

A PRELIMINARY PLAT ESTABLISHING

SOUTHGLEN SUBDIVISION, PHASE VI & VII

BEING 14.263 ACRES OF LAND OUT OF THE J.R. AROCHA SURVEY NO. 171, ABSTRACT NO. 2, KENDALL COUNTY, TEXAS, BEING A PORTION OF A 14.294 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 19, 2017 TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 1590, PAGE 841, IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

67 RESIDENTIAL LOTS/ 2 OPEN SPACE LOTS
2,017.33 L.F. OF NEW STREET (2.818 Ac.)



LOCATION MAP

N.T.S.

STATE OF TEXAS
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS \_\_\_\_\_ DAY OF

OF \_\_\_\_\_, A.D., 2018 AT \_\_\_\_\_, \_\_\_\_\_ M., AND DULY RECORDED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018, AT \_\_\_\_\_, \_\_\_\_\_ M. IN THE

RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 2018. TAX CERTIFICATE AFFIDAVIT FILED THIS

DATE IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS IN

TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 2018.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

THIS SUBDIVISION PLAT OF SOUTHGLEN SUBDIVISION, PHASE VI & VII HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.
BY: \_\_\_\_\_ CHAIRMAN
BY: \_\_\_\_\_ SECRETARY

FENCE NOTES:
GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

LANDSCAPE NOTE:
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

SIDEWALK NOTE:
FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EVERY LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED. THE SIDEWALK ALONG THE MAJOR ARTERIAL ONE AND SPACE FOR AREAS WITHOUT RESIDENTIAL LOT FRONTAGE CONSTRUCTED AT SUCH TIME AS THE STREET IS CONSTRUCTED.

IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER & WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE #2017-13, SECTION 1.10(5).

SETBACKS IN CITY LIMITS:
LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

TAX CERTIFICATE:
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:
THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

- GENERAL NOTES:
1. THIS SUBDIVISION CONTAINS 14.263 TOTAL ACRES WITH 67 RESIDENTIAL LOTS FOR A DENSITY OF 0.213 RESIDENTIAL LOTS PER ACRE.
2. NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
3. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
4. UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON PINS WITH A RED PLASTIC CAP STAMPED " CUDE".
5. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
6. THE AREA OF RIGHT-OF-WAY (ROW) IN THIS SUBDIVISION IS 2.818 ACRES.
7. THE AREA OF OPEN SPACE REQUIRED FOR THE SOUTHGLEN SUBDIVISION IS 23.49 ACRES (20.00%). THIS SUBDIVISION PLAT CONTAINS 1.88 ACRES OF COMMUNITY OPEN SPACE.

LOT NOTE:
THE AREA OF THE SMALLEST LOT IS 0.108 ACRES (LOT 14, BLOCK 8).

EASEMENT NOTES:
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- 1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
2. THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:
UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT, ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

BANDERA ELECTRIC COOPERATIVE NOTES:
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE.



M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER R. DICE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 104607

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY FROM THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5272

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF \_\_\_\_\_

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
PULTE HOMES OF TEXAS, LP
BY PULTE NEVADA I L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
1718 DRY CREEK WAY, STE. 120
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF \_\_\_\_\_

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

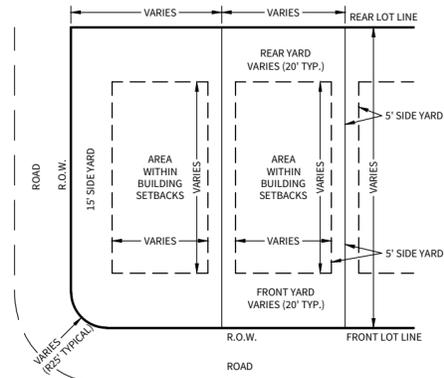
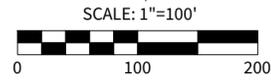
CONTACT: CHRISTOPHER R. DICE, P.E. PROJECT # 02889.002

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TBPE FIRM #455
TBPLS FIRM # 10048500

