

**VICINITY MAP:**



**LEGAL DESCRIPTION:**

LOT 5, EXCEPT THE WEST 10 FEET THEREOF, "ARBORDALE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 8, WASHTENAW COUNTY RECORDS.

**CERTIFICATE:**

TO WASHTENAW AFFORDABLE HOUSING CORPORATION, NOW KNOWN AS WASHTENAW AFFORDABLE NON-PROFIT HOUSING CORPORATION, A MICHIGAN NON-PROFIT CORPORATION, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, AND ABSOLUTE TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 7a, 7b, 8-10, 11a, 11b, 14 AND 16-18 OF TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

**DATE:**

KEVIN GINGRAS, P.S., NO. 49278

**SITE INFORMATION:**

**OWNER:**  
 WASHTENAW AFFORDABLE HOUSING CORP.  
 PARKHURST APARTMENTS  
 P.O. BOX 130047  
 ANN ARBOR, MI 48113-0047

**SITE ADDRESS:**  
 1500 PAULINE BLVD.  
 ANN ARBOR, MI 48103

**PARCEL ID:**  
 09-09-31-104-034

**ZONING:**  
 R4B - MULTI FAMILY DWELLING

**SETBACKS:**  
 FRONT - 25'  
 SIDE - LEAST 12, TOTAL 26\*\*  
 REAR - 30\*  
 \* FRONT AND REAR YARDSHALL BE INCREASED 1-1/2" FOR EACH FOOT OF BUILDING HEIGHT OVER 30' AND 1-1/2" FOR EACH FOOT OF BUILDING LENGTH OVER 50'  
 \*\* SIDE YARD SHALL BE INCREASED 3" FOR EACH FOOT OF BUILDING HEIGHT OVER 30' AND 1-1/2" FOR EACH FOOT OF BUILDING LENGTH OVER 50'

**FLOOD ZONE DESIGNATION:**

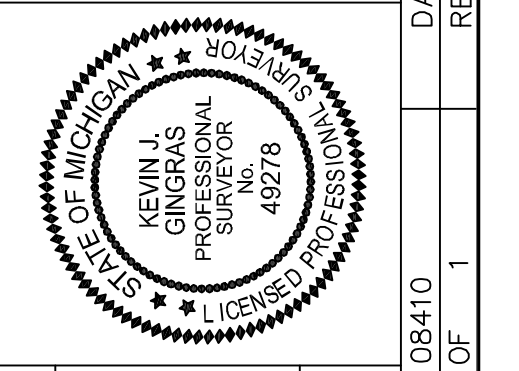
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 260213 0008 D (PANEL 8 OF 12), REVISED JANUARY 2, 1992, THIS PROPERTY DOES NOT LIE WITHIN A SPECIALLY DESIGNATED FLOOD ZONE.

**BENCHMARKS:**

BM#1 - FOUND SPIKE N'LY SIDE POWER POLE NEAR NE CORNER LOT 6 (#967 NORTHWOOD) ELEVATION = 936.45' NAVD 88

BM#2 - N'LY RIM OF SANITARY MANHOLE IN FRITZ PARK, NE'LY OF NE CORNER OF N'LY BUILDING. ELEVATION = 921.75' NAVD 88

**Arbor Land Consultants, Inc.**  
 Professional Land Surveyors  
 2936 Madonna Ct  
 Ann Arbor, MI 48103  
 Tel 1-734-669-2960  
 Fax 1-734-669-2961



**CLIENT:** AVALON HOUSING  
**ALTA / ACSM LAND TITLE SURVEY**  
 #1500 PAULINE BLVD.  
 IN THE NE 1/4 OF SECTION 31  
 T2S, R0E, CITY OF ANN ARBOR,  
 WASHTENAW COUNTY, MICHIGAN.

ELECTRIC LINE	— — — — —
GAS MAIN	— — — — —
WATER MAIN	— — — — —
STORM WATER	— — — — —
SANITARY LINE	— — — — —
CABLE TV LINE	— — — — —
PHONE LINE	— — — — —
CHAIN LINK FENCE	— — — — —
WOOD FENCE	— — — — —
BARBED WIRE FENCE	— — — — —

