

ECHELON

A REPLAT OF A PORTION OF OUTLOT A, CASTLE OAKS, FILING NO. 1, RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
26.47 ACRES, 2 LOTS, 2 TRACTS
COVER SHEET
SHEET 1 OF 9

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF A PART OF OUTLOT A, CASTLE OAKS, FILING NO.1 INTO LOTS, TRACTS AND RIGHT-OF-WAY SHOWN HEREON.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER AS:
OUTLOT A, CASTLE OAKS, FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 30, 1983 IN BOOK 503 AT PAGE 42; AND WARRANTY DEED RECORDED SEPTEMBER 12, 1991 IN BOOK 993 AT PAGE 666; AND SPECIAL WARRANTY DEED RECORDED JUNE 23, 1999 IN BOOK 1724 AT PAGE 950; AND SPECIAL WARRANTY DEED RECORDED MARCH 19, 2009 UNDER RECEPTION NO. 2009018736; AND SPECIAL WARRANTY DEED RECORDED JULY 28, 2011 UNDER RECEPTION NO. 2011045479; AND SPECIAL WARRANTY DEED RECORDED MAY 31, 2016 UNDER RECEPTION NO. 2020034028;

AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF MILLER BOULEVARD, FILING NO. 1 RECORDED MARCH 27, 1986 UNDER RECEPTION NO. 8603132;
AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF FOUNDERS MARKETPLACE FILING NO. 1 RECORDED AUGUST 5, 2004 UNDER RECEPTION NO. 2004081805.
SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6 BEING MONUMENTED AT THE SOUTHWEST CORNER BY A 3.25 INCH ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE WEST QUARTER CORNER OF SECTION 6 BY A 3.25 INCH ALUMINUM CAP STAMPED "LPI PLS 23521", ASSUMED TO BEAR NORTH 01°18'43" WEST, WITH ALL BEARINGS HEREIN RELATIVE THERETO;
COMMENCING AT THE SAID SOUTHWEST CORNER OF SECTION 6;

THENCE NORTH 16°02'33" EAST A DISTANCE OF 1,395.98 FEET TO THE INTERSECTION OF THE COMMON POINT OF THE EAST RIGHT-OF-WAY OF FOUNDERS PARKWAY AS RECORDED UNDER RECEPTION NUMBER 10004474; THE NORTH EAST CORNER OF FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO.2 RECORDED UNDER RECEPTION NUMBER 2017085606 AND THE SOUTH WEST CORNER OF OUTLOT A AND THE POINT OF BEGINNING;
THENCE DEPARTING THE SAID COMMON POINT AND CONTINUING ALONG THE COMMON LINE OF THE SAID EAST RIGHT-OF-WAY OF FOUNDERS PARKWAY AND THE WEST LINE OF OUTLOT A THE FOLLOWING FIVE COURSES:

- 1. NORTH 10°25'13" EAST A DISTANCE OF 128.78 FEET;
- 2. NORTH 70°38'31" EAST A DISTANCE OF 98.90 FEET;
- 3. NORTH 14°08'37" EAST A DISTANCE OF 119.09 FEET;
- 4. NORTH 68°54'05" WEST A DISTANCE OF 85.00 FEET;
- 5. NORTH 10°24'41" EAST A DISTANCE OF 263.09 FEET TO THE COMMON POINT OF THE INTERSECTION OF THE SAID COMMON LINE AND THE COMMON LINE BETWEEN THE NORTH LINE OF SAID OUTLOT A AND THE SOUTH LINE OF THE VACATED CASTLE OAKS DRIVE AS RECORDED UNDER RECEPTION NUMBER 2012093482 WHICH IS ALSO A POINT A CURVATURE;

THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY OF FOUNDERS PARKWAY AND CONTINUING ALONG THE SAID COMMON LINE OF THE NORTH LINE OF OUTLOT A AND THE SOUTH LINE OF THE VACATED CASTLE OAKS DRIVE THE FOLLOWING SIX COURSES:

- 1. NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE 54°24'29", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 417.82 FEET, THE CHORD OF WHICH BEARS NORTH 85°37'23" EAST A DISTANCE OF 402.30 FEET;
- 2. NORTH 58°25'09" EAST A DISTANCE OF 175.87 FEET TO A POINT OF CURVATURE;
- 3. EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 31°53'47", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 200.41 FEET, THE CHORD OF WHICH BEARS NORTH 74°22'02" EAST A DISTANCE OF 197.83 FEET;
- 4. SOUTH 89°41'04" EAST A DISTANCE OF 509.17 FEET TO A POINT OF CURVATURE;
- 5. NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE 35°55'07", A RADIUS OF 537.34 FEET, AN ARC LENGTH OF 336.86 FEET, THE CHORD OF WHICH BEARS NORTH 72°21'22" EAST A DISTANCE OF 331.37 FEET;
- 6. NORTH 54°23'49" EAST A DISTANCE OF 211.68 FEET TO THE INTERSECTION WITH THE WEST LINE OF CASTLE OAKS ESTATES FOURTH AMENDMENT AS RECORDED UNDER RECEPTION 2014055922;

THENCE DEPARTING THE SAID SOUTH LINE OF VACATED CASTLE OAKS DRIVE AND CONTINUING ALONG THE COMMON LINE OF THE EAST LINE OF OUTLOT A AND THE SAID WEST LINE OF CASTLE OAKS ESTATES FOURTH AMENDMENT SOUTH 34°34'07" EAST A DISTANCE OF 59.17 FEET;

THENCE DEPARTING THE SAID WEST LINE OF CASTLE OAKS ESTATES FOURTH AMENDMENT AND CONTINUING ALONG THE COMMON LINE OUTLOT A AND CASTLE OAKS PART OF OUTLOT A RECORDED UNDER RECEPTION NUMBER 2016034028, ALSO KNOWN AS THE SCHOOL SITE, THE FOLLOWING SEVEN COURSES:

- 1. SOUTH 52°14'46" WEST A DISTANCE OF 207.71 FEET;
- 2. SOUTH 10°33'08" EAST A DISTANCE OF 160.64 FEET;
- 3. SOUTH 47°51'44" WEST A DISTANCE OF 368.12 FEET TO A POINT OF CURVATURE;
- 4. SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 10°25'11", A RADIUS OF 367.00 FEET, AN ARC LENGTH OF 66.74 FEET, THE CHORD OF WHICH BEARS SOUTH 72°39'07" EAST A DISTANCE OF 66.65 FEET;
- 5. SOUTH 67°26'33" EAST A DISTANCE OF 82.52 FEET TO A POINT OF CURVATURE;
- 6. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE 22°23'22", A RADIUS OF 293.00 FEET, AN ARC LENGTH OF 114.50 FEET, THE CHORD OF WHICH BEARS SOUTH 78°38'14" EAST A DISTANCE OF 113.77 FEET;
- 7. SOUTH 89°49'55" EAST A DISTANCE OF 236.20 FEET TO THE COMMON POINT OF THE INTERSECTION OF THE EAST LINE OF SAID OUTLOT A, THE EAST LINE OF CASTLE OAKS PART OF OUTLOT A AND THE SAID WEST LINE OF CASTLE OAKS ESTATES FOURTH AMENDMENT;

THENCE DEPARTING THE SAID COMMON LINE OF OUTLOT A AND CASTLE OAKS PART OF OUTLOT A AND CONTINUING SOUTHERLY ALONG THE COMMON LINE OF THE SAID EAST LINE OF OUTLOT A AND THE SAID WEST LINE OF CASTLE OAKS ESTATES FOURTH AMENDMENT SOUTH 00°16'28" EAST A DISTANCE OF 58.39 FEET TO THE COMMON POINT OF THE SOUTHWEST CORNER OF CASTLE OAKS ESTATES FOURTH AMENDMENT AND THE NORTHWEST CORNER OF CASTLE OAKS PART OF OUTLOT A AS RECORDED UNDER RECEPTION NUMBER 0150556;

