



June 3, 2020

Revised & resubmitted: September 1, 2020

City of Aurora Planning Department  
Christopher Johnson, Planner I  
15151 E. Alameda Pkwy, Ste. 2300  
Aurora, CO 80012

RE: Mubarak Villa, Response to City comments, 4th submittal  
Application Number: DA-2171-00  
Case Number: 2019-4004-00

Mr. Johnson,

This letter is to serve as a response to comments provided by the City of Aurora and its outside review agencies.

A 5<sup>th</sup> Submittal was made in June, and the responses that follow were submitted at that time. Approximately 1 day after this submittal was made, Xcel energy responded to a nearly 2-year old ongoing request for review. As a result of their response, the Mubarak Villa has undergone a minor redesign, primarily changing drainage features, but also modifying a few features to facilitate Xcel Energy's ability to access the transmission tower for maintenance. The primary changes include the elimination of the detention pond, re-routing drainage from the east edge of the property (that is adjacent to the existing residence at 10095 E. Jewell Avenue), add water quality treatment structures to reduce the storage requirement in the remaining pond, and modify the sidewalk, landscaping, and security gate around the Xcel transmission tower. After conversations with several members of Aurora staff, and with the helpful guidance by Xcel staff, I believe that the modifications included in this submittal meet the drainage, design, land development, and platting requirements of the City of Aurora.

The following text in light grey contains COA comments taken directly from the City's letter dated 4/13/20. The text in black, following each comment, is Prism's response.

#### PLANNING DEPARTMENT COMMENTS

1. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)
  - 1A. Sheet LS1.0 Remove notes and asterisks from Standard Rights-of-Way table. See comments on plan.  
Text changes have been made as noted.
2. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)  
Cover Sheet
  - 2A. The Site Plan will not receive final approval from Public Works until the preliminary drainage letter/report is approved. Continue working on your Preliminary Drainage.

The Preliminary Drainage Report comments have been addressed. The signature set will be submitted once all signatures are gathered.

3. **Forestry** ([Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple](#))
  - 3A. Applicant has decided to pay into the community tree fund in the amount of \$13,600.00, to achieve mitigation requirements. Aurora Forestry must receive payment prior to plan approval. Final payment will be provided once the planning review process is complete and the Planning Department has indicated a written acceptance of the Site Plan and Plat, but prior to recording.
4. **Real Property** ([Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta](#))

See the red line comments on the plat and site plan. Continue working with Andy Niquette on the easement releases from the previous plat. Continue working with Grace Gray on the object encroaching onto the easements shown on the site plan. I noted on the plat and site plan that the decks will need the easements to go around them; instead of the License Agreement for them. I have pointed this out on both the plat and site plan. Since the plat is dedicating the easements, you can revise the plat easements and use a detail if it would help visualize the changes. There were some bearings, distances and curve data that did not match the closure sheet. Revise those items to match the closure sheet.

As discussed with COA staff, we have been granted permission to keep the easement as previously discussed and will use Revocable License Agreements for the deck encroachments. Foundation elements for the decks will not be placed within these easements.

#### Site Plan Set

- 4A. Cover all indicated physical structures that encroach into easements or right of way with a License Agreement. Contact Grace Gray to start the process.

We are working with Grace Gray to account for License Agreements and Revocable License Agreements, as directed.

#### Plat

- 4B. The existing easements that were dedicated by the previous plat(s) need to be released (vacated) by separate documents. Contact Andy Niquette to start this process.

We are working with Andy Niquette on this process.

- 4C. Update and upload the Title Commitment for the site, as referred in Note #

The Title Commitment is being uploaded with this document.

- 4D. Upload the State Monument records for the aliquot corners used in the plat.

The State Monument records are uploaded with this document.

- 4E. Update all indicated lot dimensions to match the closure sheet.

The lot dimensions have been checked on the Plat and compared with the closure sheets for accuracy and consistency.

City of Aurora Planning Department

Chris Johnson, Planner 1

Page 3 of 3

Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Johnson", with a long horizontal flourish extending to the right.

Brian Johnson, P.E.

*Prism Design & Consulting Group*



*First American*

# Commitment

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5509-3336746

### COMMITMENT FOR TITLE INSURANCE

Issued By

***FIRST AMERICAN TITLE INSURANCE COMPANY***

#### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

***First American Title Insurance Company***

Dennis J. Gilmore, President

Greg L. Smith, Secretary

**If this jacket was created electronically, it constitutes an original document.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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## DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**NOTE: Pursuant to CRS 10-11-123, notice is hereby given:**

**This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.**

- A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
- B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

**NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:**

- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**
- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the**

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**requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

**No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.**

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

**NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of an ALTA Closing Protection Letter which may, upon request, be provided to certain parties to the transaction identified in the commitment.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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First American

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5509-3336746

**Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company

Issuing Office: 7887 East Belleview Avenue, Ste 170  
Englewood, CO 80111

Commitment No.: 5509-3336746

Issuing Office File No.: 5509-3336746

Property Address: Multiple Lots, Denver, CO 80247

Revision No.: **1 - updated effective date**

### SCHEDULE A

1. Commitment Date: May 20, 2020 8:00 AM
2. Policies to be issued:
  - (a)  ALTA® Owner's Policy (6-17-06)  
Proposed Insured: A natural person or legal entity to be determined  
Proposed Policy Amount: \$5,000.00
  - (b)  ALTA® Loan Policy (6-17-06)  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is

**Fee Simple interest**

4. The Title is, at the Commitment Date, vested in: [Mubarak Villa, LCA, a Colorado limited cooperative association](#)
5. The Land is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

Premiums:

Owner's Policy: \$

Lender's Policy: \$

Tax Certificate Fee: \$

Endorsement(s): \$ 475.00 - Informational Commitment

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*First American*

# Schedule BI & BII

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5509-3336746

Commitment No.: 5509-3336746

### SCHEDULE B, PART I

#### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. The Company requires a five day notification prior to closing to update the information within this commitment.