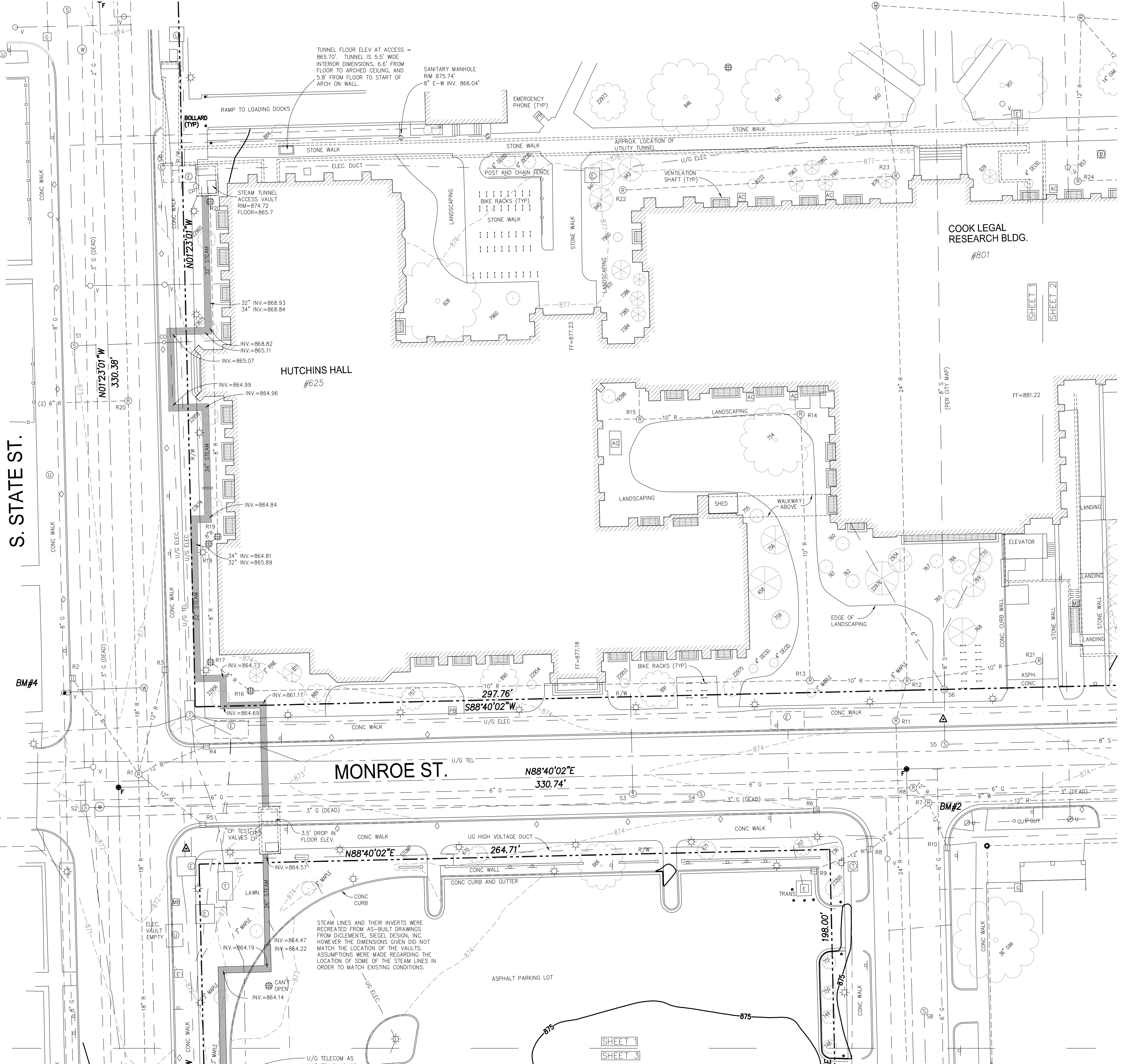
SECTION CORNER	— — — — —
FOUND IRON PIPE	— — — — —
FOUND IRON ROD	— — — — —
SET IRON PIPE	— — — — —
SET MAG NAIL	— — — — —
MIN FOUND MAG NAIL	— — — — —
CONTROL POINT	— — — — —
MEASURED DIMENSION	— — — — —
RECORDED DIMENSION	— — — — —
SURFACE FLOW	— — — — —

WATER MANHOLE	— — — — —
FIRE HYDRANT	— — — — —
GATE VALVE	— — — — —
BEEHIVE CATCH BASIN	— — — — —
CURB CATCH BASIN	— — — — —
STORM MANHOLE	— — — — —
CULVERT / END SECTION	— — — — —
SANITARY MANHOLE	— — — — —
UTILITY POLE	— — — — —
TELEPHONE RISER	— — — — —
GAS MAIN RISER	— — — — —

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LOCATION OF UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED FROM INFORMATION AVAILABLE. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES SHOWN. THE STRUCTURE INVENTORY SHOWN HEREON.



