

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99064478

DATE: 7-22-99

TIME: 10:40

FEE: \$ 36⁰⁰ (3 Pages)

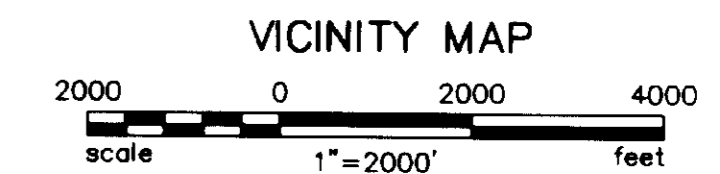
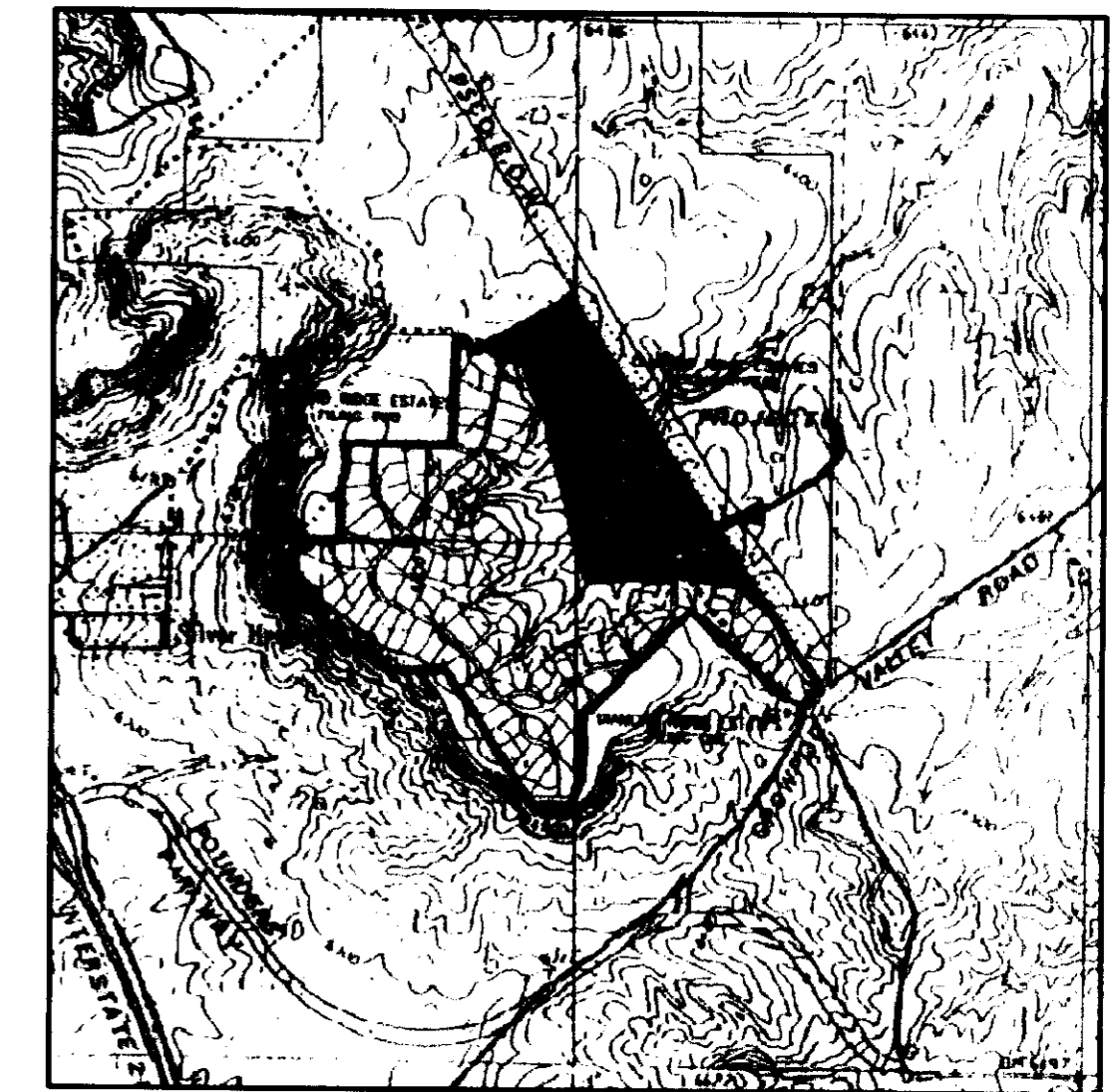
GRANTOR: *Diamond Ridge Estates LLC*
(OWNER/SIGNER)

GRANTEE: *Diamond Ridge Estates #3*
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 23-24-25, 7, 67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT DIAMOND RIDGE ESTATES FILING THREE

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 23, 24, & 25, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
27 LOTS - 67.90 ACRES



SURVEYING CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

SIGNED THIS 25th DAY OF May, 1999.
Michael C. Cregger
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564



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.

TITLE CERTIFICATE

WE, LAND TITLE GUARANTEE CO., DULY QUALIFIED, INSURED, AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY ONLY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS SHOWN.

SIGNED THIS 18th DAY OF June, 1999.
Larry L. Nitsch
BY TITLE OFFICER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF June, 1999, BY LARRY L. NITSCH.

WITNESS MY HAND AND SEAL 8-9-99 *Susan J. Rasmussen*
MY COMMISSION EXPIRES: 8-9-99 NOTARY PUBLIC **SUSAN J. RASMUSSEN**
NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 08-09-99

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE ROCK ESTATES ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 28, 1995 AT RECEPTION NO. 9561705 AND ACCORDINGLY 27 SFE IS DEBITED FROM THE WATER BANK.

NOTES

- THERE IS NO PUBLISHED FLOODPLAIN DELINEATION WITHIN THIS PROPERTY.
- THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC OF DENVER, CONSULTING ENGINEERS, TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON THE TITLE COMMITMENT FILE NO. 2411242, DATED 10-11-98 BY LAND TITLE GUARANTEE COMPANY.
- THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT-OF-WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
- THE PUBLIC LAND DEDICATION REQUIREMENT FOR THIS PLAT WILL BE MET THROUGH CASH-IN-LIEU OF LAND.
- ACCESS RESTRICTIONS APPLY TO LOTS 1-12, BLOCK 2 AND LOTS 4 AND 5, BLOCK 3, AS SHOWN ON SHEET 2. EACH SET OF LOTS SHARE A COMMON POINT OF ENTRY ALONG THE COMMON LOT LINE. A FORTY FOOT (40') COMMON DRIVEWAY ACCESS EASEMENT IS DEDICATED FOR THE FIRST SIXTY FEET (60') OF THE COMMON LOT LINE.

OWNERS/SUBDIVIDER:

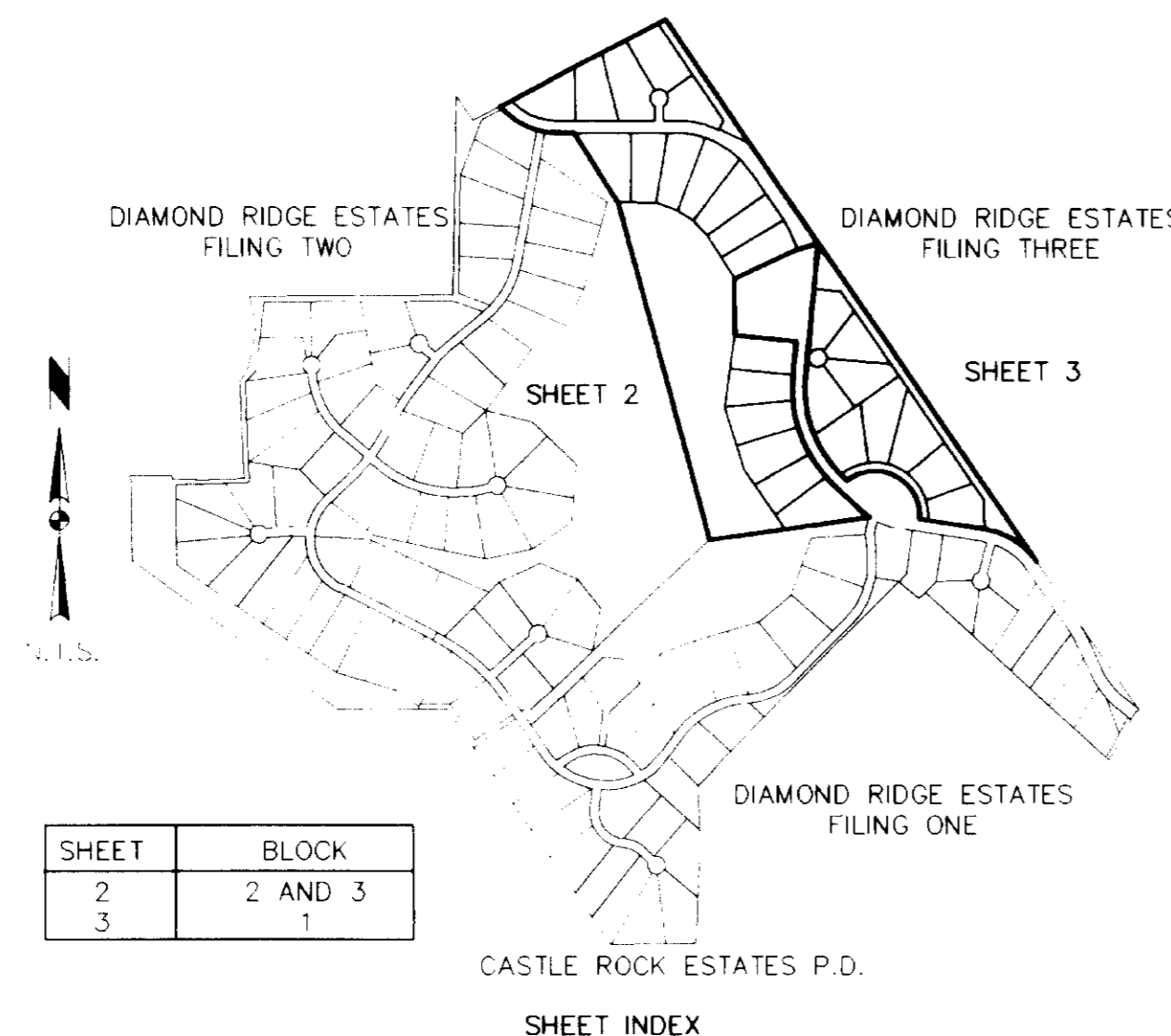
DIAMOND RIDGE ESTATES LLC
5301 SOUTH YOSEMITE #32-102
ENGLEWOOD, CO 80111

LAND PLANNER:

STALLER & HENRY, INC.
1350 LAWRENCE STREET, SUITE 100
DENVER, CO 80204

SURVEYOR/ENGINEER:

MICHAEL C. CREGGER, P.L.S. #22564
WARD L. MAHANKE, P.E. #26753
TST INC. OF DENVER
102 INVERNESS TERRACE EAST, SUITE 105
ENGLEWOOD, CO 80112



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, EASEMENTS AND STREETS, AS SHOWN ON THIS PLAT, UNDER THE SAME NAME AND STYLE OF DIAMOND RIDGE ESTATES FILING THREE AND DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS, ROADS, AND DRAINAGE WAYS AS SHOWN ON SAID PLAT, THESE BEING DIAMOND RIDGE PARKWAY, MOONSTONE LANE, AMBER COURT, AND BRONZITE WAY FOR MAINTENANCE AND OWNERSHIP PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS PLAT, UNDER, ALONG, AND ACROSS PUBLIC STREETS AND ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

PROPERTY DESCRIPTION

TWO TRACTS OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, IN THE SOUTHWEST QUARTER OF SECTION 24 AND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 01°17'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 01°17'00" WEST ALONG SAID WEST LINE A DISTANCE OF 2518.40 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE 75.00 FOOT WIDE EASEMENT DESCRIBED IN BOOK 122 AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS (SAID SOUTHWESTERLY RIGHT-OF-WAY BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 34°46'05" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1508.91 FEET TO THE MOST NORTHERLY CORNER OF DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE NORTHERLY LIMITS OF SAID DIAMOND RIDGE ESTATES FILING ONE, THE FOLLOWING COURSES: SOUTH 72°28'11" WEST, 119.65 FEET; THENCE SOUTH 65°14'09" WEST, 390.08 FEET; THENCE SOUTH 00°09'51" EAST, 314.75 FEET; THENCE SOUTH 84°30'59" EAST, 346.13 FEET; THENCE SOUTH 05°29'01" WEST, 190.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 52°21'45", A RADIUS OF 750.00 FEET, AND AN ARC OF 685.42 FEET; THENCE SOUTH 46°52'44" EAST, 179.69 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 10°34'21", A RADIUS OF 435.00 FEET, AND AN ARC OF 80.27 FEET; THENCE SOUTH 81°23'58" WEST, 473.10 FEET; THENCE SOUTH 82°21'22" WEST, 436.89 FEET TO THE EAST LIMITS OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE EASTERLY AND NORTHERLY LIMITS OF SAID DIAMOND RIDGE ESTATES FILING TWO THE FOLLOWING COURSES: NORTH 15°14'17" WEST, 1944.06 FEET; THENCE NORTH 32°34'10" WEST, 461.43 FEET; THENCE SOUTH 90°00'00" WEST, 98.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 43°54'59", A RADIUS OF 435.00 FEET, AND AN ARC OF 333.42 FEET; THENCE NORTH 46°05'01" WEST, 35.42 FEET; THENCE DEPARTING SAID NORTHERLY LIMITS, NORTH 62°39'21" EAST, 1056.04 FEET TO THE POINT OF BEGINNING CONTAINING 50.66 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT,

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 01°17'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 01°17'00" WEST ALONG SAID WEST LINE A DISTANCE OF 2518.40 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE 75.00 FOOT WIDE EASEMENT DESCRIBED IN BOOK 122 AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS (SAID SOUTHWESTERLY RIGHT-OF-WAY BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE); THENCE SOUTH 34°46'05" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1508.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 34°46'05" EAST, A DISTANCE OF 2160.58 FEET TO THE NORTHERLY LIMITS OF DIAMOND RIDGE ESTATES FILING ONE; THENCE ALONG SAID NORTHERLY LIMITS THE FOLLOWING COURSES: ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 46°41'02", A RADIUS OF 435.00 FEET, AN ARC OF 354.43 FEET AND A CHORD WHICH BEARS NORTH 58°06'36" WEST, 344.71 FEET; THENCE NORTH 81°27'07" WEST, 377.97 FEET TO THE SOUTHWEST CORNER OF TRACT H OF DIAMOND RIDGE ESTATES FILING 1-A, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT H ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 132°20'40", A RADIUS OF 250.00 FEET, AN ARC OF 577.46 FEET, AND A CHORD WHICH BEARS NORTH 62°12'59" WEST, 457.38 FEET TO SAID NORTHERLY LIMITS OF DIAMOND RIDGE ESTATES FILING ONE; THENCE ALONG SAID NORTHERLY LIMITS THE FOLLOWING COURSES: NORTH 46°52'44" WEST, 27.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 52°21'45", A RADIUS OF 680.00 FEET, AND AN ARC OF 621.45 FEET; THENCE NORTH 05°29'01" EAST, 746.50 FEET TO THE POINT OF BEGINNING, CONTAINING 17.24 ACRES, MORE OR LESS.

TRACTS A, B, AND C ARE DEDICATED AS OPEN SPACE TRACTS TO THE MANDATORY HOMEOWNER'S ASSOCIATION AND SHALL BE MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION.

TEN-FOOT (10') PUBLIC UTILITY EASEMENTS ARE DEDICATED WITHIN THE LOTS ALONG ALL STREETS AND REAR LOT LINES AND 5-FOOT (5') PUBLIC UTILITY EASEMENTS ALONG BOTH SIDES OF ALL LOT LINES.

TEN-FOOT (10') PUBLIC UTILITY EASEMENTS ARE DEDICATED WITHIN TRACTS A, B, AND C ALONG ALL STREETS AND REAR TRACT LINES AND 5-FOOT (5') PUBLIC UTILITY EASEMENTS ALONG BOTH SIDES OF ALL TRACT/LOT LINES.

THE LANDS COMPROMISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED AT RECEPTION NUMBER 9649978 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO. ANY AND ALL TRACTS AND RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK ARE HEREBY EXCLUDED FROM THE ABOVE-MENTIONED COVENANTS.

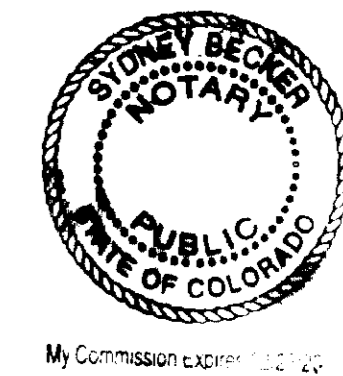
OWNER: DIAMOND RIDGE ESTATES LLC.

Len M. Hoffmann, Manager

STATE OF Colorado
COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF June, 1999 BY Len M. Hoffmann.

WITNESS MY HAND AND SEAL: 2/23/2003 *Sydney Becker*
MY COMMISSION EXPIRES: 2/23/2003 NOTARY PUBLIC
EXECUTED THIS 18 DAY OF June, 1999.



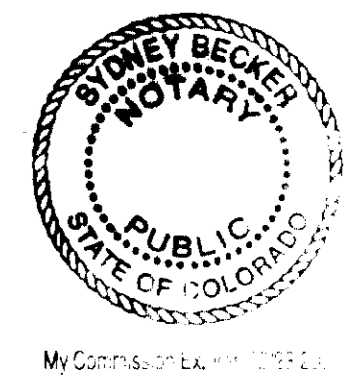
MORTGAGEE: FIRSTBANK OF TECH CENTER, N.A.

Rick Bruno, V.P.

STATE OF Colorado
COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF June, 1999 BY Rick Bruno.

WITNESS MY HAND AND SEAL: 2/23/2003 *Sydney Becker*
MY COMMISSION EXPIRES: 2/23/2003 NOTARY PUBLIC



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
Janet Turbett, Deputy TOWN CLERK
Frank A. Civali TOWN MANAGER

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 25th DAY OF June, 1999.

John Frankel
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:40 A.M. ON THE 22 DAY OF July, 1999, IN BOOK 9906447, PAGE 1, MAP 1, RECEPTION NO. 9906447.

COUNTY CLERK AND RECORDER
BY: *Sheryl Muehlfelt - Deputy*

EXECUTED THIS 22 DAY OF July, 1999.



TST INC. OF DENVER
Consulting Engineers

FINAL PLAT DIAMOND RIDGE ESTATES FILING THREE

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 23, 24, & 25, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
27 LOTS - 67.90 ACRES

MONUMENT LEGEND

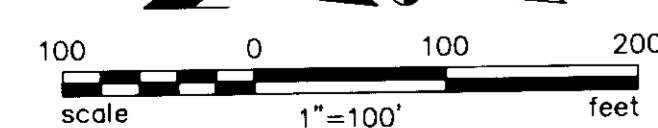
FOUND OR SET #4 REBAR W/CAP
MARKED "TST 22564"

POINT OF BEGINNING

QUARTER CORNER

FOUND 1 1/4" BRASS
CAP PLS 2692

UNPLATTED



BOOK 122, PAGE 111

TRACT C
3.89 acres

LOT 1
1.33 acres

LOT 2
1.72 acres

LOT 3
1.94 acres

LOT 4
1.58 acres

LOT 5
1.53 acres

LOT 13
1.78 acres

S90°00'00"W
98.48

N46°05'01"W
35.42

D=43°54'59"

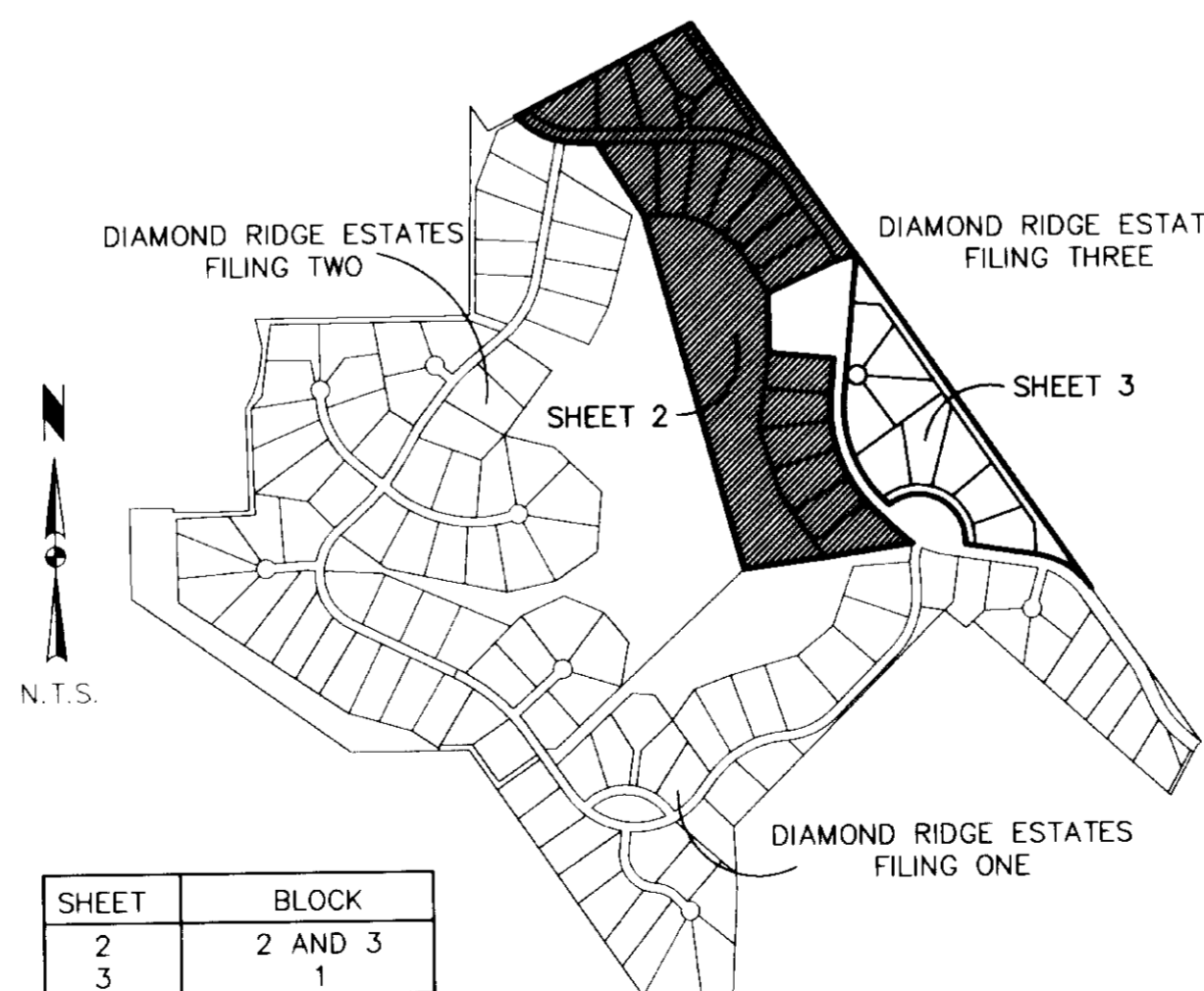
R=435.00'

L=333.42'

N01°17'00"W (BASIS OF BEARINGS)

N15°14'17"W

DIAMOND RIDGE ESTATES
FILING TWO
TRACT B



SHEET	BLOCK
2	2 AND 3
3	1

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	600.00	193.22	192.39	N25°32'32"W	18°27'05"
C2	565.00	182.69	181.90	N25°30'17"W	18°31'36"
C3	550.00	530.19	509.90	N62°23'03"W	55°13'55"
C4	515.00	496.45	477.45	N62°23'03"W	55°13'55"
C5	515.00	100.25	100.09	N40°20'41"W	11°09'12"
C6	515.00	232.39	230.42	N58°50'54"W	25°51'14"
C7	515.00	163.81	163.12	N80°53'16"W	18°13'29"
C8	585.00	247.52	245.68	N77°52'44"W	24°14'33"
C9	50.00	261.80	50.00	N90°00'00"W	300°00'00"
C10	50.00	82.70	73.59	N12°36'58"E	94°46'05"
C11	50.00	74.87	68.07	N77°40'03"E	85°47'57"
C12	50.00	104.22	86.35	S00°17'01"E	119°25'58"
C13	NOT USED	ON THIS	PLAT		
C14	400.00	306.59	299.14	S68°02'31"E	43°54'59"
C15	365.00	279.77	272.97	S68°02'31"E	43°54'59"
C16	275.00	711.08	528.90	N62°24'17"W	148°09'09"
C17	300.00	704.04	553.24	N62°30'29"W	134°27'41"
C18	300.00	111.99	111.34	N05°58'19"W	21°23'20"
C19	300.00	188.29	185.21	N34°38'49"W	35°57'39"
C20	300.00	120.07	119.27	N64°05'33"W	22°55'51"
C21	300.00	112.20	111.55	N86°16'20"W	21°25'42"
C22	300.00	171.49	169.17	S66°38'15"W	32°45'09"
C23	680.00	22.69	22.68	S45°55'24"E	01°54'41"
C24	680.00	265.08	263.41	S33°47'59"E	22°20'08"
C25	680.00	333.68	330.34	S08°34'27"E	28°06'56"
C26	50.00	261.80	50.00	N05°29'01"E	300°00'00"
C27	50.00	88.90	77.65	S75°27'18"E	101°52'38"
C28	50.00	42.59	41.32	N29°12'06"E	48°48'32"
C29	50.00	48.84	46.92	N23°11'03"W	55°57'46"
C30	50.00	81.46	72.75	S82°09'33"W	93°21'03"
C31	750.00	142.36	142.14	S00°02'46"W	10°52'31"
C32	750.00	151.16	150.90	S11°09'56"E	11°32'52"
C33	750.00	163.73	163.41	S23°11'37"E	12°30'30"
C34	750.00	156.49	156.21	S35°25'31"E	11°57'18"
C35	750.00	71.68	71.65	S44°08'27"E	05°28'34"

22564
TST
5/25/99

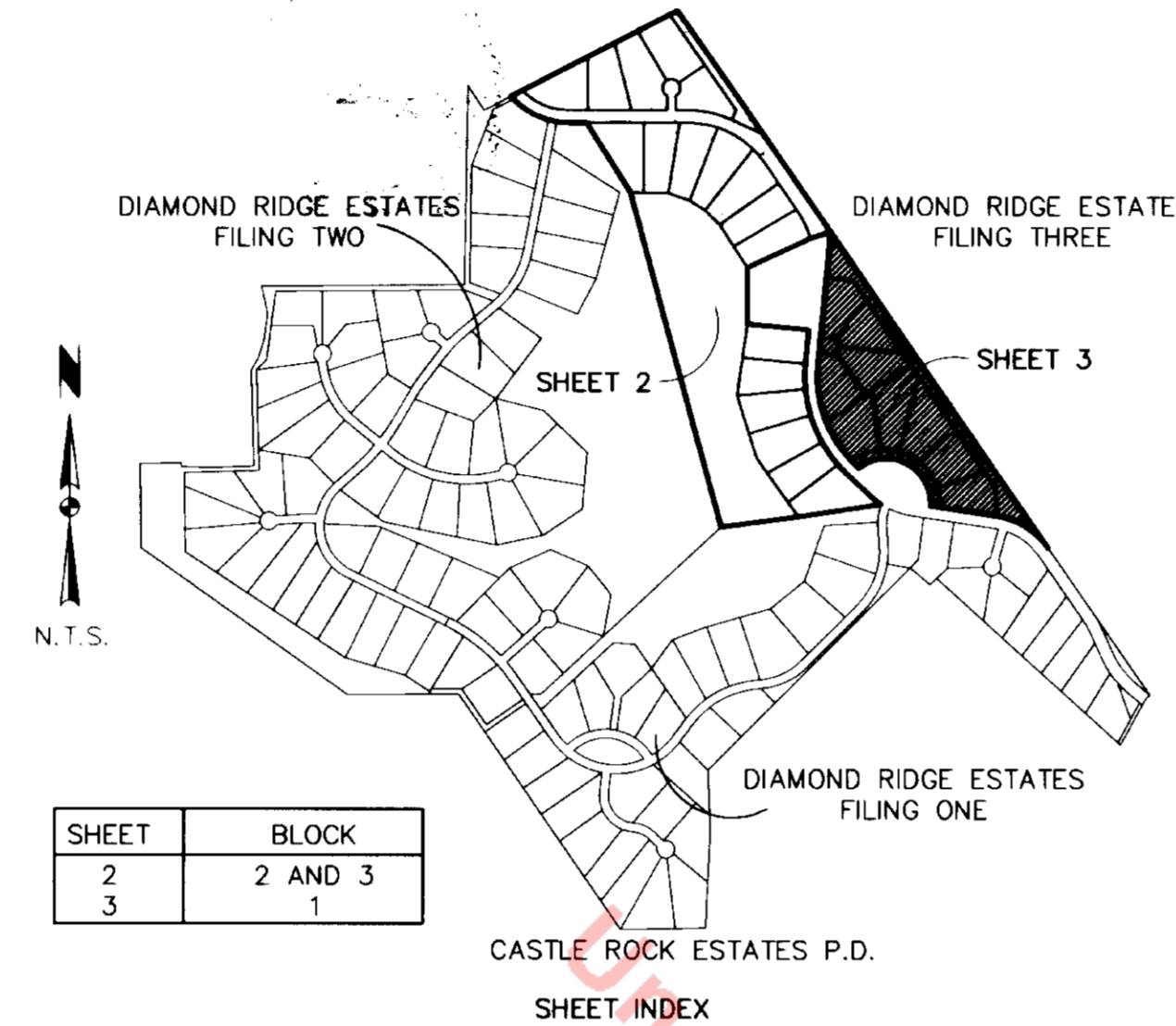


FINAL PLAT DIAMOND RIDGE ESTATES FILING THREE

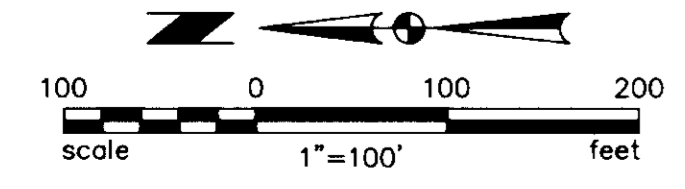
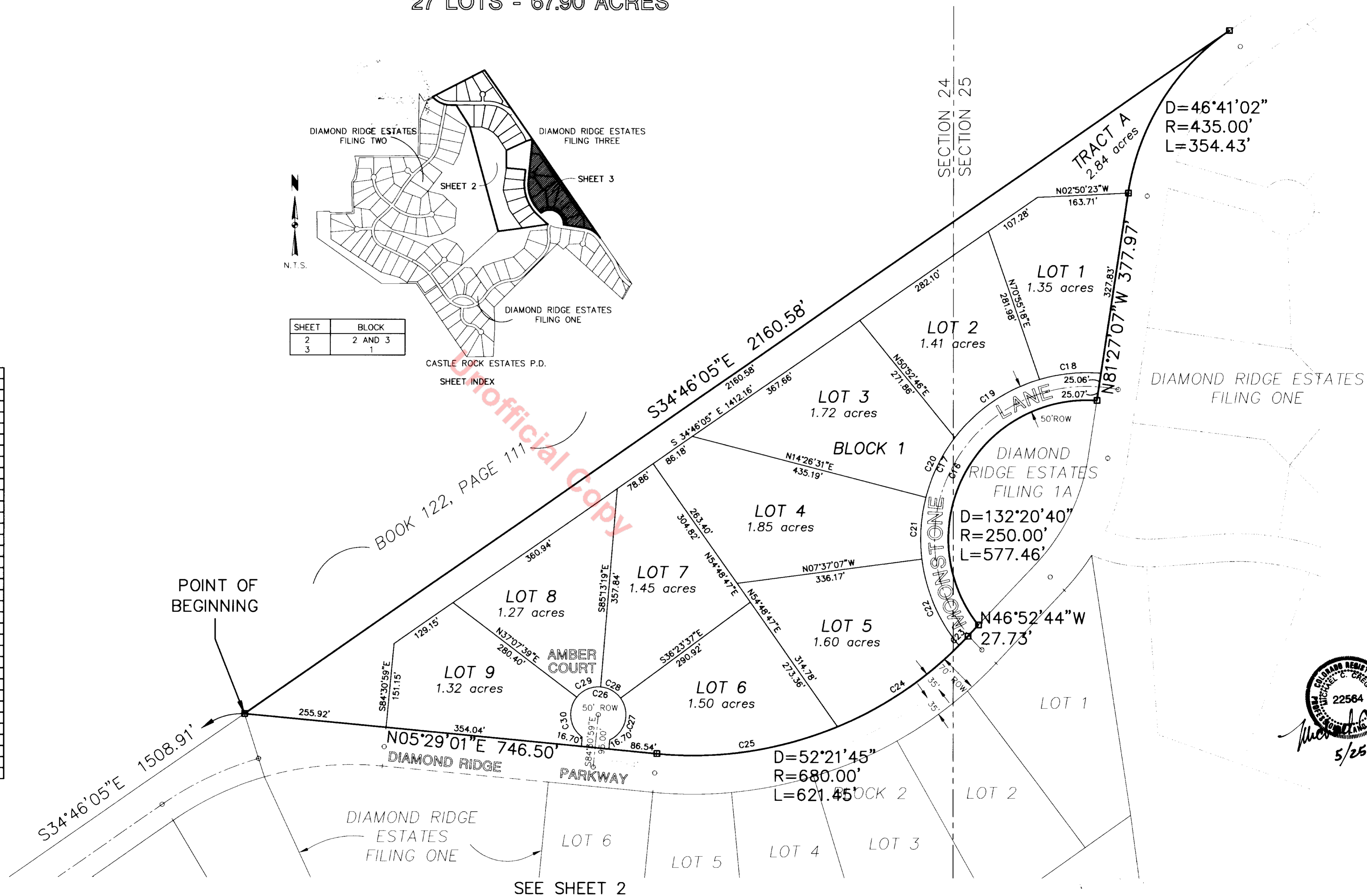
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□ FOUND OR SET #4 REBAR W/CAP
MARKED "TST 22564"



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
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C25	680.00	333.68	330.34	S08°34'27"E	28°06'56"
C26	50.00	261.80	50.00	N05°29'01"E	300°00'00"
C27	50.00	88.90	77.65	S75°27'18"E	101°52'38"
C28	50.00	42.59	41.32	N29°12'06"E	48°48'32"
C29	50.00	48.84	46.92	N23°11'03"W	55°57'46"
C30	50.00	81.46	72.75	S82°09'33"W	93°21'03"
C31	750.00	142.36	142.14	S00°02'46"W	10°52'31"
C32	750.00	151.16	150.90	S11°09'56"E	11°32'52"
C33	750.00	163.73	163.41	S23°11'37"E	12°30'30"
C34	750.00	156.49	156.21	S35°25'31"E	11°57'18"
C35	750.00	71.68	71.65	S44°08'27"E	05°28'34"



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