NOTE: This commitment has been issued for information purposes only and there are no requirements. The liability of the Company in terms of this Commitment is limited to the charges paid for the Commitment.

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## Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 5509-3336746

Commitment No.: 5509-3336746

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
8. Any water rights, claims of title to water, in, on or under the Land.
9. An easement for electric transmission, distribution and service lines and incidental purposes and incidental purposes granted to Public Service Company of Colorado by the instrument recorded June 16, 1948 in [Book 611 at Page 451](#) upon the terms and conditions set forth in the instrument.

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10. Notes and easements as shown on the Plat of Paula-Dora Subdivision 2nd Filing recorded June 2, 1950 at Reception No. [437754](#).
11. Notes and easements as shown on the Plat of Becker's Jewel Subdivision Filing No. 1 recorded May 15, 1995 at Reception No. [46807](#).
12. Notes and easements as shown on the Plat of Maple Vale Site Plan recorded August 12, 1997 at Reception No. [A7099962](#) and amendment recorded January 11, 1999 at Reception No. [9004988](#).
13. Notes and easements as shown on the Plat of Maple Vale Subdivision Filing No. 1 recorded September 10, 1997 at Reception No. [A7113959](#).
14. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Revocable License recorded September 10, 1997 at Reception No. [A7113967](#).
15. Notes and easements as shown on the Plat of Maple Vale Subdivision Filing No. 1, Amendment No. 1 recorded March 15, 1999 at Reception No. [A9043458](#).

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*First American*

Exhibit A

ISSUED BY

**First American Title Insurance Company**

File No: 5509-3336746

File No.: 5509-3336746

The Land referred to herein below is situated in the County of Arapahoe, State of Colorado, and is described as follows:

LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 1, AND TRACTS A, B, C, D, E, F AND G, MAPLE VALE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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Name: Standard : Lot 1

North: 1674476.6053' East: 3177748.8413'

Segment #1 : Line

Course: S89° 48' 24.24"W Length: 73.340'

North: 1674476.3579' East: 3177675.5018'

Segment #2 : Line

Course: N00° 32' 32.82"W Length: 32.100'

North: 1674508.4565' East: 3177675.1979'

Segment #3 : Line

Course: N89° 48' 24.24"E Length: 73.388'

North: 1674508.7040' East: 3177748.5854'

Segment #4 : Line

Course: S00° 27' 25.87"E Length: 32.100'

North: 1674476.6050' East: 3177748.8416'

Perimeter: 210.928'      Area: 2354.95 Sq. Ft.

Error Closure:            0.0003      Course: S42° 22' 02.94"E

Error North:            -0.00025      East: 0.00023

Precision 1: 703093.333

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Name: Standard : Lot 2

North: 1674540.8035'      East: 3177748.3291'

Segment #1 : Line

Course: S00° 27' 25.87"E      Length: 32.100'

North: 1674508.7045'      East: 3177748.5852'

Segment #2 : Line

Course: S89° 48' 24.24"W      Length: 73.388'

North: 1674508.4570'      East: 3177675.1976'

Segment #3 : Line

Course: N00° 32' 32.82"W      Length: 32.101'

North: 1674540.5566'      East: 3177674.8937'

Segment #4 : Line

Course: N89° 48' 24.24"E      Length: 73.435'

North: 1674540.8043'      East: 3177748.3283'

Perimeter: 211.024'      Area: 2356.51 Sq. Ft.

Error Closure:              0.0011      Course: N46° 19' 50.33"W

Error North:              0.00074      East: -0.00078

Precision 1: 191840.000

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Name: Standard : Lot 3

North: 1674546.8495'      East: 3177748.2597'

Segment #1 : Line

Course: S00° 27' 25.66"E      Length: 6.046'

North: 1674540.8039'      East: 3177748.3291'

Segment #2 : Line

Course: S89° 48' 24.24"W      Length: 73.435'

North: 1674540.5562'      East: 3177674.8945'

Segment #3 : Line

Course: N00° 32' 32.82"W      Length: 31.774'

North: 1674572.3288'      East: 3177674.5937'

Segment #4 : Line

Course: N89° 27' 30.24"E      Length: 65.469'

North: 1674572.9476'      East: 3177740.0597'

Segment #5 : Line

Course: N76° 26' 13.04"E      Length: 2.000'

North: 1674573.4166'      East: 3177742.0040'

Segment #6 : Curve

Length: 9.147'      Radius: 74.281'

Delta: 007.0553 (d)      Tangent: 4.579'

Chord: 9.141'      Course: S17° 05' 26.57"E

Course In: N76° 26' 13.04"E      Course Out: S69° 22' 53.82"W

RP North: 1674590.8367'      East: 3177814.2135'

End North: 1674564.6793'      East: 3177744.6904'

Segment #7 : Curve

Length: 18.263'      Radius: 56.281'

Delta: 018.5923 (d)      Tangent: 9.213'

Chord: 18.183'      Course: S11° 19' 20.12"E

Course In: S69° 22' 53.82"W      Course Out: N87° 58' 25.95"E

RP North: 1674544.8604'      East: 3177692.0144'

End North: 1674546.8502'      East: 3177748.2602'

Perimeter: 206.135'      Area: 2289.00 Sq. Ft.