S. STATE ST.



HUTCHINS HALL  
#625

COOK LEGAL  
RESEARCH BLDG.  
#801

MONROE ST.  
N88°40'02"E  
330.74'

STEAM LINES AND THEIR INVERTS WERE RECREATED FROM AS-BUILT DRAWINGS FROM DIOLENTI, SIEGEL DESIGN, INC. HOWEVER, THE DIMENSIONS GIVEN DID NOT MATCH THE LOCATION OF THE VAULTS. ASSUMPTIONS WERE MADE REGARDING THE LOCATION OF SOME OF THE STEAM LINES IN ORDER TO MATCH EXISTING CONDITIONS.

BENCHMARKS:

NO.	ELEV.	DESCRIPTION
BM#1	866.52	STEAMER VALVE ON HYDRANT AT THE NORTHWEST CORNER OF HILL STREET AND OAKLAND DRIVE.
BM#2	875.5	TOP OF GEAR PIN IN NORTH SIDE OF POWER POLE AT THE SOUTHEAST CORNER OF MONROE STREET AND OAKLAND DRIVE.
BM#3	873.45	STEAMER VALVE ON HYDRANT AT THE SOUTHWEST CORNER OF MONROE STREET AND TAPPAN STREET.
BM#4	874.61	STEAMER VALVE ON HYDRANT AT THE NORTHWEST CORNER OF S. STATE STREET AND MONROE STREET.

NOTES:  
STEAMER VALVE IS THE LARGEST VALVE ON THE HYDRANT.  
DATUM = NAVD 88  
RECENT SURVEYS IN THIS AREA, INCLUDING THE TOPOGRAPHIC SURVEYS FOR WEILL HALL AND THE SCHOOL OF INFORMATION ARE ON DIFFERENT DATUM THAN THIS SURVEY. SAID SURVEYS ARE 0.50' HIGHER THAN THIS SURVEY. TO TRANSFER AN ELEVATION FROM EITHER OF THOSE SURVEYS TO THIS SURVEY, SUBTRACT 0.50 FEET.

Arbor Land  
Consultants, Inc.  
Registered Land  
Surveyors  
2936 Madonna Ct.  
Ann Arbor, MI 48103  
Tel 1-734-669-2960  
Fax 1-734-669-2961

CLIENT: UNIVERSITY OF MICHIGAN  
TOPOGRAPHIC SURVEY  
LAW SCHOOL EAST COURTYARD  
CITY OF ANN ARBOR, WASHTENAW  
COUNTY, MICHIGAN.

SECTION CORNER	WATER MANHOLE	OVERHEAD ELECTRIC
FOUND IRON PIPE	BEEHIVE CATCH BASIN	GAS MAIN
FOUND IRON ROD	CATCH BASIN	WATER MAIN
SET IRON PIPE	STORM MANHOLE	WATER MAIN
SET MAG NAIL	SANITARY MANHOLE	STORM LINE
FOUND MAG NAIL	LIGHT POLE	SANITARY LINE
UTILITY POLE	TELEPHONE RISER	CHAIN LINK FENCE
PHONE BOOTH	PHONE MAIN RISER	WOOD FENCE
GAS MAIN RISER	FIRE HYDRANT	BARBED WIRE FENCE
FIRE HYDRANT	GATE VALVE	CABLE TV
		PHONE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN IN THESE DRAWINGS ARE ACCURATE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN OR THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT CONDUCTED A STRUCTURE INVENTORY SHOWN HEREON.

3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
FOR THE LOCATION OF PUBLIC UTILITIES

DATE 8-30-2008  
REVISION 7-03-2008

JOB No. 09207  
SHEET 1 OF 3

SCALE 1 INCH = 20 FEET

SHEET 1  
SHEET 3

# TOPOGRAPHIC EXHIBIT

A PARCEL OF LAND, LOCATED IN THE SOUTH HALF OF SECTION 27, THE NORTH HALF OF SECTION 34, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

