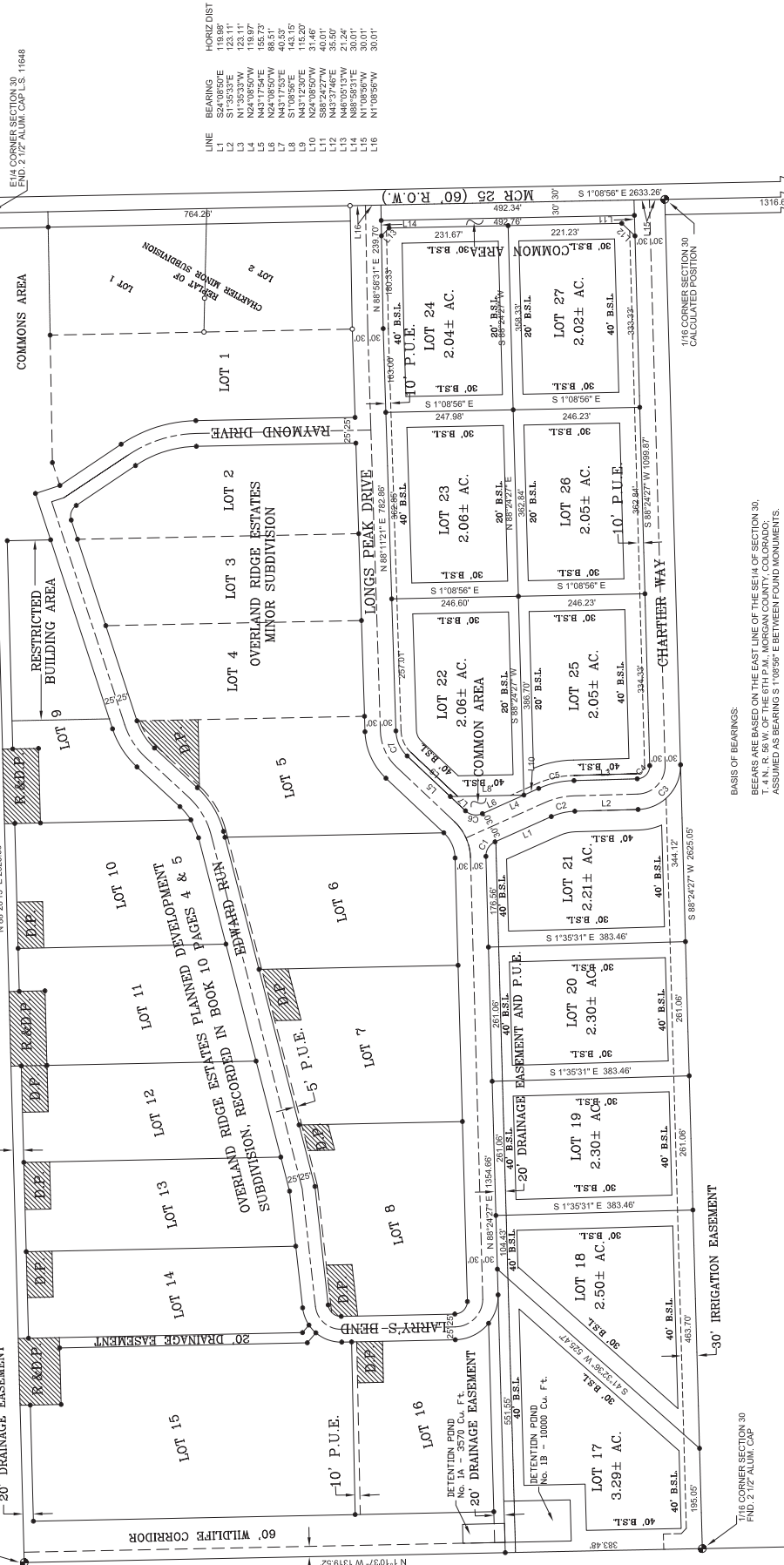


OVERLAND RIDGE ESTATES No. 2 PLANNED DEVELOPMENT SUBDIVISION - MINIMUM BUILDING SETBACKS

PART OF THE N1/2SE1/4 OF SECTION 30, TOWNSHIP 4 NORTH,
RANGE 56 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO.

NOTE: ALL UTILITIES TO BE PLACED IN ROAD/UTILITY EASEMENT AS SHOWN.
PROPERTY IS ZONED: ER



LEGEND:

- = FOUND SECTION CORNER PER MONUMENT RECORD.
- = FOUND #6 REBAR WITH PLASTIC ID CAP STAMPED LS 11648
- = SET #6 REBAR WITH PLASTIC ID CAP STAMPED LS 14796
- D.P. = DRAINAGE DETENTION POND FOR VEGETATED INFILTRATION AREA. SEE CONDITIONS OF APPROVAL FOR SIZING AND CONSTRUCTION DETAILS.
- R.A.D.P. = DRAINAGE RETENTION & DETENTION POND FOR VEGETATED INFILTRATION AREA. SEE CONDITIONS OF APPROVAL FOR SIZING AND CONSTRUCTION DETAILS.

TABLE:

CURVE	DELTA	RADIUS	ARC	LONG CHORD
C1	67°26'44"	30.01'	35.32'	S87°52'11"E 33.32'
C2	22°33'17"	120.03'	47.25'	S12°52'11"E 46.89'
C3	80°00'00"	25.01'	39.27'	N48°35'33"W 35.36'
C4	80°00'00"	25.01'	39.27'	N48°35'33"W 35.36'
C5	22°33'17"	170.04'	79.91'	N12°33'53"W 79.40'
C6	67°26'45"	30.01'	35.32'	N6°43'32"E 33.32'
C7	44°52'19"	70.02'	54.94'	N65°44'56"E 58.44'

BASES OF BEARINGS:
BEARINGS ARE BASED ON THE EAST LINE OF THE SE1/4 OF SECTION 30, T.4N, R.56W, OF THE 6TH P.M., MORGAN COUNTY, COLORADO, ASSUMED AS BEARING S 1°05'56" E BETWEEN FOUND MONUMENTS.

SCALE: 1" = 100'

VICINITY MAP:

CLIENT: LARRY CHARTER
21005 MCR 28-5/10
DENVER LAND SURVEYOR
P.L.S. No. 1498
MICHAEL E. ANDERSON

DATE: SEPTEMBER 8, 2013

SCALE: 1" = 100'

REVISIONS:
12/4/2013
4/2/2014
5/1/2014
REVISOR: M.E.A.
REVISOR: M.E.A.
REVISOR: M.E.A.