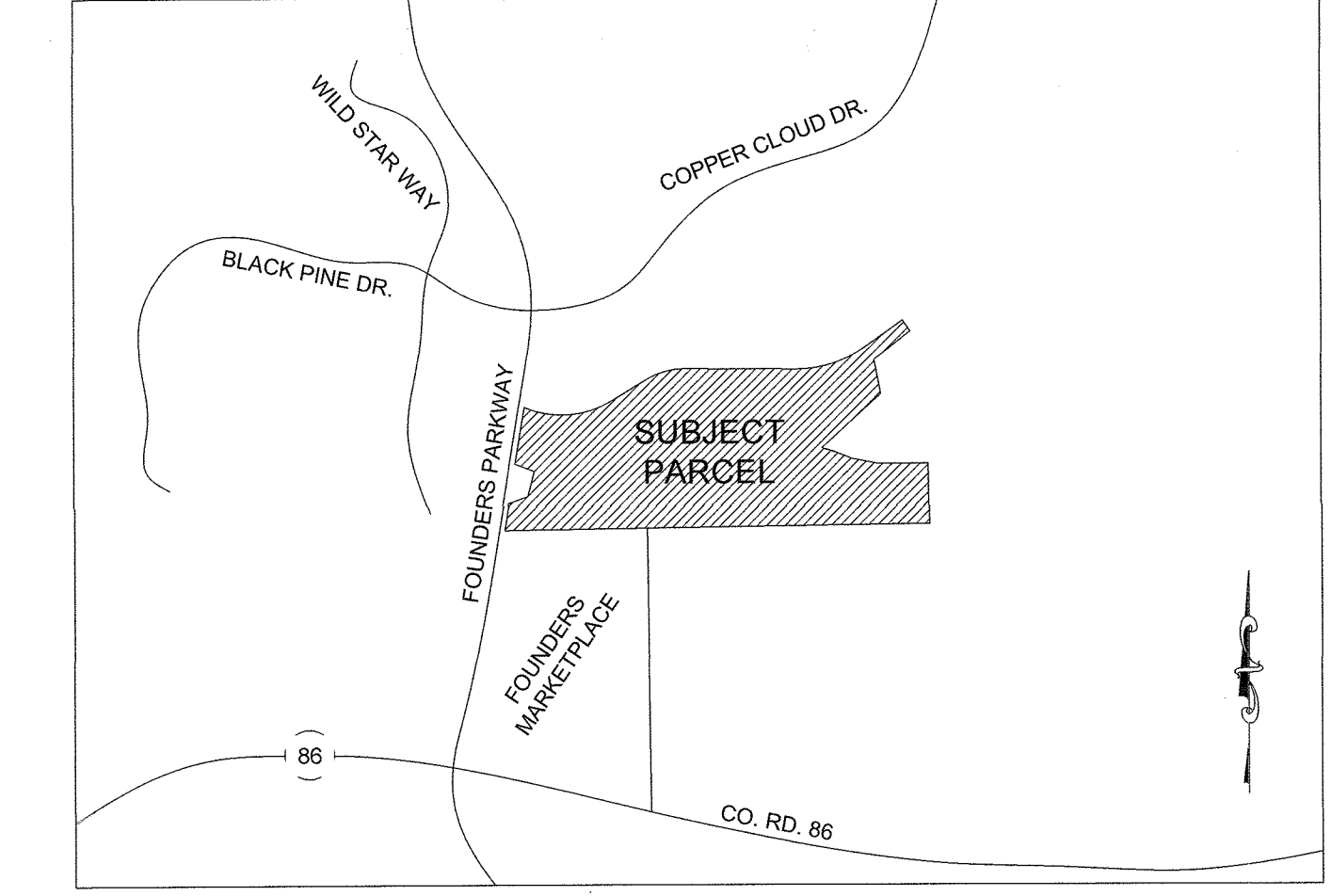
THENCE CONTINUING SOUTHERLY ALONG THE COMMON LINE OF THE WEST LINE OF SAID CASTLE OAKS PART OF OUTLOT A AND THE SAID EAST LINE OF OUTLOT A SOUTH 00°16'28" EAST A DISTANCE OF 221.39 FEET TO THE COMMON POINT OF THE INTERSECTION OF THE SAID WEST LINE OF CASTLE OAKS PART OF OUTLOT A, THE SOUTH EAST CORNER OF SAID OUTLOT A AND THE NORTHEAST CORNER OF THE TOWN OF CASTLE ROCK WATER ENTERPRISE AS RECORDED UNDER RECEPTION NUMBER 0000051;

THENCE DEPARTING SAID WEST LINE OF CASTLE OAKS PART OF OUTLOT A AND CONTINUING WESTERLY ALONG THE COMMON LINE OF SOUTH LINE OF OUTLOT A AND THE NORTH LINE OF TOWN OF CASTLE ROCK WATER ENTERPRISE SOUTH 89°14'29" WEST A DISTANCE OF 885.75 FEET TO THE COMMON POINT OF THE INTERSECTION OF THE SAID COMMON LINE OF OUTLOT A AND TOWN OF CASTLE ROCK WATER ENTERPRISE AND THE NORTHEAST CORNER OF TERRAIN MOST OF TRACT D AS RECORDED UNDER RECEPTION NUMBER 2016040094;

THENCE DEPARTING THE SAID WEST LINE OF THE TOWN OF CASTLE ROCK WATER ENTERPRISE AND CONTINUING ALONG THE COMMON LINE OF THE SAID SOUTH LINE OF OUTLOT A AND THE NORTH LINE OF SAID TERRAIN MOST OF TRACT D SOUTH 89°14'29" WEST A DISTANCE OF 424.48 FEET TO THE COMMON POINT OF THE INTERSECTION OF THE SAID COMMON LINE OF TERRAIN MOST OF TRACT D AND THE SOUTH LINE OF OUTLOT A AND THE NORTHEAST CORNER OF SAID FOUNDERS MARKETPLACE FILING NO.1 AMENDMENT NO.2;

THENCE DEPARTING SAID COMMON POINT AND CONTINUING WESTERLY ALONG THE COMMON LINE OF THE SAID SOUTH LINE OF OUTLOT A AND THE NORTH LINE OF FOUNDERS MARKETPLACE FILING NO.1 AMENDMENT NO.2 SOUTH 89°14'29" WEST A DISTANCE OF 657.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,153,127 SQ. FT OR 26.47 ACRES.



VICINITY MAP
SCALE: 1" = 800'

SHEET INDEX:

- SHEET 1 — COVER SHEET
- SHEET 2 — NOTES
- SHEET 3 — EXISTING LAYOUT
- SHEET 4 — PROPOSED LAYOUT
- SHEET 5 — PROPOSED STORM DRAIN EASEMENT DETAILS
- SHEET 6 — PROPOSED UTILITY EASEMENT DETAILS
- SHEET 7 — PROPOSED ACCESS AND POND EASEMENT DETAILS
- SHEET 8 — TRACT A AND B, AND WATER AND SIDEWALK EASEMENT DETAIL
- SHEET 9 — LINE/CURVE TABLE

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF ECHELON THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

TRACTS A & B WILL BE DEEDED TO THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) BY SEPARATE DOCUMENT FOR THE PURPOSES OF RIGHT-OF-WAY.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

ECHELON TERRAIN, LLC

BY: GARRETT PARTNERS XVIII, LLC, ITS MANAGING MEMBER

Eric Garrett
BY: _____
(OWNER'S SIGNATURE)

NAME: ERIC GARRETT

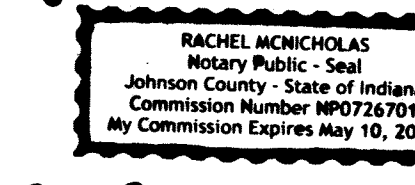
TITLE: MANAGER

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August, 2020
ACKNOWLEDGED TO ME THIS DAY OF August, 2020