Error Closure:      0.0008      Course: N34° 18' 11.06"E

Error North:      0.00068      East: 0.00046

Precision 1: 257560.000

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Name: Standard : Lot 4

End North: 1674605.3088'      East: 3177741.1580'

Segment #1 : Curve

Length: 15.108'      Radius: 85.000'

Delta: 010.0356 (d)      Tangent: 7.573'

Chord: 15.089'      Course: S04° 41' 23.68"W

Course In: S80° 17' 32.23"E      Course Out: S89° 40' 19.59"W

RP North: 1674590.7644'      East: 3177826.1769'

End North: 1674590.2703'      East: 3177739.9243'

Segment #2 : Curve

Length: 17.019'      Radius: 74.280'

Delta: 012.9957 (d)      Tangent: 8.546'

Chord: 16.982'      Course: S07° 01' 56.13"E

Course In: N89° 27' 56.20"E      Course Out: S76° 28' 11.54"W

RP North: 1674590.9701'      East: 3177814.9540'

End North: 1674573.4160'      East: 3177742.0034'

Segment #3 : Line

Course: S76° 26' 13.04"W      Length: 2.000'

North: 1674572.9470'      East: 3177740.0591'

Segment #4 : Line

Course: S89° 27' 30.24"W      Length: 65.469'

North: 1674572.3282'      East: 3177674.5931'

Segment #5 : Line

Course: N00° 32' 32.82"W      Length: 33.234'

North: 1674605.5697'      East: 3177674.2783'

Segment #6 : Line

Course: N89° 27' 30.24"E      Length: 61.954'

North: 1674606.1553'      East: 3177736.2296'

Segment #7 : Line

Course: S80° 15' 18.86"E      Length: 5.000'

North: 1674605.3090'      East: 3177741.1574'

Perimeter: 199.793'      Area: 2194.53 Sq. Ft.

Error Closure:      0.0006      Course: N68° 40' 44.14"W

Error North:      0.00023      East: -0.00058

Precision 1: 332895.000

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Name: Standard : Lot 5

North: 1674639.0279'      East: 3177749.8401'

Segment #1 : Line

Course: S57° 40' 34.15"E      Length: 4.179'

North: 1674636.7934'      East: 3177753.3715'

Segment #2 : Curve

Length: 33.990'      Radius: 85.000'

Delta: 022.9117 (d)      Tangent: 17.218'

Chord: 33.770'      Course: S21° 12' 09.98"W

Course In: S57° 30' 27.83"E      Course Out: N80° 05' 12.20"W

RP North: 1674590.4600'      East: 3177826.1220'

End North: 1674605.3094'      East: 3177741.1579'

Segment #3 : Line

Course: N80° 15' 18.86"W      Length: 5.000'

North: 1674606.1557'      East: 3177736.2301'

Segment #4 : Line

Course: S89° 27' 30.24"W      Length: 61.954'

North: 1674605.5700'      East: 3177674.2788'

Segment #5 : Line

Course: N00° 32' 32.82"W      Length: 32.743'

North: 1674638.3116'      East: 3177673.9688'

Segment #6 : Line

Course: N89° 27' 30.24"E      Length: 75.875'

North: 1674639.0288'      East: 3177749.8405'

Perimeter: 213.741'      Area: 2374.80 Sq. Ft.

Error Closure:              0.0010      Course: N21° 56' 40.49"E

Error North:              0.00091      East: 0.00037

Precision 1: 213521.000

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Name: Standard : Lot 6

End North: 1674649.3099'      East: 3177763.1593'

Segment #1 : Curve

Length: 15.914'      Radius: 85.000'

Delta: 010.7261 (d)      Tangent: 7.982'

Chord: 15.889'      Course: S38° 01' 25.67"W

Course In: S46° 26' 40.82"E      Course Out: N57° 30' 27.83"W

RP North: 1674592.5194'      East: 3177822.8884'

End North: 1674636.7933'      East: 3177753.3719'

Segment #2 : Line

Course: N57° 40' 34.15"W      Length: 4.179'

North: 1674639.0278'      East: 3177749.8404'

Segment #3 : Line

Course: S89° 27' 30.24"W      Length: 75.875'

North: 1674638.3106'      East: 3177673.9688'

Segment #4 : Line

Course: N00° 32' 32.82"W      Length: 32.500'

North: 1674670.8092'      East: 3177673.6611'

Segment #5 : Line

Course: N89° 27' 30.24"E      Length: 44.751'

North: 1674671.2322'      East: 3177718.4101'

Segment #6 : Line

Course: N89° 27' 30.24"E      Length: 23.217'

North: 1674671.4516'      East: 3177741.6261'

Segment #7 : Line

Course: S44° 12' 08.92"E      Length: 30.886'

North: 1674649.3101'      East: 3177763.1597'

Perimeter: 227.322'      Area: 2624.58 Sq. Ft.

Error Closure:              0.0004      Course: N73° 36' 10.10"E

Error North:              0.00012      East: 0.00039

Precision 1: 568242.500

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Name: Standard : Lot 7

North: 1674649.3099'      East: 3177763.1593'

Segment #1 : Line

Course: N44° 12' 08.92"W      Length: 30.886'

North: 1674671.4515'      East: 3177741.6257'

Segment #2 : Line

Course: S89° 27' 30.24"W      Length: 23.217'

North: 1674671.2321'      East: 3177718.4098'

Segment #3 : Line

Course: N00° 32' 29.76"W      Length: 53.626'

North: 1674724.8557'      East: 3177717.9028'

Segment #4 : Line

Course: N89° 49' 16.18"E      Length: 53.020'

North: 1674725.0212'      East: 3177770.9226'

Segment #5 : Line

Course: S00° 10' 43.82"E      Length: 63.096'

North: 1674661.9255'      East: 3177771.1195'

Segment #6 : Line

Course: S37° 09' 28.05"E      Length: 4.091'

North: 1674658.6650'      East: 3177773.5905'

Segment #7 : Curve

Length: 14.027'      Radius: 85.000'

Delta: 009.4554 (d)      Tangent: 7.030'

Chord: 14.011'      Course: S48° 06' 52.24"W

Course In: S37° 09' 28.05"E      Course Out: N46° 36' 47.48"W

RP North: 1674590.9222'      East: 3177824.9316'

End North: 1674649.3107'      East: 3177763.1596'

Perimeter: 241.964'      Area: 3219.56 Sq. Ft.