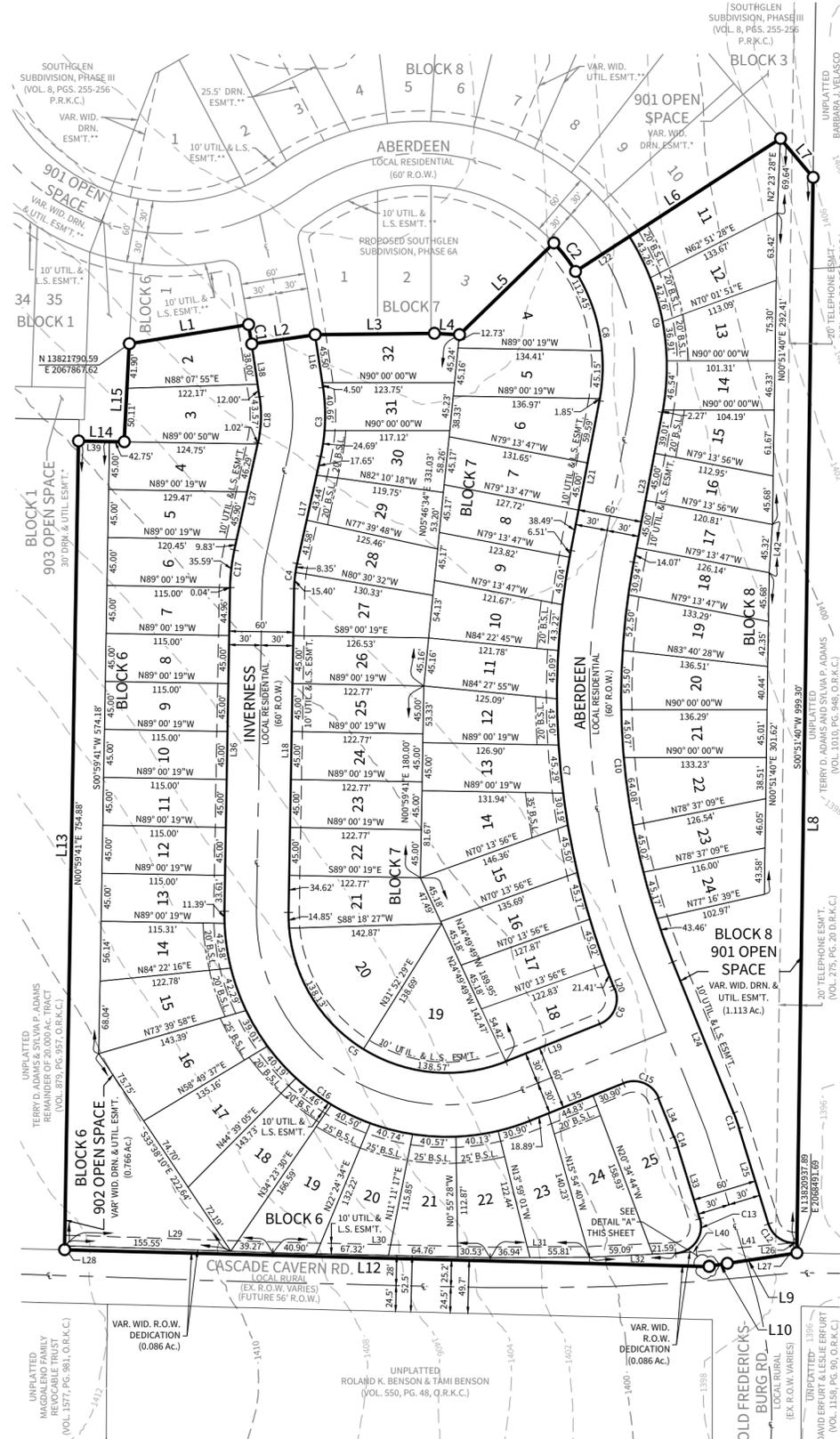
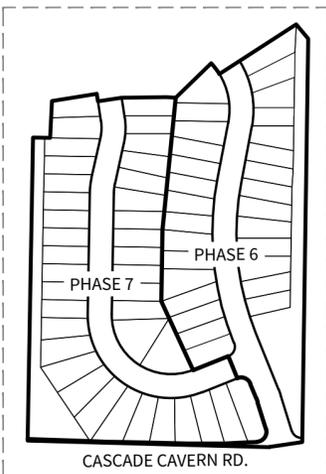
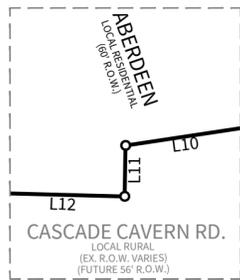
DATE:
JUNE 2018