BY: Eric Garrett

WITNESS MY HAND AND OFFICIAL SEAL:
Rachel Mocholas



NOTARY PUBLIC
MY COMMISSION EXPIRES: May 10, 2028

ENGINEER / SURVEYOR
BOWMAN CONSULTING
1526 Cole Blvd., Suite 100
Lakewood, CO 80401
Phone: (303) 801-2900
www.bowmanconsulting.com

OWNER
ECHELON TERRAIN, LLC.
1501 GREENWOOD SPRINGS BLVD, #101
GREENWOOD, IN 46143
Phone: (317) 886-7923
www.thegarrettcoc.com

LIENHOLDERS:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THIS INSTRUMENT RECORDED 7/17/2020 AT RECEPTION NO. 2020063509, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Phyllis Daubenmire
MERCHANTS BANK OF INDIANA
(NAME OF MORTGAGEE)

SIGNED THIS 5th DAY OF August, 2020

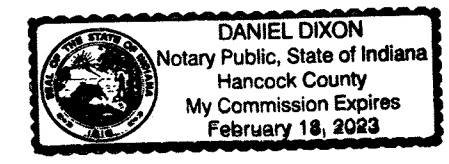
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF August, 2020
ACKNOWLEDGED TO ME THIS DAY OF August, 2020

BY: Phyllis Daubenmire

WITNESS MY HAND AND OFFICIAL SEAL:
D-T-D

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-18-23



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF 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 OF CASTLE ROCK.

Steph Cohen
TOWN MANAGER

ATTEST:
Lisa Anderson
TOWN CLERK



TITLE CERTIFICATION:

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

David W Knapp
AUTHORIZED REPRESENTATIVE
Vice President - Land Title Guarantee Company
TITLE COMPANY

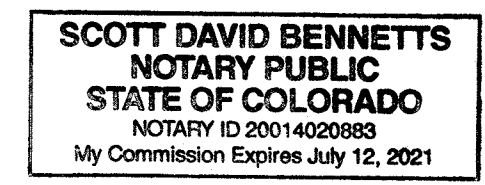
SIGNED THIS 10th DAY OF August, 2020.

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF August, 2020
BY: David W. Knapp AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *SB*



MY COMMISSION EXPIRES July 12, 2021

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL:

THIS SUBDIVISION PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 10th DAY OF August, 2020.

Jeffrey
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ECHELON SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED ON THE _____ DAY OF 180, AT RECEPTION NUMBER 180. DOUGLAS COUNTY RECORDS AND ACCORDINGLY 34.39 ACRE ARE DEBITED FROM THE WATER BANK. "Subdivision Water Credit" is established. SURVEY CERTIFICATE:

I, Brian S. Seciga, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SUBDIVISION PLAT ACCURATELY REPRESENTS THAT SURVEY.

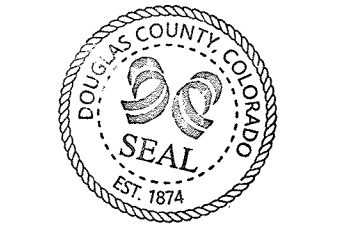
BS
8-10-20

CLERK AND RECORDERS CERTIFICATE:

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:34am ON THE 24th DAY OF September, 2020, AT RECEPTION NUMBER 2020091525

DOUGLAS COUNTY CLERK AND RECORDER
BY: Mary Danaher, DEPUTY



ECHELON
PROJECT NO. PL20-0010

Bowman CONSULTING
Phone: (303) 801-2900
www.bowmanconsulting.com
1526 Cole Blvd., Suite 100
Lakewood, Colorado 80401

REVISIONS	DATE	DESCRIPTION

ECHELON
SUBDIVISION PLAT
DOUGLAS COUNTY, COLORADO

DESIGN	DRAWN	CHKD
	DJM	SC
SCALE		
JOB No.	020399	
DATE	02/03/2020	
	SHEET	1 OF 9

ECHELON

A REPLAT OF A PORTION OF OUTLOT A, CASTLE OAKS, FILING NO. 1, RECORDED AT RECEPTION NO. 150556,
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 26.47 ACRES, 2 LOTS, 2 TRACTS
 COVER SHEET
 SHEET 2 OF 9

GENERAL NOTES:

- BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 6 BY A FOUND 3.25" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE WEST QUARTER CORNER OF SAID SECTION 6 BY A FOUND 3.25" ALUMINUM CAP STAMPED "S FT. WC LPI PLS 23521", SAID LINE BEARS NORTH 01°18'43" WEST.
- THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITH THIS SUBDIVISION AT A FUTURE DATE.
- FLOODPLAIN STATEMENT:
 THIS SITE, ECHELON TERRAIN ACCORDING TO FIRM MAP 08035C01896 REVISED MARCH 16, 2016, THE SITE LIES WITHIN ZONE X: OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABD70599417.1, DATED JULY 24, 2020 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- ONLY TWO ACCESS POINTS WILL SERVE FOR THE SUBDIVISION: ALOHA STREET AT FOUNDERS MARKETPLACE AND AT VALLEY VIEW DRIVE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- ALL LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- ALL EASEMENTS UNLESS OTHERWISE NOTED ARE INCLUSIVE.
- PRIVATE ACCESS AND MAINTENANCE EASEMENT RECEPTION NUMBER 2004125816 HAS BEEN ELIMINATED BY THE TITLE COMMITMENT. EASEMENT IS NOT SHOWN HEREON.
- α. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE DRAINAGE EASEMENT AGREEMENT RECORDED AT 2019013889, 2019014388 & 2019023966 OF THE DOUGLAS COUNTY RECORDS AS DEPICTED HEREON.
- α. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE SANITARY SEWER EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 2018055967 OF THE DOUGLAS COUNTY RECORDS, AS DEPICTED HERON.

ECHELON TERRAIN – LAND SUMMARY TABLE

LOT AND BLOCK	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
LOT 1, BLOCK 1	638,099	14.65	FUTURE DEVELOPMENT	ECHELON TERRAIN, LLC.	ECHELON TERRAIN, LLC.
LOT 2, BLOCK 1	387,100	8.88	FUTURE DEVELOPMENT	ECHELON TERRAIN, LLC.	ECHELON TERRAIN, LLC.
ALOHA STREET	119,429	2.74	RIGHT OF WAY	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT A	4,734	0.11	RIGHT OF WAY	CDOT	CDOT
TRACT B	3,764	0.09	RIGHT OF WAY	CDOT	CDOT
TOTAL	1,153,127	26.47			

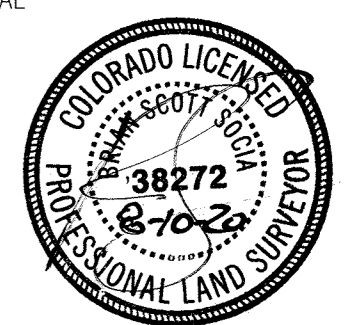
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Bowman
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REVISION	DATE	DESCRIPTION

