President

Attest:

By: _____
[Insert name], [Insert title]

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by [Insert name], President, and [Insert name], [Insert title], [Insert first part of Metro District
name] METROPOLITAN DISTRICT

Witness my hand and official seal.

My commission expires: _____

Notary Public

Executed this _____ day of _____, 20____, by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____

_____, Chair

Change to
President

Attest:

County Clerk and Recorder

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, Chair of the Board of County Commissioners of El Paso County,
Colorado, as Attested to by _____, County Clerk and Recorder.

Witness my hand and official seal.

My commission expires: _____

Notary Public

Approved as to Content and Form:

Assistant County Attorney

EXHIBIT A

LEGAL DESCRIPTION: CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS N89°41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE ALTA/ACSM LAND TITLE SURVEY AS RECORDED UNDER DEPOSIT NO. 203900175 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°21'16"W, A DISTANCE OF 1142.42 FEET;
2. THENCE S89°31'47"W, A DISTANCE OF 640.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
3. THENCE N14°49'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF SAID COUNTY RECORDS, A DISTANCE OF 1504.13 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF SAID COUNTY RECORDS;
THENCE N14°49'49"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 157.02 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNSVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1. THENCE N80°50'04"E, A DISTANCE OF 785.06 FEET;
2. THENCE N00°38'37"E, A DISTANCE OF 169.43 FEET TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°38'37"E, A DISTANCE OF 124.03 FEET;
2. THENCE N89°18'08"W, A DISTANCE OF 216.53 FEET;
3. THENCE S71°48'21"W, A DISTANCE OF 459.63 FEET;

THENCE N14°47'59"E, A DISTANCE OF 641.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING EIGHT (8) COURSES:

1. THENCE N55°32'45"E, A DISTANCE OF 107.62 FEET;
2. THENCE N89°26'47"E, A DISTANCE OF 696.96 FEET;
3. THENCE S87°39'02"E, A DISTANCE OF 85.64 FEET;
4. THENCE S84°44'52"E, A DISTANCE OF 49.47 FEET;
5. THENCE S42°46'53"E, A DISTANCE OF 59.48 FEET;
6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;
7. THENCE N44°18'57"E, A DISTANCE OF 56.44 FEET;
8. THENCE N89°26'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE S03°20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°15'43", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S00°16'58"E, A LONG CHORD

EXHIBIT A

DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05°03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET;
THENCE S14°02'20"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17°19'26"W, A LONG CHORD DISTANCE OF 248.71 FEET;
THENCE S20°36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23;
THENCE S89°41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
CORY L. SHARP, COLORADO P.L.S. NO. 32820
FOR AND ON BEHALF OF M & S Civil Group

EXHIBIT B

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AS MONUMENTED BY A NO. 6 REBAR, NO CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4 COR RLS 31161 AND IS ASSUMED TO BEAR N89*41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89*27'13"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BARGAIN AND SALE DEED THE FOLLOWING TWO (2) COURSES:

- 1. THENCE S89*27'13"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 1562.38 FEET (S89*27'04"W, 1562.40 FEET OF RECORD) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
2. THENCE N14*49'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1502.96 FEET (1503.03 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 11-6 AT PAGE 81 OF SAID COUNTY RECORDS;

THENCE S89*27'13"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

- 1. THENCE N80*49'33"E, A DISTANCE OF 784.98 FEET (N81*15'00"E, 785.07 FEET OF RECORD);
2. THENCE N00*39'05"E, A DISTANCE OF 169.33 FEET (N01*06'00"E, 169.38 FEET OF RECORD) TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

- 1. THENCE N00*39'05"E, A DISTANCE OF 124.06 FEET (N00*38'37"E, 124.03 FEET OF RECORD PER DEED) (N01*05'00"E, 124.00 FEET OF RECORD PER PLAT);
2. THENCE N89*18'08"W, A DISTANCE OF 216.62 FEET (216.53 FEET OF RECORD PER DEED), (N88*55'00"E, 216.53 FEET OF RECORD PER PLAT);
3. THENCE S71*48'21"W, A DISTANCE OF 459.46 FEET (S72*15'00"W OF RECORD PER PLAT);

THENCE N14*49'49"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 156.93 FEET (N15*15'00"E, 157.00 FEET OF RECORD) TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 2 THE FOLLOWING EIGHT (8) COURSES:

- 1. THENCE N55*32'45"E, A DISTANCE OF 107.62 FEET;
2. THENCE N89*28'47"E, A DISTANCE OF 696.96 FEET;
3. THENCE S87*39'02"E, A DISTANCE OF 85.64 FEET;
4. THENCE S84*44'52"E, A DISTANCE OF 49.47 FEET;
5. THENCE S42*46'53"E, A DISTANCE OF 59.48 FEET;
6. THENCE N87*51'21"E, A DISTANCE OF 104.03 FEET;
7. THENCE N44*19'57"E, A DISTANCE OF 56.44 FEET;
8. THENCE N89*28'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE S03*20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07*15'43", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S00*16'58"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17*57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05*03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET); THENCE S14*02'20"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06*34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17*19'28"W, A LONG CHORD DISTANCE OF 248.71 FEET); THENCE S20*36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 23;

THENCE S89*41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREIN UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO
COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS DAY OF 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 2017, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

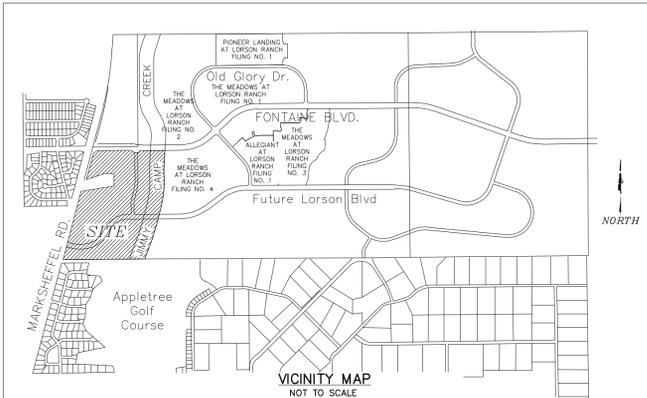
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH ON THIS DAY OF 2017, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR



SURVEYOR'S CERTIFICATE:

I, CORY L. SHARP, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS DAY OF 2017.

CORY L. SHARP, COLORADO PLS NO. 32820 DATE
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80901
(719) 955-5485

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0973 F, EFFECTIVE DATE MARCH 17, 1997. THE FLOODPLAIN WAS REVISED PER LOR PER CASE NO. 06-08-8643P, EFFECTIVE DATE OF REVISION AUGUST 29, 2007.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS B, C, D, G, H, I, J, K, L, M, N, O, P, AND Q ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON RANCH METROPOLITAN DISTRICT NO. 1. APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH.

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO
COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS DAY OF 2017, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1.

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

RECORDING:

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT O'CLOCK M., THIS DAY OF 2017, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEES: BY: DEPUTY

NOTES:

1. ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89*41'52"E, A DISTANCE OF 5319.56 FEET BETWEEN THE WEST ONE-QUARTER CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS MONUMENTED BY A NO. 6 REBAR, NO CAP AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4 COR RLS 31161".

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-H0471300-071-C59, AMENDMENT NO. 1, EFFECTIVE DATE: MARCH 8, 2017 AT 7:00 A.M.), AS PROVIDED TO M&S CIVIL CONSULTANTS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. - 5. & 7. M&S CIVIL CONSULTANTS DID NOT ADDRESS THESE ITEMS.
6. THE PROPERTY IS SUBJECT TO WATER RIGHT, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

8. THE PROPERTY IS SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY OF A RIGHT OF WAY FOR DITCHES AS CONTAINED IN WARRANTY DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.

9. THE PROPERTY IS SUBJECT TO UNDIVIDED INTERESTS IN ALL MINERAL RIGHTS RESERVED IN THE INSTRUMENT SET FORTH BELOW AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN:
RESERVED BY: ANNA A. RICE
RECORDING DATE: JUNE 21, 1981
RECORDING NO.: BOOK 1864 AT PAGE 362.

10. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
RESERVED BY: ANNA A. RICE
RECORDING DATE: JUNE 21, 1981 RECORDING NO.: BOOK 1864 AT PAGE 362.

11. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED
PURPOSE: UTILITY LINES
RECORDING DATE: APRIL 1, 1974 RECORDING NO.: BOOK 2665 AT PAGE 715
AGREEMENT RECORDED: JUL 27, 1976 IN BOOK 2846 AT PAGE 719.

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 04-119 AS SET FORTH BELOW:
RECORDING DATE: APRIL 6, 2004 RECORDING NO.: RECEPTION NO.: 204055084.

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: MAY 31, 2005 RECORDING NO.: RECEPTION NO.: 205078708.

14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 AS SET FORTH BELOW:
RECORDING DATE: AUGUST 19, 2005 RECORDING NO.: RECEPTION NO.: 205128925.

15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 05-336 AS SET FORTH BELOW:
RECORDING DATE: AUGUST 24, 2005 RECORDING NO.: RECEPTION NO. 205131973 AND CORRECTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869.

16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED
PURPOSE: UTILITY LINES
RECORDING DATE: DECEMBER 28, 2005 RECORDING NO.: RECEPTION NO. 205203994.

17. THE PROPERTY IS SUBJECT TO EASEMENTS AND NOTES SHOWN ON LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.

18. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE DITCH REALLOCATION, IMPROVEMENT AND EASEMENT AGREEMENT SET FORTH BELOW:
RECORDING DATE: AUGUST 28, 2006 RECORDING NO.: RECEPTION NO. 206127024 AND RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143886.

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE RIGHT OF ENTRY AS SET FORTH BELOW:
RECORDING DATE: APRIL 19, 2008 RECORDING NO.: RECEPTION NO. 208043428.

20. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: WIDEFIELD WATER AND SANITATION DISTRICT
PURPOSE: SANITARY SEWER LINES
RECORDING DATE: MAY 14, 2008 RECORDING NO.: RECEPTION NO. 208055334.

21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 AS SET FORTH BELOW:
RECORDING DATE: MARCH 22, 2010 RECORDING NO.: 210025931.

22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 AS SET FORTH BELOW:
RECORDING DATE: APRIL 20, 2010 RECORDING NO.: 210036301.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 10-94 AS SET FORTH BELOW:
RECORDING DATE: OCTOBER 12, 2010 RECORDING NO.: RECEPTION NO. 210101176.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 12-128 AS SET FORTH BELOW:
RECORDING DATE: APRIL 13, 2012 RECORDING NO.: RECEPTION NO. 212042170.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SCHOOL SITE DEDICATION AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: APRIL 27, 2012 RECORDING NO.: RECEPTION NO. 212047863.

