



Area of 23 Lots 11.58 Ac.
 Area of Common Open Space (4 Lots) 3.28 Ac.
 Area of Streets 3.74 Ac.
 Total Area 18.60 Ac.

- LEGEND**
- Mesa County Brass Cap
 - 5/8" Rebar with monument cap set by C. E. Maguire & set in concrete
 - ◆ Pins Found
 - Cap and Concrete nail set in concrete ditch
 - PK nail
- FRONT YARD SETBACK MIN. 20'
 BACK YARD SETBACK MIN. 25'
 SIDE YARD SETBACK MIN. 7'
- TOWNHOUSE UNIT - ONE MAY HAVE 0' SIDEYARD

CURVE DATA

1. R = 48.00	Δ = 90°00'00"	t = 48.00	North 45°10'02" East	ch = 67.88 feet	L = 75.40
2. R = 200.00	Δ = 44°30'30"	t = 81.82	North 67°55'01" East	ch = 151.46 feet	L = 155.33
3. R = 200.00	Δ = 25°30'00"	t = 45.26	North 58°25'02" East	ch = 88.29 feet	L = 89.01
4. R = 200.00	Δ = 11°30'00"	t = 20.14	South 65°25'00" West	ch = 40.08 feet	L = 40.14
5. R = 200.00	Δ = 18°30'00"	t = 32.57	South 68°55'02" West	ch = 64.29 feet	L = 64.58
6. R = 120.00	Δ = 42°21'18"	t = 46.49	North 2°20'37" East	ch = 86.70 feet	L = 88.71
7. R = 200.00	Δ = 30°04'40"	t = 53.74	North 38°33'40" East	ch = 103.80 feet	L = 104.99
8. R = 200.00	Δ = 36°25'20"	t = 65.81	North 71°48'40" East	ch = 125.03 feet	L = 127.14
9. R = 48.00	Δ = 25°00'30"	t = 10.64	South 53°58'40" East	ch = 20.78 feet	L = 20.94
10. R = 25.00	Δ = 35°01'20"	t = 7.88	South 58°59'20" East	ch = 15.03 feet	L = 15.28
11. R = 48.00	Δ = 58°00'00"	t = 26.61	North 74°30'00" East	ch = 46.55 feet	L = 48.59

CHORD DATA

A. South 53°58'40" East	ch = 27.27 feet
B. South 53°58'40" East	ch = 14.28 feet
C. South 58°59'20" East	ch = 6.00 feet
D. South 58°59'20" East	ch = 24.06 feet
E. North 74°30'00" East	ch = 61.09 feet

CREST VIEW SUBDIVISION
 SHEET 1 OF 2

PREPARED BY:
C. E. MAGUIRE
 ARCHITECTS ENGINEERS PLANNERS
 MARCH 1, 1979