ECHELON
 SUBDIVISION PLAT
 DOUGLAS COUNTY, COLORADO

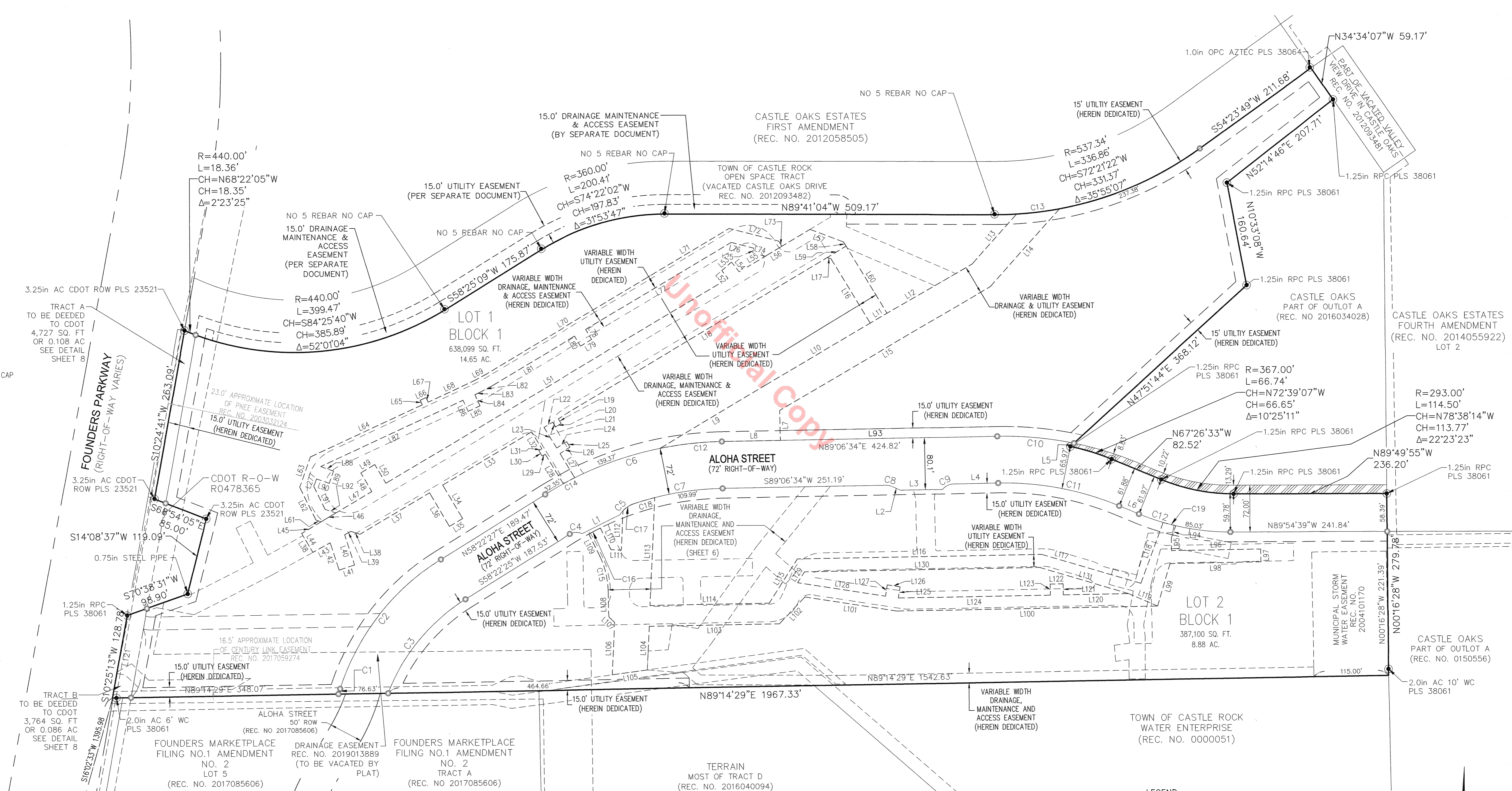
SEAL



DESIGN	DRAWN	CHKD
	DJM	SC
SCALE: ----		
JOB No. 020399		
DATE: 02/03/2020		
SHEET 2 OF 9		

ECHELON

A REPLAT OF A PORTION OF OUTLOT A, CASTLE OAKS, FILING NO. 1, RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
EASEMENT DETAILS
SHEET 5 OF 9



W1/4 CORNER
SEC 6-T8S-R66W
5FT. WC
FOUND 3.25" ALUM. CAP
LPI PLS 23521

BASIS OF BEARINGS
W LINE SW 1/4, SECTION 6
N011°18'43"W 2647.44'

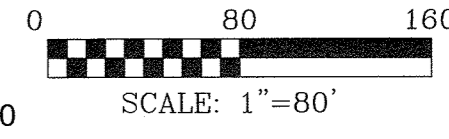
SW CORNER SEC 6-T8S-R66W
FOUND 3.25" ALUM. CAP
TST LS 12046

ABBREVIATION LEGEND

- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- R-O-W RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- W.C. WITNESS CORNER
- AC ALUMINUM CAP

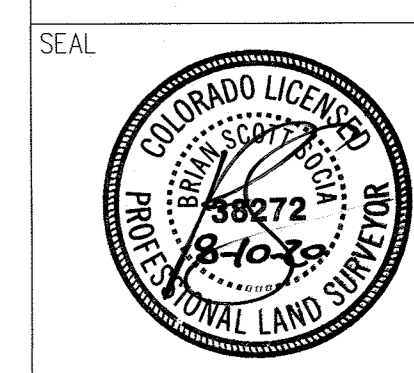
LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- ⊙ SET NO. 5 REBAR WITH RED PLASTIC CAP STAMPED "LS 38061"
- ▨ FUTURE OFF-SITE SIDEWALK EASEMENT
- ▩ DEDICATED EASEMENT AREA
- SECTION LINE
- - - - - RIGHT-OF-WAY
- — — — — PROPERTY LINE
- — — — — LOT LINE
- - - - - UTILITY AND STORM EASEMENT LINE
- — — — — ACCESS EASEMENT LINE