26. THE PROPERTY IS SUBJECT TO ALL OIL, GAS AND OTHER MINERAL RIGHTS AS CONVEYED IN THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN:
CONVEYED TO: BRADLEY MARKSHEFFEL, LLC
RECORDING DATE: NOVEMBER 16, 2012
RECORDING NO.: RECEPTION NO. 212137046.

27. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS OF THE INCLUSION OF THE LAND IN THE SECURITY FIRE PROTECTION DISTRICT AS SET FORTH BELOW:
RECORDING DATE: JULY 31, 2013 RECORDING NO.: RECEPTION NO. 213098578.

28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FIFTH AMENDED DEVELOPMENT AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: JANUARY 29, 2014 RECORDING NO.: RECEPTION NO. 214007624.

29. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION
PURPOSE: TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES
RECORDING DATE: JANUARY 19, 2016 RECORDING NO.: RECEPTION NO. 216005096.

30. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION
PURPOSE: TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES
RECORDING DATE: JANUARY 19, 2016 RECORDING NO.: RECEPTION NO. 216005096/7.

31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 16-067 AS SET FORTH BELOW:
RECORDING DATE: MAY 14, 2016 RECORDING NO.: RECEPTION NO. 216022302.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE POSSESSION AND USE AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: MAY 14, 2016 RECORDING NO.: RECEPTION NO. 216022303.

33. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 AS EVIDENCED BY ORDER OF INCLUSION RECORDED MAY 26, 2016 AT RECEPTION NO. 216068930.

34. THE PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THE CONTINUED AND UNINTERRUPTED FLOW OF JIMMY CAMP CREEK AS THE SAME COURSES THROUGH SUBJECT PREMISES.

THE FOLLOWING EXCEPTIONS AFFECT THAT PORTION OF BROWNVILLE SUBDIVISION NO. 2:

35. THE PROPERTY IS SUBJECT TO COVENANT, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASE UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER EXPRESSION, GENDER IDENTIFICATION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: AUGUST 9, 1996
RECORDING NO.: AT RECEPTION NO. 100770, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND ANNEXATIONS THERETO.

36. THE PROPERTY IS SUBJECT TO EASEMENT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND/OR REMOVE A CERTAIN WATER LINE AS CONTAINED IN INSTRUMENT RECORDED APRIL 11, 2000 AT RECEPTION NO. 39651.

37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MINERAL DEED AS SET FORTH BELOW:
RECORDING DATE: NOVEMBER 16, 2012 RECORDING NO.: AT RECEPTION NO. 137048.

SUMMARY:

Table with 3 columns: Description, Area in Acres, and Percentage. Rows include 235 LOTS (34.84 ACRES, 32.67%), 17 TRACTS (55.63 ACRES, 52.17%), RIGHT-OF-WAY (16.17 ACRES, 15.16%), and TOTAL (106.64 ACRES, 100.00%).

NOTES -- CONTINUED:

38. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW:
RECORDING DATE: JUNE 7, 1996 RECORDING NO.: AT RECEPTION NO. 70865.

39. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS OF THE INCLUSION OF THE LAND IN THE SECURITY FIRE PROTECTION DISTRICT AS SET FORTH BELOW:
RECORDING DATE: JULY 31, 2013 RECORDING NO.: RECEPTION NO. 213098578.

40. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED IN INSTRUMENT RECORDED DECEMBER 18, 2014 AT RECEPTION NO. 214116605.

41. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION
PURPOSE: TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES
RECORDING DATE: JANUARY 19, 2016 RECORDING NO.: RECEPTION NO. 216005100.

42. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 16-066 AS SET FORTH BELOW:
RECORDING DATE: MAY 14, 2016 RECORDING NO.: RECEPTION NO. 216022300.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 16-067 AS SET FORTH BELOW:
RECORDING DATE: MAY 14, 2016 RECORDING NO.: RECEPTION NO. 216022301.

3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: PRELIMINARY PLAN FILE NUMBER SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FLOOD CONTROL REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.

5. ALL DEVELOPMENT WITHIN CARRIAGE MEADOWS SOUTH AT LORSON RANCH SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS SOUTH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. AS RECORDED UNDER RECEPTION NUMBER OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

6. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.

7. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

9. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

10. SIGHT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

13. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

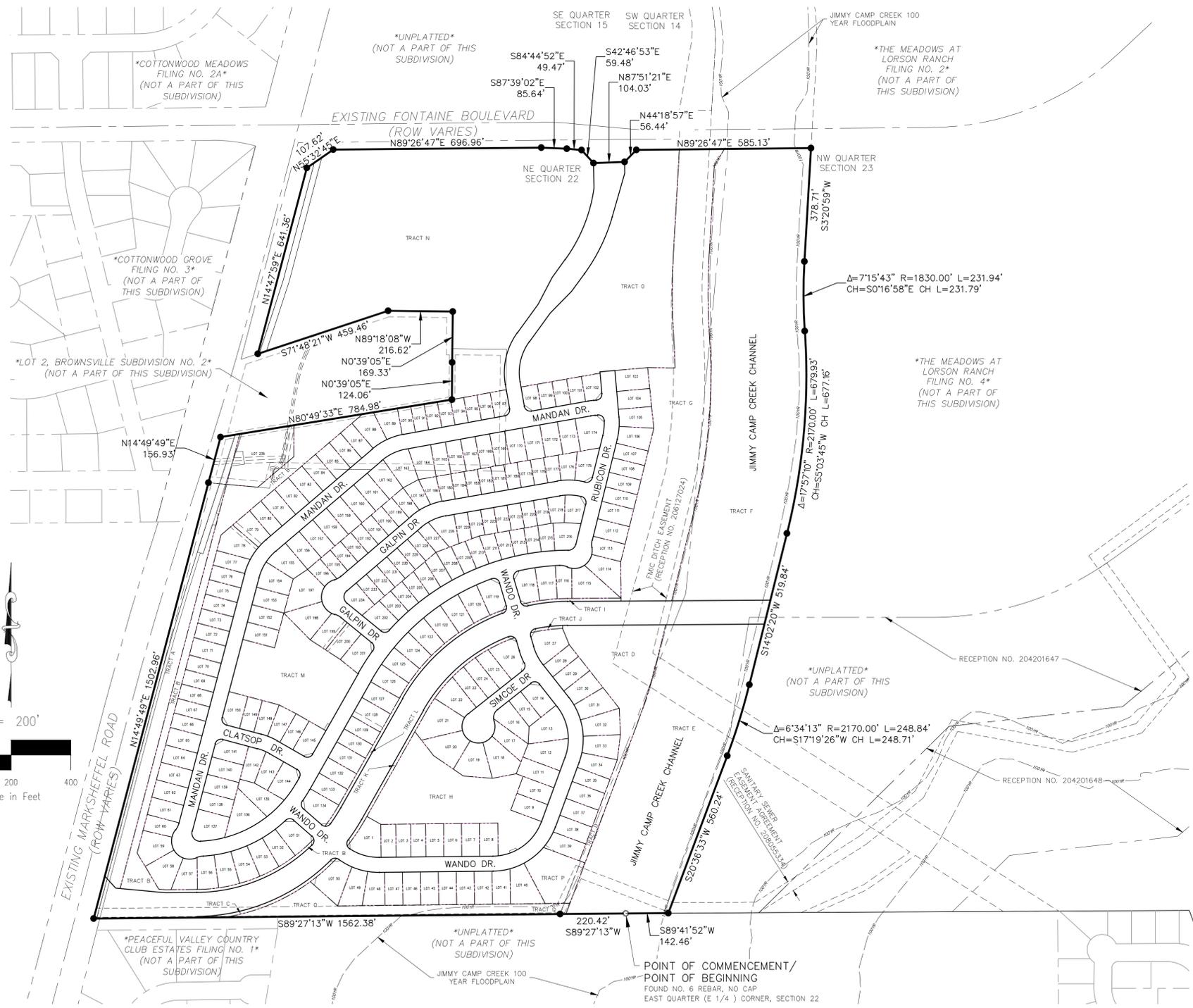
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARRIAGE MEADOWS SOUTH AT LORSON RANCH HOME

EXHIBIT B

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¹/₄) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¹/₄) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

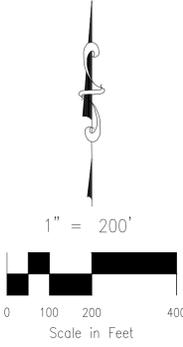
CARRIAGE MEADOWS SOUTH
FILING NO. 1
TOTAL AREA = (106.64 AC +/-)



LINE #	BEARING
(R)1	N23°16'27"E
(R)2	N6°22'43"W
(R)3	N15°09'21"W
(R)4	N49°27'07"W
(R)5	N65°08'52"W
(R)6	S89°16'05"W
(R)7	S59°26'12"W
(R)8	N85°35'02"E
(R)9	N54°31'21"W
(R)10	N77°15'51"W
(R)11	N34°25'47"W
(R)12	N8°24'17"E
(R)13	S6°30'29"E
(R)14	S28°46'34"E
(R)15	N49°40'23"W
(R)16	N37°55'00"W
(R)17	N14°24'20"W
(R)18	S23°30'28"E
(R)19	S24°56'30"W
(R)20	N26°04'28"E
(R)21	N76°00'01"E
(R)22	S54°47'15"E
(R)23	S31°46'20"E
(R)24	S30°30'28"E
(R)25	S21°10'06"E
(R)26	S11°04'37"E
(R)27	S3°57'58"E
(R)28	S74°46'39"E
(R)29	S61°55'39"E
(R)30	S56°13'29"E
(R)31	S39°06'05"E
(R)32	S38°23'20"E
(R)33	S25°09'54"E
(R)34	S11°27'41"E
(R)35	S82°08'39"E

