

# MCC RETAIL SUBDIVISION FILING NO. 3

do not add the use for the Tract in these Notes. This info may be added to the Legends on the Graphic pages

A RESUBDIVISION OF TRACT C, MCC RETAIL SUBDIVISION FILING NO. 1, LOT 3, BLOCK 1 MCC RETAIL SUBDIVISION FILING NO. 2 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 3

**DEDICATION**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING ALL OF TRACT C, MCC RETAIL SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2022000061196 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND ALL OF LOT 3, BLOCK 1, MCC RETAIL SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2023000070131 IN SAID OFFICIAL RECORDS AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 27, WHENCE THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 BEARS NORTH 89°13'49" EAST, A DISTANCE OF 2,628.75 FEET WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

THENCE SOUTH 30°56'08" EAST, A DISTANCE OF 628.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT C AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C AND THE NORTHERLY, EASTERLY, WESTERLY AND EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID LOT 3 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°40'30" EAST, A DISTANCE OF 174.07 FEET;
2. SOUTH 00°19'30" EAST, A DISTANCE OF 4.20 FEET;
3. NORTH 89°40'30" EAST, A DISTANCE OF 229.00 FEET;
4. NORTH 00°19'30" WEST, A DISTANCE OF 144.30 FEET;
5. NORTH 89°40'30" EAST, A DISTANCE OF 31.00 FEET TO THE SOUTHEAST CORNER OF TRACT A SAID MCC RETAIL SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1. NORTH 03°29'17" EAST, A DISTANCE OF 150.35 FEET;
2. NORTH 00°19'30" WEST, A DISTANCE OF 109.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 32ND PARKWAY RECORDED AT RECEPTION NO. 1981020344288 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°40'30" EAST, A DISTANCE OF 911.66 FEET TO THE WESTERLY BOUNDARY OF THE HIGH LINE CANAL ACCORDING TO DENVER WATER DEPARTMENT DRAWING 68 NO. 1916 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 743.61 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°30'29" WEST;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°14'33", AN ARC LENGTH OF 106.98 FEET;
2. TANGENT TO SAID CURVE, SOUTH 42°44'03" WEST, A DISTANCE OF 286.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 647.97 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°03'00", AN ARC LENGTH OF 419.00 FEET;
4. TANGENT TO SAID CURVE, SOUTH 05°41'03" WEST, A DISTANCE OF 453.79 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT C THE FOLLOWING FIVE (5) COURSES:

1. NORTH 66°26'31" WEST, A DISTANCE OF 217.21 FEET;
2. NORTH 58°39'35" WEST, A DISTANCE OF 576.51 FEET;
3. NORTH 47°40'20" WEST, A DISTANCE OF 188.50 FEET;
4. NORTH 25°31'18" WEST, A DISTANCE OF 110.12 FEET;
5. NORTH 00°19'30" WEST, A DISTANCE OF 99.91 FEET TO THE **POINT OF BEGINNING**.

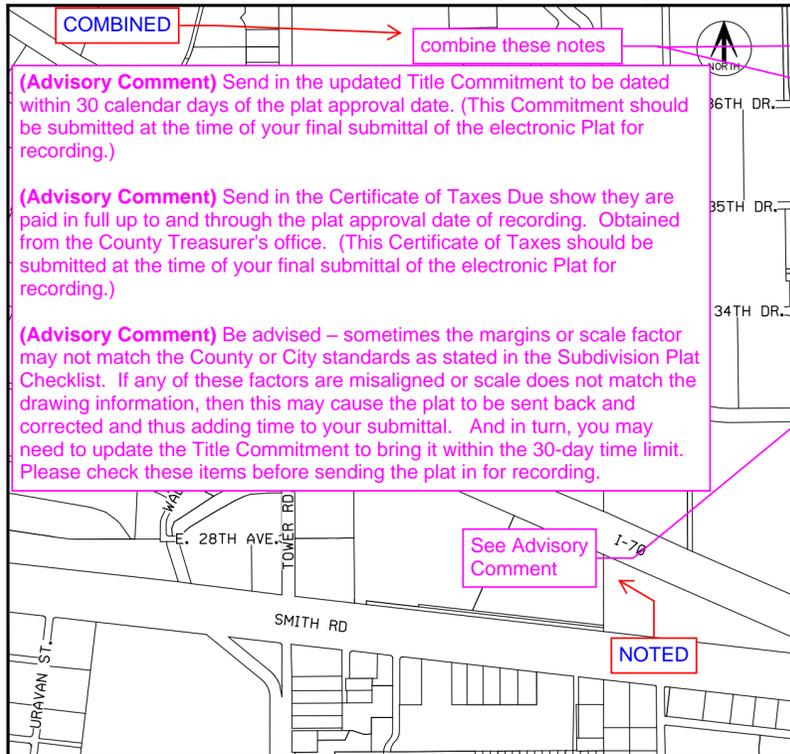
CONTAINING AN AREA OF 17.097 ACRES, (744,743 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, A BLOCK AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MCC RETAIL SUBDIVISION FILING NO. 3, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS **A AND B** AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, **AND TRACTS A AND B** AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS **AND TRACTS A AND B ONLY** AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