REVISION	DESCRIPTION	DATE

ECHELON
SUBDIVISION PLAT
DOUGLAS COUNTY, COLORADO

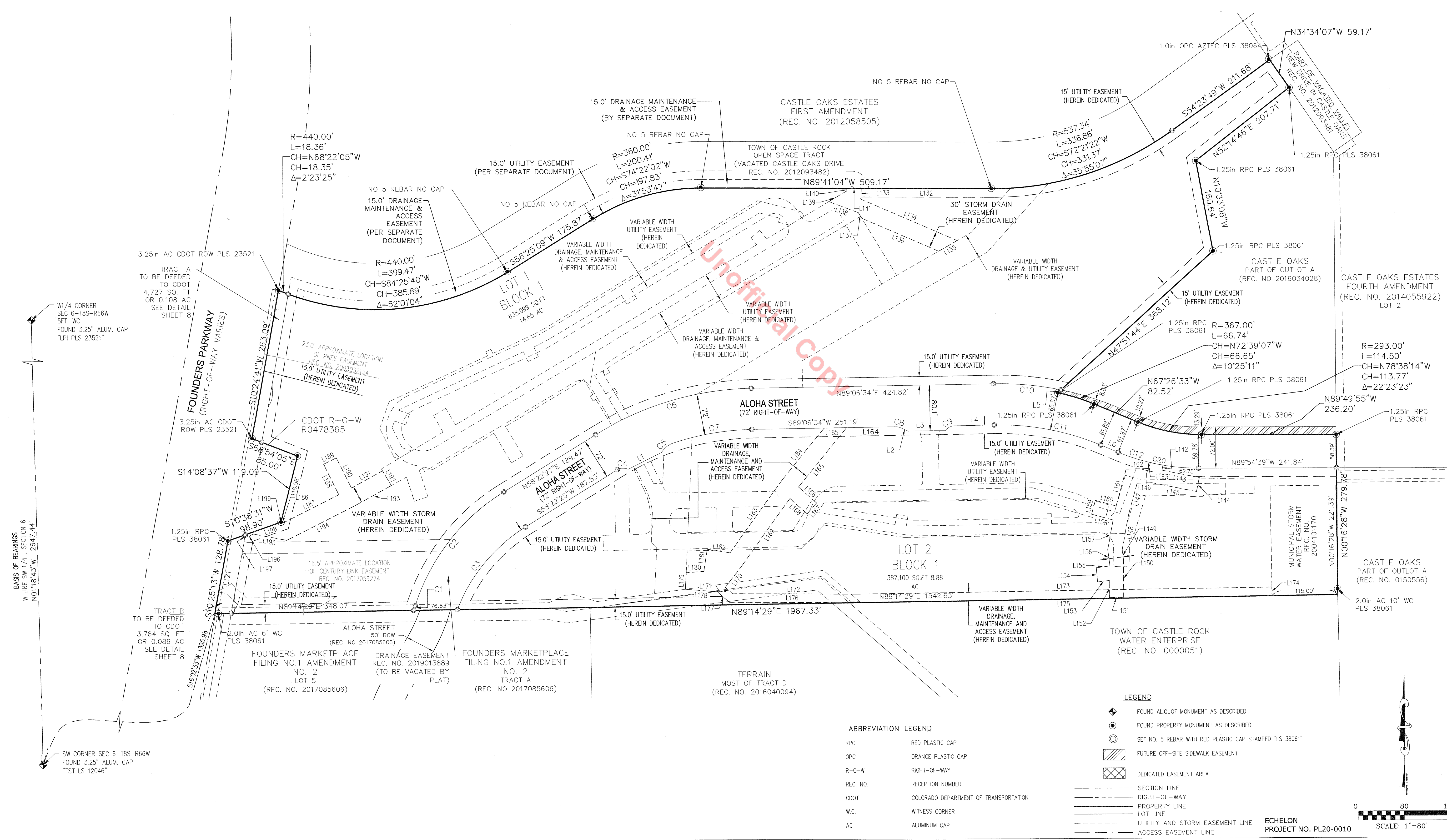


DESIGN	DRAWN	CHKD
DJM	SC	
SCALE 1" = 80'		
JOB No. 020399		
DATE: 02/03/2020		
SHEET 5 OF 9		

ECHELON
PROJECT NO. PL20-0010

ECHELON

A REPLAT OF A PORTION OF OUTLOT A, CASTLE OAKS, FILING NO. 1, RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
EASEMENT DETAILS
SHEET 6 OF 9



REVISIONS	DATE	DESCRIPTION

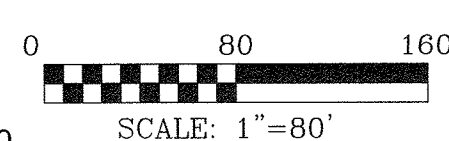
ECHELON
SUBDIVISION PLAT
DOUGLAS COUNTY, COLORADO

SEAL

DESIGN	DJM	CHKD	SC
SCALE	1" = 80'		
JOB No.	020399		
DATE	02/03/2020		
SHEET	6 OF 9		

- ABBREVIATION LEGEND**
- RPC RED PLASTIC CAP
 - OPC ORANGE PLASTIC CAP
 - R-O-W RIGHT-OF-WAY
 - REC. NO. RECEPTION NUMBER
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - W.C. WITNESS CORNER
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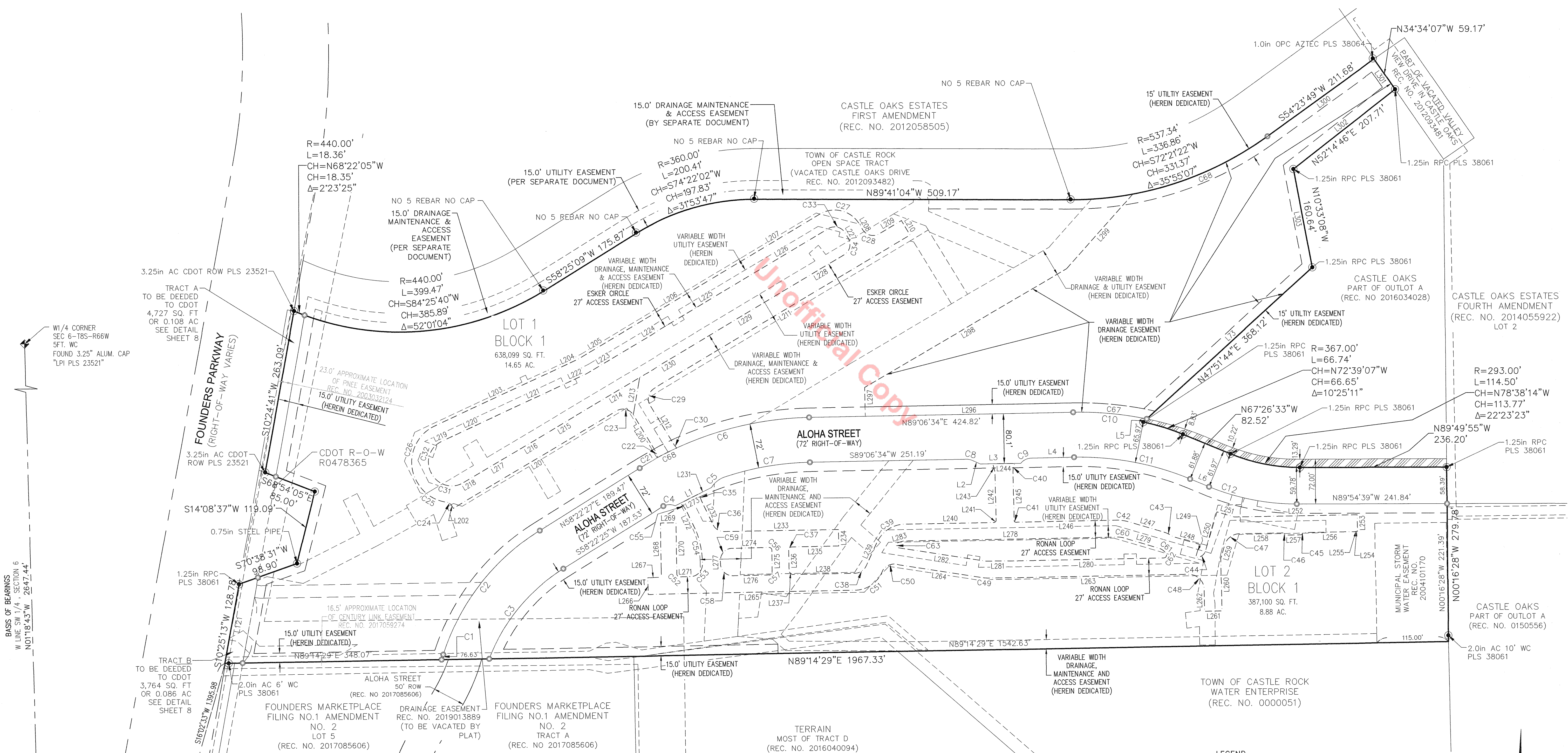
- LEGEND**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND PROPERTY MONUMENT AS DESCRIBED
 - SET NO. 5 REBAR WITH RED PLASTIC CAP STAMPED "LS 38061"
 - FUTURE OFF-SITE SIDEWALK EASEMENT
 - DEDICATED EASEMENT AREA
 - SECTION LINE
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ECHELON
PROJECT NO. PL20-0010

ECHELON

A REPLAT OF A PORTION OF OUTLOT A, CASTLE OAKS, FILING NO. 1, RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
ACCESS AND POND EASEMENT DETAILS
SHEET 7 OF 9



W1/4 CORNER SEC 6-T8S-R66W
5FT. WC
FOUND 3.25" ALUM. CAP
"LPI PLS 23521"

W LINE SW 1/4 - SECTION 6
N0118°43'W 2647.44'

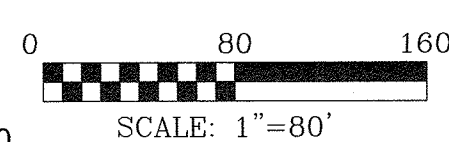
SW CORNER SEC 6-T8S-R66W
FOUND 3.25" ALUM. CAP
"TST LS 12046"

ABBREVIATION LEGEND

- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
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- W.C. WITNESS CORNER
- AC ALUMINUM CAP