Curve #	Length	Radius	Delta
C1	28.39	20.00	81°19'32"
C2	32.67	20.00	93°34'48"
C3	33.08	20.00	94°46'49"
C4	33.08	20.00	94°46'49"
C5	33.08	20.00	94°46'49"
C6	33.08	20.00	94°46'49"
C7	30.05	20.00	86°05'26"
C8	30.05	20.00	86°05'26"
C9	31.42	20.00	90°00'00"
C10	27.72	20.00	79°24'58"
C11	43.08	35.00	70°31'44"
C12	29.45	20.00	84°22'48"
C13	29.45	20.00	84°22'48"
C14	31.42	20.00	90°00'00"
C15	31.42	20.00	90°00'00"
C16	30.33	20.00	86°53'38"
C17	30.33	20.00	86°53'38"
C18	32.63	20.00	93°29'02"
C19	32.63	20.00	93°29'02"
C20	26.65	60.00	25°26'48"
C21	24.67	60.00	23°33'23"
C22	35.75	27.00	75°51'58"
C23	31.41	20.00	89°58'29"
C24	31.42	20.00	90°00'58"
C25	32.37	20.00	92°43'28"
C26	31.42	20.00	90°00'00"
C27	19.10	225.00	4°51'50"
C28	14.86	175.00	4°51'50"
C29	31.42	20.00	90°00'00"
C30	31.26	20.00	89°33'20"
C31	31.42	20.00	90°00'00"
C32	31.42	20.00	90°00'00"
C33	24.67	60.00	23°33'23"
C34	21.61	60.00	20°38'01"
C35	50.52	27.00	107°12'23"
C36	45.30	175.00	14°49'56"
C37	58.25	225.00	14°49'56"
C38	24.67	60.00	23°33'23"
C39	24.67	60.00	23°33'23"
C40	47.42	27.00	100°38'00"

Line #	Length	Direction
L1	8.99	N84°58'40"E
L2	8.82	S84°58'40"W



FOUND 3/4" AC STAMPED
1/4" COR RLS 31161"
(WEST QUARTER CORNER
SECTION 24)

BASIS OF BEARINGS N89°41'52"E 5319.56'

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

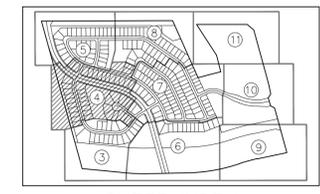


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

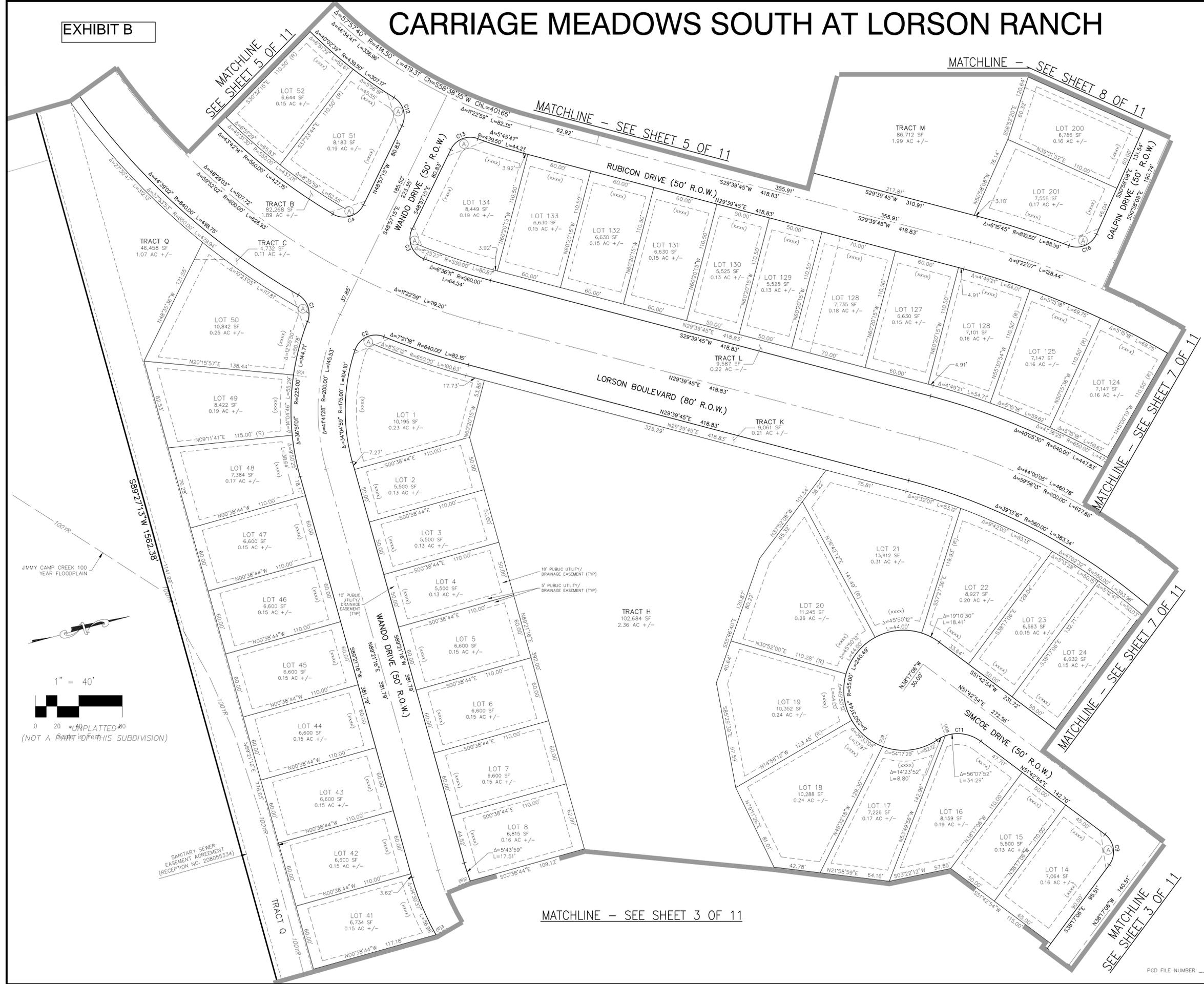
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CARRIAGE MEADOWS SOUTH AT LORSON RANCH

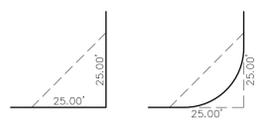


SHEET INDEX
NOT TO SCALE



LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (XXXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE



DETAIL A
SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.

DETAIL A
NOT TO SCALE

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:

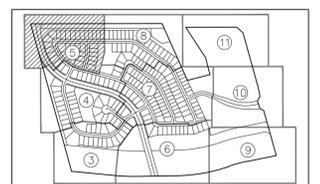
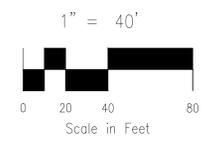


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: 0:\70039A\Carrriage Meadows South\70-039 Plat.dwg PlotDate: 4/25/2017 8:49 AM

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

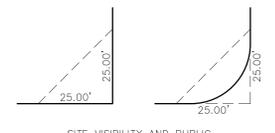
EXHIBIT B



SHEET INDEX
NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (XXX) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- * NOT A PART OF THE SUBDIVISION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.

DETAIL (A)
NOT TO SCALE



MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 4 OF 11

*PEACEFUL VALLEY COUNTRY CLUB
ESTATES FILING NO. 1*
(NOT A PART OF THIS SUBDIVISION)

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



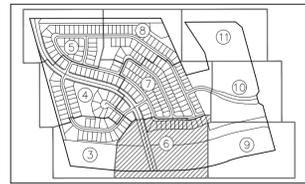
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (XXXX) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
 - ALUMINUM SURVEYORS CAP FOUND AS NOTED
 - REBAR FOUND AS NOTED
 - * NOT A PART OF THE SUBDIVISION

EXHIBIT B

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

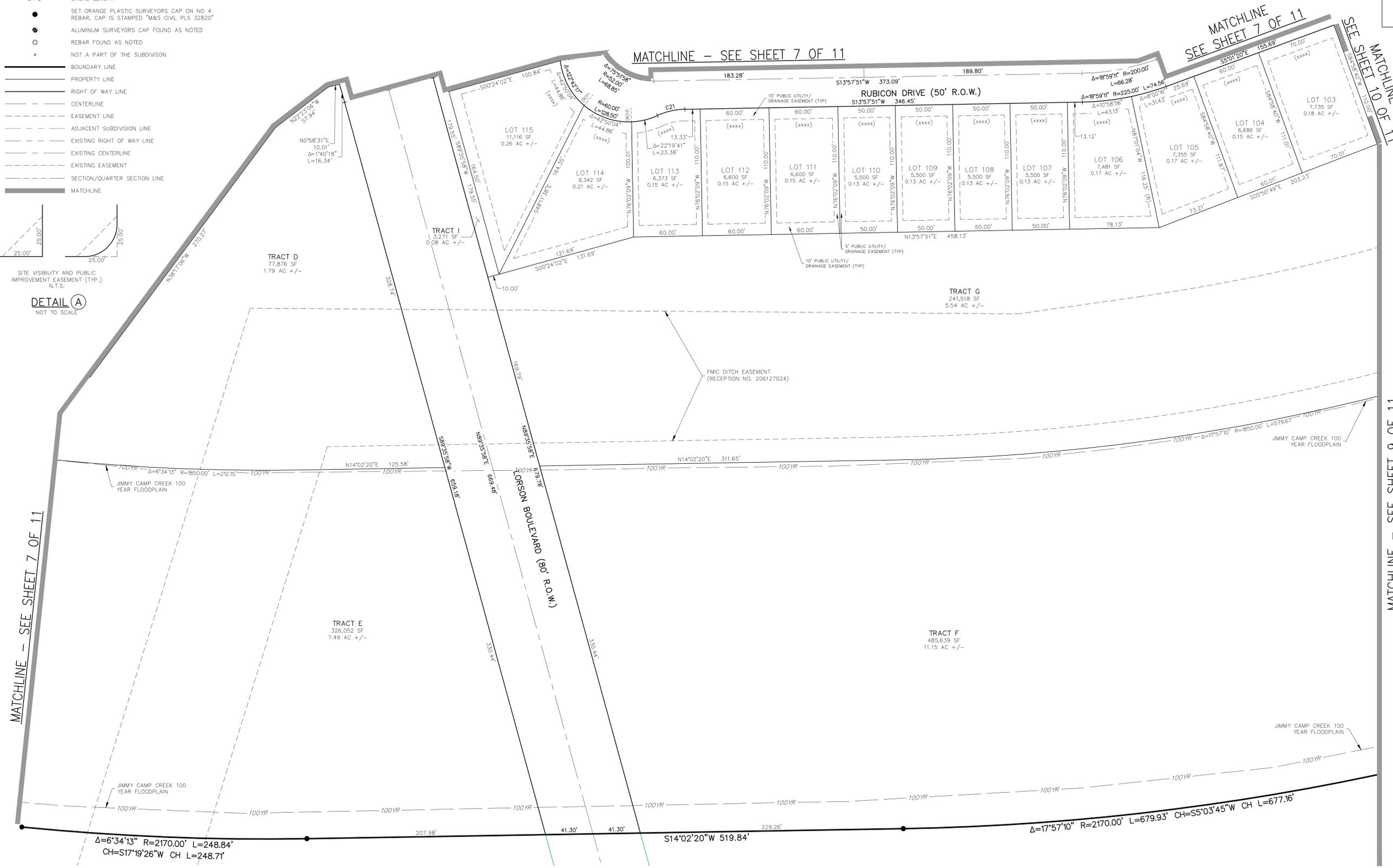


SHEET INDEX
NOT TO SCALE

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE



DETAIL A
NOT TO SCALE



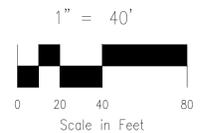
MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE
SEE SHEET 7 OF 11

