

CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Add Filing No. 1 & the description to NOTES CONTINUED: each page.

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 (NE¼) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW¼) 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 (NE¼) 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 (NE¼), 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 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 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 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°05'00"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°49'59"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°15'57"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°20'50"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°34'58"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°34'45"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 (NW¼) 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 } ss

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.

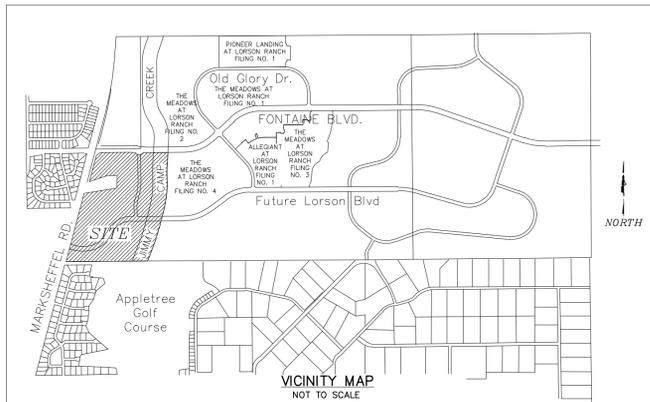
WITNESS MY HAND AND OFFICIAL SEAL:

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.



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 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.

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 0804100073 F, EFFECTIVE DATE MARCH 11, 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 } ss

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 } ss

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-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 RECORDED 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: JULY 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 BONUS RELOCATION, 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 16, 2009 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. 210036301.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION 12-126 AS SET FORTH BELOW:

RECORDING DATE: APRIL 13, 2012 RECORDING NO.: RECEPTION NO. 212044279.

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.

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. 216069830.

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, FAMILY 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 1, 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:

| | | |
|--------------|--------------|---------|
| 235 LOTS | 34.84 ACRES | 32.67% |
| 17 TRACTS | 55.63 ACRES | 52.17% |
| RIGHT-OF-WAY | 16.17 ACRES | 15.16% |
| TOTAL | 106.64 ACRES | 100.00% |

Sight visibility triangles have been requested to be shown on the CD's for all areas where lots may need to have landscape restrictions. Where landscape restrictions are required, a plat note should be added. some lots (may not be all inclusive) to look at are 137, 234, 216,8 (tract H), 12, and 13.

Add a final plat is required to develop this future development track.

is this still Cory? these should be shown on this plat, typ all easements.

credits used for this filing \$ / remaining credit balance is \$

FEES: DRAINAGE FEE: BRIDGE FEE: SCHOOL FEE: PARK FEE: UPRON PARK FEE: TRANSPORTATION FEE:

Remove; add note 24 regarding the PID inclusion actually PID reception No. for this plat.

Add fees not due per the school land agreement as recorded at reception no. ETC...



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

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

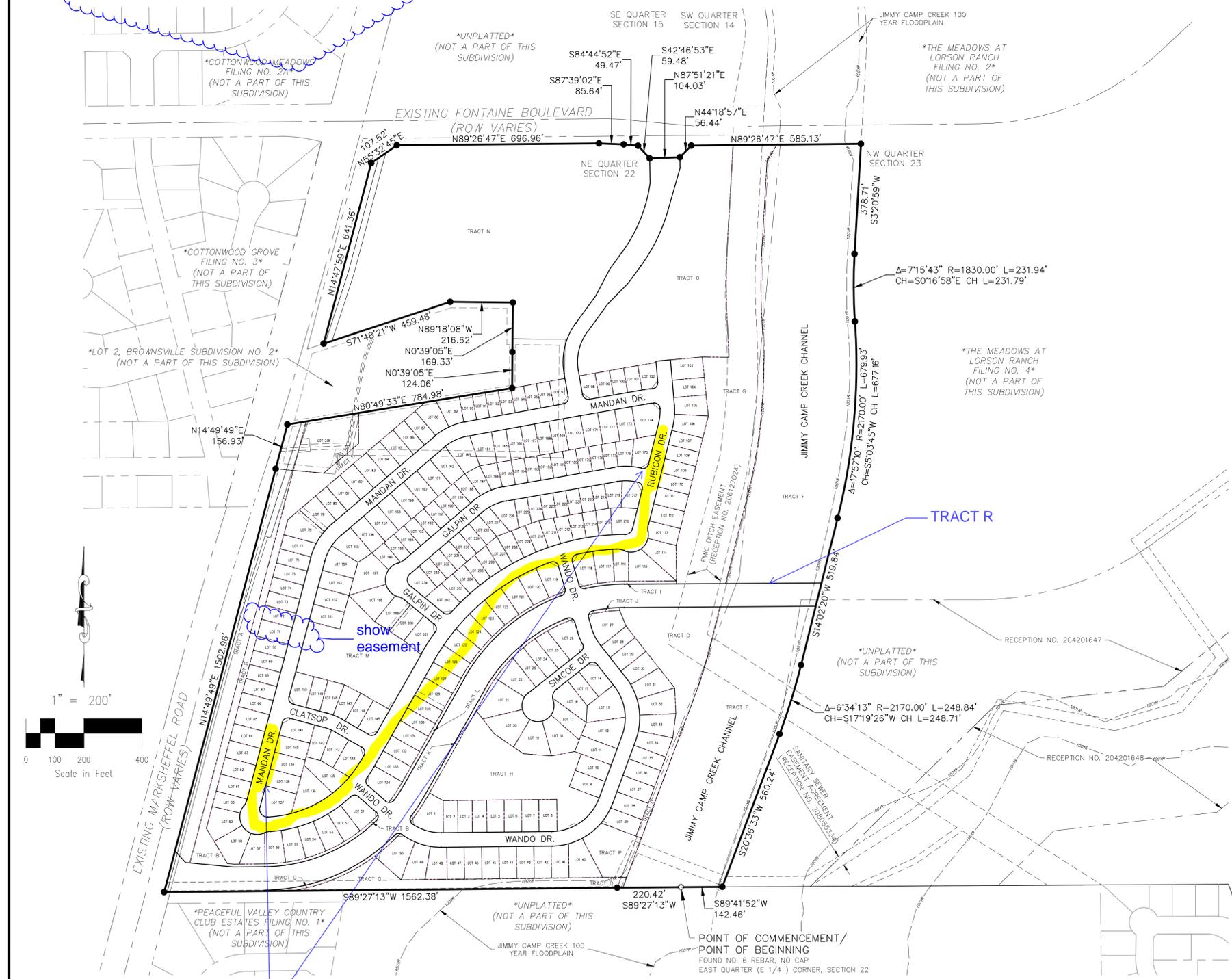
CARRIAGE MEADOWS SOUTH
FILING NO. 1
TOTAL AREA = (106.64 AC +/-)

these should be the same.

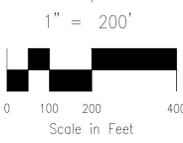
| LINE # | BEARING |
|--------|-------------|
| (R)1 | N23°16'27"E |
| (R)2 | N6°22'43"W |
| (R)3 | N15°09'21"W |
| (R)4 | N49°27'07"W |
| (R)5 | N65°08'52"W |
| (R)6 | S89°16'05"W |
| (R)7 | S59°26'12"W |
| (R)8 | N85°35'02"E |
| (R)9 | N54°31'21"W |
| (R)10 | N77°15'51"W |
| (R)11 | N34°25'47"W |
| (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 |



where does one road start and the other end? Clearly call out the transition line.



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:
PCD FILE NUMBER SF17-11



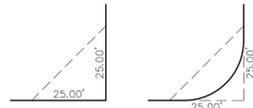
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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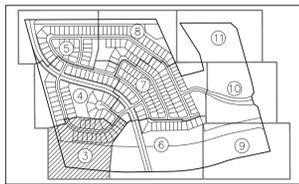
CARRIAGE MEADOWS SOUTH AT LORSON RANCH