**LEGEND**

- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- D.R.K.C. = DEED RECORDS OF KENDALL COUNTY
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- EX. = EXISTING
- L1 = LINE NUMBER
- L.S. = LANDSCAPE
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY
- PG. = PAGE
- PSS. = PAGES
- PROP. = PROPOSED
- R.O.W. = RIGHT-OF-WAY
- UTIL. = UTILITY
- VAR. = VARIABLE
- VOL. = VOLUME
- WD. = WIDTH
- = STREET CENTERLINE
- - - = EXISTING PROPERTY LINE
- · - · - = EXISTING GROUND MAJOR CONTOUR
- · - · - = EXISTING GROUND MINOR CONTOUR
- - - = BUILDING SETBACK LINE
- - - = 12" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
- - - = SOUTHGLEN SUBDIVISION, PHASE III EASEMENT (RECORDED IN VOL. 8, PGS. 255-256, P.R.K.C.)
- - - = PROPOSED SOUTHGLEN SUBDIVISION, PHASE 6A EASEMENT



**TYPICAL LOT LAYOUT**  
(ESTABLISHED ON ALL LOTS)  
NOT TO SCALE



**A PRELIMINARY PLAT ESTABLISHING SOUTHGLEN SUBDIVISION, PHASE VI & VII**

BEING 14.263 ACRES OF LAND OUT OF THE J.R. AROCHA SURVEY NO. 171, ABSTRACT NO. 2, KENDALL COUNTY, TEXAS, BEING A PORTION OF A 14.294 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED JULY 19, 2017 TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 1590, PAGE 841, IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LINE	BEARING	LENGTH
L1	N80°48'46"E	112.99'
L2	N81°32'07"E	60.00'
L3	N89°20'30"E	111.32'
L4	S86°55'54"E	23.72'
L5	N45°45'45"E	123.06'
L6	N56°55'54"E	228.52'
L7	S40°00'00"E	47.60'
L8	S00°51'40"W	1008.91'
L9	S81°28'13"W	65.88'
L10	S81°28'13"W	17.10'
L11	S00°59'41"W	0.43'
L12	N88°29'18"W	602.90'
L13	N00°59'41"E	758.64'
L14	S89°00'50"E	42.75'
L15	N02°54'42"E	92.00'
L16	S08°27'53"E	50.00'
L17	S12°20'12"W	102.67'
L18	S00°59'41"W	303.57'
L19	N68°07'30"E	94.62'
L20	N21°52'30"W	3.43'
L21	N10°46'13"E	143.08'

LINE	BEARING	LENGTH
L22	N56°55'54"E	60.01'
L23	S10°46'13"W	143.08'
L24	S21°52'30"E	152.71'
L25	S17°02'22"E	93.75'
L26	S88°58'20"E	3.28'
L27	S00°51'40"W	9.60'
L28	N00°59'41"E	3.76'
L29	S88°05'01"E	194.81'
L30	S88°39'03"E	203.51'
L31	N89°38'47"E	92.75'
L32	N87°18'59"E	80.68'
L33	N17°02'22"W	70.21'
L34	N21°52'30"W	39.28'
L35	S68°07'30"W	94.62'
L36	N00°59'41"E	303.57'
L37	N12°20'12"E	102.67'
L38	N08°27'53"W	50.00'
L39	S89°00'48"E	29.00'
L40	S86°25'15"W	19.41'
L41	S84°39'57"W	91.08'
L42	N04°01'25"E	45.32'

