





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

Receipt 1544  
 Date 9-2-94  
 Rec'd By MP  
 File No. 203 94

Original  
**Do NOT Remove  
 From Office**

We, the undersigned, being the owners of property situated in Mesa County,  
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		<i>Harmigan Point Townhomes</i>	<i>PR</i>	<i>Residential</i>
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

SPOMER CONSTRUCTION A COLORADO CORPORATION

BY KATHY DEPPE-SPOMER SEC. TRES.

Name	Name	Name
676 29 1/2 ROAD		
Address	Address	Address
GRAND JUNCTION, CO 81504		
City/State/Zip	City/State/Zip	City/State/Zip
303-242-6123		
Business Phone No.	Business Phone No.	Business Phone No.
303-241-4000		

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

*Kathy Deppe-Spomer*  
 Signature of Person Completing Application                      Date 8/30/94

*Kathy Deppe-Spomer*  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary                      Date 8/30/94

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: Harrison Ridge, Subdiv #6

Project Name: Harrison Point Townhomes

ITEMS		DISTRIBUTION															TOTAL REQD.													
Date Received	Receipt #	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Blgd. Dept.	County Surveyor	Walker Field		School Dist. #51	Irrigation District <u>7 G.V. Water</u>	Drainage District <u>445</u>	Water District <u>445</u>	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Perrigo WWTF
9-1-94	1544																													
File #	143 94																													
<b>Original Do NOT Remove From Office</b>																														
● Application Fee	\$160.00	VII-1	1																											
● Submittal Checklist*		VII-3	1																											
● Review Agency Cover Sheet*		VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*		VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map		VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title		VII-2	1		1			1																						
○ Appraisal of Raw Land		VII-1	1			1	1																							
● Names and Addresses		VII-2	1																											
● Legal Description		VII-2	1		1																									
○ Deeds		VII-1	1		1			1																						
○ Easements		VII-2	1	1	1	1		1															1	1	1					
○ Avigation Easement		VII-1	1		1			1								1														
○ ROW		-VII-3	1	1	1	1		1																	1	1	1			
○ Covenants, Conditions, & Restrictions		VII-1	1	1					1																					
○ Common Space Agreements		VII-1	1	1					1																					
● County Treasurer's Tax Cert.		VII-1	1																											
○ Improvements Agreement/Guarantee*		VII-2	1	1	1			1																						
○ CDOT, 404, or Floodplain Permit		VII-3,4	1	1																										
● General Project Report		X-7	1	1	1	1	1	1	1	8	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Location Map		IX-21	1																											
● Composite Plan - <u>building locations</u>		IX-10	1	2	1	1																								
● 11"x17" Reduction Composite Plan		IX-10	1				1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat		IX-15	1	2	1	1			1							1														
● 11"x17" Reduction of Final Plat		IX-15	1							8	1	1	1			1	1	1	1	1	1	1	1	1					1	
○ Cover Sheet		IX-11	1	2																										
○ Grading & Stormwater Mgmt Plan		IX-17	1	2															1								1			
○ Storm Drainage Plan and Profile		IX-30	1	2																1			1	1	1					
○ Water and Sewer Plan and Profile		IX-34	1	2	1																1	1	1	1	1				1	
○ Roadway Plan and Profile		IX-28	1	2																1										
○ Road Cross-sections		IX-27	1	2																										
○ Detail Sheet		IX-12	1	2																										
○ Landscape Plan		IX-20	2	1	1																									
○ Geotechnical Report		X-8	1	1										1																
○ Phase I & II Environmental Report		X-10,11	1	1																										
○ Final Drainage Report		X-5,6	1	2																1										
○ Stormwater Management Plan		X-14	1	2																1							1			
○ Sewer System Design Report		X-13	1	2	1																	1								
○ Water System Design Report		X-16	1	2	1																1									
○ Traffic Impact Study		X-15	1	2																							1			
○ Site Plan		IX-29	1	2	1	1		1		8																				

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 8/24/94
Conference Attendance: Kathy P., Kathy Deppel
Proposal: Resubdivision
Location: Parmigan Point Townhomes

Tax Parcel Number:
Review Fee: \$160.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Related Files: #127-93, #127-93(2)

Additional ROW required? NO

Area identified as a need in the Master Plan of Parks and Recreation? NO

Parks and Open Space fees required? NO Estimated Amount: —

Recording fees required? YES Estimated Amount: —

Adjacent Half street improvements/fees required? NO. TCP of \$500/unit to be paid for new units when Planning Clearance is issued.

Revocable Permit required? NO

State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines —

Located in identified floodplain? FIRM panel # NO

Located in other geohazard area? NO

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required? already provided with Parmigan Ridge #6

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

JACK BROWN  
681 27 1/2 ROAD  
GRAND JUNCTION, CO 81506

WILLIAM AND JUNE FOSTER  
1840 BITTERN COURT  
GRAND JUNCTION, CO 81506

SHIRLEY JIACOLETTI  
1870 BITTERN COURT  
GRAND JUNCTION, CO 81506

143 94

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# REVIEW COMMENTS

Page 1 of 2

**FILE #143-94**

**TITLE HEADING:** Replat Ptarmigan Pointe - replat of lots 4, 5 & 8 in block 1 of the replat of Blocks 4 & 5 of Ptarmigan Ridge, Filing #6

**LOCATION:** 27 1/2 Road and Cortland Court

**PETITIONER:** Spomer Construction

**PETITIONER'S ADDRESS/TELEPHONE:** 676 29 1/2 Road  
Grand Junction, CO 81504  
242-6123

**PETITIONER'S REPRESENTATIVE:** Kathy Deppe

**STAFF REPRESENTATIVE:** Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.**

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**GRAND JUNCTION FIRE DEPARTMENT**  
**Hank Masterson**

**9/6/94**  
**244-1414**

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A site visit shows hydrant locations to be acceptable. The Fire Department has no further requirements for this Filing.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**9/7/94**  
**244-1590**

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Final "As Built" information has yet to be submitted for Ptarmigan Ridge, Filing #6. This replat should not be approved until all required information has been submitted.

No other comments.

**U.S. WEST**  
**Leon Peach**

**9/7/94**  
**244-4964**

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No comments at this time.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**9/9/94**  
**244-1591**

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Dedication needs to match what is on the plat. Utility and irrigation easement on plat, dedication for irrigation easement only.

**GRAND VALLEY WATER USERS**  
**G.W. Klapwyk**

**9/13/94**  
**242-5065**

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Grand Valley Water Users Association has no comments at this time concerning this proposal.

**UTE WATER**  
**Gary R. Mathews**

**9/12/94**  
**242-7491**

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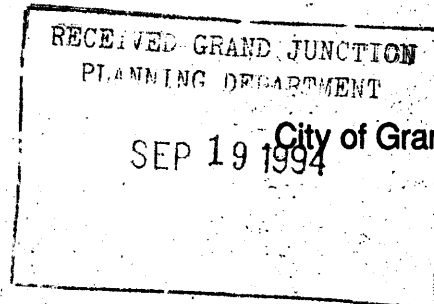
No objections. Policies and fees in effect at the time of application will apply.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**9/15/94**  
**244-1437**

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1. Plat approved by Utility Coordinating Committee 9/14/94.
2. A note was added to Ptarmigan Point plat to read  
"covenants as recorded Book 2073 Page 871-884 shall apply."  
If these, or other, covenants also apply to Filing 2, place a similar note on the plat for Filing #2.



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

September 9, 1994

Mr. Lewis Hoffman  
Ptarmigan investments, Inc.  
P.O. Box 9088  
Grand Junction, CO 81502

Re: Sewer Acceptance - Ptarmigan Ridge, Filing #6

Dear Lewis:

"As Built" drawings, pressure tests and compaction tests for the sanitary sewers constructed to serve the above referenced subdivision have been reviewed and found to be acceptable. City personnel did an inspection of the sewer line installation on May 3, 1994 and found it to be acceptable.

The City of Grand Junction, as managers of the 201 Joint Sewer System, are therefore accepting the sanitary sewer into the system for normal operation and maintenance. The developer remains responsible for any failures of the system, including trench settlement and any related damages, for a period of one year following the date of acceptance. The date of acceptance for the above referenced line is May 3, 1994.

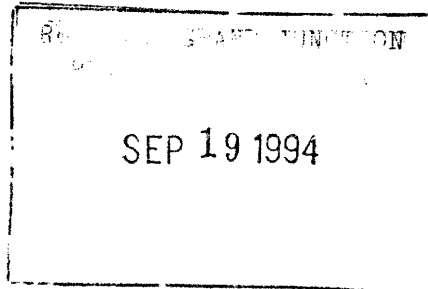
Sincerely,  
FOR THE CITY OF GRAND JUNCTION

A handwritten signature in cursive script that reads "Bill Cheney".

Bill Cheney  
Utility Engineer

cc: Jerry O'Brien, Persigo Wastewater Plant Superintendent  
Walt Hoyt, Inspection Supervisor  
Sandi Glaze, Utility Billing Supervisor





RESPONSE TO REVIEW COMMENTS *9/16/94*

FILE # 143-94

LOCATION 27 1/2 ROAD AND CORTLAND COURT

PETITIONER: SPOMER CONSTRUCTION

PETITIONER'S ADDRESS & TELEPHONE: 676 29 1/2 ROAD  
GRAND JCT., CO 81504  
303-242-6123

PETITIONER'S REPRESENTATIVE: KATHY DEPPE

STAFF REPRESENTATIVE: KRISTEN ASHBECK

CITY UTILITY ENGINEER:

RESPONSE: As per Bill Cheney, "as built" for sewer have been accepted effective September 9, 1994 with no further requirements for this replat.

CITY DEVELOPMENT ENGINEER:

RESPONSE: Dedications have been corrected for utility and irrigation easement on plat as required. (see attached new plat map)

COMMUNITY DEVELOPMENT DEPARTMENT:

RESPONSE: 1. Utility Coordinating Committee acceptance was granted 9/14/94 as per Kristen Ashbeck.  
2. "Covenants as recorded Book 2073 Page 871-884 shall apply" has been added to this plat as evidenced by copy attached.

143 04

General Project Report

Ptarmigan Pointe Patio Homes  
Ptarmigan Ridge Subdivision, Filing NO. 6  
Grand Junction, CO 81506

Original  
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Location: 27 1/2 Road and Cortland Court  
(Brambling Circle/Bittern Court)

Petitioner: Spomer Construction  
A Colorado Corporation  
676 29 1/2 Road  
Grand Junction, CO 81504

Ptarmigan Pointe Patio Homes consist of 27 homes set in a duplex-style configuration.

There are six models, with four ranch style-plans and two two-story models. Square footage is from 1497 square feet to 1827 square feet in size. All units are brick with stucco accents. All units have double car garages. All units have at least two full baths. Quality construction and amenities are the overall marketing approach for a maintained community life-style.

Replat is necessary each time a unit (duplex) is built. All foundations are surveyed and pinned prior to their construction, after which, the exact lot dimensions are surveyed and pinned for the replat process. The replat process gives the individual lot its dimensions and individual legal description for individual ownership per unit.

TYPE LEGAL DESCRIPTION (S) ~~LOW~~, USING ADDITIONAL SHEETS ~~S~~ NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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LOTS 1, 2, 3, 4, 5, & 6 OF PTARMIGAN POINTE, FILING NO. 2  
A REPLAT OF LOTS 4, 5, & 8 IN BLOCK ONE OF THE REPLAT OF BLOCKS 4 & 5 OF PTARMIGAN  
RIDGE SUBDIVISION, FILING NO., 6

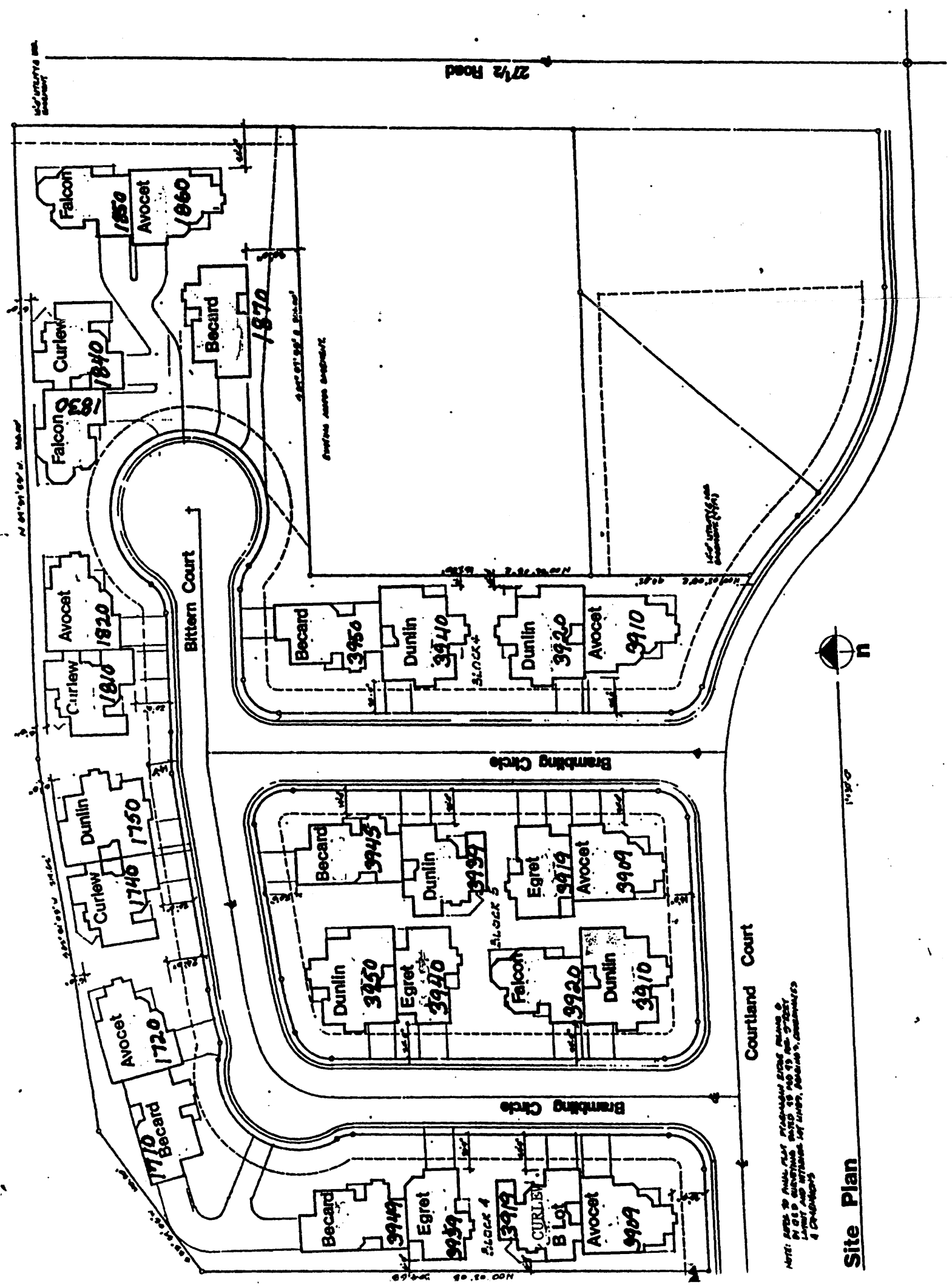
143 94

Original  
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From Office

Robert A. Pollano  
Architect  
Commercial Residential Design  
1401 1/2 Grand Junction, Colorado

ptarmigan pointe  
grand junction,  
colorado

ite Plan



NOTE: THIS IS A PRELIMINARY SITE PLAN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Site Plan

Original  
Do NOT Return  
Office

143 9

# PTARMIGAN POINTE FILING TWO

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Spomer Construction Company, a Colorado Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Block 2046 of the Mesa Meridian, T1S, R1W, U1M, and being more particularly described in the accompanying plat, said property being additionally described as follows:

Lots 4, 5 and 6 in Block 1 of A REPLAT OF BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILING SIX, and being additionally described as follows:  
 A parcel of land situated in the NW/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado being described as follows:  
 Considerable parts of the NW/4 Section 1, T1S, R1W, U1M, to bear S00D205°W and all bearings contained herein being of a point being 539.50 feet N89D205°E and 262.34 feet N89D205°W from the NE corner of the SE/4 NW/4 Section 1, Township 1 South, Range 1 West, Ute Meridian; thence S00D205°W 47.99 feet to the right-of-way for Bittern Court; thence 136.84 feet along the arc of a curve to the right with a radius of 47.00 feet and whose chord bears S08D33°20'E 81.38 feet; thence S52D39°49'W 43.25 feet; thence N89D205°E 15.00 feet; thence S00D205°W 100.28 feet; thence N89D205°W 80.00 feet to the right-of-way for Brambling Circle; thence N00D205°E 123.28 feet; thence S00D205°W 100.28 feet; thence N89D205°E 15.00 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears M45D05°E 28.28 feet; thence S89D37°55'E 32.87 feet; thence 230.93 feet along the arc of a curve to the left with a radius of 47.00 feet and whose chord bears S68D20°22'E 14.66 feet; thence 230.93 feet along the arc of a curve to the left with a radius of 47.00 feet and whose chord bears N07D43°50'W 35.47 feet; thence 20.43 feet N89D205°E 68.55 feet; thence 27.83 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S89D37°55'E 32.87 feet; thence S89D37°55'E 32.87 feet; thence S89D37°55'E 106.53 feet; thence N07D20°55'W 80.00 feet; thence N82D31°05'E 123.48 feet; thence S89D37°55'E 145.66 feet to the point of beginning, containing 0.51 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as PTARMIGAN POINTE FILING TWO, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:  
 All multi-purpose easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of electric lines, gas lines, water lines, telephone lines, sewer lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures.

All irrigation easements to the Property owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may present reasonable ingress and egress to and from nor the use of the easements.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 20th day of September 1996

*Gerry Spomer*  
 Spomer Construction Company, a Colorado Corp.  
 Gerry Spomer, President

STATE OF COLORADO } S.S.  
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 20th day of September, A.D., 1996 by Gerry Spomer as President of Spomer Construction Company, a Colorado Corporation.

*Richard H. RPP*  
 Notary Public  
 Address: 3007 Federal Highway, Grand Junction, CO

### CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO } S.S.  
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:45 o'clock P.M. on the 23rd day of September, A.D., 1996, and is duly recorded in Plat Book No. 4, Page 280.

*Richard H. RPP*  
 City Manager

CITY APPROVAL Reception #1696067  
 This plat of PTARMIGAN POINTE FILING TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 25th day of September, A.D., 1996.

*R.I. Jm*  
 President of Council

### SURVEYOR'S CERTIFICATE

I, Mer E. Morris, certify that the accompanying plat of PTARMIGAN POINTE FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of some. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

*Mer E. Morris*  
 Mer E. Morris, O.E.D. Surveying Systems, Inc.  
 Colorado Registered Professional Land Surveyor L.S. 18413  
 Date: 9/21/96



### PTARMIGAN POINTE FILING TWO

SITUATED IN THE NW/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

FOR: SPOMER

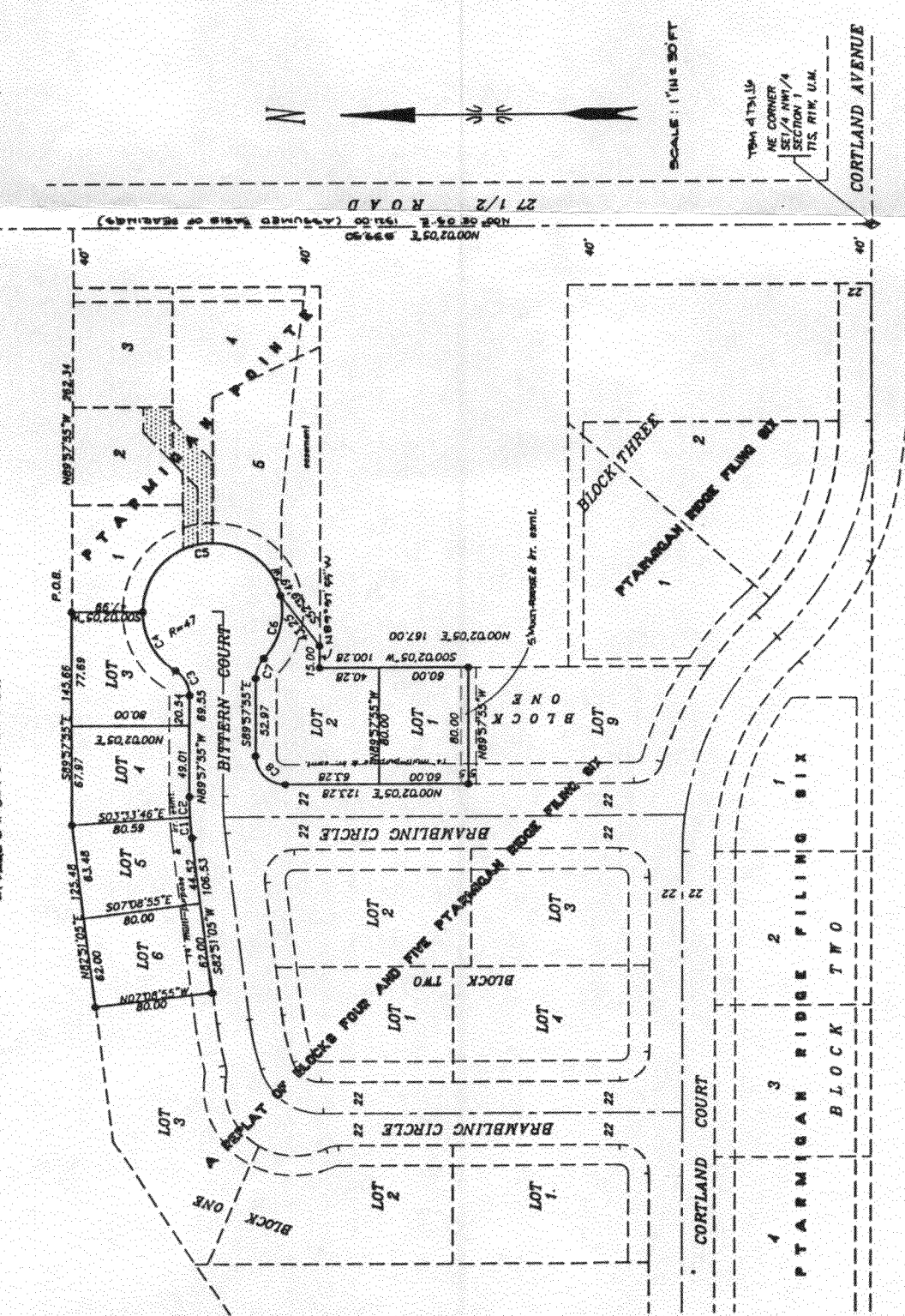
Q.E.D. SURVEYING SYSTEMS INC.  
 1018 COLO. AVE.  
 GRAND JUNCTION, COLORADO 81501  
 (303) 241-2370

SCALE: 1" = 30 FEET

DATE: 9/19/96

SURVEYED BY: RM DS  
 DRAWN BY: MEM  
 ACAD ID: P927FN  
 SHEET NO. 1 OF 1  
 FILE: 94195

- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
  - SET NO. 5 RE-BAR W/CAP L.S. 18413 IN CONCRETE
  - ◊ MESA COUNTY SURVEY MARKER
  - └ SET NO. 5 RE-BAR W/CAP L.S. 18413
- NOTE: COORDINATE AS RECORDED IN BOOK 8073 BY PLAT 871-BAR SHALL APPLY.



### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	222.00	13.92	13.92	N84°38'54"E	03°35'28"	6.96
C2	222.00	13.91	13.91	N88°14'24"E	03°35'22"	6.96
C3	20.00	20.43	19.95	N60°46'25"E	11°21'	11.21
C4	47.00	136.84	93.28	S95°23'20"E	126°48'56"	46.03
C5	47.00	136.81	93.28	S95°23'20"E	126°48'56"	46.03
C6	47.00	136.81	93.28	S95°23'20"E	126°48'56"	46.03
C7	20.00	15.00	14.66	N45°02'05"E	42°59'06"	7.88
C8	20.00	31.42	28.28	N45°02'05"E	90°00'00"	20.00

NOTICE: ACCORDING TO THE STATE ENGINEERING ACT, LICENSED ENGINEERS AND SURVEYORS ARE NOT TO BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS IN THIS PLAT UNLESS THEY WERE CAUSED BY NEGLIGENCE OR WILLFUL MISFEASANCE.

REN COURT

C22

142

141

C2139

52.97

144

143

387

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140

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386

LOT

15.00

63.28

383

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384

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143 94

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555

405

N89°57'55"W

Original  
Do NOT Remove  
From Office

80.00

376

375

403

404

F O U R

LOT

T O W N H O M E S

390

389

N00°02'05"E 234.28

60.00

402

401

401

399

399

392

391

60.00

400

398

398

396

394

393

N00°02'05"E 167.00

554

N89°57'55"W

80.00

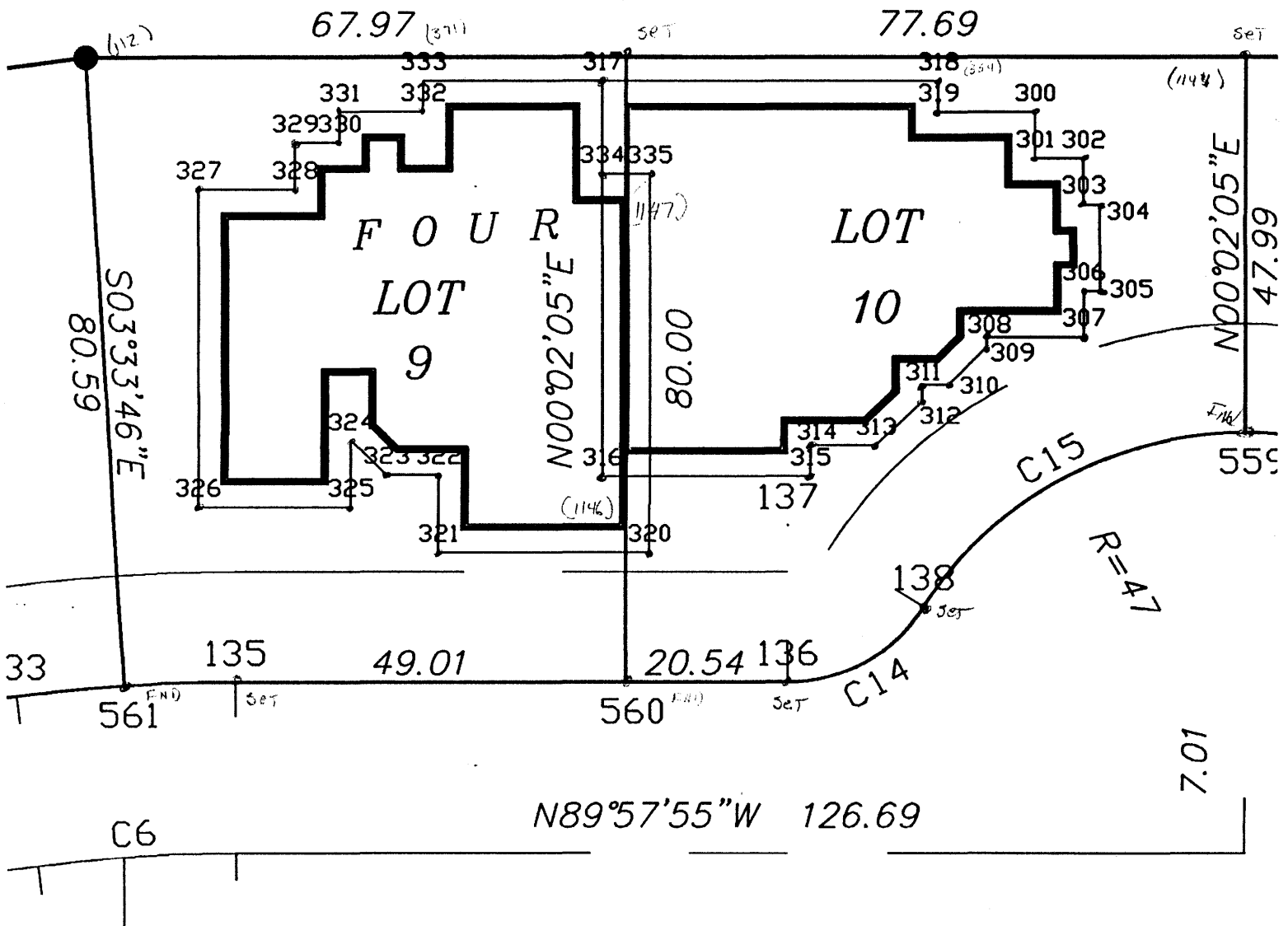
T CIRCLE

SCALE 1" = 30'  
5/3/94

143 94

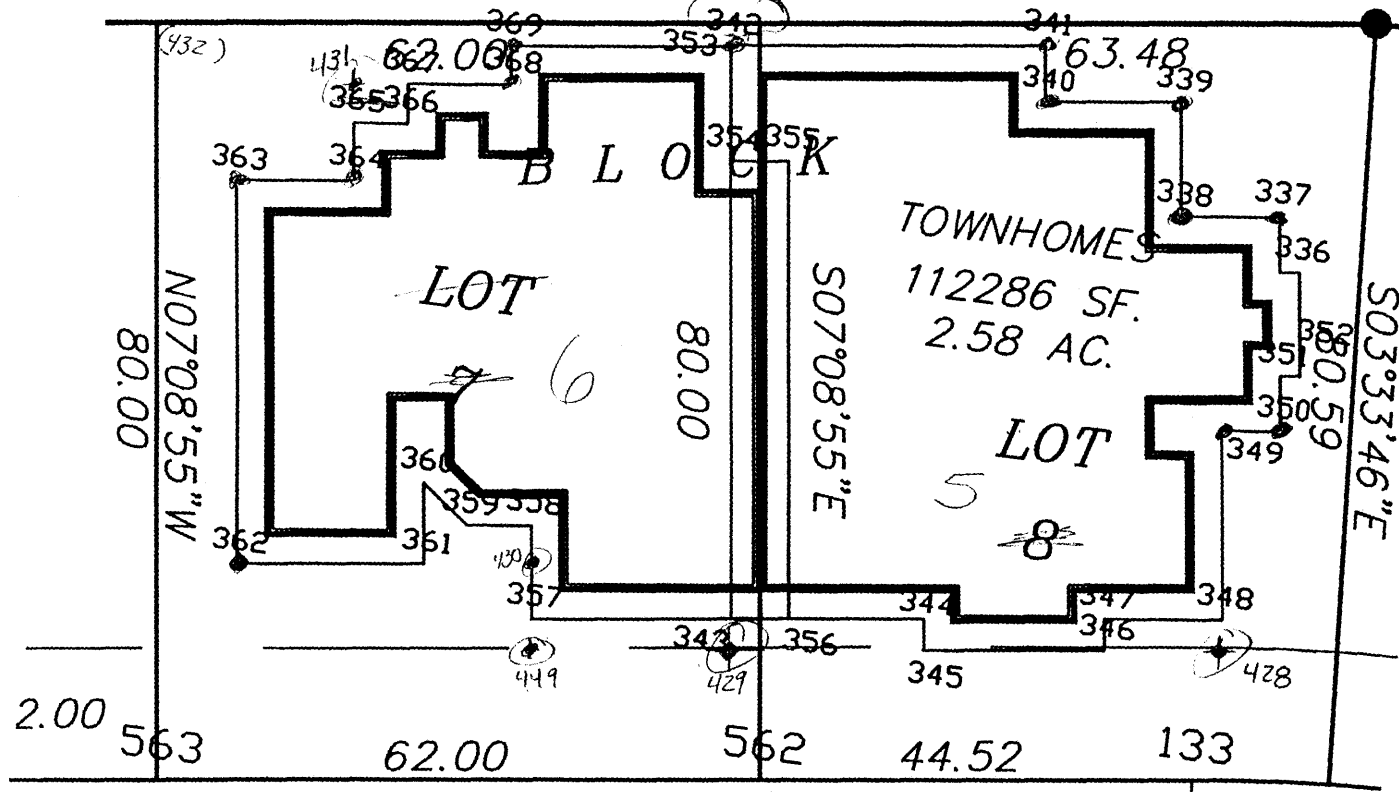
Original  
Do NOT Remove  
From Office

No. 04,57E



OLD Lot 4

$32^{\circ}51'05''W$  219.62



143 9  
Original  
Do NOT Re  
From Office

$S82^{\circ}51'05''W$  128.53  
 $S82^{\circ}51'05''W$  128.53  
C6

572  $N82^{\circ}51'05''E$  92.04  
34.09 57.95 215  
14' utility & irr. esmt.  
216 217  
C34

82-53-10  
82-51-05  
12  
7-08-55  
3.334