Error Closure:      0.0008      Course: N23° 24' 03.73"E

Error North:      0.00073      East: 0.00032

Precision 1: 302433.750

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Name: Standard : Lot 8

North: 1674725.0211'      East: 3177770.9223'

Segment #1 : Line

Course: N89° 49' 16.18"E      Length: 42.500'

North: 1674725.1538'      East: 3177813.4221'

Segment #2 : Line

Course: S00° 10' 43.82"E      Length: 49.994'

North: 1674675.1600'      East: 3177813.5782'

Segment #3 : Curve

Length: 43.737'      Radius: 85.000'

Delta: 029.4819 (d)      Tangent: 22.364'

Chord: 43.256'      Course: S67° 34' 59.33"W

Course In: S07° 40' 33.29"E      Course Out: N37° 09' 28.05"W

RP North: 1674590.9217'      East: 3177824.9316'

End North: 1674658.6647'      East: 3177773.5909'

Segment #4 : Line

Course: N37° 09' 28.05"W      Length: 4.091'  
North: 1674661.9251'      East: 3177771.1199'

Segment #5 : Line

Course: N00° 10' 43.82"W      Length: 63.096'  
North: 1674725.0208'      East: 3177770.9229'

Perimeter: 203.419'      Area: 2407.79 Sq. Ft.

Error Closure:      0.0007      Course: S60° 19' 17.04"E

Error North:      -0.00033      East: 0.00057

Precision 1: 289910.000

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Name: Standard : Lot 9

End North: 1674671.4498'      East: 3177850.2823'

Segment #1 : Curve

Length: 26.138'      Radius: 74.281'

Delta: 020.1612 (d)      Tangent: 13.206'

Chord: 26.003'      Course: N80° 05' 53.67"W

Course In: S19° 58' 56.49"W      Course Out: N00° 10' 43.82"W

RP North: 1674601.6407'      East: 3177824.8982'  
End North: 1674675.9212'      East: 3177824.6667'

Segment #2 : Curve

Length: 11.122'      Radius: 85.000'  
Delta: 007.4971 (d)      Tangent: 5.569'  
Chord: 11.114'      Course: S86° 04' 21.45"W  
Course In: S00° 10' 43.82"E      Course Out: N07° 40' 33.29"W  
RP North: 1674590.9217'      East: 3177824.9320'  
End North: 1674675.1600'      East: 3177813.5788'

Segment #3 : Line

Course: N00° 10' 43.82"W      Length: 49.994'  
North: 1674725.1538'      East: 3177813.4227'

Segment #4 : Line

Course: N89° 49' 16.18"E      Length: 42.750'  
North: 1674725.2872'      East: 3177856.1725'

Segment #5 : Line

Course: S00° 10' 43.82"E      Length: 55.663'

North: 1674669.6245'      East: 3177856.3463'

Segment #6 : Curve

Length: 6.336'      Radius: 56.281'

Delta: 006.4498 (d)      Tangent: 3.171'

Chord: 6.332'      Course: N73° 14' 33.12"W

Course In: N13° 31' 57.28"E      Course Out: S19° 58' 56.49"W

RP North: 1674724.3430'      East: 3177869.5159'

End North: 1674671.4501'      East: 3177850.2832'

Perimeter: 192.003'      Area: 2180.75 Sq. Ft.

Error Closure:      0.0009      Course: N66° 48' 17.55"E

Error North:      0.00035      East: 0.00082

Precision 1: 213173.333

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Name: Standard : Lot 10

End North: 1674668.0618'      East: 3177869.6910'

Segment #1 : Curve

Length: 13.469'      Radius: 56.281'

Delta: 013.7114 (d)      Tangent: 6.767'

Chord: 13.437'      Course: N83° 19' 23.27"W

Course In: N00° 10' 43.82"W      Course Out: S13° 31' 57.28"W

RP North: 1674724.3425'      East: 3177869.5154'

End North: 1674669.6241'      East: 3177856.3452'

Segment #2 : Line

Course: N00° 10' 43.82"W      Length: 55.663'

North: 1674725.2869'      East: 3177856.1714'

Segment #3 : Line

Course: N89° 49' 16.18"E      Length: 45.095'

North: 1674725.4276'      East: 3177901.2662'

Segment #4 : Line

Course: S00° 10' 43.82"E      Length: 57.267'

North: 1674668.1609'      East: 3177901.4450'

Segment #5 : Line

Course: S89° 49' 16.18"W      Length: 31.754'

North: 1674668.0618'      East: 3177869.6911'

Perimeter: 203.248'      Area: 2575.36 Sq. Ft.

Error Closure:              0.0001      Course: S66° 06' 00.08"E

Error North:              -0.00003      East: 0.00008

Precision 1: 2032160.000

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Name: Standard : Lot 11

North: 1674668.3016'      East: 3177946.5020'

Segment #1 : Line

Course: S89° 49' 16.18"W      Length: 45.057'

North: 1674668.1609'      East: 3177901.4452'

Segment #2 : Line

Course: N00° 10' 43.82"W Length: 57.267'

North: 1674725.4276' East: 3177901.2665'

Segment #3 : Line

Course: N89° 49' 16.18"E Length: 45.057'

North: 1674725.5683' East: 3177946.3233'

Segment #4 : Line

Course: S00° 10' 43.82"E Length: 57.267'

North: 1674668.3016' East: 3177946.5020'

Perimeter: 204.649' Area: 2580.30 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 204648000.000

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Name: Standard : Lot 12

North: 1674668.3791' East: 3177971.3297'

Segment #1 : Line

Course: S89° 49' 16.18"W Length: 24.828'