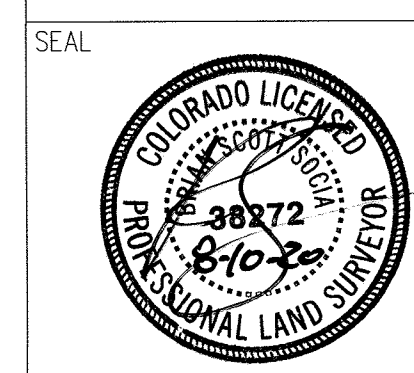
LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- ⊙ SET NO. 5 REBAR WITH RED PLASTIC CAP STAMPED "LS 38061"
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REVISION	DESCRIPTION	DATE

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SUBDIVISION PLAT
DOUGLAS COUNTY, COLORADO



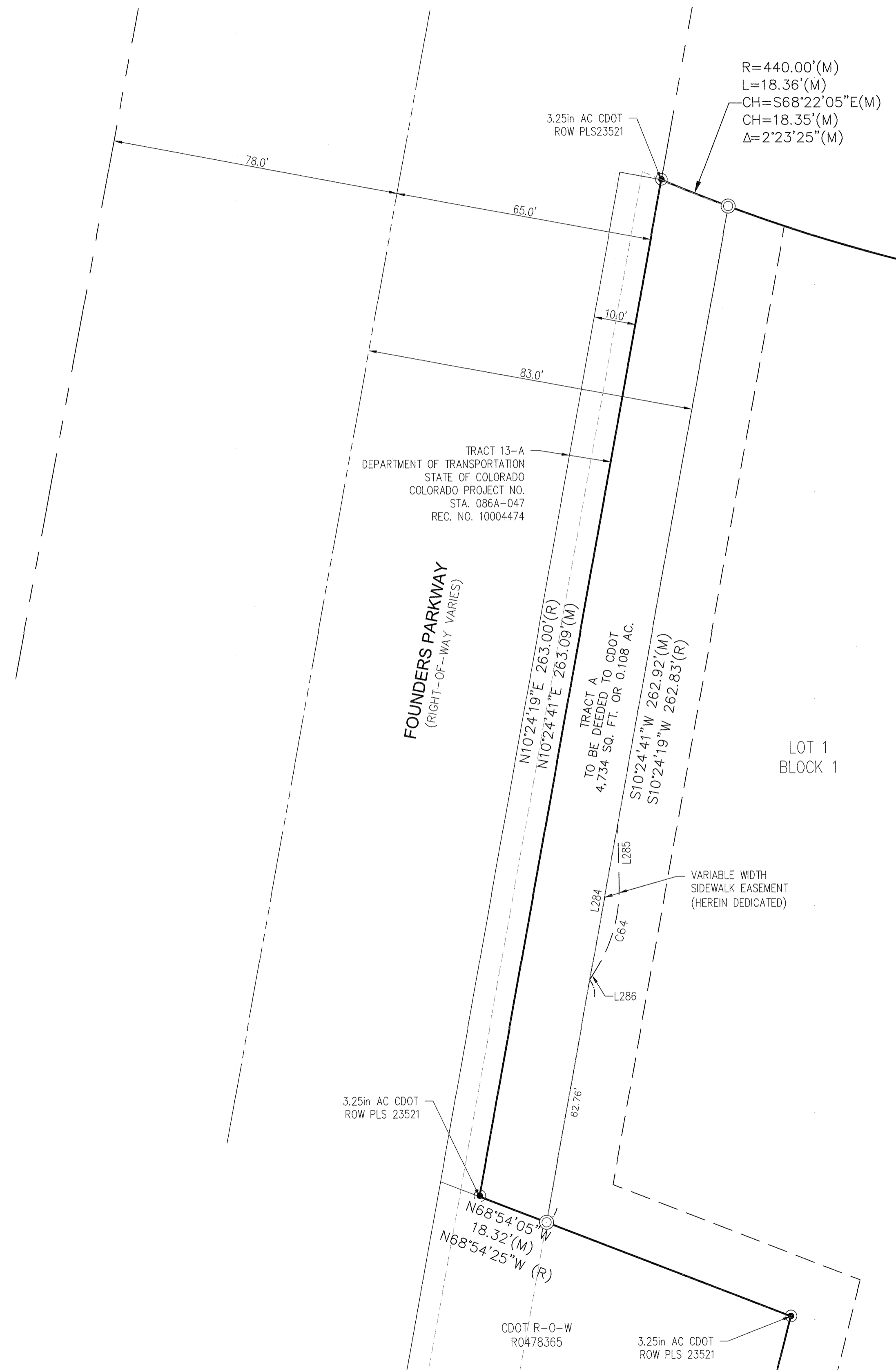
DESIGN	DJM	CHKD	SC
SCALE	1" = 80'		
JOB No.	020399		
DATE	02/03/2020		
SHEET	7 OF 9		

ECHELON
PROJECT NO. PL20-0010

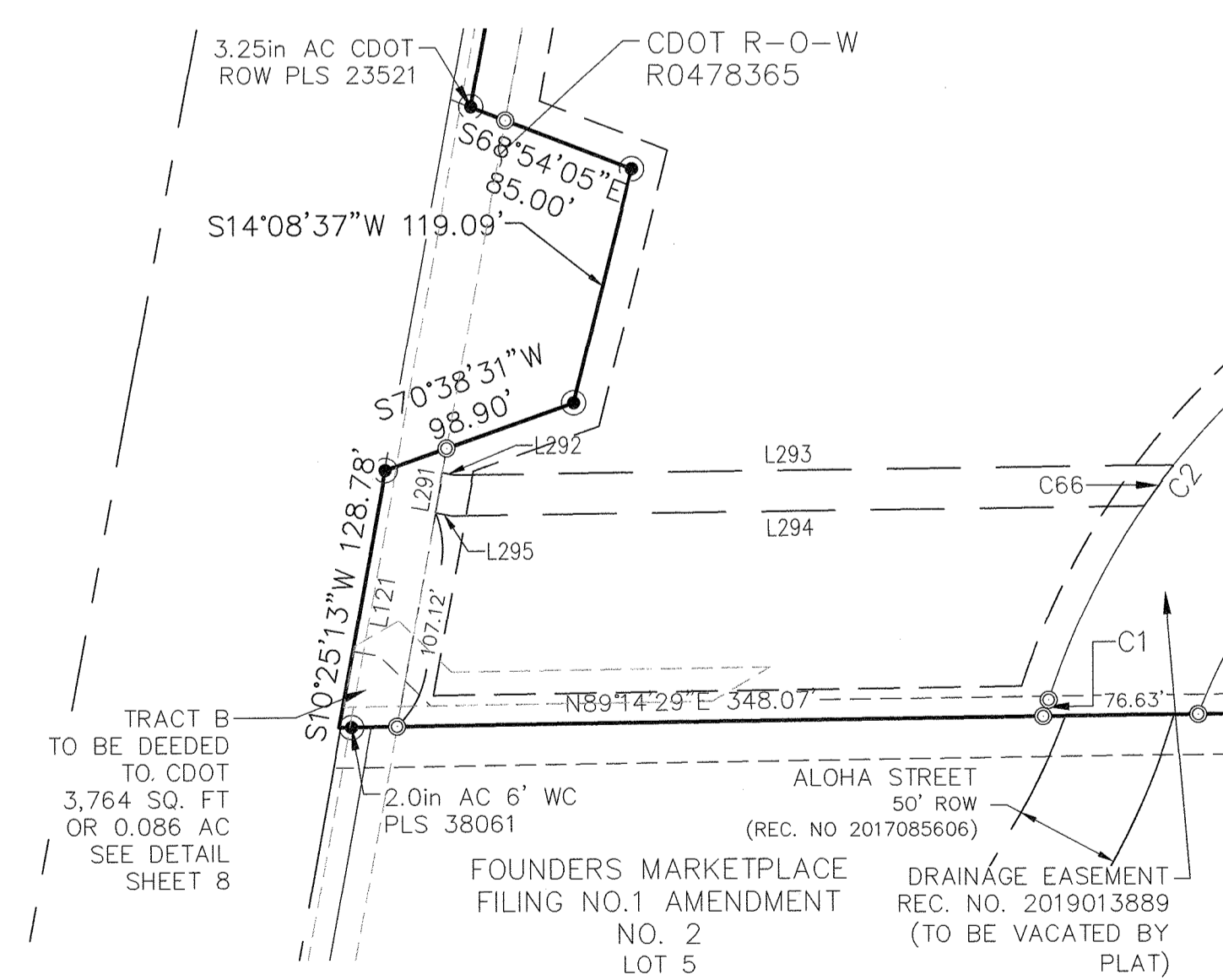
Bowman
CONSULTING
1526 Cole Blvd., Suite 100
Lakewood, Colorado 80401
Phone: (303) 801-2900
www.bowmanconsulting.com

