PRELIMINARY PLAT SUMMERFIELD NORTH

LOCATED IN THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF KEENESBURG, WELD COUNTY, COLORADO

EAST QUARTER CORNER SECTION 26

N 89°22'57" E 1322.76'

FOUND 3.25" ALUMINUM CAP

IN RANGE BOX

MARKED PLS 27269

CENTER-EAST CORNER

MARKED PLS 38046

- FOUND 2.5" ALUMINUM CAP

SURVEYOR'S STATEMENT:

I, AARON A. DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS FINAL SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AARON A. DEMO, PLS COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285 FOR AND ON BEHALF OF BASELINE CORPORATION

OWNERSHIP AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE SOLE OWNER(S) OF THE LAND SHOWN IN THIS PRELIM PLAT SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING ALL OF LOT 2, SLOAN MINOR SUBDIVISION, AS SHOWN IN RECEPTION NO. 3949849 OF WELD COUNTY, COLORADO

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, SLOAN MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO,

CONTAINING 61.142 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SUMMERFIELD NORTH, A SUBDIVISION OF A PART OF THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF KEENESBURG THE STREETS, AVENUES, AND OTHER PUBLIC PLACES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF KEENESBURG AND ALL SERVING PUBLIC UTILITIES AND OTHER APPROPRIATE ENTITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF KEENESBURG, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF KEENESBURG SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF KEENESBURG, COLORADO. EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF KEENESBURG, COLORADO

MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

NAME: MARCUS PALKOWITSH TITLE: GENERAL PARTNER NOTARY CERTIFICATE STATE OF COLORADO COUNTY OF WELD THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2021 BY MARCUS PALKOWITSH AS GENERAL PARTNER OF MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PLANNING AND ZONING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KEENESBURG,

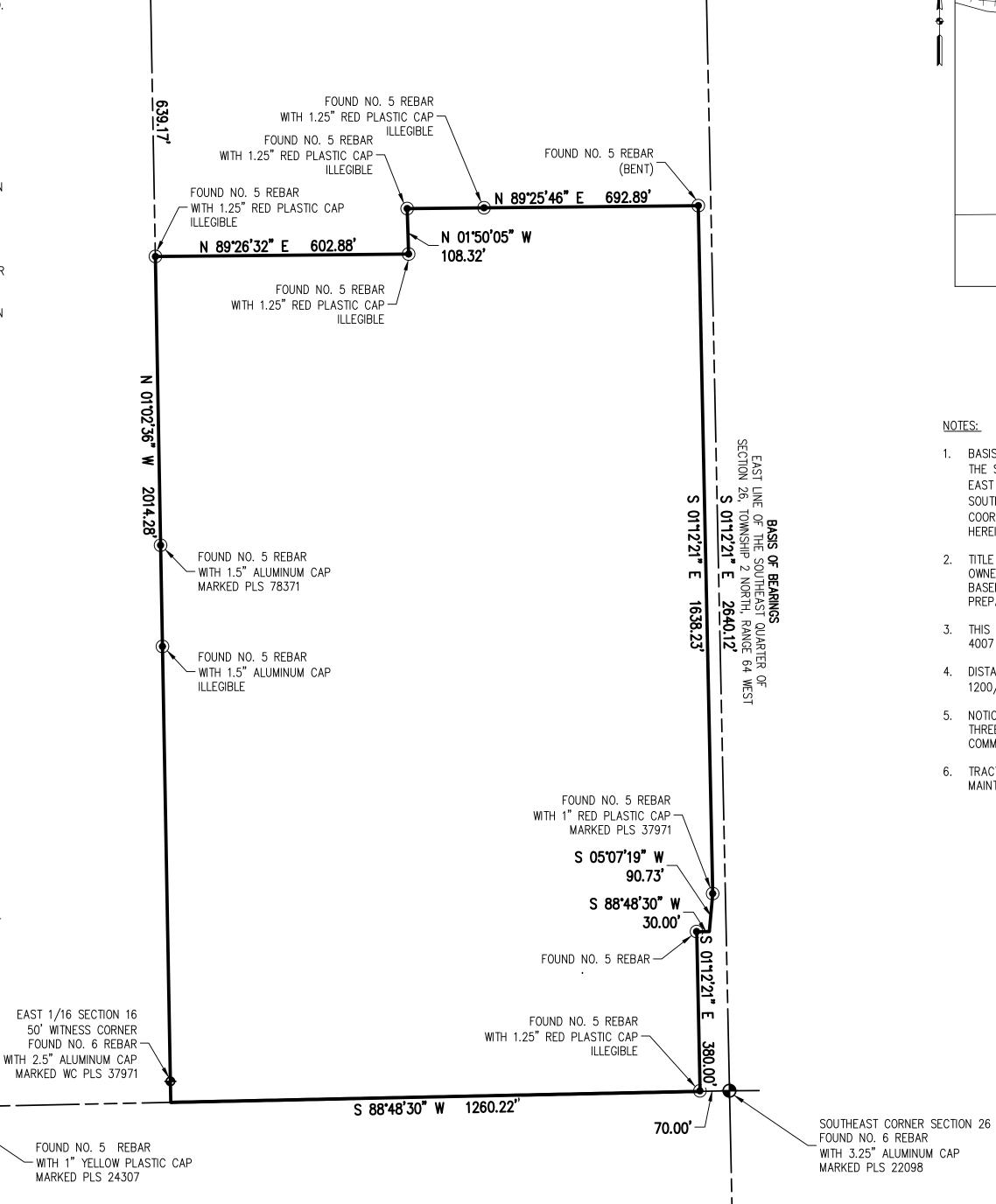
THIS THE ______, 2021.

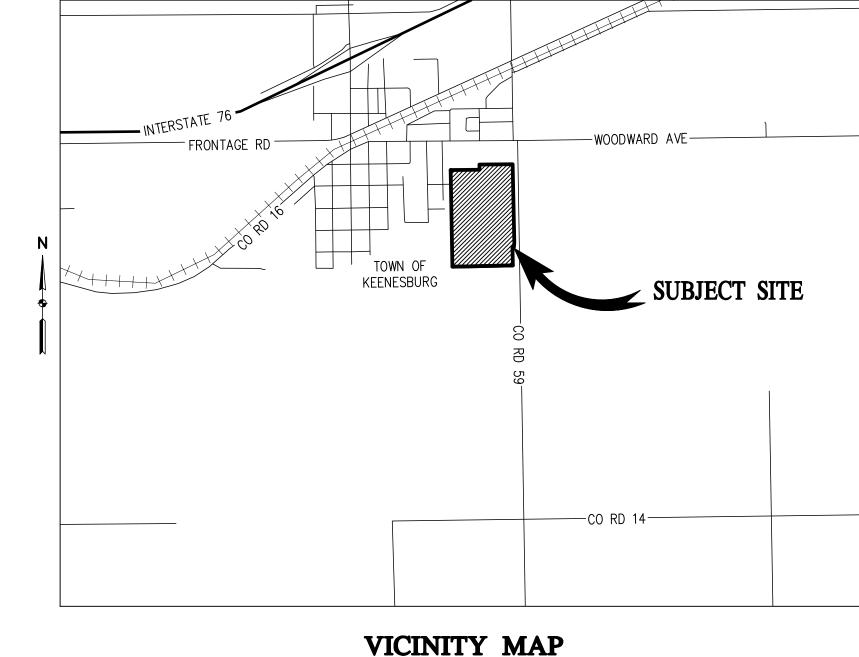
CHAIRPERSON

TOWN CLERK

TOWN BOARD OF TRUSTEES APPROVAL
THIS IS TO CERTIFY THAT THE PLAT OF VISTA WEST WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG BY RESOLUTION NO. ______, THIS _____ DAY OF ______, 2021 AND THAT THE MAYOR OF THE TOWN OF KEENESBURG, ON BEHALF OF THE TOWN OF KEENESBURG, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

MAYOR ATTEST:





SCALE: 1" = 2000

NOTES:

- 1. BASIS OF BEARINGS: ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP MARKED "PLS 27269" IN A RANGE BOX, AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE SOUTHEAST CORNER OF SAID SECTION 26 TO BEAR SOUTH 01°12'21" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2640.12 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2. TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS. RIGHTS OF WAY AND TITLE OF RECORDS. BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER NCS-1063950-CO, DATED APRIL 26, 2021 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- 3. THIS LAND SURVEY PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVE, SUITE 405, LOVELAND, COLORADO 80537.
- 4. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 6. TRACTS A F AND ARE FOR OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN USES AND UTILITY EASEMENTS AND WILL BE MAINTAINED BY SUMMERFIELD NORTH HOA.

6 Ŋ N INVESTMENT SUMMERFIELD PRELIMINARY P

TOWN OF KFENESBURG	
FUR AND	ON BEHALF OF CORPORATION

DRAWING SIZE 24" X 36" SURVEY FIRM SURVEY DATE BASELINE CORP 08/03/21

3519 PRELIM PLAT NORTH.dwa **SHEET** 1 **OF** 3

JOB NO. DRAWING NAME

PRELIMINARY PLAT SUMMERFIELD NORTH

LOCATED IN THE SOUTH EAST 1/4 OF SECTION 26,

CURVE TABLE	TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF KEENESBURG, WELD COUNTY, COLORADO	1	
CURVE # LENGTH RADIUS DELTA CHORD DISTANCE		1	4
C1 39.32' 25.00' 90°07'02" N 43°44'08" E 35.39'	30' UTILITY EASEMENT N 89°25'46" E 692.89' REC. NO. 4450645 12/03/2018		
C2 19.86' 208.88' 5°26'51" N 04°10'05" W 19.85' C3 124.34' 69.50' 102°30'11" N 44°14'19" E 108.41'	9 ကို		
C4 21.11' 200.00' 6°02'52" S 87°32'01" E 21.10'	O5" V		
C5 39.45' 25.00' 90°24'20" N 43°59'49" E 35.48' C6 38.99' 25.00' 89°21'06" S 45°52'55" E 35.15'	30' TEMPORARY CONSTRUCTION EASEMENT	}	ā >
C7 31.64' 20.00' 90°38'53" N 44°07'20" E 28.45'	REC. NO. 4450646 12/03/2018 N 89°26'32" E 602.88'	CICAED	MBR SRAWN B
C8 19.51' 20.00' 55°53'03" N 61°30'23" E 18.74'	TRACT A 236,082.6 SQ FT		
C9 12.14' 20.00' 34°46'06" N 16°10'57" E 11.95' C10 31.19' 20.00' 89°21'06" S 45°52'55" E 28.12'	1200' SANITARY & ACCESS EASEMENT REC. NO. 1203221, REC. NO. 4261060, BK 1416, PG 270 — 30' RIGHT-OF-WAY	A T	<u> </u>
C11 10.79' 20.00' 30°54'42" S 16°39'43" E 10.66'	(TO BE VACATED) (TO BE VACATED) (TO BE VACATED)	}	_
C12 20.40' 20.00' 58°26'24" S 61°20'16" E 19.53'	N 89°26'33" E 961.72'	פנים	ן
C13 31.64' 20.00' 90°38'54" N 44°07'05" E 28.44' C14 23.28' 20.00' 66°40'48" N 56°06'08" E 21.98'		opro A	<u>.</u>
C15 8.37' 20.00' 23°58'06" N 10°46'41" E 8.31'	S 89°26′32″ W 1075.64′		
C16 38.99' 25.00' 89°21'06" S 45°52'55" E 35.15'	N 89°26'32" E 190.01'		
C17 39.55' 25.00' 90°38'20" N 44°06'55" E 35.56' C18 38.99' 25.00' 89°21'06" S 45°52'55" E 35.15'	C15 10T 1 5 10		
C19 39.55' 25.00' 90°38'54" N 44°07'05" E 35.55'	TRACT B TRACT C S S S S S S S S S S S S S S S S S S		
C20 39.27' 25.00' 90°00'00" S 46°12'21" E 35.36' C21 17.71' 113.99' 8°54'05" S 01°39'41" W 17.69'		7	<u> </u>
C22 27.57' 69.50' 22*43'41" S 04*56'30" E 27.39'	N 88°47′39″ E 156.24′ N 88°47′39″ E 240.00′ N 88°47′39″ E 230.00′ N 88°47′39″ E 230.00′ N 88°47′39″ E 230.00′ N 88°47′39″ E 200.00′	OLLaia	:
C23 36.32' 69.50' 29°56'40" S 31°16'40" E 35.91'	8. Not 25. CRAWFORD AVE —	, nes	֓֞֞֓֓֓֓֞֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓
C24 127.68' 69.50' 105°15'23" S 46°12'21" E 110.47' C25 47.29' 69.50' 38°59'19" S 65°44'40" E 46.39'	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	Obvi	;
C26 16.49' 69.50' 13°35'44" N 87°57'49" E 16.45'	31.40' ——125.00'-—— Sign LOT 27 Sign LOT 28 Sign		<u>: </u>
C27 13.31' 100.00' 7*37'41" N 84*58'48" E 13.30'			COUN
C28 12.60' 7.93' 91°03'43" N 46°12'23" W 11.31' C29 13.31' 100.00' 7°37'41" S 87°23'31" E 13.30'			VELD
C30 28.53' 69.50' 23°31'18" N 84°39'41" E 28.33'	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		>
C31 30.00' 69.50' 24°43'55" N 60°32'05" E 29.77' C32 127.67' 69.50' 105°15'21" N 43°47'41" E 110.46'	2 10,500.0 SF 8 11.		<u>e</u>
C33 29.79' 69.50' 24°33'35" N 35°53'20" E 29.56'	*	, '	a _
C34 39.35' 69.50' 32°26'34" N 07°23'16" E 38.83'	20 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1	징
C35 13.31' 100.00' 7°37'41" N 05°01'11" W 13.30'	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		F ON I
C37 31.42' 20.00' 90°00'00" N 46°12'21" W 28.28'	BLOCK 1 C C C C C C C C C	1 1	ELD ARY L
C38 11.05' 20.00' 31°40'06" N 17°02'24" W 10.91'		1 /	STT
C39 20.36' 20.00' 58*19'54" N 62*02'24" W 19.49' C40 20.36' 20.00' 58*19'54" N 59*37'41" E 19.49'			MME PRE
C41 11.05' 20.00' 31°40'06" S 14°37'41" W 10.91'	570.0 SF 100.0 SF 100		
C42 31.42' 20.00' 90°00'00" S 43°47'39" W 28.28' C43 31.42' 20.00' 90°00'58" N 46°12'39" W 28.28'	10,500.0 SF	ਭੇ <i> '</i>	
C44 11.05' 20.00' 31°40'06" N 17°02'25" W 10.91'		දි '	SBURG
C45 20.36' 20.00' 58°19'53" S 62°02'24" E 19.49'			EENE
C46 39.27' 25.00' 90°00'00" S 43°47'39" W 35.36' C47 39.27' 25.00' 90°00'00" S 46°12'21" E 35.36'			A 40
C48 39.27' 25.00' 90°00'00" N 43°47'39" E 35.36'	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		NWO L
C49 16.09' 25.00' 36°52'12" N 17°13'44" E 15.81' C50 23.18' 25.00' 53°07'48" N 62°13'44" E 22.36'	LOT 17 SO LOT 11 SO LOT 18 SO ROW SF SO S,544.9 SF SO S,544.9 SF SO S,544.9 SF SO SE		PREPARED UNDER THE I
CONTINUED ON SHEET 3	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		MARY
LEGEND	ROW	<u> </u>	RELIMITE OF
EXISTING LINETYPES	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	j '	" WELLIN
PROPERTY BOUNDARY			FOR AND ON BEHALF BASELINE CORPORATI
		· · · · · · · · · · · · · · · · · · ·	BASELINE CORPORATION 10/2 RAWING SIZE 24"
——————————————————————————————————————	GRAPHIC SCALE 15.00' 5.00' - 5.00' -	SUF BAS	JRVEY FIRM SURV ASELINE CORP 08/0
60	0 60 120 Fig. 5,721.4 SF S	DR/ 351	DB NO. CO35 RAWING NAME 519 PRELIM PLAT NORTH
	(IN FEET) 1 INCH = 60 FT S 88°47′39″ W 224.00 S 88°47′39″ W 224.00 S 88°47′39″ W 224.00 SEE SHEET 03	SHF	EET 2 OF 3

TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF KEENESBURG, WELD COUNTY, COLORADO CONTINUED ON SHEET 2 SEE SHEET 02 C51 | 39.27' | 25.00' | 90°00'00" | N 46°12'21" W | 35.36' **└** — −120.00'− LOT 1 6,576.1 SF 16.09' | 25.00' | 36°52'12" | S 19°38'27" E 8,382.8 SF 5,750.0 SF 5,976.1 SF [양 └ 5' U.E. LOT 15 S 88°47'37" W 230.00' 23.18' | 25.00' | 53°07'48" — — — 120.00**'**— S 64°38'27" E _110.00**'** – 16.5' TELEPHONE EASEMEN 23.18' | 25.00' | 53°07'48" | N 62°13'44" E TREC. NO. 1573058 LOT 9 **└ 5' U.E.**LOT 2 5,750.0 SF 5,721.4 SF 6,000.0 SF 16.09' | 25.00' | 36°52'12" | N 17°13'44" E 6,600.0 SF —115.00**'**— -8,813.8 SF _ — —120.00'— 39.27' | 25.00' | 90°00'00" S 43°47'39" W N 88°47'39" E 6,600.0 SF [5 - 5' U.E. LOT 11 13.31' | 100.00' | 7°37'41" | S 05°01'12" E 5,750.0 SF **UTILITY EASEMENT** 6,179.6 SF 6,000.0 SF REC. NO. 4450645 12/03/2018 LOT 3 14.59' | 69.50' | 12°01'41" | N 02°49'12" W | _115.00**'**— _115.00**'**— - — —120.00'— — 6,600.0 SF __50.00**'**_ N 18°58'58" E 38.30' | 69.50' | 31°34'40" LOT 7 11,523.3 SF / 20.53' — — —110.00**'**-6,600.0 SF LOT 4 38.44' | 69.50' | 31°41'19" | N 50°36'57" E | 37.95' 5,750.0 SF 6,000.0 SF _ —115.00'— <u> — </u> 36.34' | 69.50' | 29°57'45" | N 81°26'28" E 35.93' LOT 6 7,821.4 SF LOT 4 6,600.0 SF 10.52' | 100.00' | 6°01'37" | S 88°11'32" E 5,750.0 SF —110.00**'**— — 6,600.0 SF 6,000.0 SF 30' TEMPORARY CONSTRUCTION EASEMENT 13.31' | 100.00' | 7°37'41" | N 87°23'31" W | 13.30' REC. NO. 4450646 12/03/2018 _50.00'¬ | _50.00'¬ | _50.00'¬ | _ -60.00' -127.68' | 69.50' | 105°15'17" | S 43°47'39" W | 110.47' 6,600.0 SF N 88'47'39" 12.57' | 8.00' | 90°00'00" S 43°47'39" W 6,000.0 SF LOT 34 BLOCK 6 6,600.0 SF 13.31' | 100.00' | 7'37'41" N 87°23'31" W 13.30' _S 88°47'39" W-LOT 15 5,500.0 SF 9,949.5 SF 7,045.7 SF

LOT 20 | LOT 19 | LOT 18 | 5,500.0 SF | 5,5 - -_{120.00}'-- -6,586.3 SF 15,500.0 SF 1 __ _110.00**'**_ ___ 15,500.0 SF 1 5,500.0 SF 10.55' | 100.00' | 6°02'50" N 88°10'56" W LOT 6 6,600.0 SF 32.22' | 69.50' | 26°33'53" S 83°08'24" W 31.94' 7,776.7 SF LOT 33 _110.00**'**— 6,600.0 SF 35.00' | 69.50' | 28**°**51'16" S 55°25'49" W 34.63' └<u>50.00'</u> BLOCK 8 S 27°32'26" W 32.66' | 69.50' | 26°55'31" 9,378.2 SF S 02°37'19" W 27.79' | 69.50' | 22°54'43" - YARNELL ST — - 888.47'39" W 414.00' 6,600.0 SF LOT 8 127.68' | 69.50' | 105°15'23" | S 43°47'39" W | 110.47' 6,600.0 SF _ —110.96**'**-11,654.3 SF ─S 88°47'40" W _50.00'<u>_</u> 13.31' | 100.00' | 7°37'41" | S 05°01'12" E −50.00′ ¬ -52.00° – - C90 12.57' | 8.00' | 90°00'00" | S 43°47'39" W | └- 8' U.E. 6,600.0 SF <u>- 110.00'</u> __ 10.18' ____ LOT 11 | S LOT 10 \ 5,500.0 SF | 6,579.5 SF C75 | 13.31' | 100.00' | 7°37'40" | S 02°36'29" W | 13.30' LOT 13 | | LOT 12 6,600.0 SF LOT 15 LOT 14 LOT 16 LOT 17 5,500.0 SF 5,500.0 SF 1.18' | 100.00' | 0°40'33" | S 00°52'05" E | 5,500.0 SF BLOCK 7 12.13' | 100.00' | 6°57'08" S 02°56'46" W N 88°47'39" E 6,600.0 SF — —110.00**'**— -- — — 120.00**'**· — -39.37' | 69.50' | 32°27'11" S 09°48'16" E 38.84' 6,600.0 SF - 60.00' ¬ | ¬ 60.00' — -60.00**'**- – 127.68' | 69.50' | 105°15'23" | S 46°12'21" E 5,500.0 SF LLP 30.82' | 69.50' | 25°24'32" | S 38°44'08" E 30.57 — —110.00**'**— -30' RIGHT-OF-WAY 6,600.0 SF REC. NO. 3949849 LOT 23 | 10 LOT 24 | 10 LOT 25 | 10 6,600.0 SF | 10 6,600.0 SF | 10 6,600.0 SF | 10 6,600.0 SF 31.25' | 69.50' | 25°45'51" S 64°19'19" E 30.99' 8 6,600.0 SF 8 LOT 29 6,600.0 SF | **| | 6**,600.0 SF 6,600.0 SF **S** NORTH PLAT 5,500.0 SF 8,408.6 SF 6 S 88°01'09" E 26.24' | 69.50' | 21°37'48" 26.08 <u>— — 109.</u>99'— ^{C76} — 13.31' | 100.00' | 7°37'41" S 87°23'31" E 13.30' 6,638.8 SF ⁻ 60.00' INVESTMENT 41.77' | 69.50' | 34°25'55" | N 79°12'22" E SUMMERFIELD PRELIMINARY PL 5,556.6 SF — –117.96**'**— -127.68' | 69.50' | 105°15'10" | N 43°47'39" E N 88'47'39" E 704.00' — —114.92**'**— — MELROSE ST $^--$ S 88°47'39" W $^-$ 39.97' | 69.50' | 32°57'01" | N 45°30'54" E | 39.42' 8,061.8 SF 13.31' | 100.00' | 7°37'41" | N 05°01'12" W | 13.30' - 60.00'· - | - 60.00'· -— -60.00**'**- — – ·60.00**'**· ─┐ — -**60.00'**- — 12.57' | 8.00' | 90°00'00" N 43°47'39" E 8,753.2 SF S 28°00'35" N 88'47'39" E 130.00' S 88'48'30" W 12.57' | 8.00' | 90°00'00" S 46**°**12'21" E 30.00' 6,600.0 SF 8 6,600.0 SF 8 6,600.0 SF 8 6,600.0 SF 2.79' | 100.00' | 1°36'04" S 84°22'42" E 2.79' 6,600.0 SF 8 6,600.0 SF 8 6,600.0 SF 8 **MSP** 6,600.0 SF 🚫 N 84°22'06" W | 2.76' 2.76' | 100.00' | 1°34'52" 9,983.5 SF 13.31' | 100.00' | 7°37'41" | N 84°58'48" E | 13.30' 59.69' | 38.00' | 90°00'00" S 46°12'21" E 59.69' | 38.00' | 90°00'00" | N 43°47'39" E | 59.69' | 38.00' | 90°00'00" | S 43°47'39" W | 53.74' C96 | 59.69' | 38.00' | 90°00'00" | N 43°47'39" E | 53.74' 30' UTILITY AND DRAINAGE EASEMENT REC. NO. 3949849 59.69' | 38.00' | 90°00'00" | S 46°12'21" E C98 | 59.69' | 38.00' | 90°00'00" | N 43°47'39" E | 53.74' 45.94' | 69.50' | 37°52'26" | N 10°06'10" E NORTH LINE OF LEASE TRACT F C100 | 60.12' | 38.00' | 90°38'54" | S 44°07'05" W | 54.04' REC. NO. 353557, DATED 02/15/2008 1,095,057.0 SQ FT NORTH LINE OF ORDINANCE NO. 2007-05 20' ACCESS EASEMENT REC. NO. 3604438, DATED 02/10/2009 **LEGEND** REC. NO. 3962824 30' ROAD R.O.W. RESERVATION **EXISTING LINETYPES** ON EACH SIDE OF SECTION BOOK 86, PAGE 273 FOR AND ON BEHALF OF BASELINE CORPORATION PROPERTY BOUNDARY UTILITY AND DRAINAGE ÉASÉMENT INITIAL SUBMITTAL 10/26/21 RIGHT-OF-WAY REC. NO. 3949849 DRAWING SIZE 24" X 36" GRAPHIC SCALE SURVEY FIRM SURVEY DATE
BASELINE CORP 08/03/21 LOT LINE ----- EASEMENT (IN FEET) 1 INCH = 60 FT3519 PRELIM PLAT NORTH.dwa — — ROADWAY CL S 88°48'30" W 1260.22' SHEET 3 OF 3