

TO WIT

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

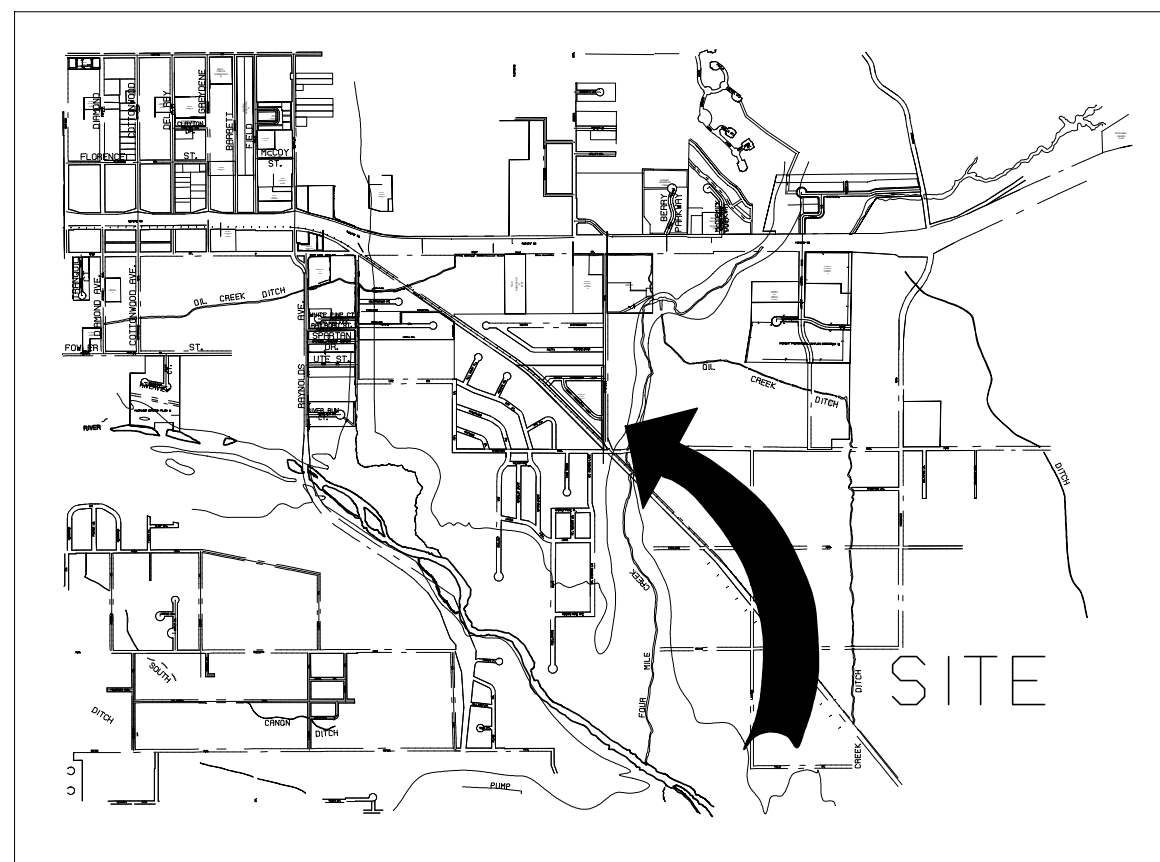
COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF STEINMEIER STREET AND THE NORTH RIGHT OF WAY LINE OF THE D & R G W RAILROAD RIGHT OF WAY; THENCE RUNNING NORTH ALONG SAID WEST LINE OF STEINMEIER AVE., 979 FEET; THENCE SOUTH 89°51'05" WEST, 979 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE D & R G W RAILROAD; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD TO THE POINT OF BEGINNING, CONTAINING 11.056 ACRES MORE OR LESS

NOTES:

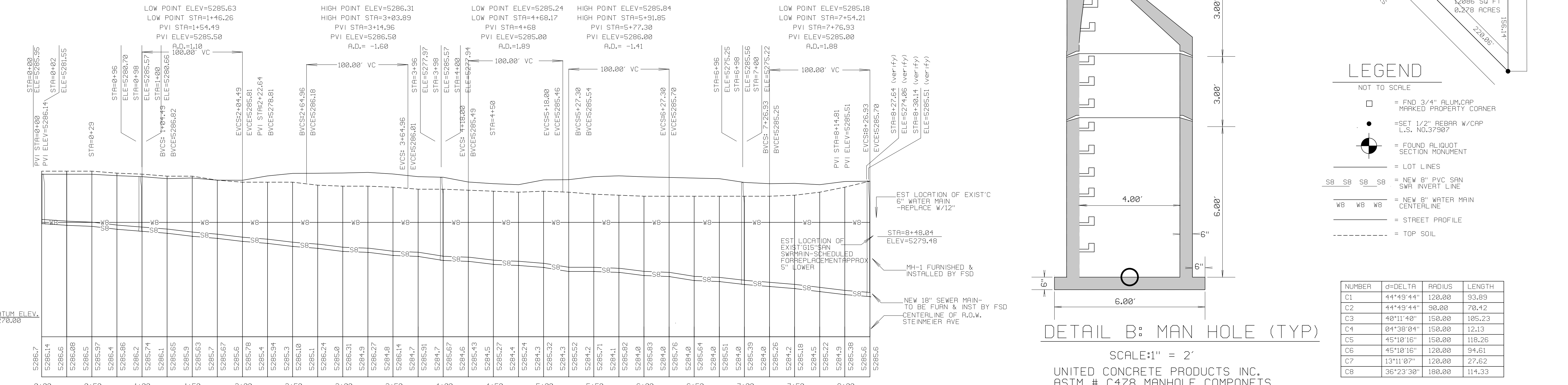
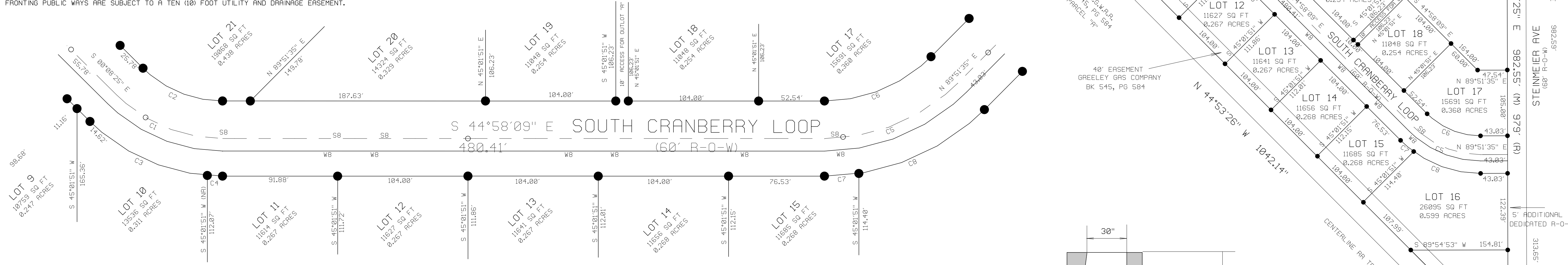
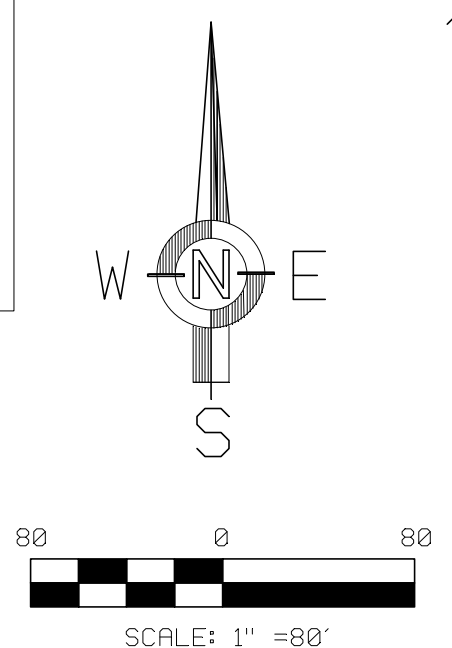
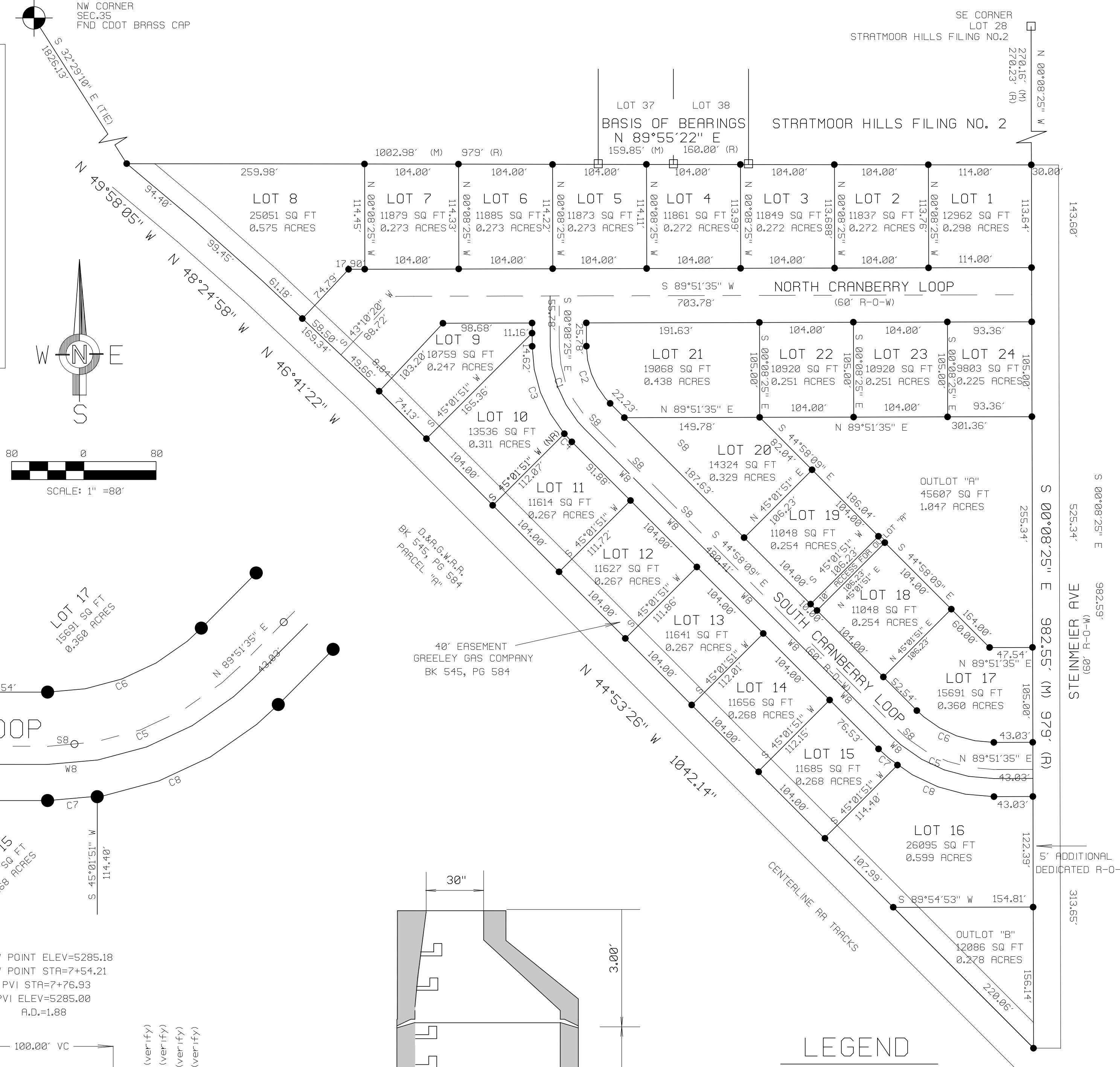
- 1.) BEARINGS SHOWN HEREON ARE BASED UPON THE FOUND 3/4" ALUM. CAPS ON THE SOUTH BOUNDARY OF STRATMOOR HILLS, BEING N 89°55' 22"E (assumed), 159.85'.
2.) RECORDED AND APPARENT RIGHTS-OF-WAY ARE SHOWN AS PER TITLE COMMITMENT 200726598, BY STEWART TITLE OF CANON CITY, COLORADO.
3.) OUTLOTS "A & B" ARE DESIGNATED EASEMENTS FOR DRAINAGE AND UTILITY PURPOSES ONLY. NO STRUCTURES MAY BE CONSTRUCTED ON THESE LOTS EXCEPT FOR THOSE UTILITY OR DRAINAGE PURPOSES.
4.) THIS SUBDIVISION IS SUBJECT TO IMPACTS FROM GENERATION OF NOISE AND VIBRATIONS FROM RAILROAD FREIGHT 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 ADJACENT 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.