MATCHLINE
SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 9 OF 11



FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER _____

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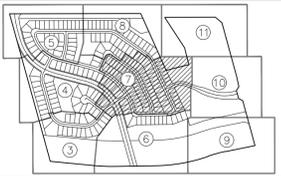


EXHIBIT B

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

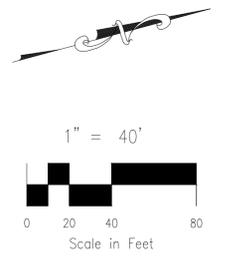
SHEET INDEX
NOT TO SCALE

MATCHLINE - SEE SHEET 8 OF 11



MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 10 OF 11



MATCHLINE - SEE SHEET 6 OF 11

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FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:
PCD FILE NUMBER _____

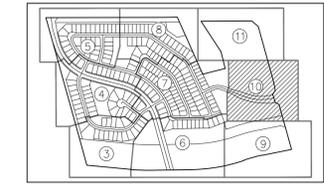


20 BOULDER CRESSENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

EXHIBIT B

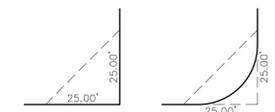
MATCHLINE - SEE SHEET 11 OF 11



SHEET INDEX
NOT TO SCALE

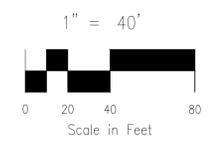
LEGEND:

- SF SQUARE FEET
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- CH L CHORD LENGTH
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- CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- MATCHLINE



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.

DETAIL A
NOT TO SCALE



FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 9 OF 11

TRACT N
596,330 SF
13.69 AC +/-

TRACT O
232,951 SF
5.35 AC +/-

TRACT G
241,518 SF
5.54 AC +/-

FONTAINE BOULEVARD
R.O.W. 207'10"±
REC. NO. 20710121

FMIC DITCH EASEMENT
(RECEPTION NO. 206127024)

JIMMY CAMP CREEK 100
YEAR FLOODPLAIN

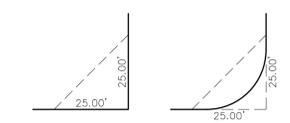
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CARRIAGE MEADOWS SOUTH AT LORSON RANCH

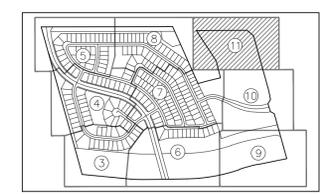
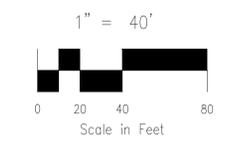
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SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S.

DETAIL A
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 10 OF 11

FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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EASEMENTS:

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BOARD OF COUNTY COMMISSIONERS
CERTIFICATE: THIS PLAT FOR CARRIAGE
MEADOWS SOUTH AT LORSON RANCH WAS
APPROVED FOR FILING BY THE EL PASO
COUNTY, COLORADO BOARD OF COUNTY
COMMISSIONERS ON THE DAY OF
2017, A.D., SUBJECT TO ANY NOTES
SPECIFIED HEREON DAY OF , 2017, A.D.,
SUBJECT TO ANY NOTES SPECIFIED HEREON
DAY OF , 2017, A.D., SUBJECT TO ANY
NOTES SPECIFIED HEREON , 2017, A.D.,
SUBJECT TO ANY NOTES SPECIFIED HEREON
, 2017, A.D., SUBJECT TO ANY NOTES
SPECIFIED HEREON AND ANY CONDITIONS
INCLUDED IN THE RESOLUTION OF
APPROVAL. THE DEDICATIONS OF LAND TO
THE PUBLIC INCLUDING STREETS, TRACTS
AND EASEMENTS ARE ACCEPTED, BUT
PUBLIC IMPROVEMENTS THEREON WILL NOT
BECOME THE MAINTENANCE
RESPONSIBILITY OF EL PASO COUNTY UNTIL
PRELIMINARY ACCEPTANCE OF THE PUBLIC
IMPROVEMENTS IN ACCORDANCE WITH THE
REQUIREMENTS OF THE LAND
DEVELOPMENT CODE AND ENGINEERING
CRITERIA MANUAL, AND THE SUBDIVISION
IMPROVEMENTS AGREEMENT. CHAIR, BOARD
OF COUNTY COMMISSIONERS DATE
DATE

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THE MEADOWS AT LORSON RANCH FILING
NO. 1

Subject:
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Author: AutoCAD SHX Text
Date:
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1. ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°41'52"E, A DISTANCE OF 5319.56 FEET BETWEEN THE WEST ONE-QUARTER CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS MONUMENTED BY A NO. 6 REBAR, NO CAP AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "1/4 COR RLS 31161". 2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-H0471300-071-CS9, AMENDMENT NO. 1, EFFECTIVE DATE: MARCH 8, 2017 AT 7:00 A.M.), AS PROVIDED TO M&S CIVIL CONSULTANTS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT. 1. - 5. & 7. M&S CIVIL CONSULTANTS DID NOT ADDRESS THESE ITEMS. 6. THE PROPERTY IS SUBJECT TO WATER RIGHT, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. 8. THE PROPERTY IS SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY OF A RIGHT OF WAY FOR DITCHES AS CONTAINED IN WARRANTY DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88. 9. THE PROPERTY IS SUBJECT TO UNDIVIDED INTERESTS IN ALL MINERAL RIGHTS RESERVED IN THE INSTRUMENT SET FORTH BELOW AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: RESERVED BY: ANNA A. RICE ANNA A. RICE RECORDING DATE: JUNE 21, 1961 JUNE 21, 1961 RECORDING NO.: BOOK 1864 AT PAGE 362. BOOK 1864 AT PAGE 362. 10. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: RESERVED BY: ANNA A. RICE ANNA A. RICE RECORDING DATE: JUNE 21, 1961 RECORDING NO.: BOOK 1864 AT PAGE 362. JUNE 21, 1961 RECORDING NO.: BOOK 1864 AT PAGE 362. RECORDING NO.: BOOK 1864 AT PAGE 362. 11. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED PURPOSE: UTILITY LINES UTILITY LINES RECORDING DATE: APRIL 1, 1974 RECORDING NO.: BOOK 2665 AT PAGE 715 APRIL 1, 1974 RECORDING NO.: BOOK 2665 AT PAGE 715 RECORDING NO.: BOOK 2665 AT PAGE 715 AGREEMENT RECORDED: JULY 27, 1976 IN BOOK 2846 AT PAGE 719. JULY 27, 1976 IN BOOK 2846 AT PAGE 719. 12. THE PROPERTY IS SUBJECT TO

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Author: AutoCAD SHX Text
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Subject: RIGHT-OF-WAY
Page Label: 11
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Author: AutoCAD SHX Text
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Subject: THE MEADOWS AT LORSON RANCH FILING
Page Label: 11 NO. 2
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Subject: Future Lorson Blvd
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Subject: SURVEYOR'S CERTIFICATE:
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UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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FINAL PLAT CARRIAGE MEADOWS SOUTH AT LORSON RANCH JOB NO. 70-039 DATE PREPARED: MARCH 10, 2017 DATE REVISED:

Subject:
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Author: AutoCAD SHX Text
Date:
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KNOW ALL MEN BY THESE PRESENTS: THAT LORSON RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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NOTES - CONTINUED:

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FEE: DRAINAGE FEE: BRIDGE FEE:
SCHOOL FEE: PARK
FEE: URBAN PARK FEE:
TRANSPORTATION FEE:

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THE MEADOWS AT LORSON RANCH FILING
NO. 3

Subject:
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A PORTION OF THIS PROPERTY IS LOCATED
WITHIN A DESIGNATED FEMA FLOODPLAIN AS
DETERMINED BY THE FLOOD INSURANCE
RATE MAP, COMMUNITY MAP NUMBER
08041C0975 F, EFFECTIVE DATE MARCH 17,
1997. THE FLOODPLAIN WAS REVISED PER
LOMR PER CASE NO. 06-08-B643P, EFFECTIVE
DATE OF REVISION AUGUST 29, 2007.

Subject:
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PIONEER LANDING AT LORSON RANCH FILING
NO. 1

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Subject:
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Author: AutoCAD SHX Text
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ALLEGIANAT AT LORSON RANCH FILING NO. 1

Subject:
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Author: AutoCAD SHX Text
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Color:

I CORY L. SHARP, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000: AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS ___ DAY OF _____, 2017. CORY L. SHARP, COLORADO PLS NO. 32820

DATE FOR AND ON BEHALF OF: M&S CIVIL CONSULTANTS, INC. 20 BOULDER CRESENT, SUITE 110 COLORADO SPRINGS, CO 80901 (719) 955-5485 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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.