North: 1674668.3016' East: 3177946.5019'

Segment #2 : Line

Course: N00° 10' 43.82"W Length: 57.267'

North: 1674725.5683' East: 3177946.3231'

Segment #3 : Line

Course: N89° 49' 16.18"E Length: 39.566'

North: 1674725.6918' East: 3177985.8889'

Segment #4 : Line

Course: S00° 32' 03.82"E Length: 42.175'

North: 1674683.5186'      East: 3177986.2823'

Segment #5 : Curve

Length: 23.655'      Radius: 15.000'

Delta: 090.3556 (d)      Tangent: 15.093'

Chord: 21.279'      Course: S44° 38' 36.18"W

Course In: S89° 27' 56.18"W      Course Out: S00° 10' 43.82"E

RP North: 1674683.3787'      East: 3177971.2829'

End North: 1674668.3787'      East: 3177971.3297'

Perimeter: 187.491'      Area: 2227.02 Sq. Ft.

Error Closure:      0.0003      Course: S07° 51' 58.21"W

Error North:      -0.00033      East: -0.00005

Precision 1: 617050.000

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Name: Standard : Lot 13

North: 1674567.4490'      East: 3177987.3649'

Segment #1 : Line

Course: S88° 54' 07.18"W      Length: 38.902'

North: 1674566.7035'      East: 3177948.4700'

Segment #2 : Line

Course: N00° 38' 15.28"W      Length: 57.606'

North: 1674624.3059'      East: 3177947.8290'

Segment #3 : Line

Course: N89° 49' 16.18"E      Length: 24.098'

North: 1674624.3812'      East: 3177971.9269'

Segment #4 : Curve

Length: 23.469'      Radius: 15.000'

Delta: 089.6444 (d)      Tangent: 14.907'

Chord: 21.147'      Course: S45° 21' 23.82"E

Course In: S00° 10' 43.82"E      Course Out: N89° 27' 56.18"E

RP North: 1674609.3812'      East: 3177971.9737'

End North: 1674609.5213'      East: 3177986.9729'

Segment #5 : Line

Course: S00° 32' 03.82"E      Length: 42.074'

North: 1674567.4492'      East: 3177987.3653'

Perimeter: 186.148'      Area: 2184.11 Sq. Ft.

Error Closure:              0.0004      Course: N64° 20' 36.48"E

Error North:              0.00019      East: 0.00039

Precision 1: 459567.500

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Name: Standard : Lot 14

North: 1674624.1884'      East: 3177910.3276'

Segment #1 : Line

Course: N89° 49' 16.18"E      Length: 37.501'

North: 1674624.3055'      East: 3177947.8284'

Segment #2 : Line

Course: S00° 38' 15.28"E      Length: 57.606'

North: 1674566.7031' East: 3177948.4695'

Segment #3 : Line

Course: S88° 54' 07.18"W Length: 37.501'

North: 1674565.9844' East: 3177910.9753'

Segment #4 : Line

Course: N00° 38' 15.28"W Length: 58.207'

North: 1674624.1878' East: 3177910.3276'

Perimeter: 190.815' Area: 2171.49 Sq. Ft.

Error Closure: 0.0006 Course: S01° 28' 49.24"E

Error North: -0.00060 East: 0.00002

Precision 1: 318025.000

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Name: Standard : Lot 15

North: 1674624.0714' East: 3177872.8266'

Segment #1 : Line

Course: N89° 49' 16.18"E      Length: 37.501'

North: 1674624.1884'      East: 3177910.3274'

Segment #2 : Line

Course: S00° 38' 15.28"E      Length: 58.207'

North: 1674565.9850'      East: 3177910.9751'

Segment #3 : Line

Course: S88° 54' 07.18"W      Length: 37.501'

North: 1674565.2664'      East: 3177873.4810'

Segment #4 : Line

Course: N00° 38' 15.28"W      Length: 58.809'

North: 1674624.0718'      East: 3177872.8266'

Perimeter: 192.018'      Area: 2194.05 Sq. Ft.

Error Closure:      0.0004      Course: N00° 38' 28.15"E

Error North: 0.00040 East: 0.00000

Precision 1: 480045.000

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Name: Standard : Lot 16

North: 1674623.9558' East: 3177835.7893'

Segment #1 : Line

Course: N89° 49' 16.18"E Length: 37.037'

North: 1674624.0714' East: 3177872.8262'

Segment #2 : Line

Course: S00° 38' 15.28"E Length: 58.809'

North: 1674565.2660' East: 3177873.4806'

Segment #3 : Line

Course: S88° 54' 07.18"W Length: 2.195'

North: 1674565.2240' East: 3177871.2860'

Segment #4 : Line

Course: S89° 48' 24.24"W Length: 34.842'

North: 1674565.1064' East: 3177836.4442'

Segment #5 : Line

Course: N00° 38' 15.28"W Length: 58.853'

North: 1674623.9558' East: 3177835.7893'

Perimeter: 191.736' Area: 2179.48 Sq. Ft.

Error Closure: 0.0001 Course: N79° 18' 12.64"W

Error North: 0.00001 East: -0.00007

Precision 1: 1917360.000

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Name: Standard : Lot 17

North: 1674623.9216' East: 3177824.8286'

Segment #1 : Line

Course: N89° 49' 16.18"E Length: 10.961'

North: 1674623.9558'      East: 3177835.7895'

Segment #2 : Line

Course: S00° 38' 15.28"E      Length: 58.853'

North: 1674565.1064'      East: 3177836.4444'

Segment #3 : Line

Course: S89° 48' 24.24"W      Length: 44.307'

North: 1674564.9570'      East: 3177792.1377'

Segment #4 : Line

Course: N00° 27' 25.87"W      Length: 25.702'

North: 1674590.6582'      East: 3177791.9326'

Segment #5 : Curve

Length: 51.997'      Radius: 33.000'

Delta: 090.2783 (d)      Tangent: 33.161'

Chord: 46.782'      Course: N44° 40' 55.15"E

Course In: N89° 32' 34.13"E      Course Out: N00° 10' 43.82"W

RP North: 1674590.9215'      East: 3177824.9316'

End North: 1674623.9211'      East: 3177824.8284'

Perimeter: 191.819'      Area: 2365.93 Sq. Ft.