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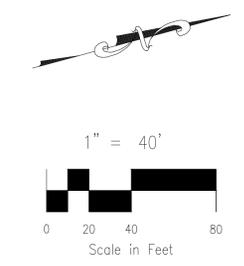
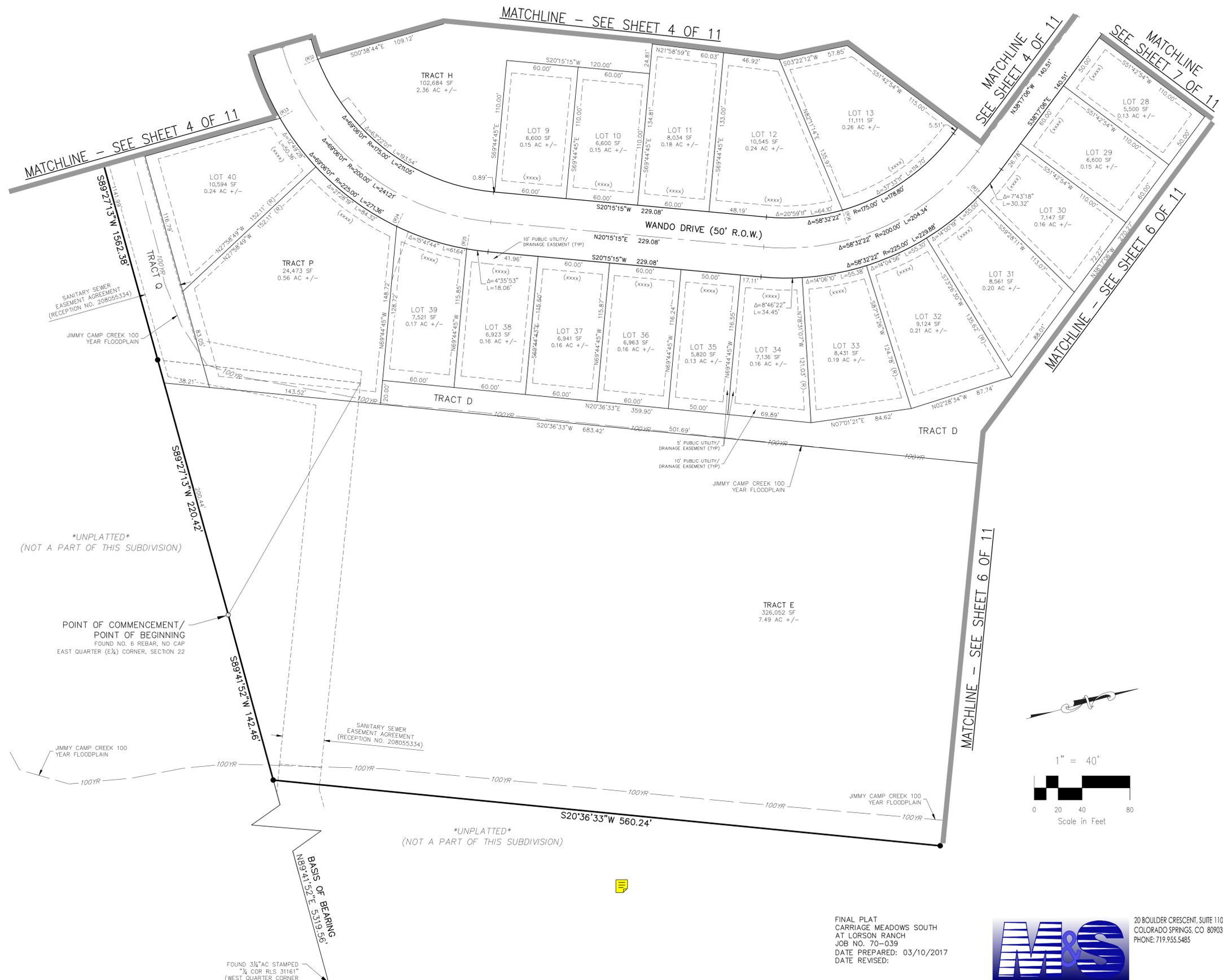
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- MATCHLINE



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S.
DETAIL A
 NOT TO SCALE



SHEET INDEX
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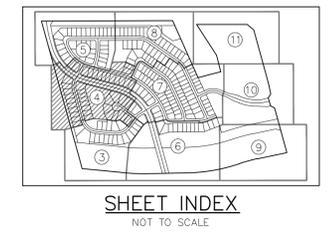
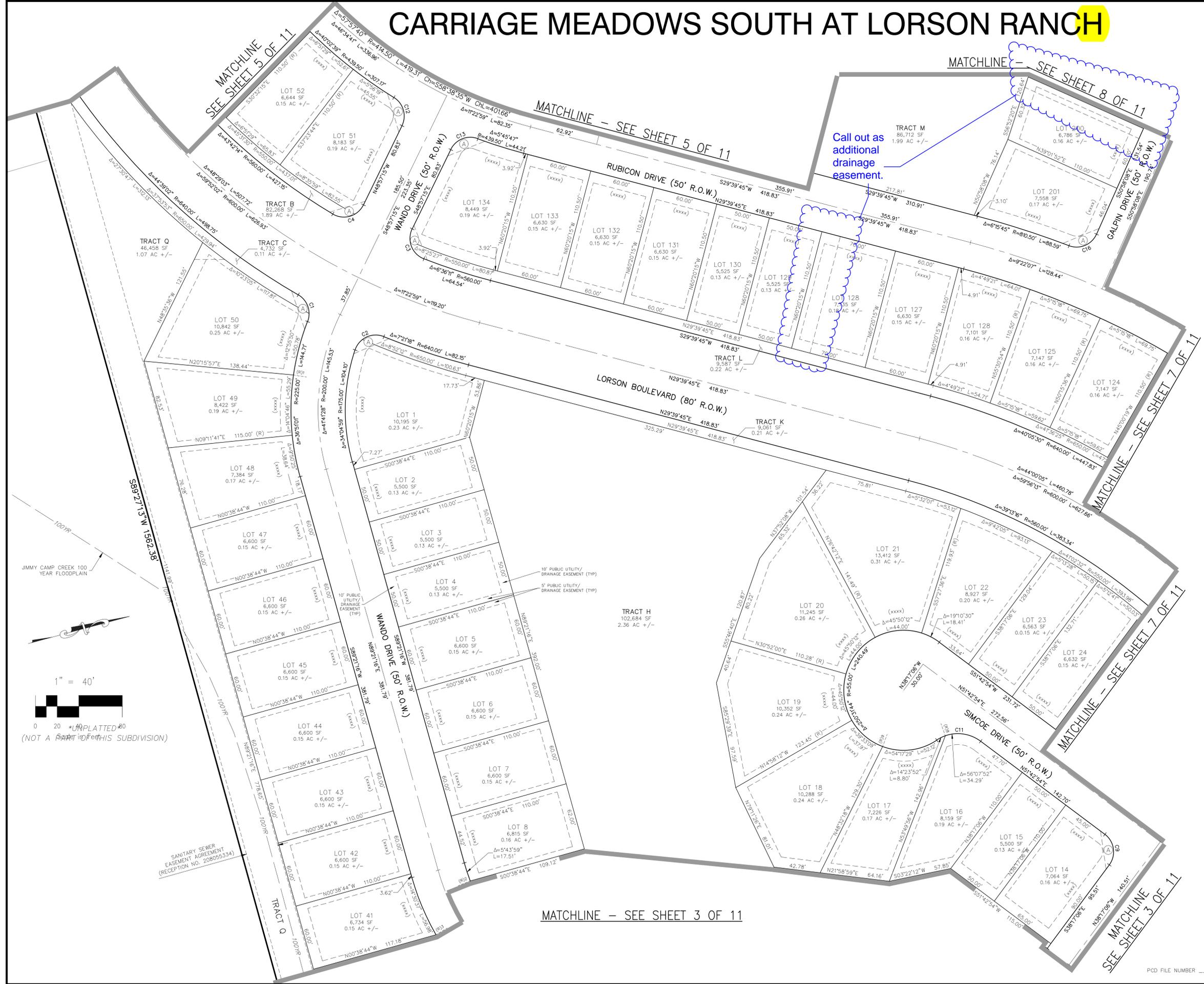


FINAL PLAT
 CARRIAGE MEADOWS SOUTH
 AT LORSON RANCH
 JOB NO. 70-039
 DATE PREPARED: 03/10/2017
 DATE REVISED:

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

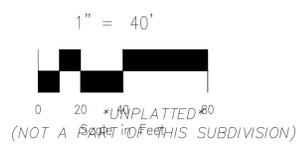
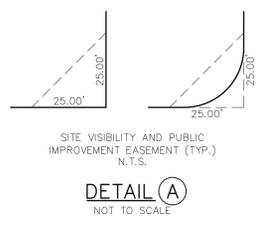
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CARRIAGE MEADOWS SOUTH AT LORSON RANCH



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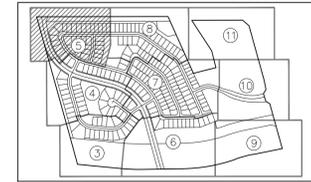
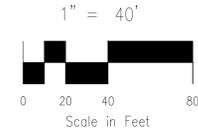
FINAL PLAT
CARRIAGE MEADOWS SOUTH
AT LORSON RANCH
JOB NO. 70-039
DATE PREPARED: 03/10/2017
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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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CARRIAGE MEADOWS SOUTH AT LORSON RANCH

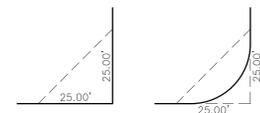


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SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S.

DETAIL (A) NOT TO SCALE

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:



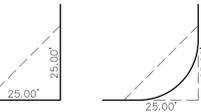
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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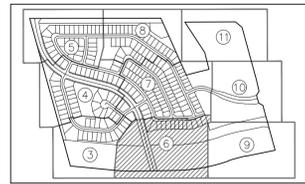
CARRIAGE MEADOWS SOUTH AT LORSON RANCH

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DETAIL A
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

This should be platted as public ROW

Add the missing info: filing no, section, township range etc.... to each plat sheet