**VICINITY MAP**  
 SCALE 1" = 1000'

## GENERAL NOTES

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. BASIS OF BEARINGS - BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°13'49" WEST, A DISTANCE OF 2,628.75 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. **TRACTS A AND B ARE GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.**

## OWNER

MAJESTIC REALTY CO., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD. BY \_\_\_\_\_, AS \_\_\_\_\_

OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

Please confirm with Aurora Engineering Department and the P.R.O.S. Department on the need for these Tracts being granted to the City of Aurora for "Public Land purposes"

only list the Tracts being granted to the City of Aurora

TRACTS A & B ARE TO BE PRIVATELY OWNED AND MAINTAINED, UPDATED

## GENERAL NOTE - CONTINUED

5. TRACT C IS TO BE PRIVATELY OWNED AND MAINTAINED **AND IS A DRAINAGE EASEMENT IN ITS ENTIRETY.**
6. TRACTS A & B ARE **WATER, SANITARY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.**
7. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
8. FIDELITY NATIONAL TITLE INSURANCE CO. COMMITMENT ORDER NO. 00501258-201-T21-DK2 WITH A **COMMITMENT DATE OF NOVEMBER 09, 2023** WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
9. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E 32ND PKWY, SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.

## COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT: THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_-23.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

KARL D. SZYSZKOSKI, LICENSED PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 38691  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

## SHEET INDEX

- SHEET 1 - SIGNATURE BLOCKS AND NOTES
- SHEET 2 - EXISTING EASEMENTS
- SHEET 3 - DEDICATED LOTS AND UTILITY EASEMENTS
- SHEET 4 - DEDICATED LOTS AND FIRE LANE AND DRAINAGE EASEMENTS

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 AzTec Proj. No.: 133123-03  
 Drawn By: GLW