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106.64 ACRES

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Page Label: 11
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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OWNERS CERTIFICATE: THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. BY: JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY ATTEST:
SECRETARY/TREASURER STATE OF COLORADO))) ss COUNTY OF EL PASO))
ACKNOWLEDGED BEFORE ME THIS DAY OF , 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, DAY OF , 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, DAY OF , 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, , 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, , 2017, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: NOTARY PUBLIC:

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COUNTY APPROVAL: APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH ON THIS DAY OF , DAY OF , DAY OF , DAY OF , 2017, A.D. EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPEMENT EL PASO COUNTY ASSESSOR

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Subject: 235 LOTS
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Subject: STATE OF COLORADO)) ss COUNTY OF EL PASO)) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT O'CLOCK .M., THIS O'CLOCK .M., THIS O'CLOCK .M., THIS O'CLOCK .M., THIS .M., THIS .M., THIS DAY OF , 2017, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER , 2017, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER , 2017, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, RECORDER
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Subject: THE MEADOWS AT LORSON RANCH FILING NO. 4
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Subject: ACCEPTANCE CERTIFICATE FOR TRACTS:
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Subject: THE DEDICATION OF TRACTS B, C, D, G, H, I, J, K, L, M, N, O, P AND Q ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON RANCH METROPOLITAN DISTRICT NO. 1. APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS SOUTH AT LORSON RANCH. BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1 STATE OF COLORADO))) ss COUNTY OF EL PASO)) ACKNOWLEDGED BEFORE ME THIS DAY OF , 2017, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH DAY OF , 2017, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH DAY OF , 2017, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH , 2017, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1. WITNESS BY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: NOTARY PUBLIC:

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38. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW: RECORDING DATE: JUNE 7, 1996 RECORDING NO.: AT RECEPTION NO. 70865. JUNE 7, 1996 RECORDING NO.: AT RECEPTION NO. 70865. RECORDING NO.: AT RECEPTION NO. 70865. 39. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS OF THE INCLUSION OF THE LAND IN THE SECURITY FIRE PROTECTION DISTRICT AS SET FORTH BELOW: RECORDING DATE: JULY 31, 2013 RECORDING NO.: RECEPTION NO. 213098578. 40. THE PROPERTY IS SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE LORSON RANCH METROPOLITAN DISTRICT NO. 7 AS EVIDENCED IN INSTRUMENT RECORDED DECEMBER 18, 2014 AT AT RECEPTION NO. 214116605. 41. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION PURPOSE: TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES TRANSMISSION OF ELECTRICAL ENERGY AND INCIDENTAL PURPOSES RECORDING DATE: JANUARY 19, 2016 RECORDING NO.: RECEPTION NO. 216005100. JANUARY 19, 2016 RECORDING NO.: RECEPTION NO. 216005100. RECORDING NO.: RECEPTION NO. 216005100. 42. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 16-066 AS SET FORTH BELOW: RECORDING DATE: MAY 14, 2016 RECORDING NO.: RECEPTION NO. 216022300. 32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE POSSESSION AND USE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MAY 14, 2016 RECORDING NO.: RECEPTION NO. 216022301. 3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO. 4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT; PRELIMINARY PLAN FILE NUMBER _____, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT. FIRE

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VICINITY MAP

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Subject: Old Glory Dr.
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Subject: *COTTONWOOD MEADOWS FILING NO. 2A*
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Subject: TRACT Q
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Subject: LOT 70
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Subject: LOT 35
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Subject: LOT 229
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Subject: RUBICON DR.
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Subject: SIMCOE DR
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Subject: GALPIN DR
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Subject: POINT OF COMMENCEMENT/ POINT OF
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Lock: Unlocked EAST QUARTER (E 1/4) CORNER, SECTION 22
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Subject: LOT 133
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Subject: EXISTING FONTAINE BOULEVARD (ROW
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Subject: TRACT C
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Subject: LOT 65
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Subject: WANDO DR.
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SUBDIVISION)
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Subject: LOT 181
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Subject: LOT 171
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Subject: LOT 221
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Subject: LOT 74
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Subject: NE QUARTER SECTION 22
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Subject: LOT 24
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 5
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: *PEACEFUL VALLEY COUNTRY CLUB
Page Label: 12 ESTATES FILING NO. 1* (NOT A PART OF THIS
Lock: Unlocked SUBDIVISION)
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RECEPTION NO. 204201648
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 77
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT D
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 54
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 19
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 106
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 59
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 149
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 199
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 134
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT F
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RECEPTION NO. 204201647
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 15
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 4
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 191
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 75
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

COTTONWOOD GROVE FILING NO. 3 (NOT A
PART OF THIS SUBDIVISION)

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 219

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 200

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

WANDO DR.

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 107

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 60

Subject: LOT 123
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 67
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 12 LORSON RANCH JOB NO. 70-039 DATE
Lock: Unlocked PREPARED: 03/10/2017 DATE REVISED:
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 29
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 198
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MANDAN DR.
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 103
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 208
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 144
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 155
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 156
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SW QUARTER SECTION 14
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 211
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 79
Page Label: 12
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CLATSOP
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 26
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 137
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 165
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 80
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 61
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT E
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT K
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 90
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 214
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT D
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 175
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 55
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: *UNPLATTED* (NOT A PART OF THIS
SUBDIVISION)
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 18
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 41
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 11
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: GALPIN DR
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 188
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 126
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 230
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 81
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: *THE MEADOWS AT LORSON RANCH FILING
Page Label: 12 NO. 4* (NOT A PART OF THIS SUBDIVISION)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 147
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 31
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: JIMMY CAMP CREEK CHANNEL
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 63
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 109
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT H
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 213
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 120
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 84
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT B
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 115
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 143
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 233
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT L
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 95
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 2
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 17
Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 16
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 210
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 132
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MANDAN DR.
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 220
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 206
Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 127
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 148
Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 186
Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 158
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: 0
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT A
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 225
Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: MANDAN DR.
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

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Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT M
Page Label: 12
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT J
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 40
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 122
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 51
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 222
Page Label: 12
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 178
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 86
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 130
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CARRIAGE MEADOWS SOUTH FILING NO. 1
Page Label: 12 TOTAL AREA = (106.64 AC +/-) +/-)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 190
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 71
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 226
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 22
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT B
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 12
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 92
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT B
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 12
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 209
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT I
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 176
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 141
Page Label: 12
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 114
Page Label: 12
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 157
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 12
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

UNPLATTED (NOT A PART OF THIS
SUBDIVISION)

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 87

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 27

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

File: O:\70039A\Carriage
Meadows\dwg\Survey\Plat\70-039 Plat Overall
Boundary Plan.dwg Plotstamp: 4/25/2017 8:48
AM

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 1

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 131

Subject: LOT 212
Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

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Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 72
Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 21
Page Label: 12
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Status:
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Date:
Color:

Subject: LOT 163
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

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Author: AutoCAD SHX Text
Date:
Color:

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Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT Q
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Date:
Color:

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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 150
Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: SE QUARTER SECTION 15
Page Label: 12
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 216
Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 174
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 58
Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 118
Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 69
Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 57
Page Label: 12
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 48
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

*THE MEADOWS AT LORSON RANCH FILING
NO. 2* (NOT A PART OF THIS SUBDIVISION)

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 56

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 129

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 135

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 193

Subject:
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 78

Subject: LOT 146
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 128
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 23
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 94
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 32
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 228
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 43
Page Label: 12
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: 200'
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 189
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 195
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 14
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 97
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: PCD FILE NUMBER _____
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 88
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 184
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: *LOT 2, BROWNSVILLE SUBDIVISION NO. 2*
Page Label: 12 (NOT A PART OF THIS SUBDIVISION)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 93
Page Label: 12
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT G
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 6
Page Label: 12
Lock: Unlocked
Status:
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Subject: LOT 142
Page Label: 12
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Subject: Scale in Feet
Page Label: 12
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Subject: JIMMY CAMP CREEK CHANNEL
Page Label: 12
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Subject: LOT 167
Page Label: 12
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Subject: LOT 159
Page Label: 12
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Subject: LOT 45
Page Label: 12
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Subject: LOT 49
Page Label: 12
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Subject: EXISTING MARKSHEFFEL ROAD (ROW
VARIES)
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Subject: LOT 91
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Subject: LOT 100
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Subject: LOT 7
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Subject: LOT 99
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Subject: LOT 166
Page Label: 12
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Subject: SHEET 2 OF 11
Page Label: 12
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Subject: LOT 234
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Subject: LOT 112
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LOT 66

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LOT 187

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LOT 64

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LOT 76

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Subject: LOT 151
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Subject: LOT 39
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Subject: WANDO DR.
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Subject: LOT 73
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Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
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Subject: LOT 161
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LOT 36 6,963 SF 0.16 AC +/-

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LOT 15 5,500 SF 0.13 AC +/-

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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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5' PUBLIC UTILITY/ DRAINAGE EASEMENT
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MATCHLINE SEE SHEET 4 OF 11

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%%UMATCHLINE - SEE SHEET 4 OF 11

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LOT 37 6,941 SF 0.16 AC +/-

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Subject: (xxxx)
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Subject: TRACT D 77,876 SF 1.79 AC +/-
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Subject: LOT 39 7,521 SF 0.17 AC +/-
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Subject: LOT 41 6,734 SF 0.15 AC +/-
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Subject: LOT 35 5,820 SF 0.13 AC +/-
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Subject: LOT 12 10,545 SF 0.24 AC +/-
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Subject: 7
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Subject: LOT 38 6,923 SF 0.16 AC +/-
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Subject: TRACT Q
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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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Subject: LOT 11 8,034 SF 0.18 AC +/-
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Subject: SHEET 3 OF 11
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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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LOT 29 6,600 SF 0.15 AC +/-

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LOT 42 6,600 SF 0.15 AC +/-

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MATCHLINE SEE SHEET 7 OF 11

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LOT 27 9,962 SF 0.23 AC +/-

Subject:
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LOT 40 10,594 SF 0.24 AC +/-

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LOT 32 9,124 SF 0.21 AC +/-

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Author: AutoCAD SHX Text
Date:
Color:

LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (XXXX) ADDRESS
ADDRESS CH CHORD CHORD CH L CHORD
LENGTH CHORD LENGTH SET ORANGE
PLASTIC SURVEYORS CAP ON NO 4 REBAR,
CAP IS STAMPED "M&S CIVIL PLS 32820"
ALUMINUM SURVEYORS CAP FOUND AS
NOTED REBAR FOUND AS NOTED NOT A
PART OF THE SUBDIVISION BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
CENTERLINE EASEMENT LINE ADJACENT
SUBDIVISION LINE EXISTING RIGHT OF WAY
LINE EXISTING CENTERLINE EXISTING
EASEMENT SECTION/QUARTER SECTION LINE
MATCHLINE

Subject:
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Subject:
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Author: AutoCAD SHX Text
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Subject:
Page Label: 13
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Author: AutoCAD SHX Text
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LOT 33 8,431 SF 0.19 AC +/-

Subject:
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 9 6,600 SF 0.15 AC +/-

Subject:
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH JOB NO. 70-039 DATE
PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 12 10,545 SF 0.24 AC +/-

Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 145 7,064 SF 0.16 AC +/-

Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 18 10,288 SF 0.24 AC +/-

Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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File: O:\70039A\Carriage
Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Plotstamp: 4/25/2017 8:49 AM

Subject:
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Author: AutoCAD SHX Text
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Subject:
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Author: AutoCAD SHX Text
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4

Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 128 7,101 SF 0.16 AC +/-

Subject:
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

LOT 5 6,600 SF 0.15 AC +/-

Subject: (xxxx)
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: PCD FILE NUMBER _____
Page Label: 14
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: MATCHLINE SEE SHEET 5 OF 11
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: 3
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: LOT 123 7,147 SF 0.16 AC +/-
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
Page Label: 14
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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WANDO DRIVE (50' R.O.W.)