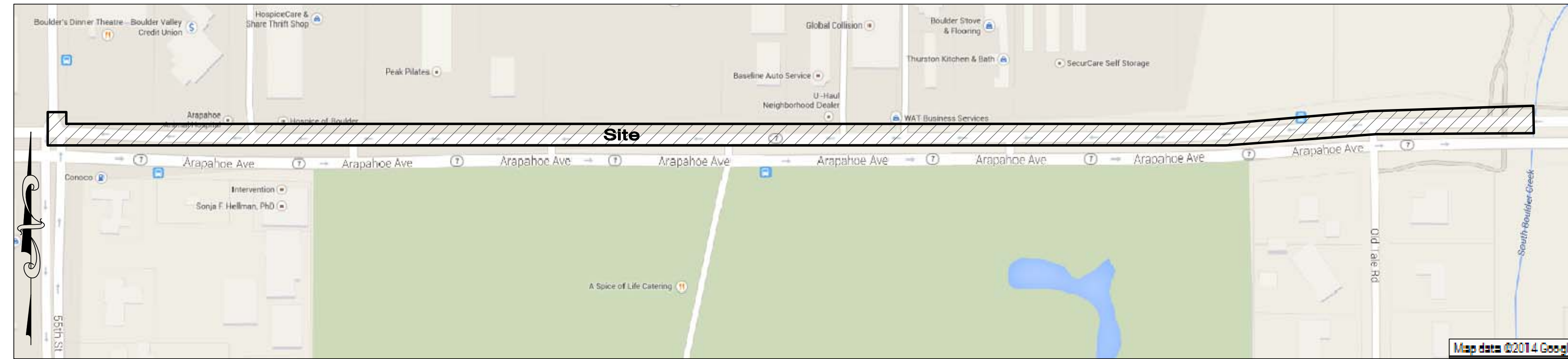
SHEET 1 OF 3

## Parcel Description (PROVIDED BY CLIENT)

50' NORTH OF THE CENTERLINE OF ARAPAHOE AVE FROM THE INTERSECTION OF ARAPAHOE AVE AND 55TH STREET TO SOUTH BOULDER CREEK. COUNTY OF BOULDER STATE OF COLORADO.

## Notes

- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS EXHIBIT DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS EXHIBIT; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS EXHIBIT WAS PREPARED FOR THE EXCLUSIVE USE OF HATCH MOTT MACDONALD, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS EXHIBIT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THE LOCATIONS FOR UNDERGROUND UTILITIES ARE BASED UPON VISIBLE SURFACE EVIDENCE, PAINT MARKINGS BY ACCURATE UNDERGROUND AND MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND MUNICIPALITIES. LOCATIONS OF UNDERGROUND UTILITIES AND/OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS EXHIBIT TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON OR ADJACENT TO THE SUBJECT PROPERTY. THE UTILITY MAPS PROVIDED BY THE CITY OF BOULDER, DO NOT APPEAR TO REFLECT CURRENT CONDITIONS.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- ELEVATIONS BASED ON CITY OF BOULDER POINT S-3-5, WITH A PUBLISHED ELEVATION OF 5232.69 FEET (NAVDB88), BEING A FOUND CHISELED "L" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL OF A BOX CULVERT LOCATED ON THE NORTHSIDE OF ARAPAHOE ROAD. (SEE SHEET 3 OF 3)
- DATES OF FIELDWORK: JUNE 9 - 20, JULY 1, AND AUGUST 15, 2014.
- BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF A FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.
- THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE EXISTING IMPROVEMENTS, TOPOGRAPHY AND UTILITIES FOR A 50' WIDE CORRIDOR ALONG WESTBOUND ARAPAHOE AVE FROM 55TH STREET TO SOUTH BOULDER CREEK.
- PER THE CITY OF BOULDER UTILITY MAPS, THE SANITARY SEWER PIPE SHOWN ON THE NORTH SIDE OF ARAPAHOE AVENUE IS A 36" REINFORCED CONCRETE PIPE. THE FIELD CREW LOCATED A 48" REINFORCED CONCRETE PIPE.