DATE OF PREPARATION:	10/13/2023
SCALE:	N/A
SHEET 1 OF 4	

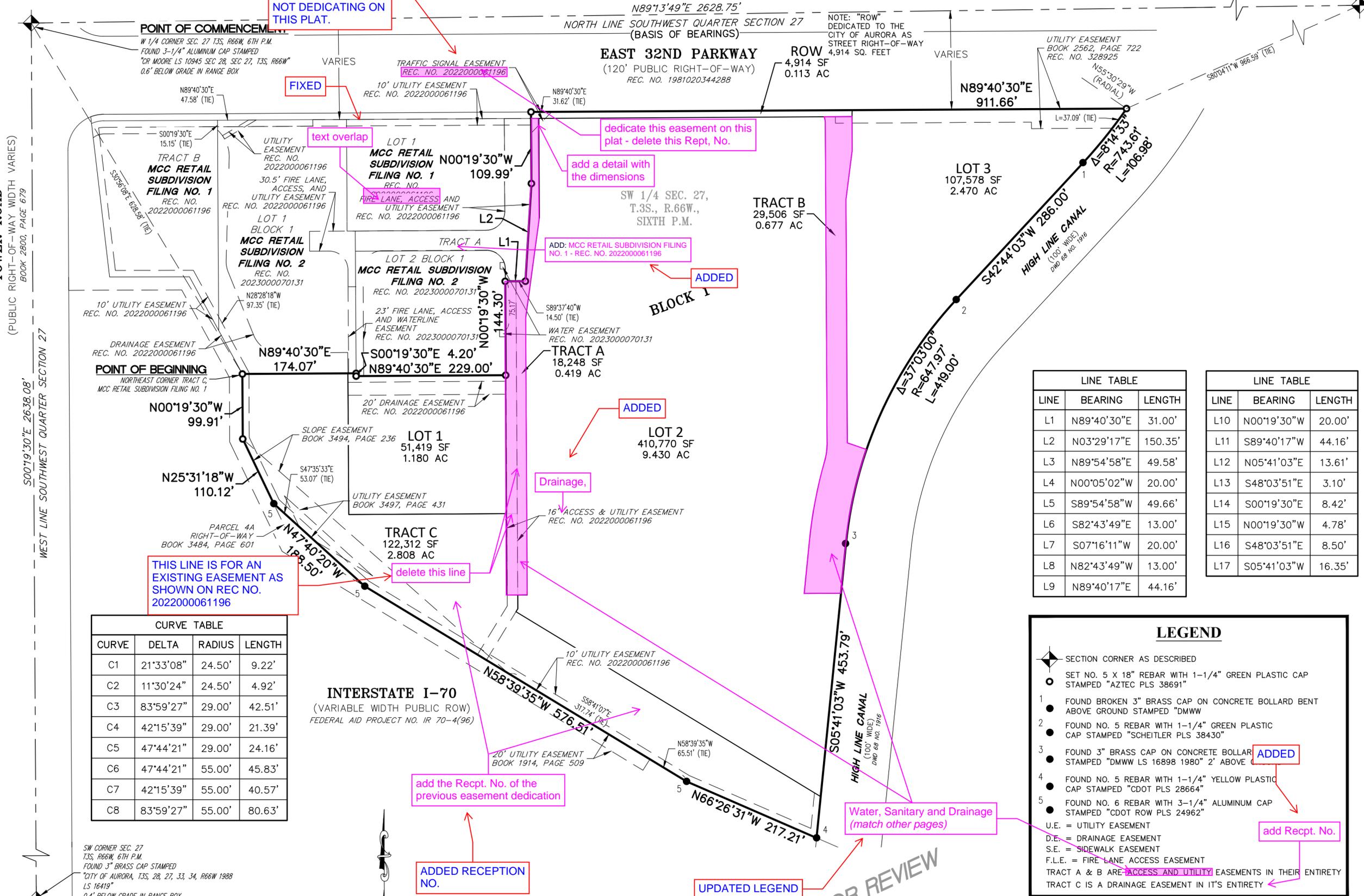
FOR REVIEW

# MCC RETAIL SUBDIVISION FILING NO. 3

A RESUBDIVISION OF TRACT C, MCC RETAIL SUBDIVISION FILING NO. 1, LOT 3, BLOCK 1 MCC RETAIL SUBDIVISION FILING NO. 2 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3 - EXISTING EASEMENTS

C 1/4 CORNER SEC. 27  
T.3S, R.66W, 6TH P.M.  
FOUND 3-1/4" ALUMINUM CAP STAMPED  
"AZTEC CONSULTANTS PLS 38636 2021"



TOWER ROAD  
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)  
BOOK 2800, PAGE 679

S00°19'30"E 2638.08'  
WEST LINE SOUTHWEST QUARTER SECTION 27

CURVE	DELTA	RADIUS	LENGTH
C1	21°33'08"	24.50'	9.22'
C2	11°30'24"	24.50'	4.92'
C3	83°59'27"	29.00'	42.51'
C4	42°15'39"	29.00'	21.39'
C5	47°44'21"	29.00'	24.16'
C6	47°44'21"	55.00'	45.83'
C7	42°15'39"	55.00'	40.57'
C8	83°59'27"	55.00'	80.63'

