



NW COR. NE1/4 NW1/4 SEC.3 T1S, R1W, U.M.

S 89°43'41" W 1317.84'

NE COR. NE1/4 NW1/4 SEC.3 T1S, R1W, U.M.

REFERENCE MARKERS - LEACH CREEK

TEMPORARY TURNAROUND EASEMENT CURVE TABLE

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANG
C1	98.22'	50.00'	109.99'	89.12'	N 24°31'23" E	124°02'22"
C2	112.79'	50.00'	122.33'	99.12'	S 41°31'23" E	124°02'22"
C3	144.79'	50.00'	156.57'	119.12'	S 41°31'23" E	124°02'22"
C4	180.81'	50.00'	194.44'	144.12'	N 74°45'26" W	124°02'22"
C5	220.92'	50.00'	246.56'	174.12'	S 17°19'43" E	124°02'22"
C6	265.14'	50.00'	304.44'	214.12'	N 74°45'26" W	124°02'22"

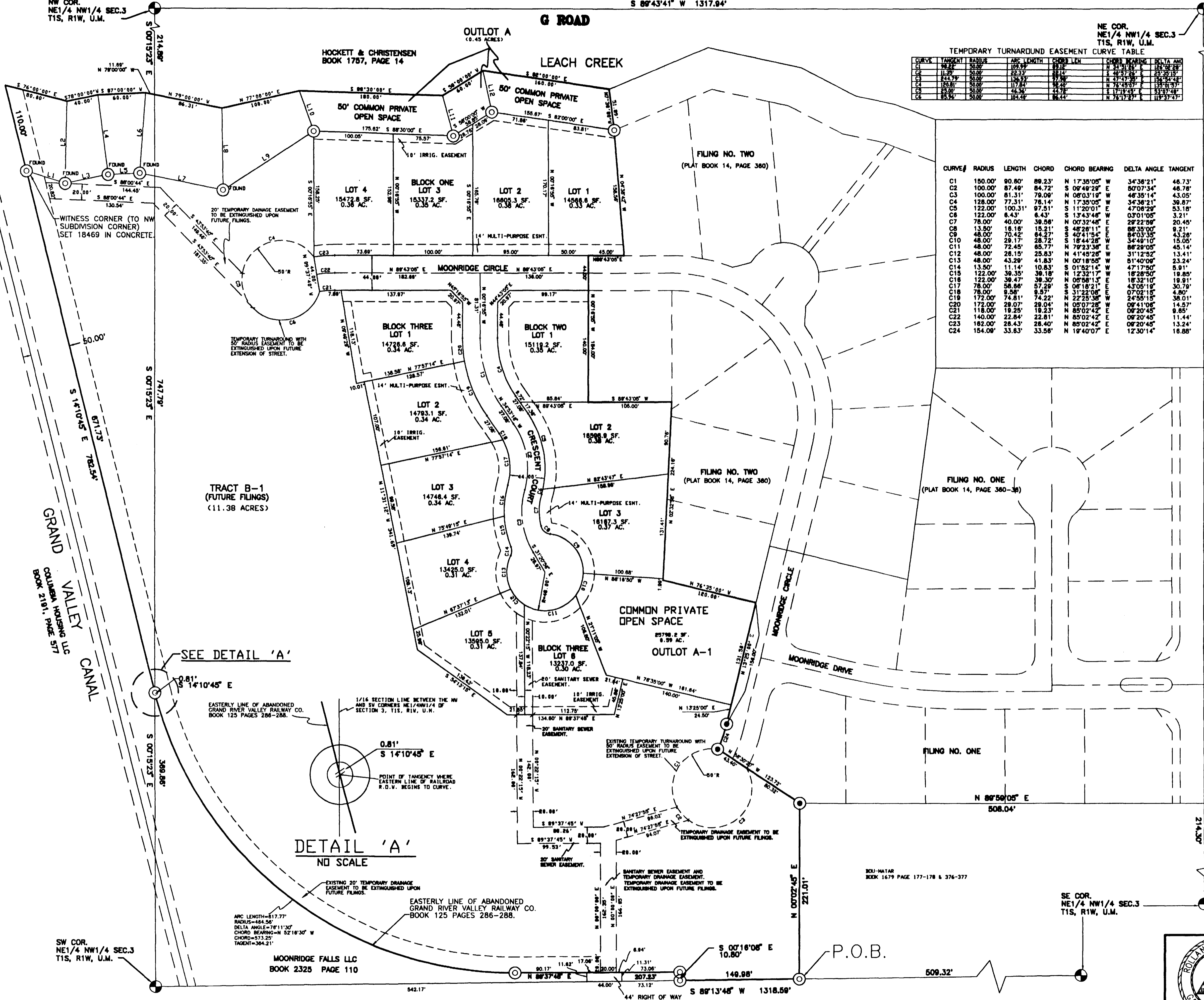
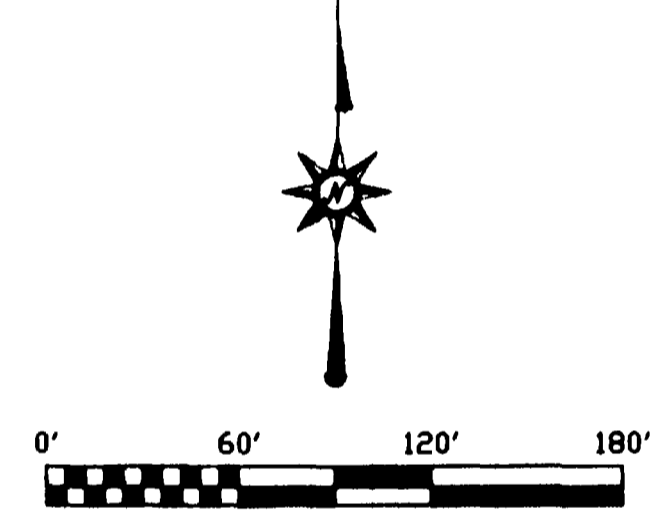
LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 72°36'03" W	51.23'
L2	S 01°00'00" W	102.63'
L3	S 78°00'00" W	55.22'
L4	S 07°30'00" E	100.31'
L5	S 87°00'00" W	39.85'
L6	S 04°00'00" W	100.75'
L7	N 79°00'00" W	108.98'
L8	S 01°00'00" E	102.23'
L9	N 5°52'45" E	135.84'
L10	N 19°44'07" W	53.64'
L11	N 15°15'00" W	52.22'
L12	N 12°00'00" W	53.21'