Vicinity Map  
NOT TO SCALE

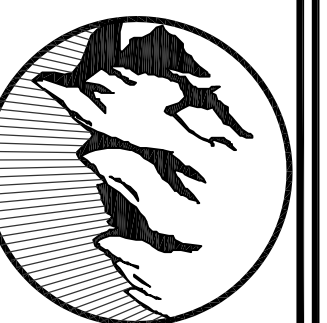
## Legend

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED</li> <li>+ FOUND CHISELED CROSS</li> <li>● FOUND MONUMENT AS DESCRIBED</li> <li>⊗ FOUND BRASS TAG AS DESCRIBED</li> <li>⚠ FOUND BENCHMARK AS DESCRIBED</li> <li>▭ CONCRETE</li> <li>▬ EDGE OF ASPHALT</li> <li>▬ FENCE</li> <li>▬ TRACTION STRIPS (BRICK)</li> <li>⊥ SIGN</li> <li>⊙ BOLLARD</li> <li>☀ CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)</li> <li>☀ DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)</li> <li>— W — WATER LINE</li> <li>— W(m) — WATER LINE SCALED FROM MAPS</li> <li>⊗ WATER VALVE</li> <li>⊗ WATER METER</li> <li>⊗ FIRE HYDRANT</li> <li>⊗ IRRIGATION VALVE</li> <li>— SS — SANITARY SEWER LINE</li> <li>⊗ SANITARY SEWER MANHOLE</li> <li>⊗ CLEANOUT</li> <li>— ST — STORM DRAINAGE LINE</li> <li>— ST(m) — STORM DRAINAGE LINE SCALED FROM MAPS</li> <li>⊗ STORM DRAINAGE MANHOLE</li> <li>⊗ CURB INLET</li> </ul> | <ul style="list-style-type: none"> <li>— E(m) — ELECTRICAL LINE SCALED FROM MAPS</li> <li>— E — ELECTRICAL LINE</li> <li>⊗ ELECTRICAL TRANSFORMER</li> <li>⊗ ELECTRIC/TELEPHONE VAULT</li> <li>⊗ LIGHT POLE</li> <li>⊗ DECORATIVE LIGHT</li> <li>⊗ TRAFFIC LIGHT</li> <li>— OW — OVERHEAD UTILITY LINE</li> <li>⊗ UTILITY POLE</li> <li>⊗ GUY WIRE</li> <li>⊗ TRAFFIC VALVE</li> <li>⊗ TRAFFIC VAULT</li> <li>— T — TELEPHONE LINE</li> <li>⊗ TELEPHONE MANHOLE</li> <li>⊗ TELEPHONE RISER</li> <li>— G — GAS LINE</li> <li>⊗ GAS VALVE</li> <li>⊗ GAS METER</li> <li>⊗ UNIDENTIFIED MANHOLE</li> <li>⊗ MAILBOX</li> <li>⊗ T-POST</li> <li>⊗ BACKFLOW PREVENTER</li> <li>⊗ HAND RAIL</li> <li>⊗ TEST HOLE</li> </ul> |
|---|--|
- UTILITY TYPE, DEPTH TO TOP, DEPTH TO BOTTOM, SIZE

REVISION	DATE
1	2014-08-20
2	2014-08-20
3	
4	
5	
6	
7	
8	
9	
10	

TOPOGRAPHIC EXHIBIT  
PREPARED FOR  
HATCH MOTT MACDONALD  
Others (See Note 3)  
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**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
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FAX: (303) 776-4355 FAX: (303) 443-9830 PH: (303) 936-6997



JOB NUMBER:  
14-63,586  
DATE:  
07-02-2014  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
WW/JZG/JK