LINE	BEARING	LENGTH
L1	N89°40'30"E	31.00'
L2	N03°29'17"E	150.35'
L3	N89°54'58"E	49.58'
L4	N00°05'02"W	20.00'
L5	S89°54'58"W	49.66'
L6	S82°43'49"E	13.00'
L7	S07°16'11"W	20.00'
L8	N82°43'49"W	13.00'
L9	N89°40'17"E	44.16'

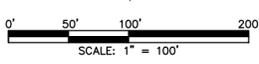
LINE	BEARING	LENGTH
L10	N00°19'30"W	20.00'
L11	S89°40'17"W	44.16'
L12	N05°41'03"E	13.61'
L13	S48°03'51"E	3.10'
L14	S00°19'30"E	8.42'
L15	N00°19'30"W	4.78'
L16	S48°03'51"E	8.50'
L17	S05°41'03"W	16.35'

**LEGEND**

- SECTION CORNER AS DESCRIBED
- SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
- 1 FOUND BROKEN 3" BRASS CAP ON CONCRETE BOLLARD BENT ABOVE GROUND STAMPED "DMWW"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "SCHEITLER PLS 38430"
- 3 FOUND 3" BRASS CAP ON CONCRETE BOLLARD STAMPED "DMWW LS 16898 1980" 2' ABOVE
- 4 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CDOT PLS 28664"
- 5 FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "CDOT ROW PLS 24962"

U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
S.E. = SIDEWALK EASEMENT  
F.L.E. = FIRE LANE ACCESS EASEMENT  
TRACT A & B ARE ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY  
TRACT C IS A DRAINAGE EASEMENT IN ITS ENTIRETY

SW CORNER SEC. 27  
T.3S, R.66W, 6TH P.M.  
FOUND 3" BRASS CAP STAMPED  
"CITY OF AURORA, T3S, 28, 27, 33, 34, R66W 1988  
LS 16419"  
0.4' BELOW GRADE IN RANGE BOX



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DATE OF PREPARATION:	10/13/2023
SCALE:	1" = 100'
SHEET 2 OF 4	