Error Closure:      0.0005      Course: S27° 54' 43.50"W

Error North:      -0.00045      East: -0.00024

Precision 1: 373210.000

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Name: Standard : Lot 18

North: 1674533.2228'      East: 3177792.3910'

Segment #1 : Line

Course: N00° 27' 25.87"W      Length: 31.735'

North: 1674564.9567'      East: 3177792.1377'

Segment #2 : Line

Course: N89° 48' 24.24"E      Length: 44.307'

North: 1674565.1062'      East: 3177836.4445'

Segment #3 : Line

Course: N89° 48' 24.24"E      Length: 34.842'

North: 1674565.2237'      East: 3177871.2863'

Segment #4 : Line

Course: S00° 10' 55.18"W      Length: 31.736'

North: 1674533.4879'      East: 3177871.1855'

Segment #5 : Line

Course: S89° 48' 24.24"W      Length: 78.795'

North: 1674533.2221'      East: 3177792.3909'

Perimeter: 221.415'      Area: 2506.18 Sq. Ft.

Error Closure:              0.0007      Course: S02° 46' 33.23"W

Error North:                -0.00066      East: -0.00003

Precision 1: 316307.143

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Name: Standard : Lot 19

North: 1674501.4883' East: 3177792.6442'

Segment #1 : Line

Course: N00° 27' 25.87"W Length: 31.735'

North: 1674533.2223' East: 3177792.3910'

Segment #2 : Line

Course: N89° 48' 24.24"E Length: 78.795'

North: 1674533.4881' East: 3177871.1855'

Segment #3 : Line

Course: S00° 10' 55.18"W Length: 31.736'

North: 1674501.7522' East: 3177871.0847'

Segment #4 : Line

Course: S89° 48' 24.24"W      Length: 78.441'

North: 1674501.4876'      East: 3177792.6442'

Perimeter: 220.707'      Area: 2494.95 Sq. Ft.

Error Closure:      0.0007      Course: S02° 46' 33.09"W

Error North:      -0.00066      East: -0.00003

Precision 1: 315295.714

\*\*\*\*\*

Name: Standard : Lot 20

North: 1674476.9564'      East: 3177792.8399'

Segment #1 : Line

Course: N00° 27' 25.87"W      Length: 24.533'

North: 1674501.4886'      East: 3177792.6442'

Segment #2 : Line

Course: N89° 48' 24.24"E      Length: 78.441'

North: 1674501.7532'      East: 3177871.0847'

Segment #3 : Line

Course: S00° 10' 54.79"W      Length: 31.736'

North: 1674470.0174'      East: 3177870.9801'

Segment #4 : Line

Course: S89° 48' 24.00"W      Length: 77.083'

North: 1674469.7565'      East: 3177793.8976'

Segment #5 : Line

Course: N00° 27' 25.87"W      Length: 3.253'

North: 1674473.0094'      East: 3177793.8716'

Segment #6 : Line

Course: N14° 38' 40.06"W      Length: 4.080'

North: 1674476.9569'      East: 3177792.8401'

Perimeter: 219.125'      Area: 2478.46 Sq. Ft.

Error Closure:            0.0005      Course: N19° 00' 24.70"E

Error North:            0.00049      East: 0.00017

Precision 1: 438252.000

\*\*\*\*\*

Name: Standard : Tract B

North: 1674429.3545'      East: 3177675.9478'

Segment #1 : Line

Course: N00° 32' 33.19"W      Length: 47.003'

North: 1674476.3574'      East: 3177675.5018'

Segment #2 : Line

Course: N89° 48' 24.24"E      Length: 73.340'

North: 1674476.6048'      East: 3177748.8414'

Segment #3 : Line

Course: S13° 43' 48.31"W      Length: 4.080'

North: 1674472.6414'      East: 3177747.8730'

Segment #4 : Line

Course: S00° 27' 25.87"E      Length: 27.975'

North: 1674444.6673'      East: 3177748.0963'

Segment #5 : Curve

Length: 23.631'      Radius: 15.000'

Delta: 090.2631 (d)      Tangent: 15.069'

Chord: 21.262'      Course: S44° 40' 27.65"W

Course In: S89° 32' 34.13"W      Course Out: S00° 11' 38.82"E

RP North: 1674444.5476'      East: 3177733.0967'

End North: 1674429.5476'      East: 3177733.1475'

Segment #6 : Line

Course: S89° 48' 21.18"W      Length: 57.200'

North: 1674429.3538'      East: 3177675.9478'

Perimeter: 233.231'      Area: 3351.78 Sq. Ft.

Error Closure: 0.0008 Course: S03° 21' 36.26"W

Error North: -0.00076 East: -0.00004

Precision 1: 288577.500

\*\*\*\*\*

Name: Standard : Tract C

North: 1674444.6860' East: 3177794.0975'

Segment #1 : Line

Course: N00° 27' 25.87"W Length: 25.071'

North: 1674469.7562' East: 3177793.8974'

Segment #2 : Line

Course: N89° 48' 22.00"E Length: 77.083'

North: 1674470.0171' East: 3177870.9800'

Segment #3 : Line

Course: S00° 10' 55.37"W Length: 40.003'

North: 1674430.0143' East: 3177870.8567'

Segment #4 : Line

Course: S89° 48' 21.18"W      Length: 61.709'

North: 1674429.8052'      East: 3177809.1481'

Segment #5 : Curve

Length: 23.493'      Radius: 15.000'

Delta: 089.7369 (d)      Tangent: 14.931'

Chord: 21.164'      Course: N45° 19' 32.35"W

Course In: N00° 11' 38.82"W      Course Out: S89° 32' 34.13"W

RP North: 1674444.8051'      East: 3177809.0973'

End North: 1674444.6851'      East: 3177794.0981'

Perimeter: 227.359'      Area: 3026.84 Sq. Ft.