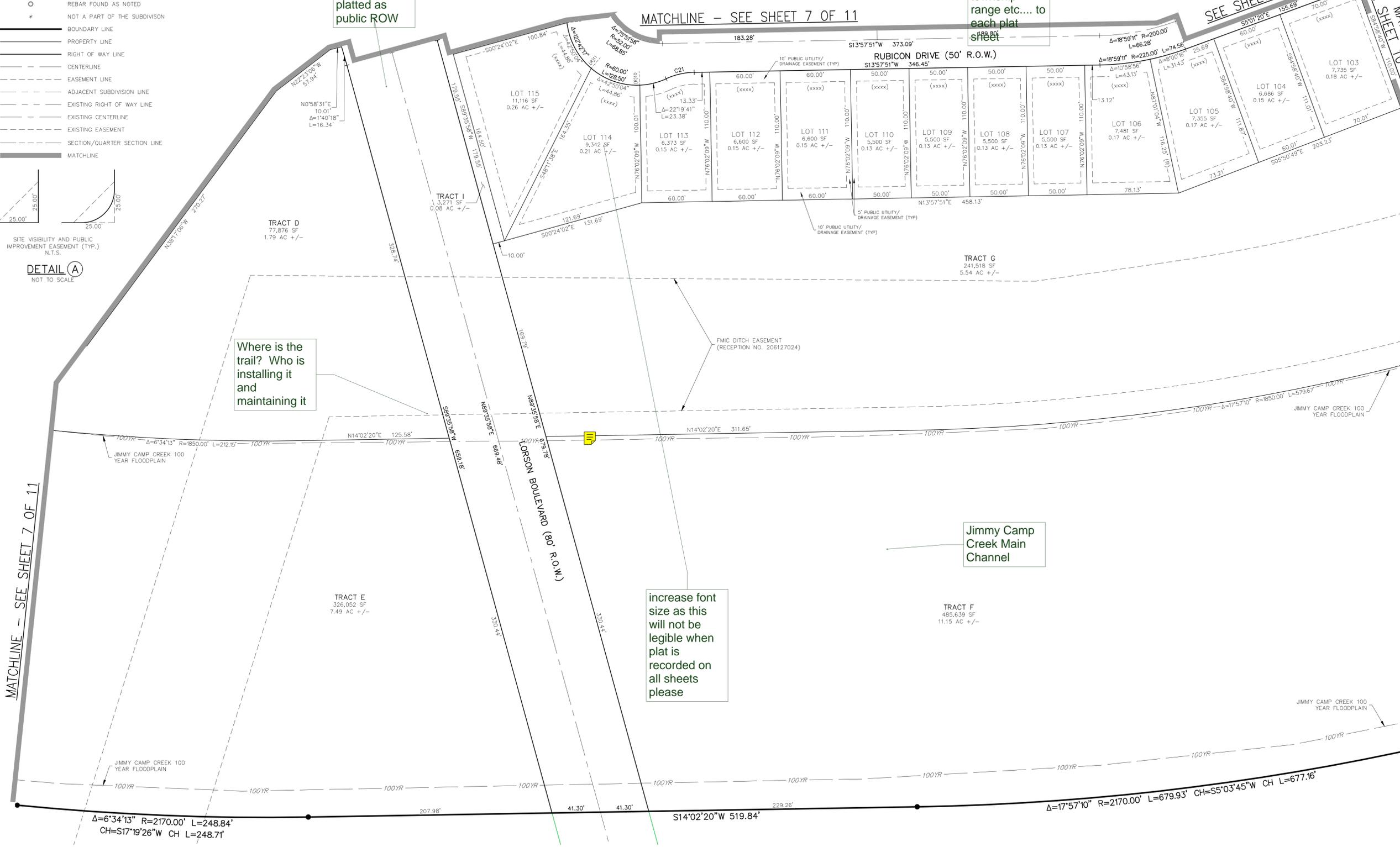
MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE SEE SHEET 7 OF 11

SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 7 OF 11

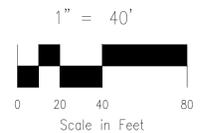
MATCHLINE - SEE SHEET 9 OF 11



Where is the trail? Who is installing it and maintaining it

increase font size as this will not be legible when plat is recorded on all sheets please

Jimmy Camp Creek Main Channel



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

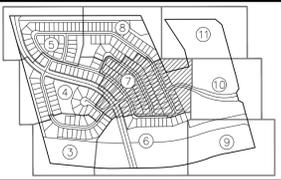


20 BOULDER CRESCENT, SUITE 110
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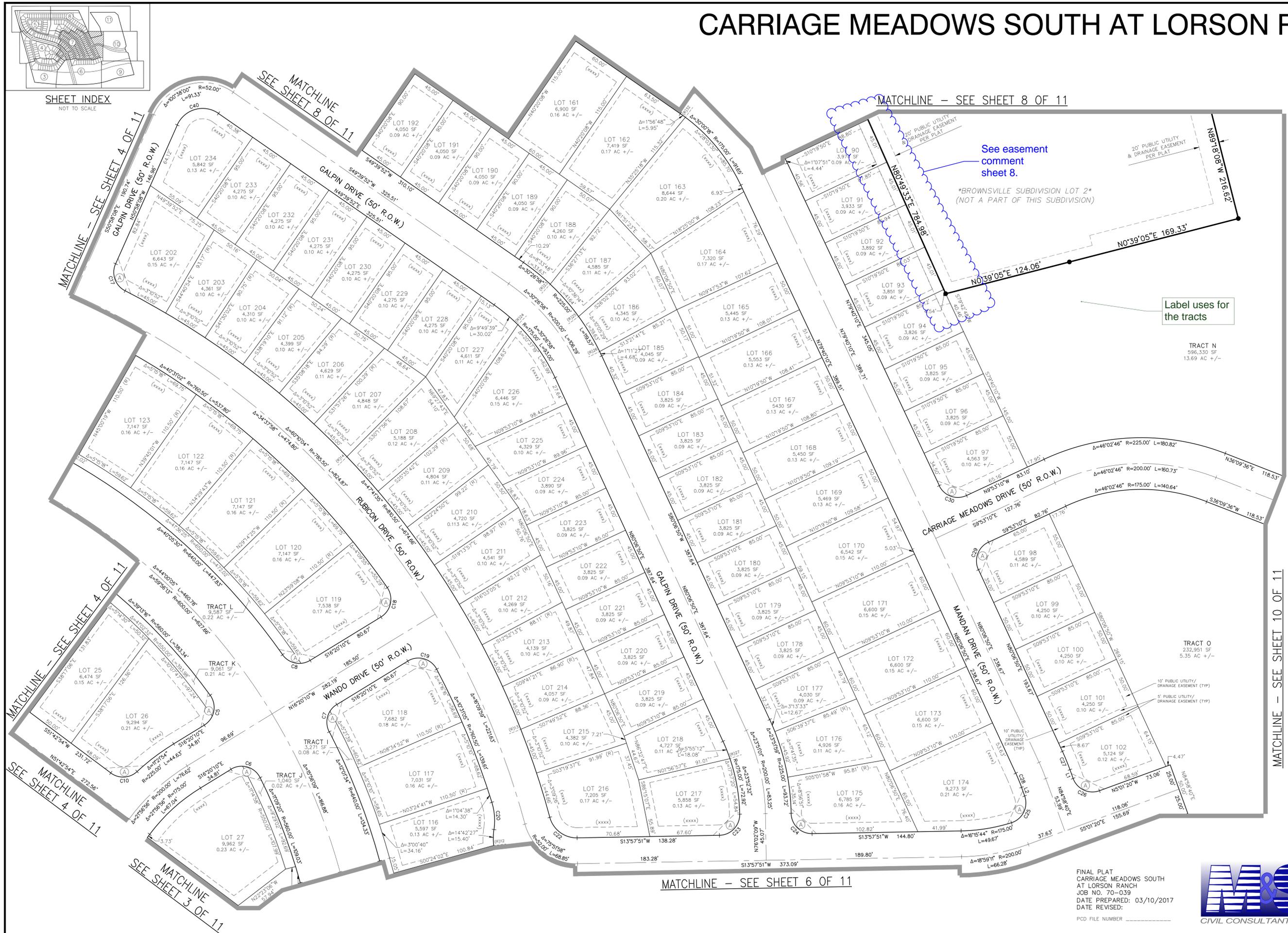
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CARRIAGE MEADOWS SOUTH AT LORSON RANCH