ECHELON

A REPLAT OF A PORTION OF OUTLOT A, CASTLE OAKS, FILING NO. 1, RECORDED AT RECEPTION NO. 150556,
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 TRACT A AND B, AND WATER AND SIDEWALK EASEMENT DETAILS
 SHEET 8 OF 9



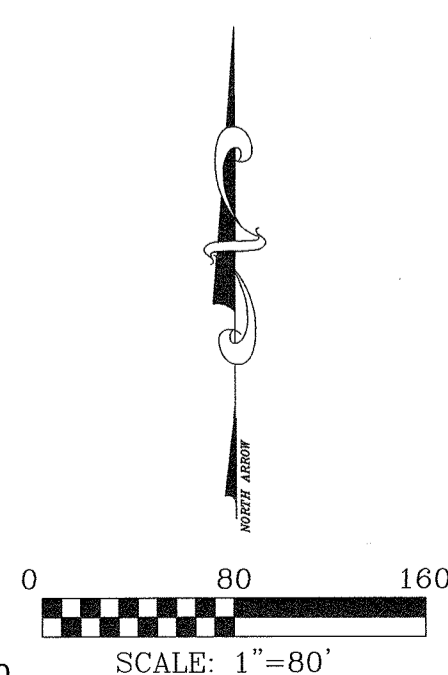
**TRACT A AND
SIDEWALK EASEMENT DETAIL**
SCALE 1" = 20'



**TRACT B AND
SIDEWALK EASEMENT DETAIL**
SCALE 1" = 80'

- ABBREVIATION LEGEND**
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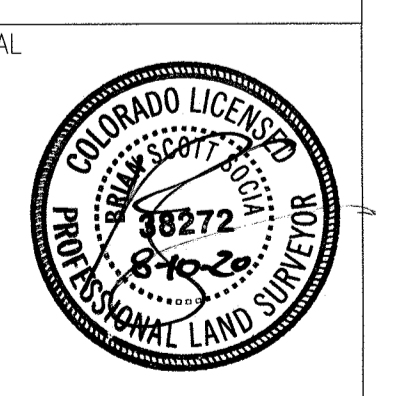


ECHELON
PROJECT NO. PL20-0010

Unofficial Copy

REVISION	DATE	DESCRIPTION

ECHELON
SUBDIVISION PLAT
DOUGLAS COUNTY, COLORADO



DESIGN	DRAWN	CHKD
—	DJM	SC
SCALE 1" = 80'		
JOB No. 020399		
DATE: 02/03/2020		
SHEET 8 OF 9		

ECHELON

A REPLAT OF A PORTION OF OUTLOT A, CASTLE OAKS, FILING NO. 1, RECORDED AT RECEPTION NO. 150556, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LINE AND CURVE TABLES
SHEET 9 OF 9

Line #	Length	Direction
L1	65.56	S63°50'09"W
L2	13.83	N66°00'48"W
L3	64.87	S89°06'34"W
L4	69.11	S89°06'36"W
L5	7.48	S47°51'44"W
L6	32.91	N67°17'53"W
L7	46.13	S00°53'26"E
L8	81.22	S89°06'34"W
L9	191.92	N59°20'10"E
L10	185.35	N59°45'05"E
L11	30.00	N59°45'05"E
L12	151.36	N60°11'07"E
L13	103.09	N41°58'18"E
L14	160.24	S41°58'18"W
L15	376.73	S59°48'53"W
L16	116.38	N31°11'28"W
L17	6.00	N75°52'11"W
L18	48.04	S59°27'07"W
L19	88.52	S30°32'53"E
L20	10.00	S59°27'07"W
L21	8.52	N30°32'53"W
L22	15.59	S59°27'07"W
L23	37.19	S30°56'00"E
L24	18.35	N58°40'24"E
L25	10.00	S31°19'36"E

Line #	Length	Direction
L26	18.35	S58°40'24"W
L27	44.00	S31°19'36"E
L28	53.44	N31°19'36"W
L29	5.44	S58°40'24"W
L30	10.00	N31°19'36"W
L31	5.45	N58°40'24"E
L32	30.27	N30°45'59"W
L33	159.53	S59°27'07"W
L34	59.99	S30°32'53"E
L35	23.61	S59°27'07"W
L36	59.99	N30°32'53"W
L37	125.16	S59°27'07"W
L38	30.01	S30°32'53"E
L39	10.94	S61°11'49"W
L40	48.99	S17°57'34"E
L41	25.00	S72°02'26"W
L42	44.20	N17°57'34"W
L43	30.51	S61°11'49"W
L44	33.89	N30°32'53"W
L45	61.90	N59°27'07"E
L46	26.64	S59°27'07"W
L47	64.32	N59°27'07"E
L48	33.34	N30°32'53"W
L49	25.00	N59°27'07"E
L50	33.34	S30°32'53"E

Line #	Length	Direction
L51	614.49	N59°27'41"E
L52	15.51	N38°01'07"W
L53	20.02	N49°09'07"E
L54	19.15	S38°01'07"E
L55	47.02	N59°31'22"E
L56	29.72	S59°05'49"W
L57	55.08	N69°18'18"W
L58	11.40	N31°11'28"W
L59	34.22	N58°48'32"E
L60	121.14	S31°11'28"E
L61	8.28	N71°54'07"W
L62	56.42	N88°41'15"W
L63	49.21	N19°31'58"E
L64	190.59	N65°13'11"E
L65	7.75	N24°55'41"W
L66	10.00	N65°04'19"E
L67	7.78	S24°55'41"E
L68	78.83	N65°13'11"E
L69	19.22	N62°20'09"E
L70	286.94	N59°27'07"E
L71	150.82	N59°27'07"E
L72	78.99	S75°32'53"E
L73	9.15	S30°32'53"E
L74	20.00	N75°32'53"W
L75	7.62	N14°27'07"E

Line #	Length	Direction
L151	25.00	S89°15'22"W
L152	29.84	N00°07'32"W
L153	20.46	S82°39'59"W
L154	25.01	N05°44'23"W
L155	24.12	N82°39'59"E
L156	29.12	N07°20'01"W
L157	52.34	N10°57'58"E
L158	38.93	N74°38'07"W
L159	25.00	N15°21'53"E
L160	37.64	S74°38'07"E
L161	66.65	N15°21'53"E
L162	37.87	N88°41'15"E
L163	11.33	N11°03'40"E
L164	84.99	N89°06'34"E
L165	133.90	S39°25'57"W
L166	42.36	S48°32'36"E
L167	25.00	S41°27'24"W
L168	40.38	N48°32'36"W
L169	145.10	S35°53'07"W
L170	47.01	S37°43'23"W
L171	16.95	S48°34'33"E
L172	214.09	S89°36'23"E
L173	730.84	N89°14'29"E
L174	15.00	S00°45'31"E
L175	730.84	S89°14'29"W