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	90.80'	88.23'	N 17°35'05" W	34°36'21"	46.73'
C2	100.00'	87.49'	84.72'	S 09°49'29" E	50°07'34"	46.78'
C3	100.00'	81.31'	79.09'	N 06°03'19" W	46°35'14"	43.05'
C4	128.00'	77.31'	76.14'	N 17°35'05" W	34°36'21"	39.87'
C5	122.00'	100.31'	97.51'	S 11°20'01" E	47°08'29"	53.18'
C6	122.00'	6.43'	6.43'	S 13°43'48" W	03°01'05"	3.21'
C7	78.00'	40.00'	38.58'	N 00°32'48" E	29°22'59"	20.45'
C8	13.50'	18.18'	15.21'	S 48°28'11" E	66°35'00"	9.21'
C9	48.00'	70.42'	64.27'	S 40°41'54" E	84°03'35"	43.28'
C10	48.00'	29.17'	28.72'	S 18°44'28" W	34°49'10"	15.05'
C11	48.00'	72.45'	65.77'	N 79°23'36" E	86°29'05"	45.14'
C12	48.00'	26.15'	25.83'	N 41°45'26" W	31°12'52"	13.41'
C13	48.00'	43.29'	41.83'	N 00°18'56" E	61°40'09"	23.24'
C14	13.50'	11.14'	10.83'	S 01°52'14" W	47°17'50"	6.91'
C15	122.00'	36.35'	36.18'	N 12°32'17" W	16°28'50"	18.85'
C16	122.00'	38.47'	38.30'	N 09°58'13" E	16°32'10"	18.91'
C17	78.00'	58.86'	57.29'	S 06°18'21" E	43°05'19"	30.79'
C18	78.00'	9.58'	9.57'	S 31°22'08" E	07°02'15"	4.80'
C19	172.00'	74.81'	74.22'	N 79°23'36" E	86°29'05"	36.01'
C20	172.00'	28.07'	28.04'	N 05°07'28" W	08°41'05"	14.53'
C21	118.00'	19.25'	19.23'	N 85°02'42" E	09°20'45"	9.85'
C22	140.00'	22.84'	22.81'	N 85°02'42" E	09°20'45"	11.44'
C23	182.00'	26.43'	26.40'	N 85°02'42" E	09°20'45"	13.24'
C24	154.00'	33.83'	33.58'	N 19°40'07" E	12°30'14"	16.88'