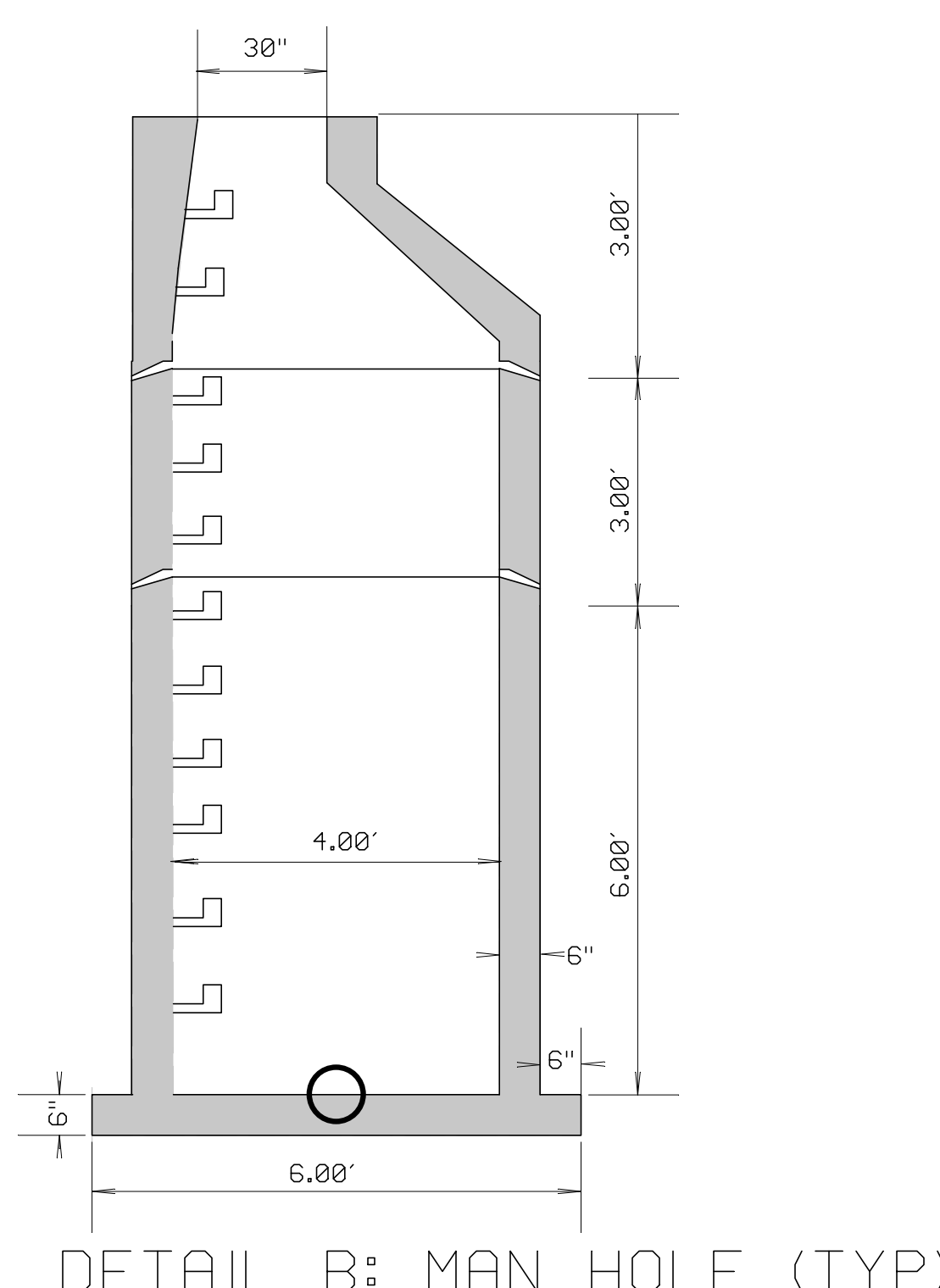


VICINITY MAP NOT TO SCALE



SOUTH CRANBERRY LOOP STREET, SAN SEWER & WATER PROFILE

HORIZONTAL SCALE 1" = 50' VERTICAL SCALE 1" = 5'



DETAIL B: MAN HOLE (TYP) SCALE: 1" = 2' UNITED CONCRETE PRODUCTS INC. ASTM # C478 MANHOLE COMPONENTS OR EQUIVALENT

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

Table with columns: NUMBER, d=DELTA, RADIUS, LENGTH. Rows C1 through C8.

ADDA National Design/Drafting Contest
Cañon City High School
1313 College Avenue Cañon City, Colorado 81212

CRANBERRY PARK SUBDIVISION

INSTRUCTOR MR. GEESAMAN

DRAWN ASHLEY BROWN

Category/Division B-OPEN

SHEET NUMBER

6 OF 12 SHEETS

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