## Surveyor's Statement

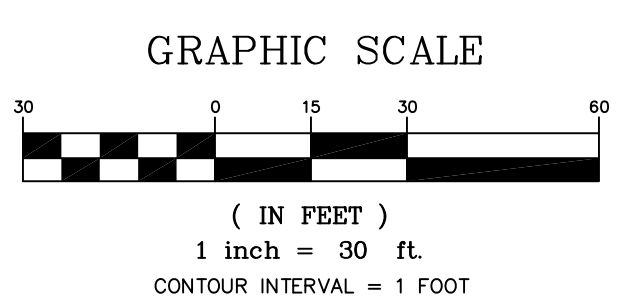
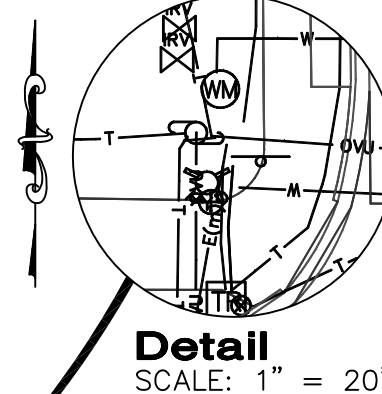
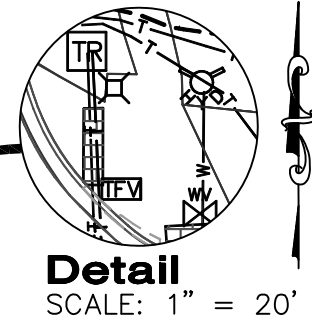
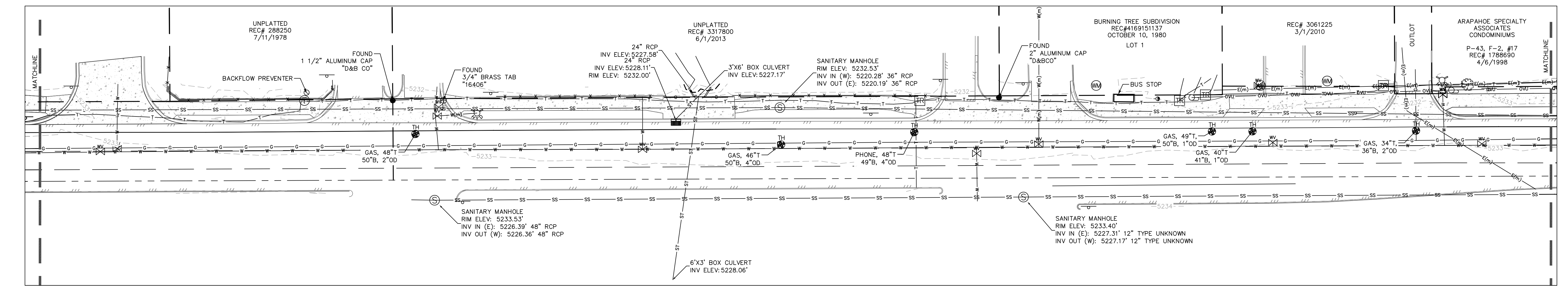
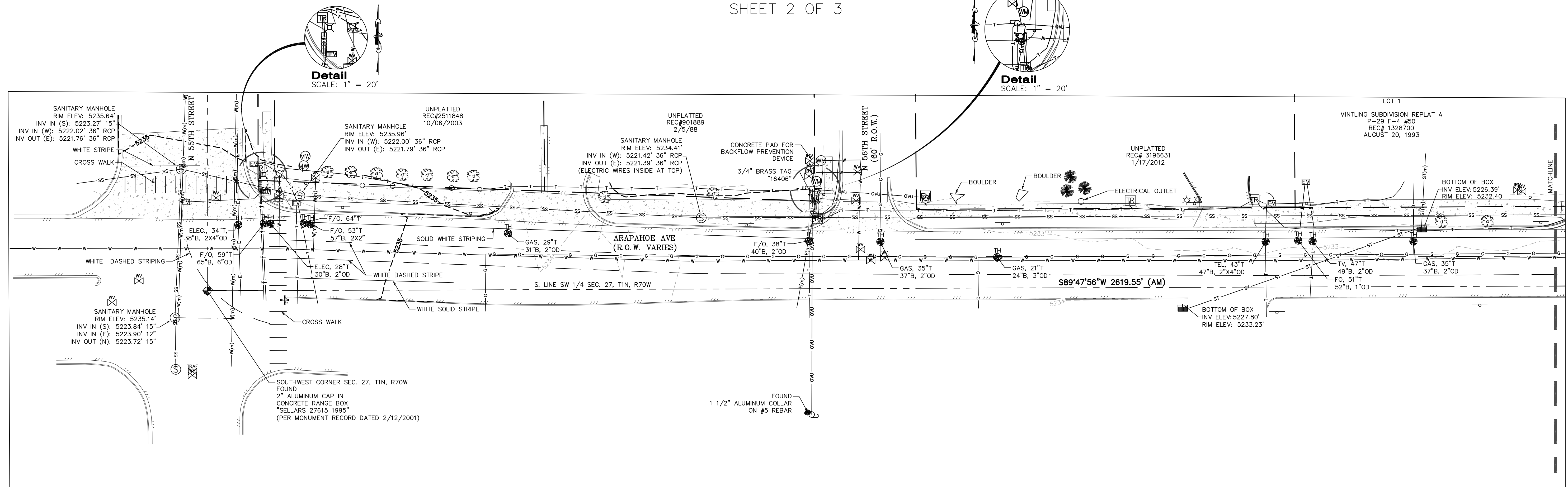
I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO HATCH MOTT MACDONALD, THAT THIS TOPOGRAPHIC EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE; THAT SAID EXHIBIT AND THE RELATIVE ELEVATIONS SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOHN B. GUYTON COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATIRONS, INC.

# TOPOGRAPHIC EXHIBIT

A PARCEL OF LAND, LOCATED IN THE SOUTH HALF OF SECTION 27, THE NORTH HALF OF SECTION 34, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 3



REVISION	DATE
1 - Revisions per client	2014-08-20
2 - Address text holes	2014-08-20

TOPOGRAPHIC EXHIBIT  
 PREPARED FOR  
**HATCH MOTT MACDONALD**  
 Others (See Note 3)  
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**Flatirons, Inc.**  
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 655 FOURTH AVE  
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 FAX: (303) 776-4355