Line #	Length	Direction
L176	220.01	N89°36'22"W
L177	27.89	N48°34'33"W
L178	56.15	N85°08'35"W
L179	28.96	N02°47'15"E
L180	30.81	N86°25'27"E
L181	39.16	N09°10'05"E
L182	40.31	S80°49'55"E
L183	157.17	N35°53'07"E
L184	116.70	N39°25'57"E
L185	39.35	N89°06'34"E
L186	5.38	S79°08'31"E
L187	107.09	N63°20'19"E
L188	59.44	N26°16'12"W
L189	25.00	N63°43'48"E
L190	58.96	S26°16'12"E
L191	62.25	N61°11'49"E
L192	30.01	S30°32'53"E
L193	71.96	S61°11'49"W
L194	134.61	S63°20'19"W
L195	58.98	N79°08'31"W
L196	16.85	S67°38'20"W
L197	5.23	N10°27'11"E
L198	66.56	N70°38'31"E
L199	0.51	N14°12'24"E
L200	67.16	N31°11'28"W

Line #	Length	Direction
L201	306.26	S59°27'10"W
L202	8.42	N30°32'54"W
L203	223.79	N65°13'11"E
L204	31.67	N65°13'11"E
L205	70.37	N59°30'35"E
L206	215.00	N59°27'03"E
L207	167.06	N59°27'07"E
L208	10.00	S30°32'53"E
L209	42.43	N59°26'22"E
L210	27.00	S30°32'53"E
L211	47.00	S59°26'22"W
L212	74.18	S31°11'28"E
L213	60.87	N09°56'59"E
L214	98.00	S59°27'07"W
L215	96.00	S59°27'14"W
L216	28.62	S59°25'55"W
L217	94.98	S59°26'54"W
L218	12.32	S59°28'12"W
L219	2.79	N65°13'11"E
L220	104.00	N65°13'11"E
L221	117.00	N65°13'11"E
L222	33.01	N65°13'11"E
L223	70.75	N59°30'38"E
L224	100.00	N59°27'07"E
L225	116.00	N59°26'58"E

Line #	Length	Direction
L76	36.30	N75°32'53"W
L77	26.14	S59°27'07"W
L78	17.91	S30°32'53"E
L79	20.00	S59°27'07"W
L80	17.98	N30°32'53"W
L81	148.34	S59°27'07"W
L82	21.23	S62°20'09"W
L83	8.88	S65°13'11"W
L84	18.86	S24°46'49"E
L85	20.00	S65°13'11"W
L86	18.86	N24°46'49"W
L87	242.23	S65°11'36"W
L88	20.90	S70°28'02"E
L89	20.00	S19°31'58"W
L90	20.90	N70°28'02"W
L91	39.56	S26°11'41"E
L92	17.46	S71°54'07"E
L93	334.40	N89°06'35"E
L94	19.98	S20°14'52"W
L95	19.65	S00°50'16"E
L96	137.45	N89°08'36"E
L97	19.75	S00°57'19"E
L98	140.28	S89°02'41"W
L99	67.78	S16°26'37"W
L100	402.37	S89°09'44"W

Line #	Length	Direction
L101	142.83	N81°06'31"W
L102	57.41	S44°09'44"W
L103	200.49	S89°09'44"W
L104	66.94	S02°47'15"W
L105	54.48	S82°27'51"W
L106	80.52	N02°47'15"E
L107	12.24	N45°50'16"W
L108	38.32	N00°50'16"W
L109	36.75	N26°09'51"W
L110	37.11	S26°09'51"E
L111	15.97	S87°12'54"E
L112	60.58	N02°47'06"E
L113	166.15	S02°47'15"W
L114	83.89	N89°09'44"E
L115	180.56	N32°36'17"E
L116	376.23	N89°09'44"E
L117	159.79	S73°33'23"E
L118	99.74	N20°14'52"E
L119	48.79	N66°38'16"W
L120	100.47	S89°09'44"W
L121	17.00	N00°50'16"W
L122	20.00	S89°09'44"W
L123	17.00	S00°50'16"E
L124	234.22	S89°09'44"W
L125	17.35	N08°53'29"E

Line #	Length	Direction
L126	20.00	N81°06'31"W
L127	17.59	S08°53'29"W
L128	137.12	N81°06'31"W
L129	19.86	N32°36'17"E
L130	362.41	N89°09'44"E
L131	142.82	S73°22'04"E
L132	228.99	S89°41'04"E
L133	18.82	S02°11'14"W
L134	183.44	S66°40'14"E
L135	37.49	S60°11'07"W
L136	146.36	N66°40'14"W
L137	11.40	N31°11'28"W
L138	55.08	N69°18'18"W
L139	36.52	N59°27'07"E
L140	40.50	N02°11'14"E
L141	25.01	S89°41'04"E
L142	9.07	S11°03'40"W
L143	66.56	S78°45'20"E
L144	25.00	S11°14'40"W
L145	79.84	N78°45'20"W
L146	25.70	S88°41'15"W
L147	55.39	S15°21'53"W
L148	64.09	S10°57'58"W
L149	17.23	S07°20'01"E
L150	65.85	S00°07'32"E

Line #	Length	Direction
L226	167.06	N59°27'07"E
L227	10.00	S30°32'53"E
L228	96.36	S59°27'11"W
L229	186.70	S59°27'05"W
L230	100.00	S59°27'07"W
L231	20.68	S63°50'09"W
L232	39.55	S25°35'53"E
L233	183.53	N89°17'54"E
L234	26.45	S00°50'16"E
L235	75.87	S89°04'46"W
L236	35.24	S00°50'16"E
L237	6.36	S45°50'16"E
L238	100.76	N89°09'44"E
L239	43.70	N24°48'42"E
L240	141.96	N89°09'44"E
L241	3.54	N44°08'09"E
L242	78.35	N00°53'26"W
L243	13.79	N14°24'30"W
L244	35.45	N89°06'34"E
L245	78.38	S00°53'26"E
L246	162.29	N89°09'44"E
L247	58.75	S73°22'04"E
L248	44.88	S73°22'15"E
L249	21.45	S16°37'45"W
L250	64.92	N16°37'45"E

Line #	Length	Direction
L251	29.14	S73°22'15"E
L252	197.37	N89°09'44"E
L253	26.51	S00°50'16"E
L254	2.50	S89°10'13"W
L255	0.50	S00°50'16"E
L256	83.45	S89°10'10"W
L257	27.00	S89°09'36"W
L258	70.19	S89°09'39"W
L259	23.09	S16°37'45"W
L260	84.03	S00°50'16"E
L261	28.00	S89°09'47"W
L262	35.37	N00°50'16"W
L263	322.07	S89°09'44"W
L264	133.04	N81°06'28"W
L265	334.12	S89°09'44"W
L266	27.00	N00°50'16"W
L267	17.93	N89°09'44"E
L268	82.50	N00°50'16"W
L269	82.50	N89°09'44"E
L270	25.00	S00°50'16"E
L271	17.43	N89°09'44"E
L272	36.76	N25°42'53"W
L273	35.89	N63°50'09"E
L274	62.44	N88°52'53"E
L275	35.22	S00°18'00"E

Line #	Length	Direction
L276	57.84	S89°09'44"W
L277	5.24	N00°50'16"W
L278	343.84	N89°09'30"E
L279	56.17	S73°22'04"E
L280	248.64	S89°09'44"W
L281	37.42	S89°33'13"W
L282	141.43	N81°06'28"W
L283	9.74	N74°40'11"E
L284	40.45	N10°24'41"E
L285	15.03	S01°17'41"E
L286	2.55	S32°21'58"W
L287	30.92	N10°24'41"E
L288	7.67	S05°47'13"E
L289	6.16	S10°13'12"W
L290	4.95	S89°16'04"W
L291	20.00	N10°24'41"E
L292	6.44	S79°24'05"E
L293	355.17	N89°20'55"E
L294	341.88	S89°20'55"W
L295	8.35	N79°24'05"W
L296	334.40	S89°06'34"W
L297	31.13	N00°53'26"W
L298	376.73	N59°48'53"E
L299	160.24	N41°58'18"E
L300	211.68	N54°23'49"E

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	8.514	293.999	1.6592	N18°49'14"E	8.51