Subject:
Page Label: 14
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Author: AutoCAD SHX Text
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LOT 9 6,600 SF 0.15 AC +/-

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Author: AutoCAD SHX Text
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TRACT M 86,712 SF 1.99 AC +/-

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Author: AutoCAD SHX Text
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LOT 144 7,653 SF 0.18 AC +/-

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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: LOT 1 10,195 SF 0.23 AC +/-
Page Label: 14
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: (xxxx)
Page Label: 14
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: 40
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
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Lock: Unlocked
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Subject: (xxxx)
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 44 6,600 SF 0.15 AC +/-
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: LOT 202 6,643 SF 0.15 AC +/-
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 25 6,474 SF 0.15 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Color:

Subject: A
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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LOT 42 6,600 SF 0.15 AC +/-

Subject:
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Author: AutoCAD SHX Text
Date:
Color:

7

Subject:
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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GALPIN DRIVE (50' R.O.W.)

Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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SHEET 4 OF 11

Subject:
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: LOT 20 11,245 SF 0.26 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 29 6,600 SF 0.15 AC +/-
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: LOT 128 7,735 SF 0.18 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Page Label: 14
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Author: AutoCAD SHX Text
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LOT 50 10,842 SF 0.25 AC +/-

Subject:
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Author: AutoCAD SHX Text
Date:
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%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

UNPLATTED (NOT A PART OF THIS
SUBDIVISION)

Subject:
Page Label: 14
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH JOB NO. 70-039 DATE
PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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LOT 26 9,294 SF 0.21 AC +/-

Subject:
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 14 7,064 SF 0.16 AC +/-

Subject: 5
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 14
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LORSON BOULEVARD (80' R.O.W.)
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: LOT 8 6,815 SF 0.16 AC +/-
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: 25.00'
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RUBICON DRIVE (50' R.O.W.)
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 198 10,092 SF 0.23 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: 25.00'
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: 25.00'
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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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LOT 2 5,500 SF 0.13 AC +/-

Subject:
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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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Subject:
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Author: AutoCAD SHX Text
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Subject: A
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: MATCHLINE SEE SHEET 3 OF 11
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET INDEX NOT TO SCALE
Page Label: 14
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: 80
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject:
Page Label: 14 (xxxx)
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 14 40'
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 14 LOT 47 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 14 LOT 43 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
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Author: AutoCAD SHX Text
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WANDO DRIVE (50' R.O.W.)

Subject:
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Author: AutoCAD SHX Text
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Subject:
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LOT 22 8,927 SF 0.20 AC +/-

Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
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LOT 133 6,630 SF 0.15 AC +/-

Subject:
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Author: AutoCAD SHX Text
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LOT 127 6,630 SF 0.15 AC +/-

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Subject:
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Author: AutoCAD SHX Text
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LOT 124 7,147 SF 0.16 AC +/-

Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

LOT 134 8,449 SF 0.19 AC +/-

Subject:
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Author: AutoCAD SHX Text
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Subject:
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LOT 41 6,734 SF 0.15 AC +/-

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Lock: Unlocked
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Author: AutoCAD SHX Text
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LOT 17 7,226 SF 0.17 AC +/-

Subject:
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Author: AutoCAD SHX Text
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LOT 15 5,500 SF 0.13 AC +/-

Subject:
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Author: AutoCAD SHX Text
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LOT 23 6,563 SF 0.0.15 AC +/-

Subject:
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Subject:
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Author: AutoCAD SHX Text
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LOT 53 7,139 SF 0.16 AC +/-

Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: Scale in Feet
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Color:

Subject: 5' PUBLIC UTILITY/ DRAINAGE EASEMENT
Page Label: 14 (TYP)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: A
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: 11
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 3 5,500 SF 0.13 AC +/-
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 11 8,034 SF 0.18 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: %%UMATCHLINE - SEE SHEET 5 OF 11
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 46 6,600 SF 0.15 AC +/-
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: %%UMATCHLINE -
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 146 5,500 SF 0.13 AC +/-
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Subject:
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Subject:
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Author: AutoCAD SHX Text
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Subject:
Page Label: 14 LOT 6 6,600 SF 0.15 AC +/-
Lock: Unlocked
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Subject:
Page Label: 14 LOT 48 7,384 SF 0.17 AC +/-
Lock: Unlocked
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Subject:
Page Label: 14 8
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 14 GALPIN DRIVE (50' R.O.W.)
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 14
Lock: Unlocked
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Subject: LOT 16 8,159 SF 0.19 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 129 5,525 SF 0.13 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: TRACT Q 46,458 SF 1.07 AC +/-
Page Label: 14
Lock: Unlocked
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Subject: A
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Subject: LOT 131 6,630 SF 0.15 AC +/-
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SIMCOE DRIVE (50' R.O.W.)

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LOT 19 10,352 SF 0.24 AC +/-

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SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.) N.T.S.

Subject:
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Subject: 0
Page Label: 14
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Subject: A
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Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 199 7,046 SF 0.16 AC +/-
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: LOT 13 11,111 SF 0.26 AC +/-
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 130 5,525 SF 0.13 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 201 7,558 SF 0.17 AC +/-
Page Label: 14
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Subject: (xxxx)
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Subject: (xxxx)
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: 10' PUBLIC UTILITY/ DRAINAGE EASEMENT
Page Label: 14 (TYP)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
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Subject: A
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Subject: %%UMATCHLINE - SEE SHEET 3 OF 11
Page Label: 14
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: 25.00'
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: LOT 24 6,632 SF 0.15 AC +/-
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 14
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Subject:
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DETAIL A A NOT TO SCALE

Subject:
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Subject:
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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

Subject:
Page Label: 14
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Author: AutoCAD SHX Text
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LOT 49 8,422 SF 0.19 AC +/-

Subject:
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Author: AutoCAD SHX Text
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LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (XXXX) ADDRESS
ADDRESS CH CHORD CHORD CH L CHORD
LENGTH CHORD LENGTH SET ORANGE
PLASTIC SURVEYORS CAP ON NO 4 REBAR,
CAP IS STAMPED "M&S CIVIL PLS 32820"
ALUMINUM SURVEYORS CAP FOUND AS
NOTED REBAR FOUND AS NOTED NOT A
PART OF THE SUBDIVISON BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
CENTERLINE EASEMENT LINE ADJACENT
SUBDIVISION LINE EXISTING RIGHT OF WAY
LINE EXISTING CENTERLINE EXISTING
EASEMENT SECTION/QUARTER SECTION LINE
MATCHLINE

Subject:
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%%U SEE SHEET 8 OF 11

Subject: (xxxx)
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Subject: 20
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: 10
Page Label: 14
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Author: AutoCAD SHX Text
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Subject: LOT 51 8,183 SF 0.19 AC +/-
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: TRACT H 102,684 SF 2.36 AC +/-
Page Label: 14
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: LOT 125 7,147 SF 0.16 AC +/-
Page Label: 14
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Subject: RUBICON DRIVE (50' R.O.W.)
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Subject: LOT 132 6,630 SF 0.15 AC +/-
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Subject: LOT 4 5,500 SF 0.13 AC +/-
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Subject: TRACT H 102,684 SF 2.36 AC +/-
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Subject: LOT 21 13,412 SF 0.31 AC +/-
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%%UMATCHLINE - SEE SHEET 7 OF 11

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LOT 200 6,786 SF 0.16 AC +/-

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LOT 10 6,600 SF 0.15 AC +/-

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LOT 7 6,600 SF 0.15 AC +/-

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LOT 45 6,600 SF 0.15 AC +/-

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Author: AutoCAD SHX Text
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LOT 52 6,644 SF 0.15 AC +/-

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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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Subject:
Page Label: 15
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Subject: 10
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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Color:

Subject: Scale in Feet
Page Label: 15
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Color:

Subject: LOT 65 6,600 SF 0.15 AC +/-
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 136 11,155 SF 0.26 AC +/-
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: LOT 55 7,139 SF 0.16 AC +/-
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: 40'
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: 4
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: A
Page Label: 15
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: File: O:\70039A\Carriage
Page Label: 15 Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Lock: Unlocked Plotstamp: 4/25/2017 8:49 AM
Status:
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Author: AutoCAD SHX Text
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Subject: PCD FILE NUMBER _____
Page Label: 15
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Author: AutoCAD SHX Text
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Subject: SHEET INDEX NOT TO SCALE
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 67 5,500 SF 0.13 AC +/-
Page Label: 15
Lock: Unlocked
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Subject: (xxxx)
Page Label: 15
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Subject: 25.00'
Page Label: 15
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Author: AutoCAD SHX Text
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Subject: 5' PUBLIC UTILITY/ DRAINAGE EASEMENT
Page Label: 15 (TYP)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: SITE VISIBILITY AND PUBLIC IMPROVEMENT
Page Label: 15 EASEMENT (TYP.) N.T.S.
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 147 6,,030 SF 0.14 AC +/-
Page Label: 15
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Subject: (xxxx)
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Subject: LOT 146 5,500 SF 0.13 AC +/-
Page Label: 15
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Author: AutoCAD SHX Text
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Subject: LOT 134 8,449 SF 0.19 AC +/-
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 15
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Author: AutoCAD SHX Text
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Subject: LOT 51 8,183 SF 0.19 AC +/-
Page Label: 15
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Author: AutoCAD SHX Text
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LOT 145 7,064 SF 0.16 AC +/-

Subject:
Page Label: 15
Lock: Unlocked
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Author: AutoCAD SHX Text
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LOT 52 6,644 SF 0.15 AC +/-

Subject:
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Subject:
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CLATSOP DRIVE (50' R.O.W.)

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Author: AutoCAD SHX Text
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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

Subject:
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LOT 53 7,139 SF 0.16 AC +/-

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Subject: %%UMATCHLINE - SEE SHEET 8 OF 11
Page Label: 15
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Author: AutoCAD SHX Text
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Subject: TRACT M 86,712 SF 1.99 AC +/-
Page Label: 15
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Subject: 80
Page Label: 15
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Subject: 20
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Subject: WANDO DRIVE (50' R.O.W.)
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Subject: 7
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Subject: 6
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Subject: SHEET 5 OF 11
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LOT 144 7,653 SF 0.18 AC +/-

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LOT 142 6,259 SF 0.14 AC +/-

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LOT 66 5,500 SF 0.13 AC +/-

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LOT 62 6,600 SF 0.15 AC +/-

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LOT 60 5,604 SF 0.13 AC +/-

Subject: (xxxx)
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Subject: LOT 141 7,064 SF 0.16 AC +/-
Page Label: 15
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Subject: (xxxx)
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Subject: TRACT A 92,620 SF 2.13 AC +/-
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Author: AutoCAD SHX Text
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Subject: LOT 148 5,845 SF 0.13 AC +/-
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Subject: %%UMATCHLINE - SEE SHEET 8 OF 11
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LOT 143 6,481 SF 0.15 AC +/-

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

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%%UMATCHLINE - SEE SHEET 4 OF 11

Subject:
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LOT 150 7,064 SF 0.16 AC +/-

Subject: 3
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Subject: 25.00'
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Subject: LOT 56 7,110 SF 0.16 AC +/-
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Subject: LOT 61 6,600 SF 0.15 AC +/-
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Author: AutoCAD SHX Text
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Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 15 LORSON RANCH JOB NO. 70-039 DATE
Lock: Unlocked PREPARED: 03/10/2017 DATE REVISED:
Status:
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Subject: (xxxx)
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Subject: 11
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Subject: LOT 58 9,704 SF 0.22 AC +/-
Page Label: 15
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Author: AutoCAD SHX Text
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Subject: TRACT B 82,268 SF 1.89 AC +/-
Page Label: 15
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Subject:
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LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (XXXX) ADDRESS
ADDRESS CH CHORD CHORD CH L CHORD
LENGTH CHORD LENGTH SET ORANGE
PLASTIC SURVEYORS CAP ON NO 4 REBAR,
CAP IS STAMPED "M&S CIVIL PLS 32820"
ALUMINUM SURVEYORS CAP FOUND AS
NOTED REBAR FOUND AS NOTED NOT A
PART OF THE SUBDIVISION BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
CENTERLINE EASEMENT LINE ADJACENT
SUBDIVISION LINE EXISTING RIGHT OF WAY
LINE EXISTING CENTERLINE EXISTING
EASEMENT SECTION/QUARTER SECTION LINE
MATCHLINE

Subject:
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LOT 64 6,600 SF 0.15 AC +/-

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LOT 63 6,600 SF 0.15 AC +/-

Subject:
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Subject:
Page Label: 15
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Author: AutoCAD SHX Text
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LOT 137 10,001 SF 0.23 AC +/-

Subject:
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%%UMATCHLINE - SEE SHEET 4 OF 11

Subject:
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LOT 135 8,745 SF 0.20 AC +/-

Subject:
Page Label: 15
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LOT 54 7,139 SF 0.16 AC +/-

Subject:
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Subject:
Page Label: 15
Lock: Unlocked
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Color:

LOT 69 5,500 SF 0.13 AC +/-

Subject:
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Lock: Unlocked
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Subject:
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Author: AutoCAD SHX Text
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*PEACEFUL VALLEY COUNTRY CLUB
ESTATES FILING NO. 1* (NOT A PART OF THIS
SUBDIVISION)

Subject:
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LOT 149 5,500 SF 0.13 AC +/-

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LOT 68 5,500 SF 0.13 AC +/-

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RUBICON DRIVE (50' R.O.W.)

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Subject: LOT 70 5,500 SF 0.13 AC +/-
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Subject: LORSON BOULEVARD (80' R.O.W.)
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Subject: LOT 139 6,600 SF 0.15 AC +/-
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Subject: RUBICON DRIVE (50' R.O.W.)
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Subject: LOT 59 9,362 SF 0.21 AC +/-
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Subject: MANDAN DRIVE (50' R.O.W.)
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Subject: LOT 57 6,996 SF 0.16 AC +/-
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VARIES)
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Status: SUBDIVISION)
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SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.) N.T.S.

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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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LOT 14 7,064 SF 0.16 AC +/-

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LOT 110 5,500 SF 0.13 AC +/-

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Lock: Unlocked (TYP)
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LOT 105 7,355 SF 0.17 AC +/-

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LOT 28 5,500 SF 0.13 AC +/-

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Subject: TRACT G 241,518 SF 5.54 AC +/-
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Subject: LOT 113 6,373 SF 0.15 AC +/-
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Subject: 25.00'
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Subject: RUBICON DRIVE (50' R.O.W.)
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Subject: 8
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CAP IS STAMPED "M&S CIVIL PLS 32820"
ALUMINUM SURVEYORS CAP FOUND AS
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PART OF THE SUBDIVISION BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
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EASEMENT SECTION/QUARTER SECTION LINE
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LOT 30 7,147 SF 0.16 AC +/-

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LOT 108 5,500 SF 0.13 AC +/-

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

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LOT 104 6,686 SF 0.15 AC +/-

Subject: TRACT F 485,639 SF 11.15 AC +/-
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Subject: LOT 106 7,481 SF 0.17 AC +/-
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Subject: LOT 29 6,600 SF 0.15 AC +/-
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Subject: LOT 115 11,116 SF 0.26 AC +/-
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Subject: %%UMATCHLINE - SEE SHEET 7 OF 11
Page Label: 16
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Subject: 9
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Subject: File: O:\70039A\Carriage
Page Label: 16 Meadows\dwg\Survey\Plat\70-039 Plat.dwg
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MATCHLINE SEE SHEET 10 OF 11

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LOT 111 6,600 SF 0.15 AC +/-

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FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH JOB NO. 70-039 DATE
PREPARED: 03/10/2017 DATE REVISED:

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LOT 31 8,561 SF 0.20 AC +/-

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Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
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Subject: 7
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LOT 32 9,124 SF 0.21 AC +/-

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LORSON BOULEVARD (80' R.O.W.)

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LOT 107 5,500 SF 0.13 AC +/-

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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Subject: TRACT D 77,876 SF 1.79 AC +/-
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Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
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Subject: LOT 109 5,500 SF 0.13 AC +/-
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Subject: 4
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Subject: 11
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Subject: 1" =
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Subject: SHEET 6 OF 11
Page Label: 16
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Subject: LOT 27 9,962 SF 0.23 AC +/-
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Subject: 25.00'
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Subject: LOT 224 3,890 SF 0.09 AC +/-
Page Label: 17
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Subject: SHEET INDEX NOT TO SCALE
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Subject:
Page Label: 17 LOT 124 7,147 SF 0.16 AC +/-
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 98 4,589 SF 0.11 AC +/-
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Subject: LOT 179 3,825 SF 0.09 AC +/-
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Subject: LOT 223 3,825 SF 0.09 AC +/-
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Subject: LOT 165 5,445 SF 0.13 AC +/-
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Subject: LOT 125 7,147 SF 0.16 AC +/-
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LOT 163 8,644 SF 0.20 AC +/-

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LOT 221 3,825 SF 0.09 AC +/-

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LOT 204 4,310 SF 0.10 AC +/-

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LOT 183 3,825 SF 0.09 AC +/-

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LOT 174 9,273 SF 0.21 AC +/-

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LOT 187 4,585 SF 0.11 AC +/-

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LOT 211 4,541 SF 0.10 AC +/-

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LOT 118 7,682 SF 0.18 AC +/-

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LOT 226 6,446 SF 0.15 AC +/-

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LOT 173 6,600 SF 0.15 AC +/-

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LOT 195 4,040 SF 0.09 AC +/-

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TRACT N 596,330 SF 13.69 AC +/-

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LOT 203 4,361 SF 0.10 AC +/-

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LOT 232 4,275 SF 0.10 AC +/-

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LOT 182 3,825 SF 0.09 AC +/-

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LOT 220 3,825 SF 0.09 AC +/-

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LOT 234 5,842 SF 0.13 AC +/-

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LOT 215 4,382 SF 0.10 AC +/-

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LOT 93 3,851 SF 0.09 AC +/-

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LOT 100 4,250 SF 0.10 AC +/-

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GALPIN DRIVE (50' R.O.W.)

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LOT 191 4,050 SF 0.09 AC +/-

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LOT 103 7,735 SF 0.18 AC +/-

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LOT 159 6,900 SF 0.16 AC +/-

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Subject: GALPIN DRIVE (50' R.O.W.)
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Subject: *BROWNSVILLE SUBDIVISION LOT 2* (NOT A PART OF THIS SUBDIVISION)
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LOT 95 3,825 SF 0.09 AC +/-

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LOT 166 5,553 SF 0.13 AC +/-

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LOT 218 4,727 SF 0.11 AC +/-

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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Subject: 10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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Subject: LOT 231 4,275 SF 0.10 AC +/-
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LOT 123 7,147 SF 0.16 AC +/-

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FINAL PLAT CARRIAGE MEADOWS SOUTH AT
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LOT 161 6,900 SF 0.16 AC +/-

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LOT 217 5,858 SF 0.13 AC +/-

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10' WATER EASEMENT BOOK 2593 PAGE 602

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TE-54 REC. NO. 216022303

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LOT 155 8,198 SF 0.19 AC +/-

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20' PUBLIC UTILITY & DRAINAGE EASEMENT
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LOT 161 6,900 SF 0.16 AC +/-

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GALPIN DRIVE (50' R.O.W.)

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LOT 87 5,500 SF 0.13 AC +/-

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(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 85 6,600 SF 0.15 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 86 5,500 SF 0.13 AC +/-

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: GRANT OF RIGHT-OF-WAY REC. NO.
Page Label: 18 216005100
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RESOLUTION NO. 16-067 RW-54 REC. NO.
Page Label: 18 216022302
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT B 82,268 SF 1.89 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 20' PRIVATE ELECTRIC EASEMENT PER PLAT
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 200 6,786 SF 0.16 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 (xxxx)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 (xxxx)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 (xxxx)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 LOT 193 4,050 SF 0.09 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 (xxxx)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 LOT 81 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 3
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT M 86,712 SF 1.99 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 160 6,900 SF 0.16 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: EXISTING MARKSHEFFEL ROAD (ROW
VARIES)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

RESOLUTION NO. 16-066 RW-56 REC. NO.
216022300/ POSSESSION & USE AGREEMENT
RW-56 REC. NO. 216022301

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.) N.T.S.

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Scale in Feet

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 73 5,500 SF 0.13 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

BROWNSVILLE SUBDIVISION LOT 2 (NOT A
PART OF THIS SUBDIVISION)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

GRANT OF RIGHT-OF-WAY REC. NO.
216005096

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 76 5,500 SF 0.13 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

5' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Subject:
Page Label: 18 (xxxx)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 LOT 190 4,050 SF 0.09 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 (xxxx)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 LOT 196 4,203 SF 0.10 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 (xxxx)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18 LOT 154 8,144 SF 0.19 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET INDEX NOT TO SCALE

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 194 4,050 SF 0.09 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 192 4,050 SF 0.09 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

6

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

GALPIN DRIVE (50' R.O.W.)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

GALPIN DRIVE (50' R.O.W.)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 191 4,050 SF 0.09 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

20

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 74 5,500 SF 0.13 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

25.00'

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

5

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

RESOLUTION NO. 16-066 PE-56 REC. NO.
216022300/ POSSESSION & USE AGREEMENT
PE-56 REC. NO. 216022301 GRANT OF
RIGHT-OF-WAY REC. NO. 216005100

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 84 6,600 SF 0.15 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

RECORDED PARCEL BOUNDARY (RECEPTION
NO. 204201646)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 153 6,622 SF 0.15 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

8

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 234 5,842 SF 0.13 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

RESOLUTION NO. 16-067 PE-54 REC. NO.
216022302

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 90 3,974 SF 0.09 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 11 OF 11

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 89 6,284 SF 0.14 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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SHEET 8 OF 11

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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40'

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 195 4,040 SF 0.09 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 77 5,602 SF 0.13 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: POSSESSION & USE AGREEMENT PE-54 REC.
Page Label: 18 NO. 216022303
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (XXXX) ADDRESS
ADDRESS CH CHORD CHORD CH L CHORD
LENGTH CHORD LENGTH SET ORANGE
PLASTIC SURVEYORS CAP ON NO 4 REBAR,
CAP IS STAMPED "M&S CIVIL PLS 32820"
ALUMINUM SURVEYORS CAP FOUND AS
NOTED REBAR FOUND AS NOTED NOT A
PART OF THE SUBDIVISION BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
CENTERLINE EASEMENT LINE ADJACENT
SUBDIVISION LINE EXISTING RIGHT OF WAY
LINE EXISTING CENTERLINE EXISTING
EASEMENT SECTION/QUARTER SECTION LINE
MATCHLINE

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 88 7,456 SF 0.17 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 79 7,202 SF 0.17 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

7

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 5 OF 11

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 80 5,500 SF 0.13 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

RESOLUTION NO. 16-066 PE-56 REC. NO.
216022300/ POSSESSION & USE AGREEMENT
PE-56 REC. NO. 216022301

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

MANDAN DRIVE (50' R.O.W.)

Subject: LOT 235 32,222 SF 0.74 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 197 11,584 SF 0.27 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: POSSESSION & USE AGREEMENT RW-54 REC.
Page Label: 18 NO. 216022303
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 4 OF 11
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 80
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10' PUBLIC UTILITY/ DRAINAGE EASEMENT
Page Label: 18 (TYP)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 11
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 152 6,600 SF 0.15 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: File: O:\70039A\Carriage
Page Label: 18 Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Lock: Unlocked Plotstamp: 4/25/2017 8:50 AM
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 78 9,093 SF 0.21 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 83 6,600 SF 0.15 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 7 OF 11
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT A 92,620 SF 2.13 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 4
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 151 6,600 SF 0.15 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 198 10,092 SF 0.23 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 199 7,046 SF 0.16 AC +/-
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: (xxxx)
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 18 LORSON RANCH JOB NO. 70-039 DATE
Lock: Unlocked PREPARED: 03/10/2017 DATE REVISED:
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 71 6,600 SF 0.15 AC +/-

Subject:
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LOT 157 6,900 SF 0.16 AC +/-

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

25.00'

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

File: O:\70039A\Carriage
Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Plotstamp: 4/25/2017 8:50 AM

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

40

Subject: TRACT G 241,518 SF 5.54 AC +/-
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT O 232,951 SF 5.35 AC +/-
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: Scale in Feet
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 19 LORSON RANCH JOB NO. 70-039 DATE
Lock: Unlocked PREPARED: 03/10/2017 DATE REVISED:
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 3
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD 130' R.O.W. REC. NO.
Page Label: 19 207113604
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 20
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 5
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FMIC DITCH EASEMENT (RECEPTION NO.
206127024)

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

80

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

25.00'

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET 9 OF 11

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

DETAIL A A NOT TO SCALE

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

4

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.) N.T.S.

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (XXXX) ADDRESS
ADDRESS CH CHORD CHORD CH L CHORD
LENGTH CHORD LENGTH SET ORANGE
PLASTIC SURVEYORS CAP ON NO 4 REBAR,
CAP IS STAMPED "M&S CIVIL PLS 32820"
ALUMINUM SURVEYORS CAP FOUND AS
NOTED REBAR FOUND AS NOTED NOT A
PART OF THE SUBDIVISION BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
CENTERLINE EASEMENT LINE ADJACENT
SUBDIVISION LINE EXISTING RIGHT OF WAY
LINE EXISTING CENTERLINE EXISTING
EASEMENT SECTION/QUARTER SECTION LINE
MATCHLINE

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

1" =

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 6 OF 11

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PCD FILE NUMBER _____

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

8

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 10 OF 11

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

6

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

Subject:
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

Subject: 11
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD R.O.W. VARIES REC.
Page Label: 19 NO. 207107321
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT F 485,639 SF 11.15 AC +/-
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET INDEX NOT TO SCALE
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40'
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET 10 OF 11
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET INDEX NOT TO SCALE
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FMIC DITCH EASEMENT (RECEPTION NO.
206127024)
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SITE VISIBILITY AND PUBLIC IMPROVEMENT
Page Label: 20 EASEMENT (TYP.) N.T.S.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: Scale in Feet
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 6
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 0
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (XXXX) ADDRESS
ADDRESS CH CHORD CHORD CH L CHORD
LENGTH CHORD LENGTH SET ORANGE
PLASTIC SURVEYORS CAP ON NO 4 REBAR,
CAP IS STAMPED "M&S CIVIL PLS 32820"
ALUMINUM SURVEYORS CAP FOUND AS
NOTED REBAR FOUND AS NOTED NOT A
PART OF THE SUBDIVISION BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
CENTERLINE EASEMENT LINE ADJACENT
SUBDIVISION LINE EXISTING RIGHT OF WAY
LINE EXISTING CENTERLINE EXISTING
EASEMENT SECTION/QUARTER SECTION LINE
MATCHLINE

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

*

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

25.00'

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

40'

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

TRACT N 596,330 SF 13.69 AC +/-

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PCD FILE NUMBER _____

Subject: 3
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT G 241,518 SF 5.54 AC +/-
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 20
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 20 LORSON RANCH JOB NO. 70-039 DATE
Lock: Unlocked PREPARED: 03/10/2017 DATE REVISED:
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 11
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CARRIAGE MEADOWS DRIVE (50' R.O.W.)
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 11 OF 11
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD R.O.W. VARIES REC.
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: File: O:\70039A\Carriage
Page Label: 20
Lock: Unlocked
Status: Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date: Plotstamp: 4/25/2017 8:50 AM
Color:

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

DETAIL A A NOT TO SCALE

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

10

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

8

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

4

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

5

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

80

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 9 OF 11

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

Subject:
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

TRACT O 232,951 SF 5.35 AC +/-

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Scale in Feet

Subject: 4
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40'
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 11
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: GRANT OF RIGHT-OF-WAY REC. NO.
Page Label: 21 216005097
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 5
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RESOLUTION NO. 16-067 PE-54A REC. NO.
Page Label: 21 216022302
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RESOLUTION NO. 16-067 TE-54A REC. NO.
Page Label: 21 216022302 POSSESSION & USE AGREEMENT
Lock: Unlocked TE-54A REC. NO. 216022303
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 80
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 20
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 0
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FONTAINE BOULEVARD R.O.W. VARIES REC.
NO. 207107321

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

9

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

6

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET INDEX NOT TO SCALE

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

10

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

25.00'

Subject:
Page Label: 21 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 21 POSSESSION & USE AGREEMENT RW-54A
Lock: Unlocked REC. NO. 216022303
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 21 TRACT N 596,330 SF 13.69 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 21 LEGEND: SF SQUARE FEET SQUARE FEET
Lock: Unlocked (R) RADIAL RADIAL (XXXX) ADDRESS
Status: ADDRESS CH CHORD CHORD CH L CHORD
Checkmark: Unchecked LENGTH CHORD LENGTH SET ORANGE
Author: AutoCAD SHX Text PLASTIC SURVEYORS CAP ON NO 4 REBAR,
Date: CAP IS STAMPED "M&S CIVIL PLS 32820"
Color: ALUMINUM SURVEYORS CAP FOUND AS
NOTED REBAR FOUND AS NOTED NOT A
PART OF THE SUBDIVISION BOUNDARY LINE
PROPERTY LINE RIGHT OF WAY LINE
CENTERLINE EASEMENT LINE ADJACENT
SUBDIVISION LINE EXISTING RIGHT OF WAY
LINE EXISTING CENTERLINE EXISTING
EASEMENT SECTION/QUARTER SECTION LINE
MATCHLINE

Subject:
Page Label: 21 File: O:\70039A\Carriage
Lock: Unlocked Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Status: Plotstamp: 4/25/2017 8:50 AM
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 21 *BROWNSVILLE SUBDIVISION LOT 2* (NOT A
Lock: Unlocked PART OF THIS SUBDIVISION)
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

RESOLUTION NO. 16-067 RW-54A REC. NO.
216022302

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

PCD FILE NUMBER _____

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

*

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

DETAIL A A NOT TO SCALE

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

POSSESSION & USE AGREEMENT PE-54A
REC. NO. 216022303

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

25.00'

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.) N.T.S.

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

7

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

EXISTING MARKSHEFFEL ROAD (ROW
VARIES)

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

3

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 10 OF 11

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

40

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT CARRIAGE MEADOWS SOUTH AT
LORSON RANCH JOB NO. 70-039 DATE
PREPARED: 03/10/2017 DATE REVISED:

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

SHEET 11 OF 11

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

EXISTING FONTAINE BOULEVARD (ROW
VARIES)

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

%%UMATCHLINE - SEE SHEET 8 OF 11

Subject:
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

1" =

dsdnijkamp (5)

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:54:25 AM
Color:

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:53:37 AM
Color: 

please match plat name, confirm if filing no 1' will be needed on plat.

Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:54:50 AM
Color: 

should this read filing no 1? add tract P.

Subject: Callout
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:49:52 AM
Color: 

add tract P and "filing no 1 if that is what the plat ends up saying.

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 6/1/2017 8:50:25 AM
Color: 

add Tract P

dsdparsons (4)

Subject: Callout
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 8:15:42 AM
Color: 

add a space please

Subject: Highlight
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 8:15:20 AM
Color: 

Subject: Highlight
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 8:11:53 AM
Color: 

Subject: Callout
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 8:14:53 AM
Color: 

Change to President

RSchindler (13)

Subject: Text Box
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:16:46 PM
Color: 

EXHIBIT A

Subject: Text Box
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:16:40 PM
Color: 

EXHIBIT A

Subject: Text Box
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:16:32 PM
Color: 

EXHIBIT B

Subject: Text Box
Page Label: 12
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:16:59 PM
Color: 

EXHIBIT B

Subject: Text Box
Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:06 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 14
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:18 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 15
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:24 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 16
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:31 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 17
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:36 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 18
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:43 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 19
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:50 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 20
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:17:57 PM
Color: ■

EXHIBIT B

Subject: Text Box
Page Label: 21
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: RSchindler
Date: 4/26/2017 6:18:01 PM
Color: ■

EXHIBIT B