3660 DOWNING ST  
 UNIT E  
 DENVER, CO 80205  
 PH: (303) 443-7001  
 PH: (303) 443-9830



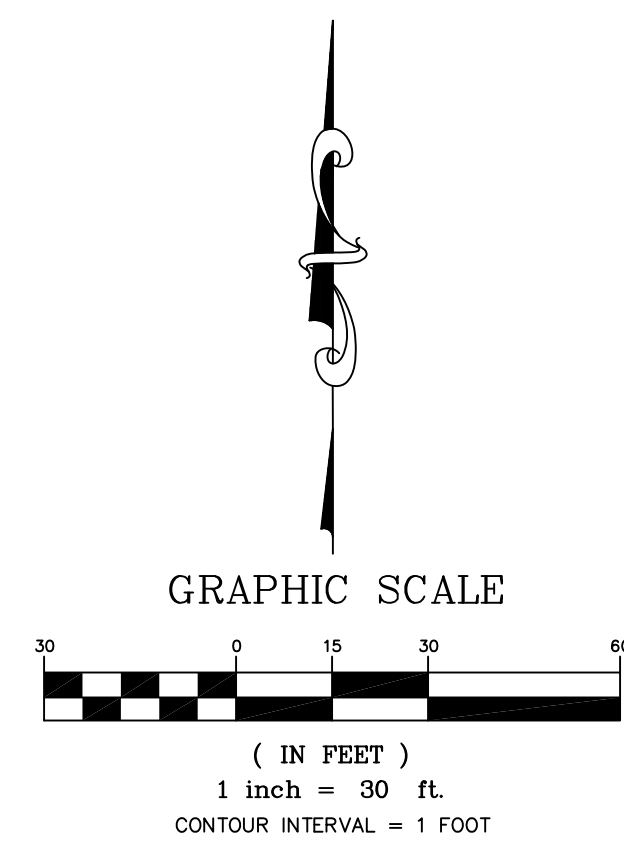
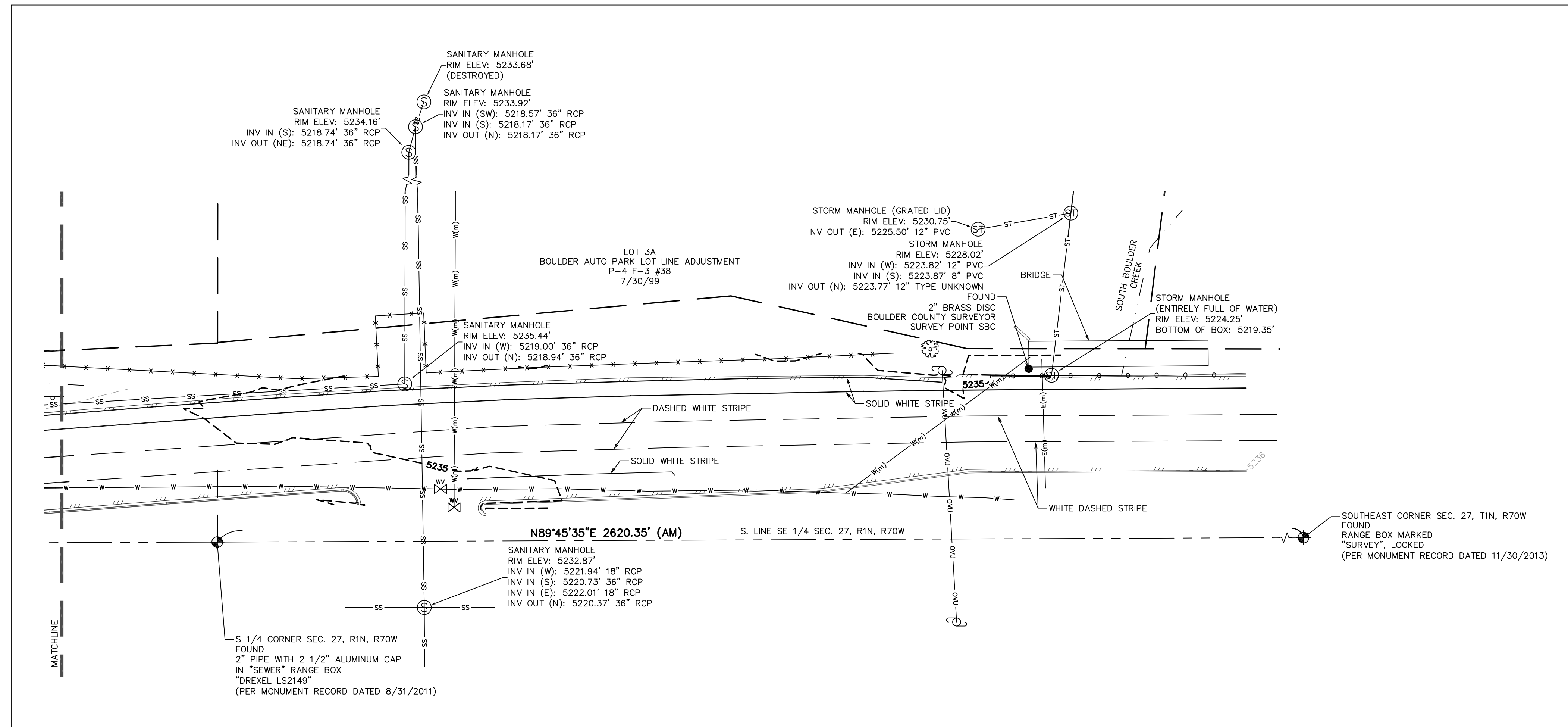
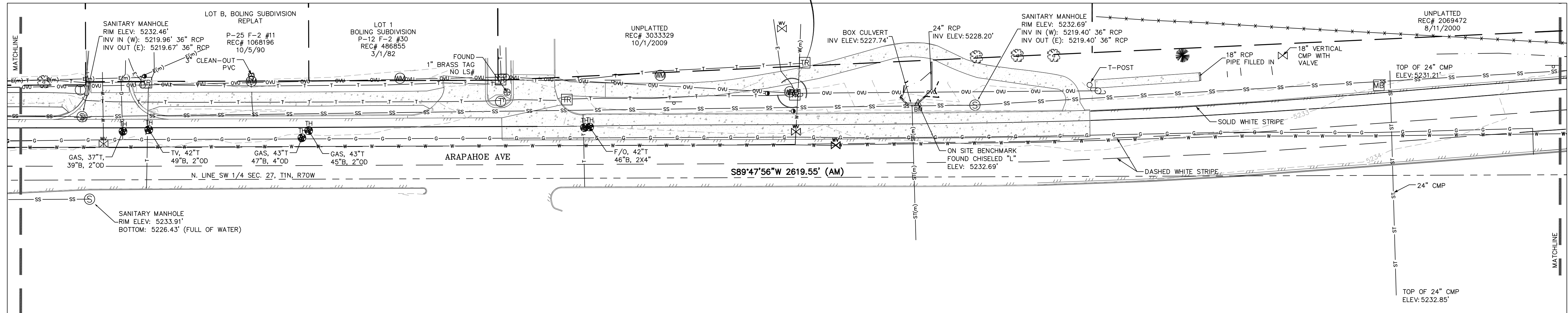
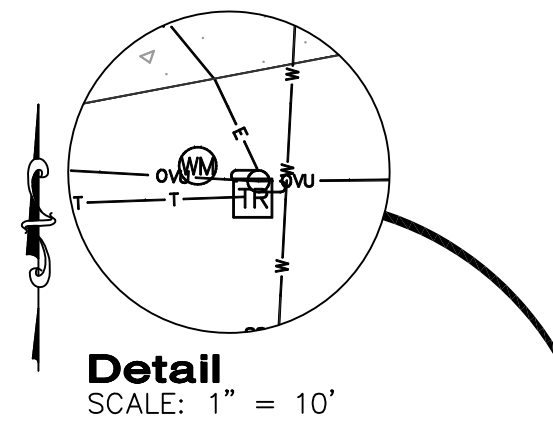
JOB NUMBER:  
 14-63,586  
 DATE:  
 07-02-2014  
 DRAWN BY:  
 E. PRESCOTT  
 CHECKED BY:  
 WW/JZG/JK