FOR REVIEW

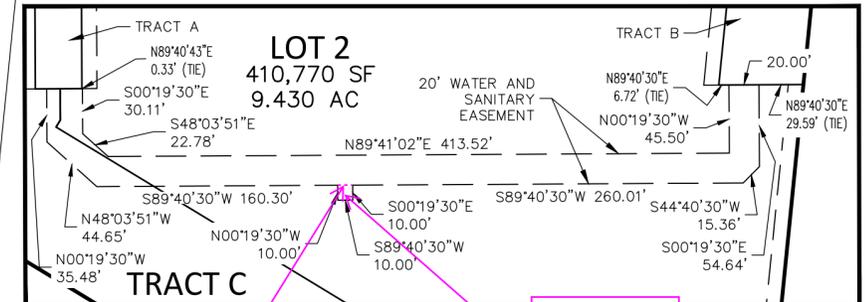
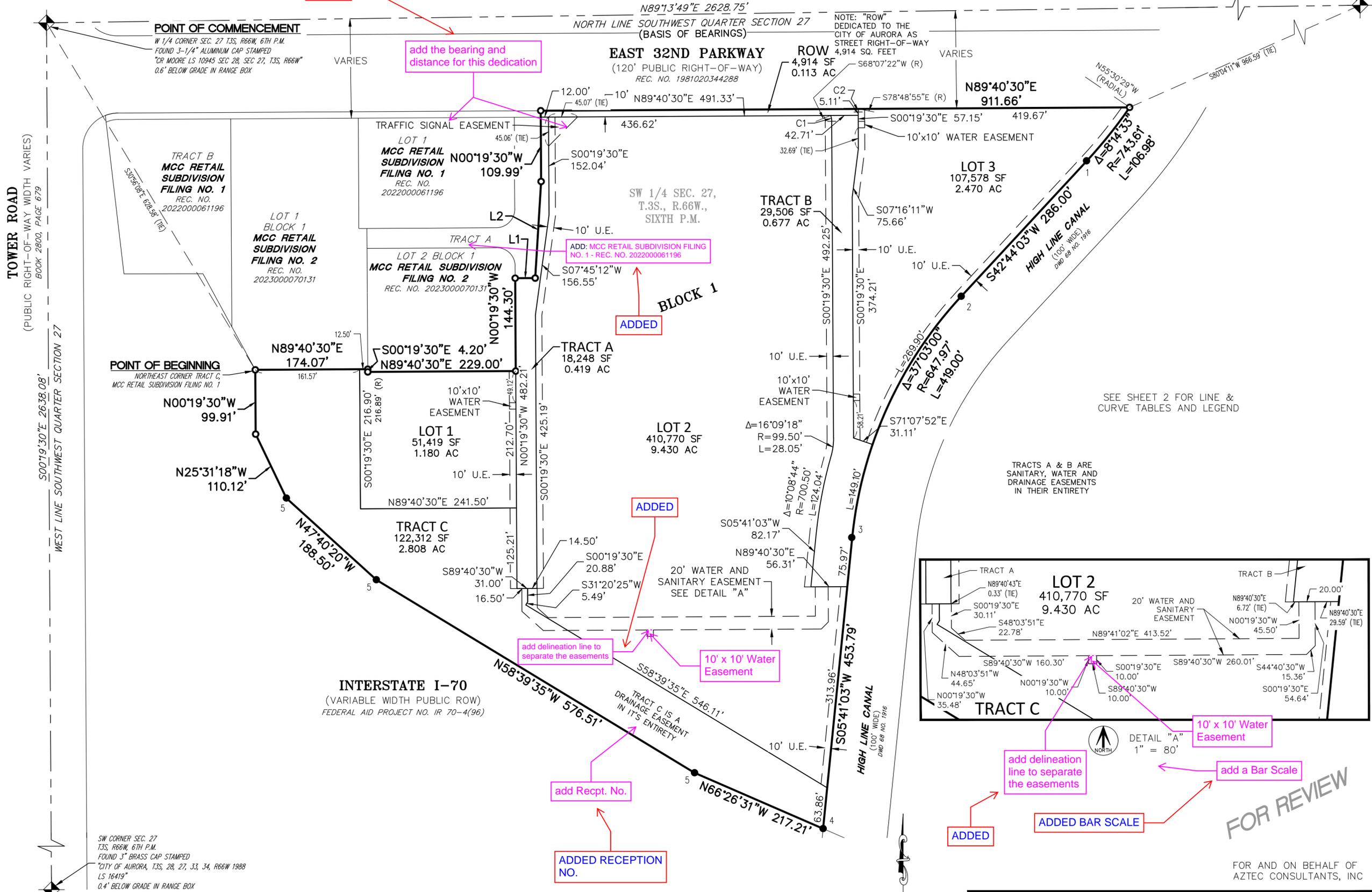
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