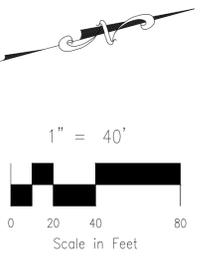


SHEET INDEX
NOT TO SCALE



MATCHLINE - SEE SHEET 10 OF 11

MATCHLINE - SEE SHEET 10 OF 11



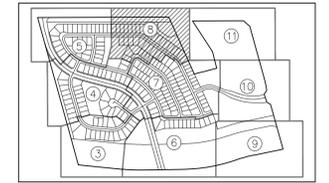
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JOB NO. 70-039
DATE PREPARED: 03/10/2017
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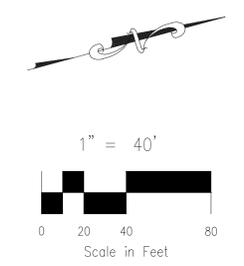
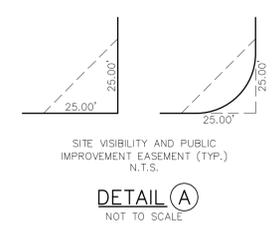
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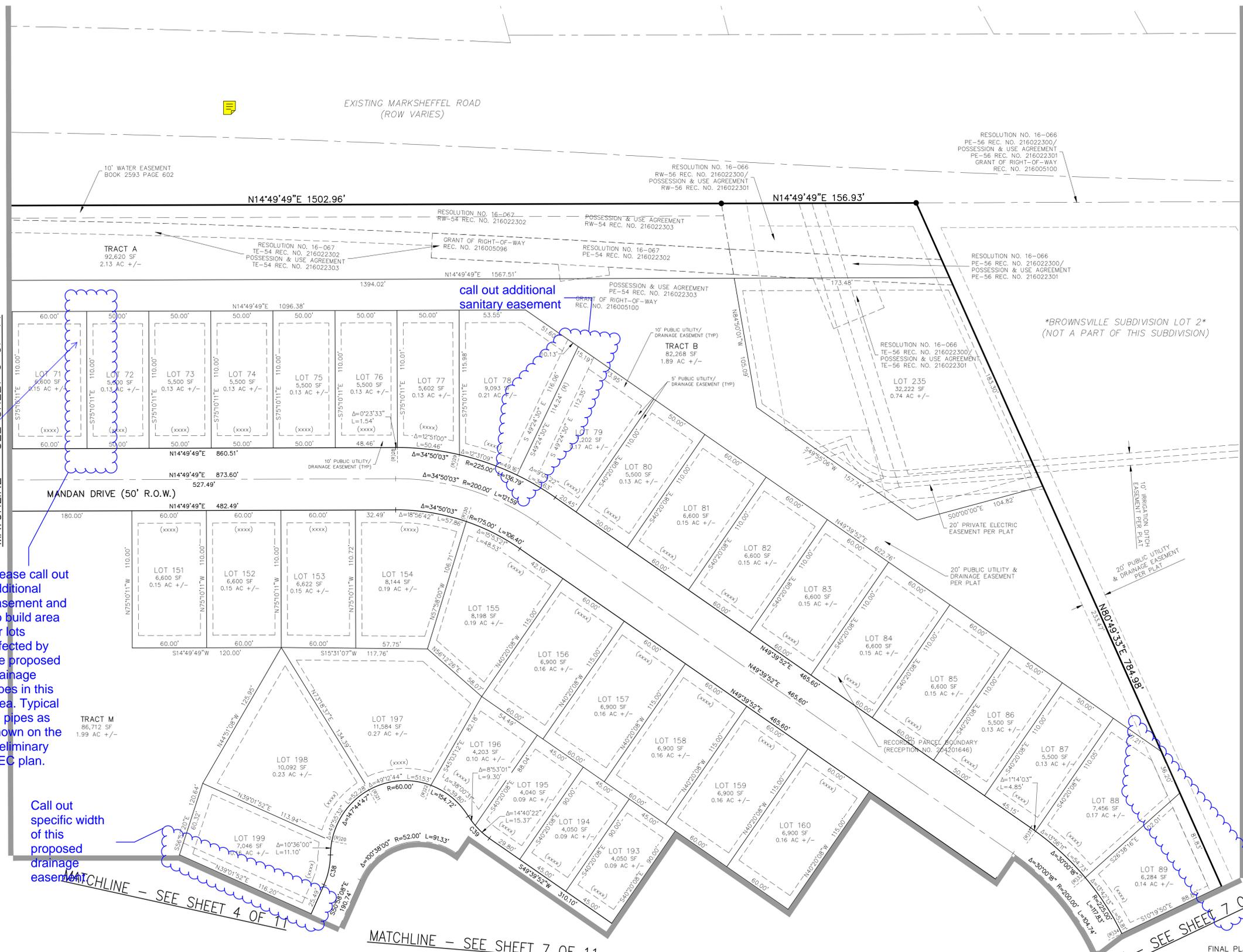
SHEET INDEX
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Easement for the proposed pipe in this location should be 15' centered on the pipe. If the proposed pipe is entirely on the lot, more than a 10' easement on their property may be needed.



MATCHLINE - SEE SHEET 5 OF 11

MATCHLINE - SEE SHEET 11 OF 11

MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 7 OF 11

MATCHLINE - SEE SHEET 7 OF 11

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

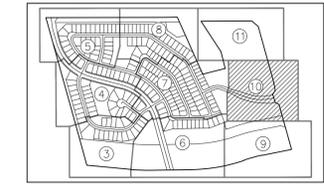
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COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

P.C.D. FILE NUMBER _____

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CARRIAGE MEADOWS SOUTH AT LORSON RANCH

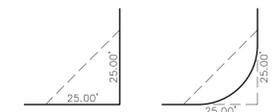
MATCHLINE – SEE SHEET 11 OF 11



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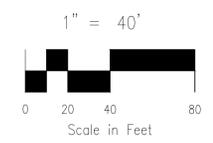
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SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.

DETAIL A
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FINAL PLAT
CARRIAGE MEADOWS SOUTH
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DATE PREPARED: 03/10/2017
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20 BOULDER CRESCENT, SUITE 110
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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. 207'10.121'
REC. NO. 20710121

Public

FMIC DITCH EASEMENT
(RECEPTION NO. 206127024)

JIMMY CAMP CREEK 100
YEAR FLOODPLAIN

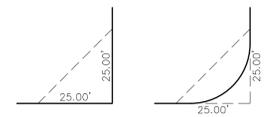
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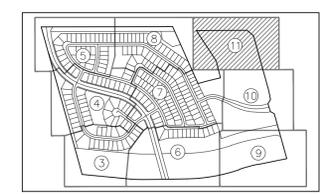
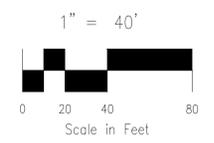
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SHEET INDEX NOT TO SCALE



MATCHLINE - SEE SHEET 8 OF 11

MATCHLINE - SEE SHEET 10 OF 11

FINAL PLAT
 CARRIAGE MEADOWS SOUTH
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 PHONE: 719.955.5485

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EASEMENTS:

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Color:

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

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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

Subject: Appletree Golf Course
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Subject: RIGHT-OF-WAY
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Subject: THE MEADOWS AT LORSON RANCH FILING
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Subject: 55.63 ACRES
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Subject: Future Lorson Blvd
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Subject: SURVEYOR'S CERTIFICATE:
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THE MEADOWS AT LORSON RANCH FILING
NO. 3

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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.

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PIONEER LANDING AT LORSON RANCH FILING
NO. 1

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ALLEGIANAT AT LORSON RANCH FILING NO. 1

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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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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 OF , , , 2017, A.D. EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPEMENT EL PASO COUNTY ASSESSOR

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FLOOD PLAIN CERTIFICATION:

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MARKSHEFFEL RD.

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FONTAINE BLVD.

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CAMP

Subject: NORTH
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Subject: 15.16%%
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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: 52.17%%
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Subject: 17 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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Subject: 34.84 ACRES
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Subject: NOTES:
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Subject: VICINITY MAP
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Subject: 16.17 ACRES
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Subject: Old Glory Dr.
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Subject: LOT 160
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Subject: *COTTONWOOD MEADOWS FILING NO. 2A*
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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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206127024)
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Subject: LOT 113
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Subject: POINT OF COMMENCEMENT/ POINT OF
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Subject: LOT 133
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Subject: LOT 125
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Subject: LOT 20
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Subject: EXISTING FONTAINE BOULEVARD (ROW
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Subject: LOT 231
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Subject: LOT 215
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Subject: LOT 42
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Subject: LOT 25
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Subject: LOT 173
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 170
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: DR.
Page Label: 2
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 34
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: 200
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 168
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 204
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 82
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 89
Page Label: 2
Lock: Unlocked
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Date:
Color:

Subject: LOT 224
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT C
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 65
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: WANDO DR.
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 117
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Date:
Color:

Subject: *UNPLATTED* (NOT A PART OF THIS
Page Label: 2 SUBDIVISION)
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 207
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 181
Page Label: 2
Lock: Unlocked
Status:
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Date:
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Subject: LOT 171
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Date:
Color:

Subject: LOT 185
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Date:
Color:

Subject: LOT 136
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Lock: Unlocked
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Date:
Color:

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Date:
Color:

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Date:
Color:

Subject: NE QUARTER SECTION 22
Page Label: 2
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Date:
Color:

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Color:

Subject: LOT 5
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Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: *PEACEFUL VALLEY COUNTRY CLUB
Page Label: 2 ESTATES FILING NO. 1* (NOT A PART OF THIS
Lock: Unlocked SUBDIVISION)
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: RECEPTION NO. 204201648
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 77
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: LOT 54
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 19
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 106
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Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 59
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 149
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 199
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Date:
Color:

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Date:
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Date:
Color:

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Date:
Color:

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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 4
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 191
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Lock: Unlocked
Status:
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Date:
Color:

Subject: LOT 75
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Subject:
Page Label: 2
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Author: AutoCAD SHX Text
Date:
Color:

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

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Date:
Color:

LOT 219

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

LOT 200

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

WANDO DR.

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

LOT 107

Subject:
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

LOT 60

Subject: LOT 123
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 67
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 2 LORSON RANCH JOB NO. 70-039 DATE
Lock: Unlocked PREPARED: 03/10/2017 DATE REVISED:
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 29
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 198
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: MANDAN DR.
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 103
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 208
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Date:
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Subject: LOT 144
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 155
Page Label: 2
Lock: Unlocked
Status:
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Color:

Subject: SW QUARTER SECTION 14
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

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Color:

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Page Label: 2
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Subject: LOT 137
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Color:

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Subject: TRACT E
Page Label: 2
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Author: AutoCAD SHX Text
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Color:

Subject: TRACT K
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 90
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 214
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Author: AutoCAD SHX Text
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Page Label: 2
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Date:
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Subject: LOT 175
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Author: AutoCAD SHX Text
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Color:

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Date:
Color:

Subject: *UNPLATTED* (NOT A PART OF THIS
SUBDIVISION)
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Author: AutoCAD SHX Text
Date:
Color:

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Page Label: 2
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Status:
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Date:
Color:

Subject: LOT 41
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 11
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

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

Subject: LOT 188
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 126
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Date:
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Date:
Color:

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Color:

Subject: *THE MEADOWS AT LORSON RANCH FILING
Page Label: 2 NO. 4* (NOT A PART OF THIS SUBDIVISION)
Lock: Unlocked
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Date:
Color:

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Date:
Color:

Subject: LOT 31
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Date:
Color:

Subject: JIMMY CAMP CREEK CHANNEL
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 63
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 109
Page Label: 2
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT H
Page Label: 2
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 213
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Lock: Unlocked
Status:
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Date:
Color:

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Date:
Color:

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Page Label: 2
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Date:
Color:

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Page Label: 2
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 115
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Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 143
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Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 233
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Date:
Color:

Subject: TRACT L
Page Label: 2
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Subject: LOT 95
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Color:

Subject: LOT 210
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Color:

Subject: LOT 132
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: MANDAN DR.
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: LOT 220
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Date:
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Date:
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Subject: LOT 178
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Date:
Color:

Subject: LOT 86
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Date:
Color:

Subject: LOT 130
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Author: AutoCAD SHX Text
Date:
Color:

Subject: CARRIAGE MEADOWS SOUTH FILING NO. 1
Page Label: 2 TOTAL AREA = (106.64 AC +/-) +/-)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 190
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Checkmark: Unchecked
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Date:
Color:

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Date:
Color:

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Color:

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Date:
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Date:
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Author: AutoCAD SHX Text
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SUBDIVISION)

Subject:
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Status:
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Author: AutoCAD SHX Text
Date:
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LOT 87

Subject:
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Author: AutoCAD SHX Text
Date:
Color:

LOT 27

Subject:
Page Label: 2
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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:
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Author: AutoCAD SHX Text
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LOT 1

Subject:
Page Label: 2
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LOT 131

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Date:
Color:

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Color:

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Color:

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Subject: LOT 174
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Author: AutoCAD SHX Text
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Subject:
Page Label: 2
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Author: AutoCAD SHX Text
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*THE MEADOWS AT LORSON RANCH FILING
NO. 2* (NOT A PART OF THIS SUBDIVISION)

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LOT 56

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LOT 129

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LOT 135

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LOT 193

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LOT 78

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Subject: LOT 23
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Subject: LOT 94
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Subject: LOT 189
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Subject: LOT 14
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Subject: LOT 97
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Subject: LOT 6
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Subject: Scale in Feet
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Subject: JIMMY CAMP CREEK CHANNEL
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Subject: LOT 167
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Subject: EXISTING MARKSHEFFEL ROAD (ROW
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Subject: LOT 166
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Subject: SHEET 2 OF 11
Page Label: 2
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LOT 66

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LOT 64

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LOT 76

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Subject: WANDO DR.
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Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
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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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LOT 13 11,111 SF 0.26 AC +/-

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%%UMATCHLINE - SEE SHEET 6 OF 11

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

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LOT 30 7,147 SF 0.16 AC +/-

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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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5' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

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MATCHLINE SEE SHEET 4 OF 11

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TRACT H 102,684 SF 2.36 AC +/-

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LOT 37 6,941 SF 0.16 AC +/-

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%%UMATCHLINE - SEE SHEET 4 OF 11

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

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UNPLATTED (NOT A PART OF THIS
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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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Subject:
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LOT 29 6,600 SF 0.15 AC +/-

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

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LOT 42 6,600 SF 0.15 AC +/-

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MATCHLINE SEE SHEET 7 OF 11

Subject:
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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 +/-

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: 3
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Subject: 11
Page Label: 3
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Subject: 3
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Subject: LOT 31 8,561 SF 0.20 AC +/-
Page Label: 3
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Author: AutoCAD SHX Text
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Subject: TRACT Q
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Subject: TRACT P 24,473 SF 0.56 AC +/-
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Author: AutoCAD SHX Text
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Subject: 10
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Author: AutoCAD SHX Text
Date:
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Subject: LOT 14 7,064 SF 0.16 AC +/-
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: POINT OF COMMENCEMENT/ POINT OF
Page Label: 3 BEGINNING FOUND NO. 6 REBAR, NO CAP
Lock: Unlocked EAST QUARTER (E) CORNER, SECTION 22
Status:) CORNER, SECTION 2214) CORNER,
Checkmark: Unchecked SECTION 22) CORNER, SECTION 22
Author: AutoCAD SHX Text
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PCD FILE NUMBER _____

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%%UMATCHLINE - SEE SHEET 6 OF 11

Subject:
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Author: AutoCAD SHX Text
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SUBDIVISION)

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SHEET INDEX NOT TO SCALE

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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

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LOT 33 8,431 SF 0.19 AC +/-

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

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

Subject:
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LOT 12 10,545 SF 0.24 AC +/-

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Author: AutoCAD SHX Text
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LOT 145 7,064 SF 0.16 AC +/-

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LOT 18 10,288 SF 0.24 AC +/-

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Meadows\dwg\Survey\Plat\70-039 Plat.dwg
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LOT 128 7,101 SF 0.16 AC +/-

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LOT 5 6,600 SF 0.15 AC +/-

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Subject: PCD FILE NUMBER _____
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Subject: MATCHLINE SEE SHEET 5 OF 11
Page Label: 4
Lock: Unlocked
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Subject: LOT 123 7,147 SF 0.16 AC +/-
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Author: AutoCAD SHX Text
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Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
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WANDO DRIVE (50' R.O.W.)

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LOT 9 6,600 SF 0.15 AC +/-

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TRACT M 86,712 SF 1.99 AC +/-

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LOT 144 7,653 SF 0.18 AC +/-

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LOT 42 6,600 SF 0.15 AC +/-

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Author: AutoCAD SHX Text
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Subject:
Page Label: 4
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Author: AutoCAD SHX Text
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GALPIN DRIVE (50' R.O.W.)

Subject:
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Author: AutoCAD SHX Text
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SHEET 4 OF 11

Subject:
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Subject:
Page Label: 4 LOT 20 11,245 SF 0.26 AC +/-
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Page Label: 4 LOT 29 6,600 SF 0.15 AC +/-
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Page Label: 4 LOT 128 7,735 SF 0.18 AC +/-
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Author: AutoCAD SHX Text
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LOT 50 10,842 SF 0.25 AC +/-

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%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
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SUBDIVISION)

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

Subject:
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Author: AutoCAD SHX Text
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LOT 26 9,294 SF 0.21 AC +/-

Subject:
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Author: AutoCAD SHX Text
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LOT 14 7,064 SF 0.16 AC +/-

Subject: 5
Page Label: 4
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Subject: LORSON BOULEVARD (80' R.O.W.)
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Subject: LOT 8 6,815 SF 0.16 AC +/-
Page Label: 4
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Subject: 25.00'
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Author: AutoCAD SHX Text
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Subject: RUBICON DRIVE (50' R.O.W.)
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Author: AutoCAD SHX Text
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Subject: LOT 198 10,092 SF 0.23 AC +/-
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Subject: 25.00'
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Subject: LOT 2 5,500 SF 0.13 AC +/-
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Subject: MATCHLINE SEE SHEET 3 OF 11
Page Label: 4
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Author: AutoCAD SHX Text
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Subject: SHEET INDEX NOT TO SCALE
Page Label: 4
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Subject: 80
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Subject:
Page Label: 4 40'
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Subject:
Page Label: 4 LOT 47 6,600 SF 0.15 AC +/-
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Subject:
Page Label: 4 LOT 43 6,600 SF 0.15 AC +/-
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WANDO DRIVE (50' R.O.W.)

Subject:
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LOT 22 8,927 SF 0.20 AC +/-

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LOT 133 6,630 SF 0.15 AC +/-

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LOT 127 6,630 SF 0.15 AC +/-

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Subject:
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LOT 124 7,147 SF 0.16 AC +/-

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Author: AutoCAD SHX Text
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LOT 134 8,449 SF 0.19 AC +/-

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Subject:
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LOT 41 6,734 SF 0.15 AC +/-

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LOT 17 7,226 SF 0.17 AC +/-

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LOT 15 5,500 SF 0.13 AC +/-

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LOT 23 6,563 SF 0.0.15 AC +/-

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LOT 53 7,139 SF 0.16 AC +/-

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Subject: Scale in Feet
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Author: AutoCAD SHX Text
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Subject: 5' PUBLIC UTILITY/ DRAINAGE EASEMENT
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Author: AutoCAD SHX Text
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Subject: A
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Subject: 11
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Author: AutoCAD SHX Text
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Subject: LOT 3 5,500 SF 0.13 AC +/-
Page Label: 4
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 11 8,034 SF 0.18 AC +/-
Page Label: 4
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Subject: %%UMATCHLINE - SEE SHEET 5 OF 11
Page Label: 4
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Subject: LOT 46 6,600 SF 0.15 AC +/-
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Subject: LOT 146 5,500 SF 0.13 AC +/-
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Subject:
Page Label: 4 LOT 6 6,600 SF 0.15 AC +/-
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Subject:
Page Label: 4 LOT 48 7,384 SF 0.17 AC +/-
Lock: Unlocked
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Subject:
Page Label: 4 8
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Author: AutoCAD SHX Text
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Subject:
Page Label: 4 GALPIN DRIVE (50' R.O.W.)
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Author: AutoCAD SHX Text
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Subject: LOT 16 8,159 SF 0.19 AC +/-
Page Label: 4
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Subject: LOT 129 5,525 SF 0.13 AC +/-
Page Label: 4
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Subject: TRACT Q 46,458 SF 1.07 AC +/-
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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.

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Subject: LOT 199 7,046 SF 0.16 AC +/-
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Subject: LOT 13 11,111 SF 0.26 AC +/-
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Subject: LOT 130 5,525 SF 0.13 AC +/-
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Subject: LOT 201 7,558 SF 0.17 AC +/-
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Subject: 10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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Subject: %%UMATCHLINE - SEE SHEET 3 OF 11
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Subject: 25.00'
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Subject: LOT 24 6,632 SF 0.15 AC +/-
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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

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LOT 49 8,422 SF 0.19 AC +/-

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ALUMINUM SURVEYORS CAP FOUND AS
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PROPERTY LINE RIGHT OF WAY LINE
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%%U SEE SHEET 8 OF 11

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Subject: 20
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Subject: 10
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Subject: LOT 51 8,183 SF 0.19 AC +/-
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Subject: TRACT H 102,684 SF 2.36 AC +/-
Page Label: 4
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Subject: LOT 125 7,147 SF 0.16 AC +/-
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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: 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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LOT 52 6,644 SF 0.15 AC +/-

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Subject: Scale in Feet
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Subject: LOT 65 6,600 SF 0.15 AC +/-
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Subject: LOT 136 11,155 SF 0.26 AC +/-
Page Label: 5
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Subject: LOT 55 7,139 SF 0.16 AC +/-
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Subject: 40'
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Subject: 4
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Subject: File: O:\70039A\Carriage
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Subject: PCD FILE NUMBER _____
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Subject: SHEET INDEX NOT TO SCALE
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Subject: LOT 67 5,500 SF 0.13 AC +/-
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Subject: 25.00'
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Subject: 5' PUBLIC UTILITY/ DRAINAGE EASEMENT
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Subject: SITE VISIBILITY AND PUBLIC IMPROVEMENT
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Subject: LOT 147 6,,030 SF 0.14 AC +/-
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Subject: LOT 146 5,500 SF 0.13 AC +/-
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Subject: LOT 134 8,449 SF 0.19 AC +/-
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Subject: LOT 51 8,183 SF 0.19 AC +/-
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LOT 145 7,064 SF 0.16 AC +/-

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LOT 52 6,644 SF 0.15 AC +/-

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

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

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LOT 53 7,139 SF 0.16 AC +/-

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Subject: TRACT M 86,712 SF 1.99 AC +/-
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Subject: WANDO DRIVE (50' R.O.W.)
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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 +/-

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Subject: LOT 141 7,064 SF 0.16 AC +/-
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Subject: TRACT A 92,620 SF 2.13 AC +/-
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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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Subject: LOT 138 6,600 SF 0.15 AC +/-
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LOT 143 6,481 SF 0.15 AC +/-

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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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%%UMATCHLINE - SEE SHEET 4 OF 11

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LOT 150 7,064 SF 0.16 AC +/-

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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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Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 5 LORSON RANCH JOB NO. 70-039 DATE
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Subject: LOT 58 9,704 SF 0.22 AC +/-
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Subject: TRACT B 82,268 SF 1.89 AC +/-
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Page Label: 5 (xxxx)
Lock: Unlocked
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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 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: 5 LOT 64 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: 5 LOT 63 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 137 10,001 SF 0.23 AC +/-
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: %%UMATCHLINE - SEE SHEET 4 OF 11
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: LOT 135 8,745 SF 0.20 AC +/-
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: LOT 54 7,139 SF 0.16 AC +/-
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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Subject: (xxxx)
Page Label: 5
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Subject:
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LOT 69 5,500 SF 0.13 AC +/-

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

Subject:
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Author: AutoCAD SHX Text
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Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 149 5,500 SF 0.13 AC +/-
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: 5
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: A
Page Label: 5
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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Author: AutoCAD SHX Text
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LOT 68 5,500 SF 0.13 AC +/-

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

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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: (xxxx)
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Author: AutoCAD SHX Text
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Subject: LOT 70 5,500 SF 0.13 AC +/-
Page Label: 5
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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Subject: LORSON BOULEVARD (80' R.O.W.)
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Color:

Subject: LOT 139 6,600 SF 0.15 AC +/-
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 5
Lock: Unlocked
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Subject: A
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Author: AutoCAD SHX Text
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Subject: RUBICON DRIVE (50' R.O.W.)
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 59 9,362 SF 0.21 AC +/-
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: MANDAN DRIVE (50' R.O.W.)
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: A
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Subject: (xxxx)
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Subject: 1" =
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Subject: LOT 57 6,996 SF 0.16 AC +/-
Page Label: 5
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: EXISTING MARKSHEFFEL ROAD (ROW
VARIES)
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: LOT 140 6,600 SF 0.15 AC +/-
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: 8
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject:
Page Label: 5 0
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 5 *PEACEFUL VALLEY COUNTRY CLUB
Lock: Unlocked ESTATES FILING NO. 1* (NOT A PART OF THIS
Status: SUBDIVISION)
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 5 25.00'
Lock: Unlocked
Status:
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Subject:
Page Label: 6 LOT 112 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: 6 (xxxx)
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
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SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.) N.T.S.

Subject:
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Subject:
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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

Subject:
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Author: AutoCAD SHX Text
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LOT 14 7,064 SF 0.16 AC +/-

Subject:
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Lock: Unlocked
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Author: AutoCAD SHX Text
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LOT 110 5,500 SF 0.13 AC +/-

Subject:
Page Label: 6 (xxxx)
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 6 5' PUBLIC UTILITY/ DRAINAGE EASEMENT
Lock: Unlocked (TYP)
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: 6 LOT 116 5,597 SF 0.13 AC +/-
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 6 LOT 103 7,735 SF 0.18 AC +/-
Lock: Unlocked
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LOT 105 7,355 SF 0.17 AC +/-

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SHEET INDEX NOT TO SCALE

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LOT 28 5,500 SF 0.13 AC +/-

Subject:
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Author: AutoCAD SHX Text
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20

Subject: TRACT G 241,518 SF 5.54 AC +/-
Page Label: 6
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: LOT 113 6,373 SF 0.15 AC +/-
Page Label: 6
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Subject: 25.00'
Page Label: 6
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Author: AutoCAD SHX Text
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Subject: RUBICON DRIVE (50' R.O.W.)
Page Label: 6
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Subject: 8
Page Label: 6
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: 25.00'
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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

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25.00'

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PCD FILE NUMBER _____

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LOT 30 7,147 SF 0.16 AC +/-

Subject:
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Author: AutoCAD SHX Text
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LOT 108 5,500 SF 0.13 AC +/-

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

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Author: AutoCAD SHX Text
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Subject:
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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: (xxxx)
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Subject: LOT 106 7,481 SF 0.17 AC +/-
Page Label: 6
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Subject: LOT 29 6,600 SF 0.15 AC +/-
Page Label: 6
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Subject: LOT 115 11,116 SF 0.26 AC +/-
Page Label: 6
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Subject: A
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Subject: 40'
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Subject: %%UMATCHLINE - SEE SHEET 7 OF 11
Page Label: 6
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: 9
Page Label: 6
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Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: LOT 114 9,342 SF 0.21 AC +/-
Page Label: 6
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Subject:
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Subject:
Page Label: 6 MATCHLINE SEE SHEET 7 OF 11
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 6 A
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 6 DETAIL A A NOT TO SCALE
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 6 File: O:\70039A\Carriage
Lock: Unlocked Meadows\dwg\Survey\Plat\70-039 Plat.dwg
Status: Plotstamp: 4/25/2017 8:49 AM
Checkmark: Unchecked
Author: AutoCAD SHX Text
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MATCHLINE SEE SHEET 10 OF 11

Subject:
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%%UMATCHLINE - SEE SHEET 9 OF 11

Subject:
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Author: AutoCAD SHX Text
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Subject:
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LOT 111 6,600 SF 0.15 AC +/-

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

Subject:
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%%UMATCHLINE - SEE SHEET 7 OF 11

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Subject:
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Author: AutoCAD SHX Text
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Subject:
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LOT 31 8,561 SF 0.20 AC +/-

Subject: (xxxx)
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Author: AutoCAD SHX Text
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Subject: TRACT E 326,052 SF 7.49 AC +/-
Page Label: 6
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Author: AutoCAD SHX Text
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Subject: (xxxx)
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Subject: (xxxx)
Page Label: 6
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

LOT 32 9,124 SF 0.21 AC +/-

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

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

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

LOT 107 5,500 SF 0.13 AC +/-

Subject:
Page Label: 6
Lock: Unlocked
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Author: AutoCAD SHX Text
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10' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

Subject:
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Author: AutoCAD SHX Text
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JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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

80

Subject: TRACT D 77,876 SF 1.79 AC +/-
Page Label: 6
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 6
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Author: AutoCAD SHX Text
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Subject: FMIC DITCH EASEMENT (RECEPTION NO.
Page Label: 6 206127024)
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
Page Label: 6
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: LOT 109 5,500 SF 0.13 AC +/-
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 4
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 11
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: 1" =
Page Label: 6
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: SHEET 6 OF 11
Page Label: 6
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: Scale in Feet
Page Label: 6
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: 3
Page Label: 6
Lock: Unlocked
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Subject: (xxxx)
Page Label: 6
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject: LOT 27 9,962 SF 0.23 AC +/-
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: 10
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 6
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Subject: LOT 224 3,890 SF 0.09 AC +/-
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Subject: LOT 179 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 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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Subject: LOT 226 6,446 SF 0.15 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 95 3,825 SF 0.09 AC +/-

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LOT 176 4,926 SF 0.11 AC +/-

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LOT 188 4,260 SF 0.10 AC +/-

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LOT 119 7,538 SF 0.17 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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LOT 181 3,825 SF 0.09 AC +/-

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LOT 199 7,046 SF 0.16 AC +/-

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Subject: LOT 88 7,456 SF 0.17 AC +/-
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Subject: LOT 210 4,720 SF 0.113 AC +/-
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Subject: LOT 160 6,900 SF 0.16 AC +/-
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Subject: LOT 227 4,611 SF 0.11 AC +/-
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LOT 213 4,139 SF 0.10 AC +/-

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Subject: LOT 177 4,030 SF 0.09 AC +/-
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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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Page Label: 7 10' PUBLIC UTILITY/ DRAINAGE EASEMENT
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Subject: LOT 115 11,116 SF 0.26 AC +/-
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Subject: LOT 205 4,399 SF 0.10 AC +/-
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Subject: LOT 121 7,147 SF 0.16 AC +/-
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Subject: LOT 28 5,500 SF 0.13 AC +/-
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LOT 230 4,275 SF 0.10 AC +/-

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LOT 167 5430 SF 0.13 AC +/-

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LOT 117 7,031 SF 0.16 AC +/-

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LOT 192 4,050 SF 0.09 AC +/-

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LOT 123 7,147 SF 0.16 AC +/-

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LOT 216 7,205 SF 0.17 AC +/-

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LOT 206 4,629 SF 0.11 AC +/-

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LOT 102 5,124 SF 0.12 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 161 6,900 SF 0.16 AC +/-

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LOT 24 6,632 SF 0.15 AC +/-

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LOT 162 7,419 SF 0.17 AC +/-

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LOT 217 5,858 SF 0.13 AC +/-

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LOT 189 4,050 SF 0.09 AC +/-

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10' WATER EASEMENT BOOK 2593 PAGE 602

Subject: TRACT M 86,712 SF 1.99 AC +/-
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LOT 72 5,500 SF 0.13 AC +/-

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LOT 75 5,500 SF 0.13 AC +/-

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RESOLUTION NO. 16-067 TE-54 REC. NO.
216022302 POSSESSION & USE AGREEMENT
TE-54 REC. NO. 216022303

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

LOT 162 7,419 SF 0.17 AC +/-

Subject:
Page Label: 8
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

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

LOT 156 6,900 SF 0.16 AC +/-

Subject:
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Author: AutoCAD SHX Text
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Subject:
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Subject: PCD FILE NUMBER _____
Page Label: 8
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Status:
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Author: AutoCAD SHX Text
Date:
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Subject: RESOLUTION NO. 16-066 TE-56 REC. NO.
Page Label: 8 216022300/ POSSESSION & USE AGREEMENT
Lock: Unlocked TE-56 REC. NO. 216022301
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: LOT 158 6,900 SF 0.16 AC +/-
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: LOT 159 6,900 SF 0.16 AC +/-
Page Label: 8
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Author: AutoCAD SHX Text
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Subject:
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Status:
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Author: AutoCAD SHX Text
Date:
Color:

LOT 155 8,198 SF 0.19 AC +/-

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

20' PUBLIC UTILITY & DRAINAGE EASEMENT
PER PLAT

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

LOT 161 6,900 SF 0.16 AC +/-

Subject:
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Author: AutoCAD SHX Text
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DETAIL A A NOT TO SCALE

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

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

Subject:
Page Label: 8
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Status:
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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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LOT 87 5,500 SF 0.13 AC +/-

Subject:
Page Label: 8
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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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LOT 85 6,600 SF 0.15 AC +/-

Subject:
Page Label: 8
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color:

LOT 86 5,500 SF 0.13 AC +/-

Subject:
Page Label: 8 (xxxx)
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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Subject:
Page Label: 8 GRANT OF RIGHT-OF-WAY REC. NO.
Lock: Unlocked 216005100
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: 8 10
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 8 RESOLUTION NO. 16-067 RW-54 REC. NO.
Lock: Unlocked 216022302
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: 8 TRACT B 82,268 SF 1.89 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: 8 (xxxx)
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject: 25.00'
Page Label: 8
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: 20' PRIVATE ELECTRIC EASEMENT PER PLAT
Page Label: 8
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 8
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Subject: LOT 200 6,786 SF 0.16 AC +/-
Page Label: 8
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Author: AutoCAD SHX Text
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Subject:
Page Label: 8 LOT 193 4,050 SF 0.09 AC +/-
Lock: Unlocked
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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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Subject:
Page Label: 8 LOT 81 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: 3
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: TRACT M 86,712 SF 1.99 AC +/-
Page Label: 8
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: LOT 160 6,900 SF 0.16 AC +/-
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: EXISTING MARKSHEFFEL ROAD (ROW
VARIES)
Page Label: 8
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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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RESOLUTION NO. 16-066 RW-56 REC. NO.
216022300/ POSSESSION & USE AGREEMENT
RW-56 REC. NO. 216022301

Subject:
Page Label: 8
Lock: Unlocked
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Author: AutoCAD SHX Text
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SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.) N.T.S.

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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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LOT 73 5,500 SF 0.13 AC +/-

Subject:
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Author: AutoCAD SHX Text
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BROWNSVILLE SUBDIVISION LOT 2 (NOT A
PART OF THIS SUBDIVISION)

Subject:
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Author: AutoCAD SHX Text
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GRANT OF RIGHT-OF-WAY REC. NO.
216005096

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Author: AutoCAD SHX Text
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LOT 76 5,500 SF 0.13 AC +/-

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5' PUBLIC UTILITY/ DRAINAGE EASEMENT
(TYP)

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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 190 4,050 SF 0.09 AC +/-
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: LOT 196 4,203 SF 0.10 AC +/-
Page Label: 8
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: LOT 154 8,144 SF 0.19 AC +/-
Page Label: 8
Lock: Unlocked
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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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SHEET INDEX NOT TO SCALE

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LOT 194 4,050 SF 0.09 AC +/-

Subject:
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Author: AutoCAD SHX Text
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LOT 192 4,050 SF 0.09 AC +/-

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Author: AutoCAD SHX Text
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6

Subject:
Page Label: 8
Lock: Unlocked
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Author: AutoCAD SHX Text
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GALPIN DRIVE (50' R.O.W.)

Subject:
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Author: AutoCAD SHX Text
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Subject: GALPIN DRIVE (50' R.O.W.)
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Author: AutoCAD SHX Text
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Subject: LOT 191 4,050 SF 0.09 AC +/-
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: 20
Page Label: 8
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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: 10' PUBLIC UTILITY/ DRAINAGE EASEMENT
Page Label: 8 (TYP)
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Author: AutoCAD SHX Text
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Subject:
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LOT 74 5,500 SF 0.13 AC +/-

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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:
Page Label: 8
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
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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: 8
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Author: AutoCAD SHX Text
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LOT 84 6,600 SF 0.15 AC +/-

Subject:
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Author: AutoCAD SHX Text
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RECORDED PARCEL BOUNDARY (RECEPTION
NO. 204201646)

Subject:
Page Label: 8
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Author: AutoCAD SHX Text
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LOT 153 6,622 SF 0.15 AC +/-

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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LOT 234 5,842 SF 0.13 AC +/-

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Author: AutoCAD SHX Text
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RESOLUTION NO. 16-067 PE-54 REC. NO.
216022302

Subject:
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Author: AutoCAD SHX Text
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LOT 90 3,974 SF 0.09 AC +/-

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

Subject:
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LOT 89 6,284 SF 0.14 AC +/-

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SHEET 8 OF 11

Subject:
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Subject:
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Subject:
Page Label: 8 LOT 195 4,040 SF 0.09 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
Page Label: 8 LOT 77 5,602 SF 0.13 AC +/-
Lock: Unlocked
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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:
Page Label: 8 POSSESSION & USE AGREEMENT PE-54 REC.
Lock: Unlocked NO. 216022303
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject:
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LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (XXXX) ADDRESS
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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: 8
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color:

LOT 88 7,456 SF 0.17 AC +/-

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Author: AutoCAD SHX Text
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Author: AutoCAD SHX Text
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LOT 79 7,202 SF 0.17 AC +/-

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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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%%UMATCHLINE - SEE SHEET 5 OF 11

Subject:
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%%UMATCHLINE - SEE SHEET 7 OF 11

Subject:
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Author: AutoCAD SHX Text
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LOT 80 5,500 SF 0.13 AC +/-

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

Subject:
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Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
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MANDAN DRIVE (50' R.O.W.)

Subject: LOT 235 32,222 SF 0.74 AC +/-
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: LOT 197 11,584 SF 0.27 AC +/-
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: POSSESSION & USE AGREEMENT RW-54 REC.
Page Label: 8 NO. 216022303
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 4 OF 11
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 80
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 10' PUBLIC UTILITY/ DRAINAGE EASEMENT
Page Label: 8 (TYP)
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: LOT 152 6,600 SF 0.15 AC +/-
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: File: O:\70039A\Carriage
Page Label: 8 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:
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Subject: (xxxx)
Page Label: 8
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: LOT 78 9,093 SF 0.21 AC +/-
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: LOT 83 6,600 SF 0.15 AC +/-
Page Label: 8
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Author: AutoCAD SHX Text
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Subject:
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Subject:
Page Label: 8 %%UMATCHLINE - SEE SHEET 7 OF 11
Lock: Unlocked
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Author: AutoCAD SHX Text
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Subject:
Page Label: 8 TRACT A 92,620 SF 2.13 AC +/-
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Author: AutoCAD SHX Text
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Subject:
Page Label: 8 4
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Author: AutoCAD SHX Text
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Subject:
Page Label: 8 (xxxx)
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Subject:
Page Label: 8 LOT 151 6,600 SF 0.15 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: LOT 198 10,092 SF 0.23 AC +/-
Page Label: 8
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Color:

Subject: (xxxx)
Page Label: 8
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Author: AutoCAD SHX Text
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Subject: LOT 199 7,046 SF 0.16 AC +/-
Page Label: 8
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 8
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Author: AutoCAD SHX Text
Date:
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Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 8 LORSON RANCH JOB NO. 70-039 DATE
Lock: Unlocked PREPARED: 03/10/2017 DATE REVISED:
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
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Subject: 25.00'
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Subject:
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LOT 71 6,600 SF 0.15 AC +/-

Subject:
Page Label: 8
Lock: Unlocked
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Author: AutoCAD SHX Text
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LOT 157 6,900 SF 0.16 AC +/-

Subject:
Page Label: 9
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Subject:
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Subject: TRACT G 241,518 SF 5.54 AC +/-
Page Label: 9
Lock: Unlocked
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Subject: TRACT O 232,951 SF 5.35 AC +/-
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

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

Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 9 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: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 3
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD 130' R.O.W. REC. NO.
Page Label: 9 207113604
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: 10
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 5
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

FMIC DITCH EASEMENT (RECEPTION NO.
206127024)

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

80

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

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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

25.00'

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

0

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

SHEET 9 OF 11

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

DETAIL A A NOT TO SCALE

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

4

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

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

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

1" =

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

%%UMATCHLINE - SEE SHEET 6 OF 11

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

PCD FILE NUMBER _____

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

8

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

%%UMATCHLINE - SEE SHEET 10 OF 11

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

6

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

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

Subject: 11
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD R.O.W. VARIES REC.
Page Label: 9 NO. 207107321
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: JIMMY CAMP CREEK 100 YEAR FLOODPLAIN
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT F 485,639 SF 11.15 AC +/-
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SHEET INDEX NOT TO SCALE
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40'
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: SHEET INDEX NOT TO SCALE
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FMIC DITCH EASEMENT (RECEPTION NO.
206127024)
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 1" =
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 7
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: SITE VISIBILITY AND PUBLIC IMPROVEMENT
Page Label: 10 EASEMENT (TYP.) N.T.S.
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: 6
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 0
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

*

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

25.00'

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

40'

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

TRACT N 596,330 SF 13.69 AC +/-

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

PCD FILE NUMBER _____

Subject: 3
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: TRACT G 241,518 SF 5.54 AC +/-
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: 25.00'
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FINAL PLAT CARRIAGE MEADOWS SOUTH AT
Page Label: 10 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: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 9
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: CARRIAGE MEADOWS DRIVE (50' R.O.W.)
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: %%UMATCHLINE - SEE SHEET 11 OF 11
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: FONTAINE BOULEVARD R.O.W. VARIES REC.
Page Label: 10 NO. 207107321
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: File: O:\70039A\Carriage
Page Label: 10 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:
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

DETAIL A A NOT TO SCALE

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

10

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

8

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

4

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

5

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

80

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

%%UMATCHLINE - SEE SHEET 7 OF 11

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

%%UMATCHLINE - SEE SHEET 9 OF 11

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

%%UMATCHLINE - SEE SHEET 7 OF 11

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

JIMMY CAMP CREEK 100 YEAR FLOODPLAIN

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

TRACT O 232,951 SF 5.35 AC +/-

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

Scale in Feet

Subject: 4
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 40'
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: GRANT OF RIGHT-OF-WAY REC. NO.
Page Label: 11 216005097
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 5
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RESOLUTION NO. 16-067 PE-54A REC. NO.
Page Label: 11 216022302
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: RESOLUTION NO. 16-067 TE-54A REC. NO.
Page Label: 11 216022302 POSSESSION & USE AGREEMENT
Lock: Unlocked TE-54A REC. NO. 216022303
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject: 80
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: 0
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

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

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

9

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

6

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

SHEET INDEX NOT TO SCALE

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

10

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

25.00'

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

Subject:
Page Label: 11 POSSESSION & USE AGREEMENT RW-54A
Lock: Unlocked REC. NO. 216022303
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 11 TRACT N 596,330 SF 13.69 AC +/-
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

Subject:
Page Label: 11 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: 11 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: 11 *BROWNSVILLE SUBDIVISION LOT 2* (NOT A
Lock: Unlocked PART OF THIS SUBDIVISION)
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

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

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

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

PCD FILE NUMBER _____

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

*

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

DETAIL A A NOT TO SCALE

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

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

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

25.00'

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

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

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

7

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

EXISTING MARKSHEFFEL ROAD (ROW
VARIES)

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

3

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

%%UMATCHLINE - SEE SHEET 10 OF 11

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

40

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

SHEET 11 OF 11

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

EXISTING FONTAINE BOULEVARD (ROW
VARIES)

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

%%UMATCHLINE - SEE SHEET 8 OF 11

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

1" =

dsdnijkamp (27)

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 4:56:36 PM
Color:

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 4:57:17 PM
Color: ■

Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 7:50:39 AM
Color: ■

Sight visibility triangles have been requested to be shown on the CD's for all areas where lots may need to have landscape restrictions. Where landscape restrictions are required, a plat note should be added. some lots (may not be all inclusive) to look at are 137, 234, 216,8 (tract H), 12, and 13.

Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:37:44 PM
Color: ■

is this still Cory?

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 4:55:52 PM
Color: ■

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 4:57:36 PM
Color: ■

these should be shown on this plat, typ all easements.

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:29:22 PM
Color: ■

Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 7:38:22 AM
Color: 

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:29:24 PM
Color: 

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 7:22:36 AM
Color: 

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:29:28 PM
Color: 

Subject: Cloud+ show easement
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:38:32 PM
Color: 

Subject: Cloud+
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:35:16 PM
Color: 

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:30:16 PM
Color: 

Subject: Cloud+
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 8:24:29 AM
Color: 

these should be the same.

Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 7:38:15 AM
Color: 

where does one road start and the other end?
Clearly call out the transition line.

Subject: Cloud+
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:33:43 PM
Color: 

Call out as additional drainage easement.

Subject: Cloud+
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:33:20 PM
Color: 

Subject: Cloud+
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 10:21:38 AM
Color: 

See easement comment sheet 8.

Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 3:41:03 PM
Color: ■

call out additional sanitary easement

Subject: Highlight
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 10:20:27 AM
Color: ■

Subject: Highlight
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 10:20:22 AM
Color: ■

Subject: Callout
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:14:49 AM
Color: ■

I do not believe this pipe is centered on the lot line

Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 1:31:45 PM
Color: ■

Call out specific width of this proposed drainage easement.

Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/31/2017 11:14:25 AM
Color: ■

Please call out additional easement and no build area for lots affected by the proposed drainage pipes in this area. Typical all pipes as shown on the preliminary GEC plan.

Subject: Cloud+
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 10:17:52 AM
Color: 

Easement for the proposed pipe in this location should be 15' centered on the pipe. If the proposed pipe is entirely on the lot, more than a 10 easement on their property may be needed.

Subject: Highlight
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdnijkamp
Date: 5/30/2017 10:20:25 AM
Color: 

dsdparsons (37)

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:14:53 AM
Color: 

credits used for this filing \$ / remaining credit balance is \$

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:57:58 AM
Color: 

Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:57:51 AM
Color: 

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/9/2017 8:23:01 AM
Color: 

Add Filing No. 1 & the description to each page

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:16:00 AM
Color: ■

Change to President

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:18:49 AM
Color: ■

after District constructs and improvements are accepted

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:20:17 AM
Color: ■

Add: A final plat is required to develop this future development tract.

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:15:32 AM
Color: ■

Remove; add note 24 regarding the PID inclusion actually PID reception No. ____ for this plat.

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:09:34 AM
Color: ■

Add fees not due per the school land agreement as recorded at reception no. ETC...

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:55:28 AM
Color: ■

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:55:46 AM
Color: 

Subject: Cloud+
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:38:51 AM
Color: 

SF17-11

Subject: Highlight
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:57:28 AM
Color: 

Subject: Cloud+
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:21:18 AM
Color: 

Subject: Note
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:43:09 AM
Color: 

Please provide a reference label as to where we are in Lorson; this sheet (following sheets) is confusing as to location: Jimmy Camp Creek, Marksheffel

Subject: Highlight
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:55:52 AM
Color: 

Subject: Highlight
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:55:54 AM
Color: 

Subject: Highlight
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:57:18 AM
Color: 

Subject: Highlight
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:57:11 AM
Color: 

Subject: Highlight
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:57:08 AM
Color: 

Subject: Highlight
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:49:25 AM
Color: 

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:44:30 AM
Color: 

Jimmy Camp Creek Main Channel

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:49:22 AM
Color: ■

increase font size as this will not be legible when plat is recorded on all sheets please

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 11:29:34 AM
Color: ■

Where is the trail? Who is installing it and maintaining it

Subject: Note
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:47:55 AM
Color: ■

Subject: Note
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 11:03:36 AM
Color: ■

Where is the wall? Please identify and state who is construction and maintaining it in the plat notes.

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:48:41 AM
Color: ■

Add the missing info: filing no, section, township range etc.... to each plat sheet

Subject: Callout
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:46:30 AM
Color: ■

This should be platted as public ROW

Subject: Highlight
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:58:52 AM
Color: 

Subject: Highlight
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:58:58 AM
Color: 

Subject: Callout
Page Label: 7
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:50:22 AM
Color: 

Label uses for the tracts

Subject: Highlight
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 11:01:41 AM
Color: 

Subject: Note
Page Label: 8
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 11:03:14 AM
Color: 

Where is the wall? Please identify and state who is construction and maintaining it in the plat notes.

Subject: Callout
Page Label: 9
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:50:53 AM
Color: 

Jimmy Camp Creek Main Channel

Subject: Callout
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 11:00:19 AM
Color: ■

Public

Subject: Callout
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/9/2017 8:21:57 AM
Color: ■

Future commercial development to be platted

Subject: Highlight
Page Label: 11
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 5/8/2017 10:59:21 AM
Color: ■

dsdrice (1)

Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 5/15/2017 11:52:41 AM
Color: ■

TRACT R