Error Closure:      0.0011      Course: S32° 02' 35.06"E

Error North:      -0.00092      East: 0.00058

Precision 1: 204572.727

\*\*\*\*\*

Name: Standard : Tract D

North: 1674724.8556'      East: 3177717.9024'

Segment #1 : Line

Course: S00° 32' 29.76"E      Length: 53.626'

North: 1674671.2320'      East: 3177718.4093'

Segment #2 : Line

Course: S89° 27' 30.24"W      Length: 44.751'

North: 1674670.8090'      East: 3177673.6603'

Segment #3 : Line

Course: N00° 32' 32.82"W      Length: 53.909'

North: 1674724.7156'      East: 3177673.1500'

Segment #4 : Line

Course: N89° 49' 16.18"E      Length: 44.752'

North: 1674724.8553'      East: 3177717.9018'

Perimeter: 197.038'      Area: 2406.14 Sq. Ft.

Error Closure:            0.0008      Course: S63° 27' 23.84"W

Error North:            -0.00035      East: -0.00069

Precision 1: 246297.500

# COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies  
Board of Registration for Professional Engineers and Professional Land Surveyors  
1380 Broadway, Suite 1370, Denver, CO 80202  
Phone (303)894-7788 Fax (303)894-7780 V/TDD (303)894-7780

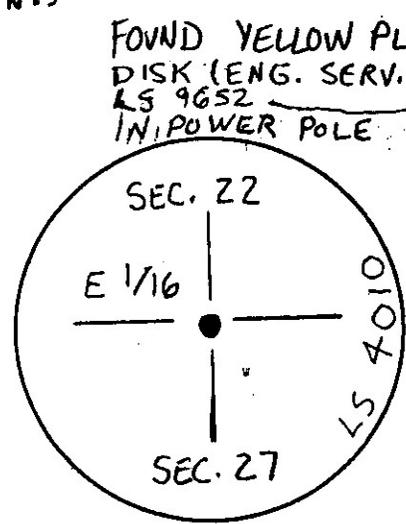
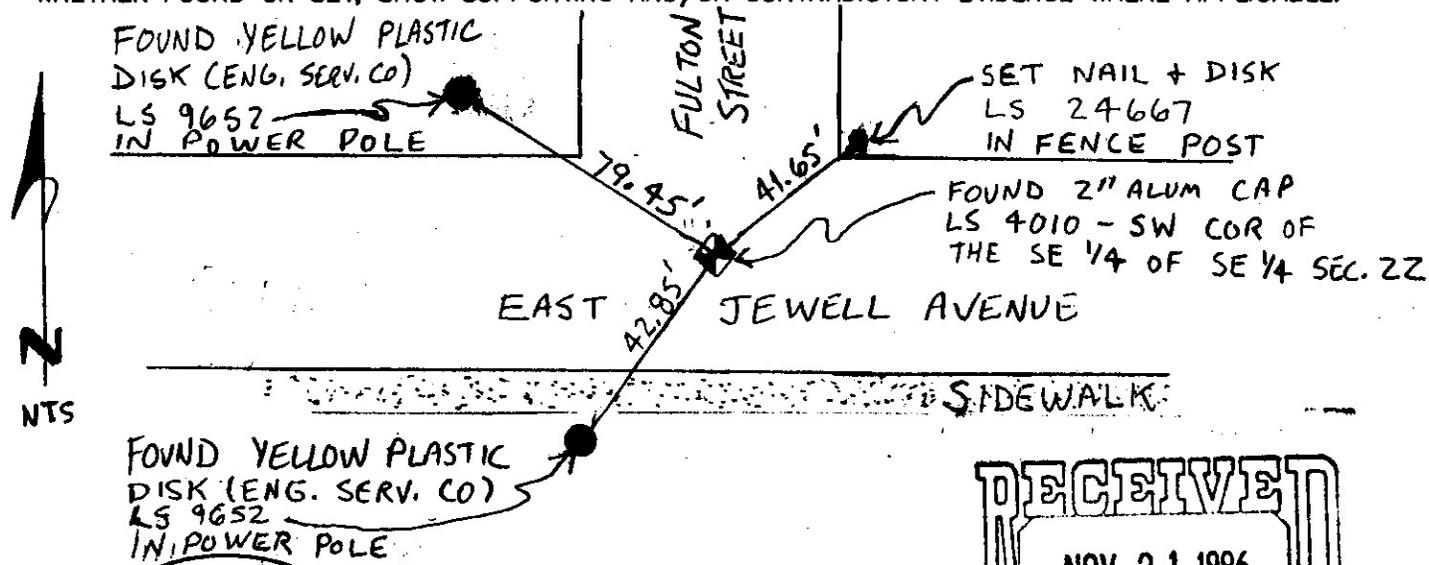
REPORT ONE MONUMENT ONLY ON THIS FORM — REPRODUCTION OF THIS FORM IS AUTHORIZED  
All Items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced.