Drawn By: GLW

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 SHEET 3 OF 3 - DEDICATED LOTS AND UTILITY EASEMENTS

C 1/4 CORNER SEC. 27  
 T3S, R66W, 6TH P.M.  
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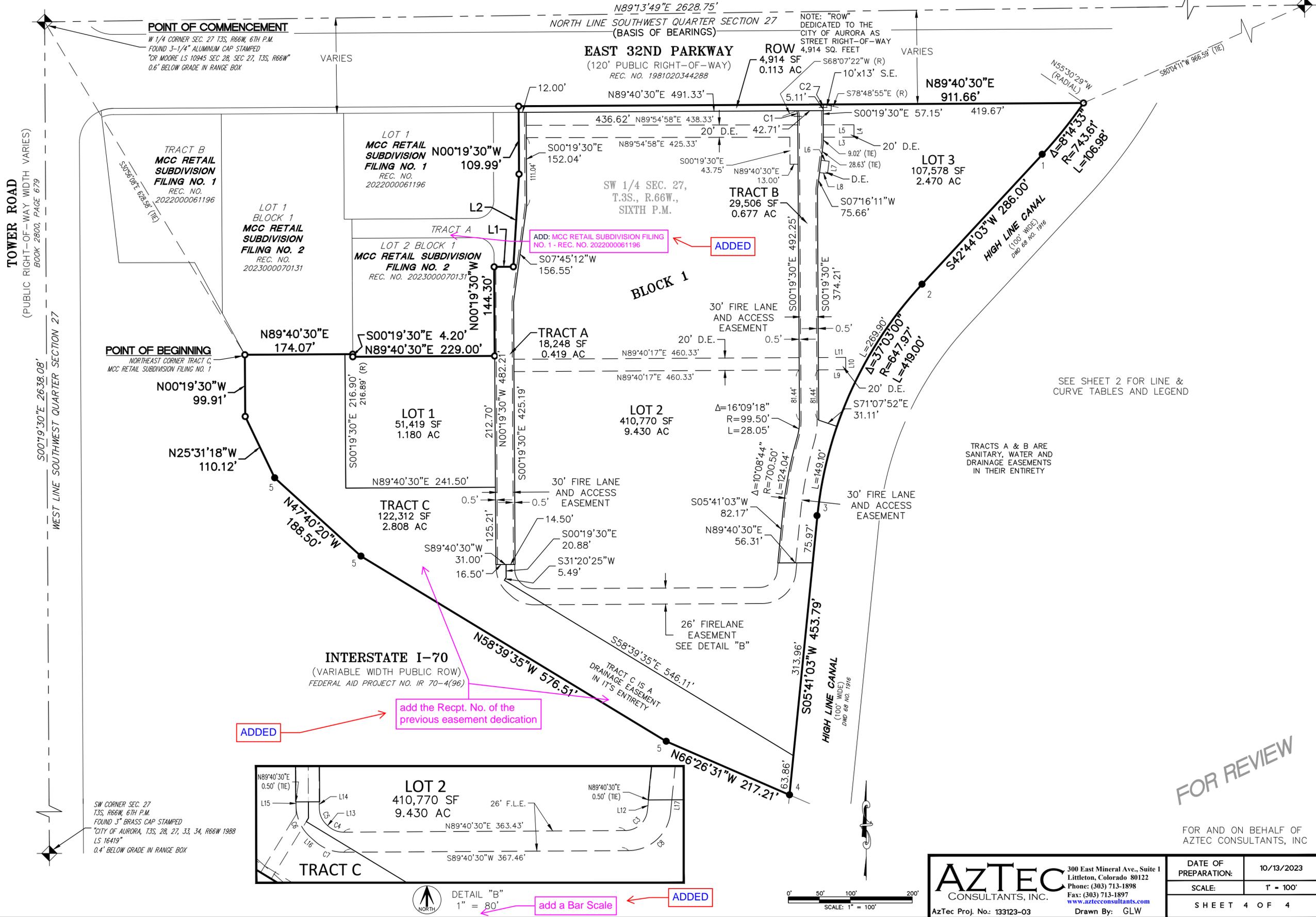
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SHEET 3 OF 3 - DEDICATED LOTS AND FIRE LANE AND DRAINAGE EASEMENTS

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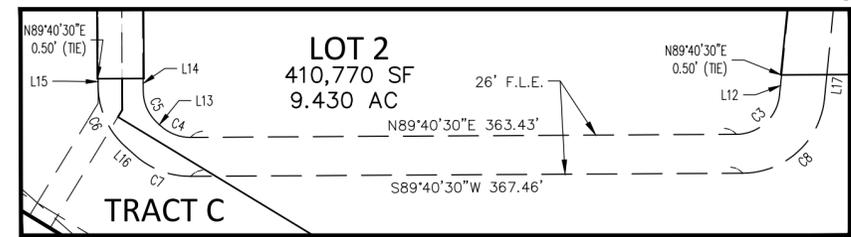
SEE SHEET 2 FOR LINE & CURVE TABLES AND LEGEND

TRACTS A & B ARE SANITARY, WATER AND DRAINAGE EASEMENTS IN THEIR ENTIRETY

TRACT C IS A DRAINAGE EASEMENT IN ITS ENTIRETY

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