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	1470.00'	0°43'21"	9.27'	18.54'	18.54'	S08°49'34"E
C2	170.00'	11°19'49"	16.86'	33.62'	33.56'	S37°18'25"E
C3	180.00'	20°48'05"	33.04'	65.35'	64.99'	S01°56'09"W
C4	120.00'	11°20'30"	11.92'	23.75'	23.72'	S06°39'56"W
C5	148.00'	112°52'11"	223.05'	291.55'	246.64'	S55°26'24"E
C6	25.00'	89°59'49"	25.00'	39.27'	35.35'	N23°07'36"E
C7	730.00'	32°38'43"	213.78'	415.93'	410.33'	N05°33'08"W
C8	170.00'	42°24'44"	65.96'	125.84'	122.99'	N10°26'09"W
C9	230.00'	42°47'04"	90.10'	171.75'	167.79'	S10°37'19"E
C10	670.00'	32°38'43"	196.21'	381.75'	376.60'	S05°33'08"E
C11	180.00'	4°50'08"	7.60'	15.19'	15.19'	S19°27'26"E
C12	25.00'	71°55'58"	18.14'	31.39'	29.37'	S53°00'21"E
C13	25.00'	103°27'37"	31.69'	45.14'	39.26'	N34°41'27"E
C14	120.00'	4°50'08"	5.07'	10.13'	10.12'	S19°27'26"E
C15	25.00'	89°59'54"	25.00'	39.27'	35.35'	N66°52'33"W
C16	208.00'	112°52'11"	313.48'	409.75'	346.64'	N55°26'24"E
C17	180.00'	11°20'30"	17.87'	35.63'	35.57'	N06°39'56"E
C18	120.00'	20°48'05"	22.03'	43.57'	43.33'	N01°56'09"E

LOT, BLOCK, AND ACREAGE TABLE					
BLOCK 6		BLOCK 7		BLOCK 8	
LOT #	ADDRESS	ACREAGE	LOT #	ADDRESS	ACREAGE
2	103 INVERNESS	0.132	4	325 ABERDEEN	0.182
3	105 INVERNESS	0.153	5	329 ABERDEEN	0.141
4	107 INVERNESS	0.138	6	331 ABERDEEN	0.153
5	109 INVERNESS	0.129	7	333 ABERDEEN	0.134
6	111 INVERNESS	0.121	8	335 ABERDEEN	0.130
7	113 INVERNESS	0.119	9	337 ABERDEEN	0.127
8	115 INVERNESS	0.119	10	339 ABERDEEN	0.136
9	117 INVERNESS	0.119	11	341 ABERDEEN	0.127
10	119 INVERNESS	0.119	12	343 ABERDEEN	0.139
11	121 INVERNESS	0.119	13	345 ABERDEEN	0.133
12	123 INVERNESS	0.119	14	347 ABERDEEN	0.173
13	125 INVERNESS	0.119	15	349 ABERDEEN	0.145
14	127 INVERNESS	0.133	16	351 ABERDEEN	0.136
15	131 INVERNESS	0.164	17	353 ABERDEEN	0.129
16	133 INVERNESS	0.179	18	355 ABERDEEN	0.142
17	135 INVERNESS	0.181	19	150 INVERNESS	0.222
18	137 INVERNESS	0.195	20	146 INVERNESS	0.222
19	139 INVERNESS	0.190	21	126 INVERNESS	0.142
20	141 INVERNESS	0.149	22	124 INVERNESS	0.127
21	143 INVERNESS	0.137	23	122 INVERNESS	0.127
22	145 INVERNESS	0.143	24	120 INVERNESS	0.127
23	147 INVERNESS	0.155	25	118 INVERNESS	0.127
24	149 INVERNESS	0.174	26	116 INVERNESS	0.129
25	151 INVERNESS	0.205	27	114 INVERNESS	0.147
26	153 CASCADE CAVERN RD.	0.766	28	112 INVERNESS	0.137
29	110 INVERNESS	0.136			
30	108 INVERNESS	0.136			
31	106 INVERNESS	0.123			
32	104 INVERNESS	0.136			

CONTACT: CHRISTOPHER R. DICE, P.E. PROJECT # 02889.002



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DATE:  
JUNE 2018