1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  BENCH MARK  OTHER 16<sup>th</sup> CORNER

2. DESCRIPTION OF MONUMENT FOUND:  
FOUND 2" ALUMINUM CAP IN RANGE BOX 1.2' +/- BELOW.

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:  
ESTABLISHED SWING TIES AS SHOWN BELOW.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTIONARY EVIDENCE WHERE APPLICABLE:



RECEIVED

NOV 21 1996

COLO. ST. BD. OF REG.  
FOR PE AND PLS

5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): ROGER KELLEY

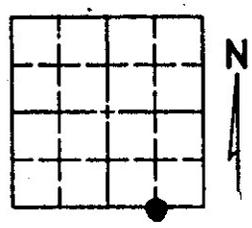
Firm Name: BASELINE LAND SURVEYING

Firm Address: 1827 FEDERAL BLVD. DENVER CO

Phone: 303-455-3070

Date of Field Work 11-14-96

6. LOCATION DIAGRAM  
1" = 1 Mile



(Do not fill in)

ACCEPTED

NOV 22 1996

COLO. ST. BD. OF REG.  
FOR PE AND PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK  
\_\_\_\_\_ COUNTY

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Record to be filed by Index Reference Number Numerically, then Alphabetically, under appropriate Township, Range, and Meridian

7. SEC 22 T 4 S. R 67 W. 6<sup>th</sup> P.M.  
COUNTY ARAPAHOE INDEX REF NUMBER 16 J

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ P.M.  
COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines  
Rev. 02/95

COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies  
 Board of Registration for Professional Engineers and Professional Land Surveyors  
 1560 Broadway, Suite 1370, Denver, CO 80202  
 Phone (303)894-7788 Fax (303)894-7790 V/TDD (303)894-7780

**RECEIVED**  
 NOV 21 1996

COLO. ST. BD. OF REG.  
 FOR PE AND PLS

REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS AUTHORIZED  
 All items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced.

1. TYPE OF MONUMENT:  SECTION CORNER  QUARTER CORNER  BENCH MARK  OTHER 16<sup>th</sup> COL

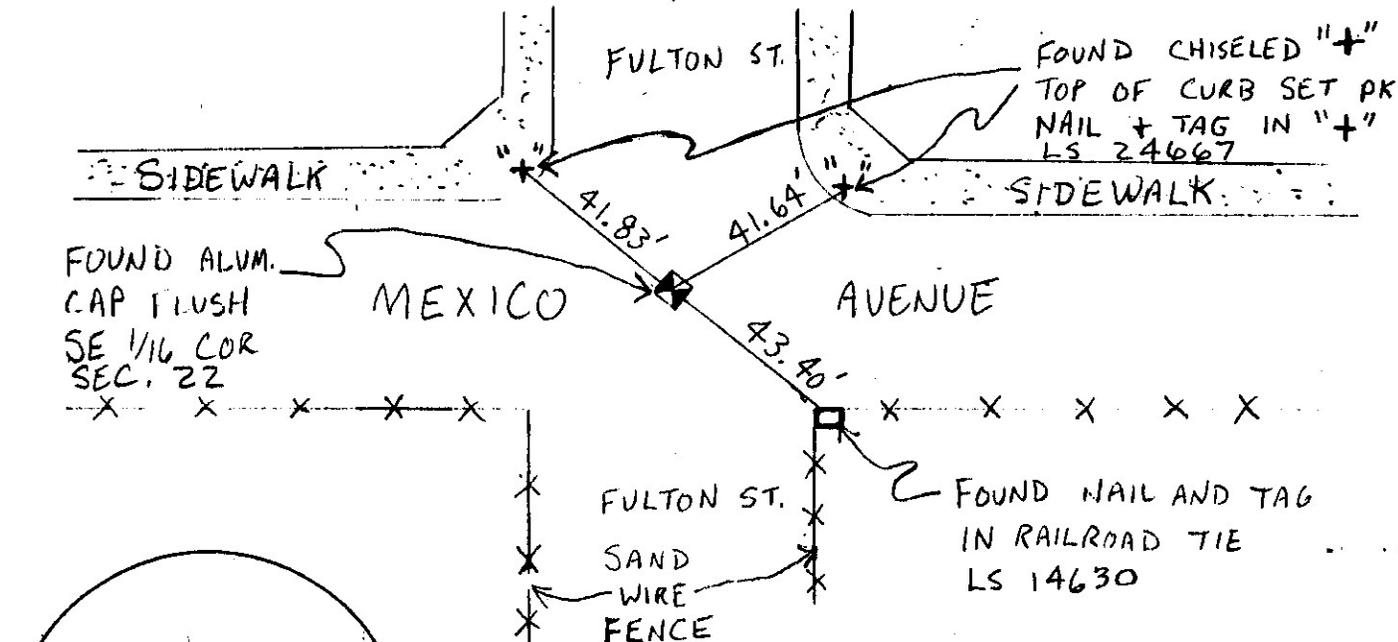
2. DESCRIPTION OF MONUMENT FOUND:

FOUND 3" ALUM CAP, FLUSH WITH ASPHALT.

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

ESTABLISHED SWING TIES AS SHOWN BELOW.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



5. CERTIFICATION

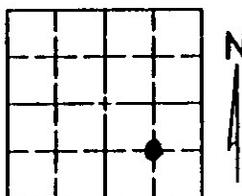
This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): ROGER KELLEY  
 Firm Name: BASELINE LAND SURVEYING INC.  
 Firm Address: 1827 FEDERAL BLVD DENVER CO  
 Phone: 303-455-3070

Stamping on Cap

Date of Field Work 11-14-96

6. LOCATION DIAGRAM  
 1" = 1 Mile



(Do not fill in)

**ACCEPTED**  
 NOV 22 1996  
 COLO. ST. BD. OF REG.  
 FOR PE AND PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK  
 \_\_\_\_\_ COUNTY

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Record to be filed by Index Reference Number Numerically, then Alphabetically, under appropriate Township, Range, and Meridian

● = Location of Monument Signature/Date through Seal

7. SEC 22 T 4 S. R 67 W. 6<sup>th</sup> P.M.  
 COUNTY ARAPAHOE INDEX REF NUMBER 16 K

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ P.M.  
 COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines