

TO WIT
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 70 WEAT OF THE 6TH P.M., FREMONT COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

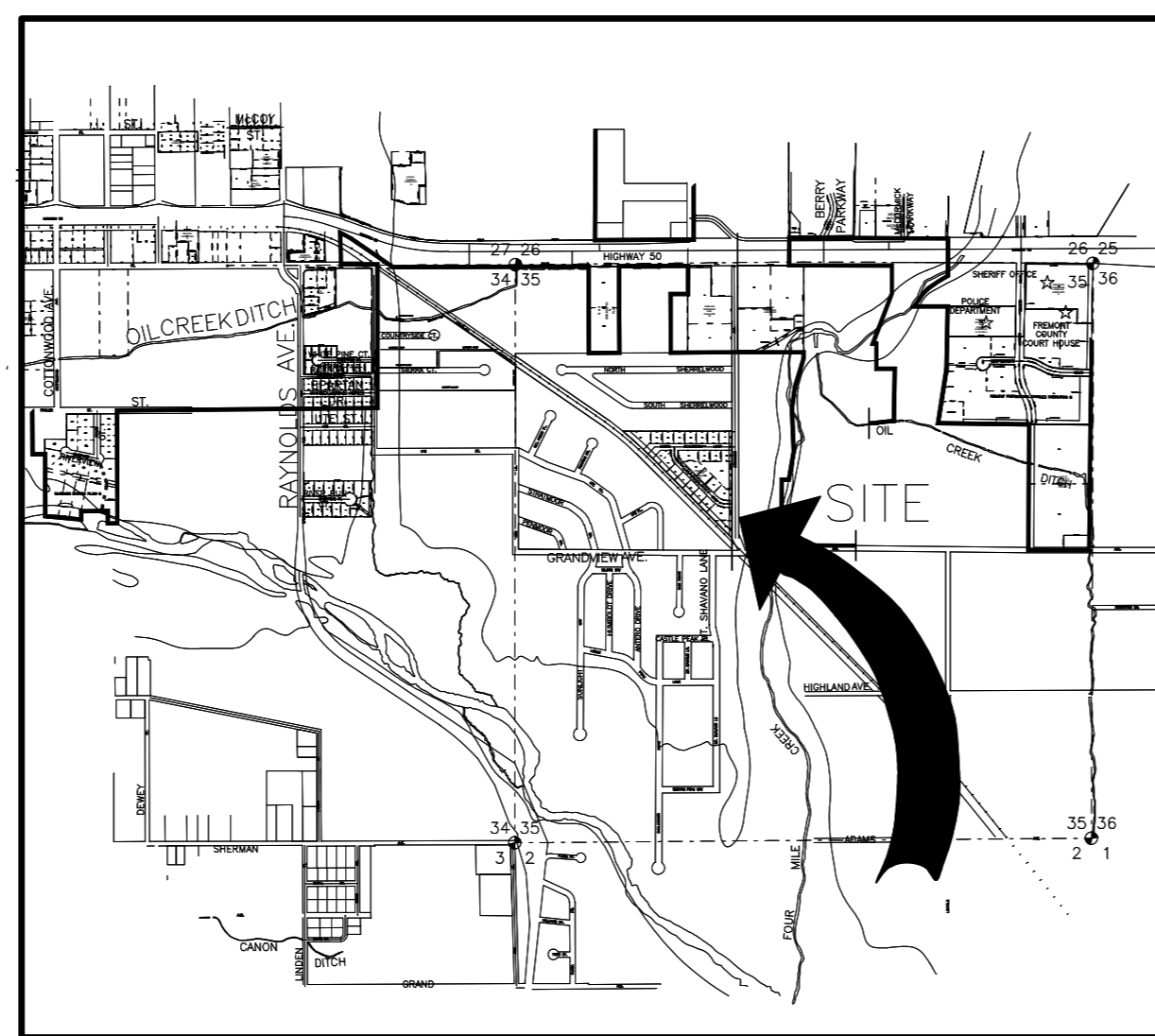
COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF STEINMEIER STREET AND THE NORTH RIGHT OF WAY LINE OF THE D & G H W RAILROAD RIGHT OF WAY; THENCE RUNNING NORTH ALONG SAID WEST LINE OF STEINMEIER AVE., 979 FEET; THENCE SOUTH S 9°51'05" WEST, 979 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE D & R G W RAILROAD; THENCE SOUTHWESTERLY ALONG TH NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD TO THE POINT OF BEGINNING. CONTAINING 11.056 ACRES MORE OR LESS

NOTES:

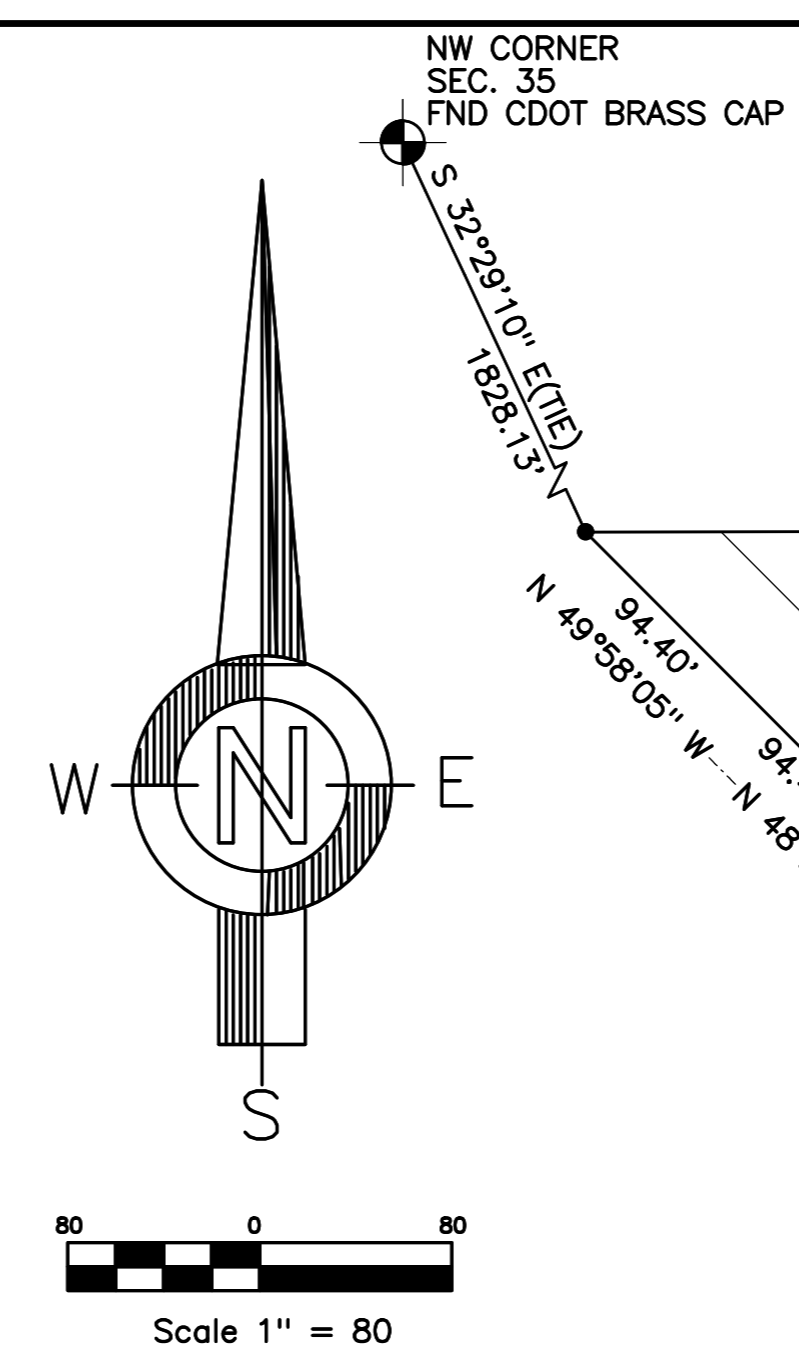
- BEARINGS SHOWN HERION ARE BASED UPON THE FOUND ?" ALUM CAPS ON THE SOUTH BOUNDARY OF STRATMOOR HILLS, BEING N 89°55'22" E (assumed.) 159.85'
- RECORDED AND APPARENT RIGHTS-OF-WAY ARE SHOWN AS PER TITLE COMMITMENT 200726598, BY STEWART TITLE OF CA?ON CITY, COLORADO.
- OUTLOTS "A" & "B" ARE DESIGNATED EASEMENTS FOR DRAINAGE AND UTILITY PURPOSES ONLY. NO STRUCTURES MAY BE CONSTRUCTED ON THESE LOTS EXCEPT FOR THOSE UTILITY OR DRAINAGE PURPOSES.
- THIS SUBDIVISION IS SUBJECT TO IMPACTS FROM GENERATION OF NOISE AND VIBRATIONS FROM RAILROAD FRIEGHT OPERATIONS.

EASEMENT STATEMENT

EASEMENTS FOR PUBLIC PURPOSES, INCLUDING UTILITIES, ARE AS INDICATED ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACNET PROPERTY OWNERS. EXCEPT AS OTHERWISE NOTED, ALL INTERIOR LOT LINES ARE SUBJECT TO A FIVE (5) FOOT UTILITY AND DRAINAGE EASEMENT ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY AND LOTS FRONTING PUBLIC WAYS ARE SUBJECT TO A TEN (10) FOOT UTILITY AND DRAINAGE EASEMENT.



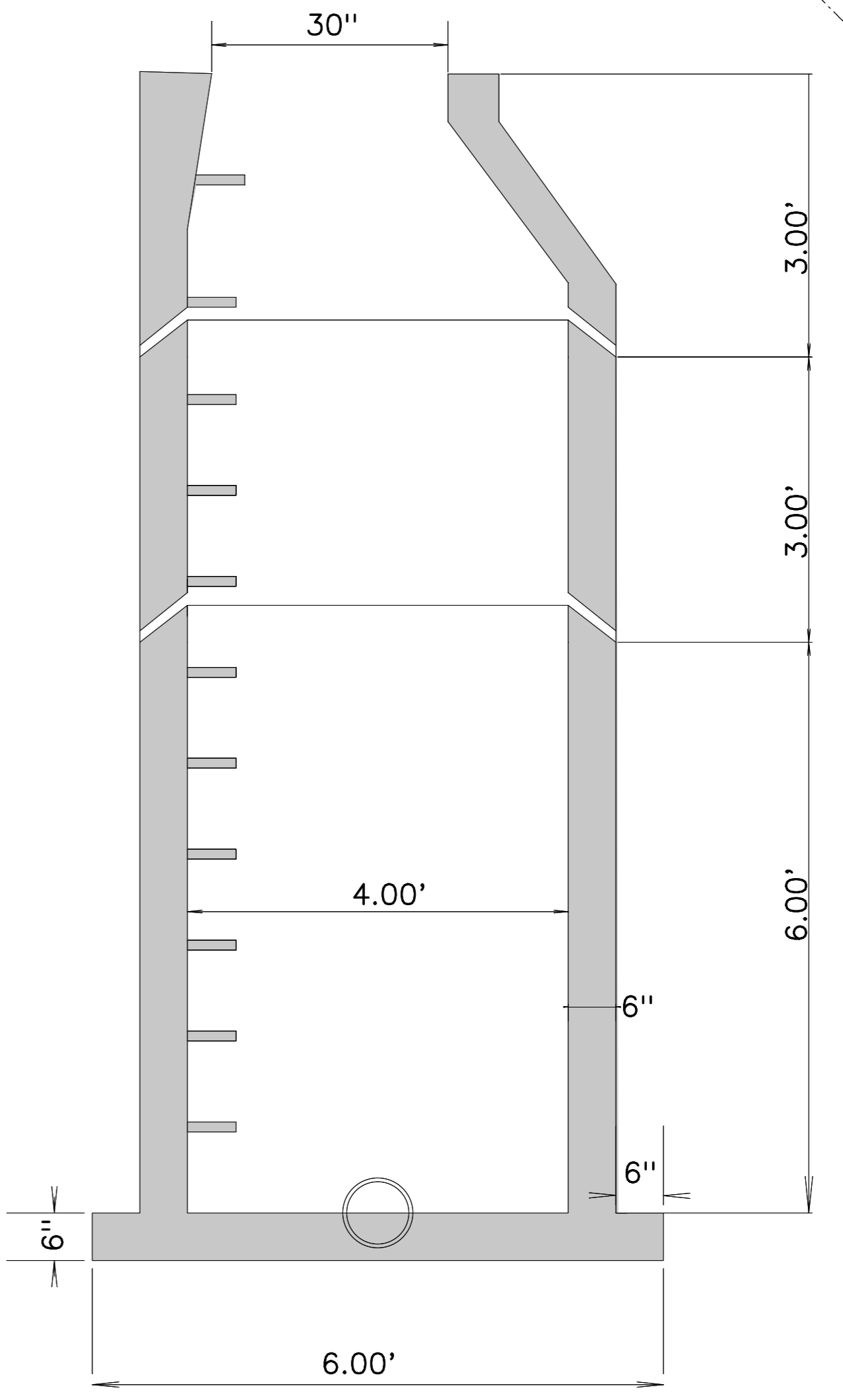
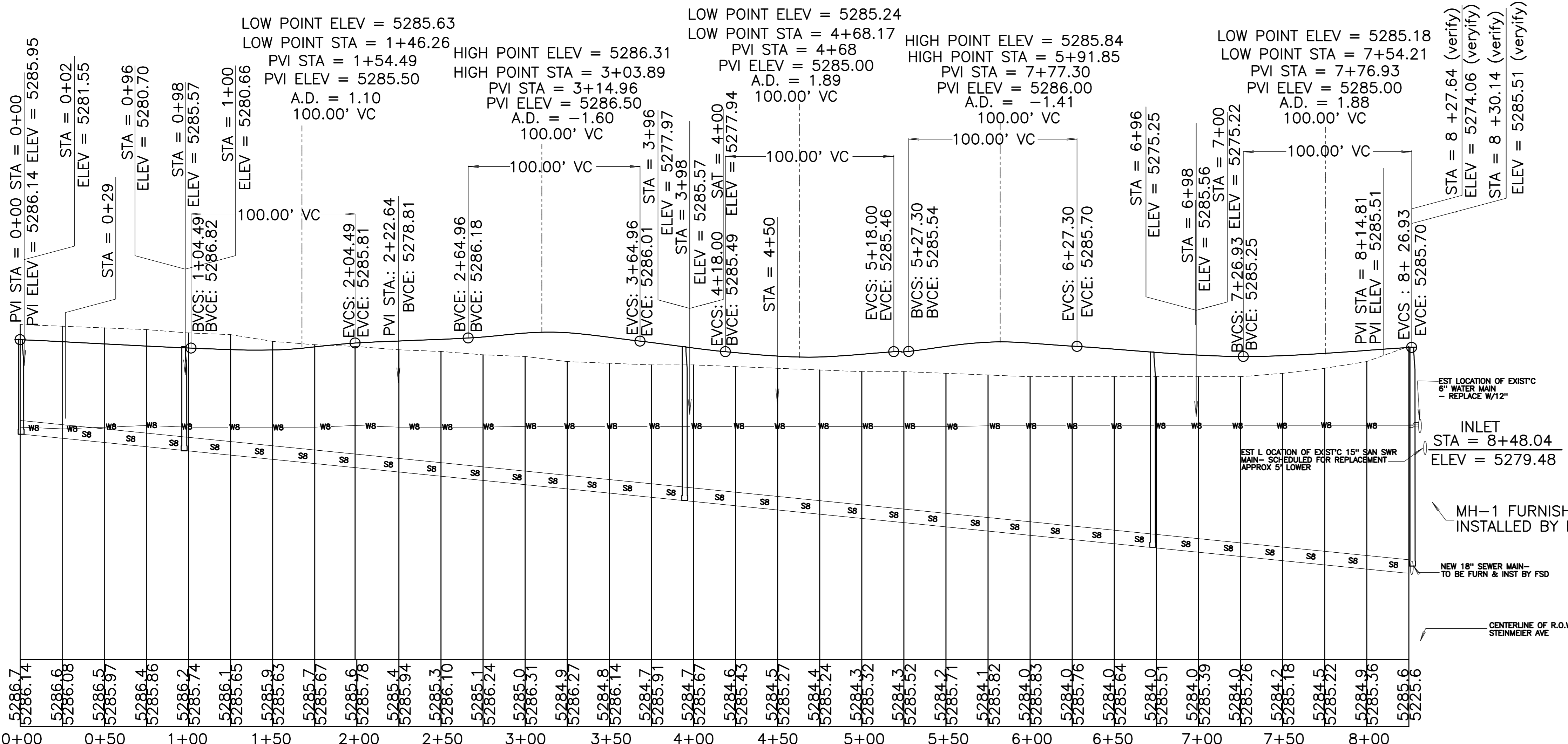
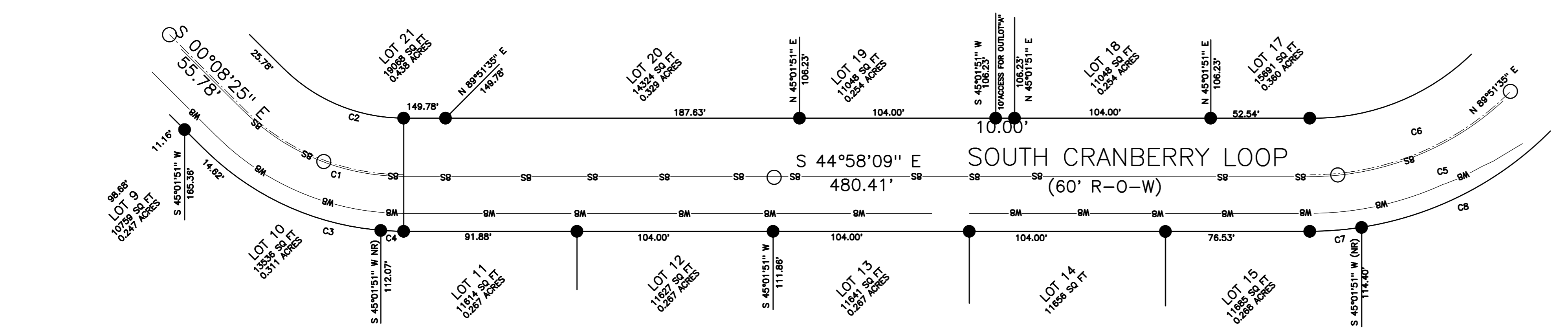
VICINITY MAP
 NOT TO SCALE



LEGEND
 NOT TO SCALE

- = FND 3/4" ALUM. CAP MARKED PROPERTY CORNER
- = SET 1/2" REBAR W/ CAP L.S. NO. 37907
- ⊙ = FOUND ALIQUOT SECTION MONUMENT
- = LOT LINES
- = NEW 8" PVC SAN SWR INVERT LINE
- = NEW 8" WATER MAIN CENTERLINE
- = STREET PROFILE
- - - = TOP SOIL

NUMBER	d = DELTA	RADIUS	LENGTH
C1	44°49'44"	120.00	93.69
C2	44°49'44"	90.00	70.42
C3	40°11'49"	150.00	105.23
C4	04°30'04"	150.00	12.13
C5	45°01'18"	150.00	118.26
C6	45°10'16"	120.00	84.81
C7	13°11'07"	120.00	27.82
C8	38°23'30"	180.00	114.33



SOUTH CRANBERRY LOOP STREET, SAN SEWER & WATER PROFILE
 HORIZONTAL SCALE 1" = 50' VERTICAL SCALE 1" = 3'

This drawing was prepared as an entry for the ADDA's (American Design Drafting Association's) 41st Annual Drafting Contest and remains the property of the ADDA. Reproduction of this drawing by any individual or organization is strictly forbidden without written permission of the ADDA.

ADDA National Design/Drafting Contest
Cañon City High School
 1313 College Ave.

CRANBERRY PARK
 SUBDIVISION

INSTRUCTOR
 Mr. Geesaman
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DRAWN
 Samantha Ary

Category/Division
BC-CIVI

SHEET NUMBER
2
 OF 9 SHEETS