LEGEND

- ⊕ - MESA COUNTY SURVEY MARKER
- ⊙ - FOUND 5/8" REBAR IN CONC.-P.E.-L.S. 14113
- ⊙ - SET 5/8" REBAR IN CONC.-L.S. 18469
- └ - LOT CORNERS TO BE SET UPON SALE OF LOTS



SEE DETAIL 'A'

DETAIL 'A'  
NO SCALE

EASTERLY LINE OF ABANDONED GRAND RIVER VALLEY RAILWAY CO. BOOK 125 PAGES 286-288.

1/16 SECTION LINE BETWEEN THE NW AND SW CORNERS NE1/4 NW1/4 OF SECTION 3, T1S, R1W, U.M.

POINT OF TANGENCY WHERE EASTERN LINE OF RAILROAD R.O.W. BEGINS TO CURVE.

ARC LENGTH=817.77'  
RADIUS=484.56'  
DELTA ANGLE=78°11'30"  
CHORD BEARING=N 52°16'30" W  
CHORD=573.25'  
TANGENT=364.21'

MOONRIDGE FALLS LLC  
BOOK 2325 PAGE 110

EASTERLY LINE OF ABANDONED GRAND RIVER VALLEY RAILWAY CO. BOOK 125 PAGES 286-288.

VALLEY MEADOWS SUBDIVISION FILING NO. 2  
PLAT BOOK 14, PAGE 390

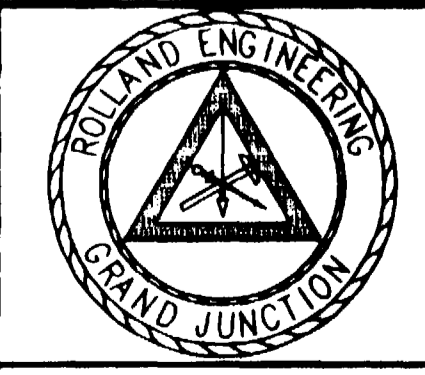
44' RIGHT OF WAY BOOK 2325 PAGE 287

BEU-HATAR BOOK 1679 PAGE 177-178 & 376-377

SE COR. NE1/4 NW1/4 SEC.3 T1S, R1W, U.M.

P.O.B.

BENCHMARK:  
MCSM EL. = 4810.33  
TRANSFERRED FROM  
NORTH RIM M.H. No. 20  
OF PARADISE HILLS  
INTERCEPTOR SEWER  
ELEVATION = 4813.32  
(PER MOONRIDGE FALLS  
FILING NO. ONE PLAT)



File Name: e:\970001\mrplat3.dwg

**MOONRIDGE FALLS SUB. FILING NO. THREE**

FINAL PLAT  
LOCATED IN NE1/4 NW1/4 SECTION 3, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO

Designed	tab	Checked		Proj#	970001	Sheet	1
Drawn	tab	Date	2/6/97	Rev	5/12/97	Of	2

# MOONRIDGE FALLS - FILING NO. THREE