BY:PRESCOTT FILE:63586-TOPO-C13.DWG DATE:8/20/2014 11:19 AM

# TOPOGRAPHIC EXHIBIT

A PARCEL OF LAND, LOCATED IN THE SOUTH HALF OF SECTION 27, THE NORTH HALF OF SECTION 34, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

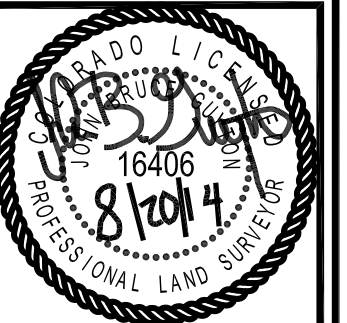
SHEET 3 OF 3



REVISION	DATE
1 - Revisions per client	2014-07-15
2 - Added test holes	2014-08-20 EP
3	
4	
5	
6	
7	
8	
9	
10	

TOPOGRAPHIC EXHIBIT  
 PREPARED FOR  
**HATCH MOTT MACDONALD**  
 Others (See Note 3)  
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 PH: (303) 776-4355 PH: (303) 443-9830  
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JOB NUMBER:  
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 DRAWN BY:  
 E. PRESCOTT  
 CHECKED BY:  
 WW/JZG/JK

BY:PRESCOTT FILE:63586-TOPO-C13.DWG DATE:8/20/2014 11:20 AM

**Parcel Description**  
(PROVIDED BY CLIENT)

60' WIDE RIGHT OF WAY SOUTH FROM ARAPAHOE ROAD ALONG OLD TALE ROAD TO SOUTH END AND 60' RIGHT-OF-WAY FOR MCSORLEY LANE TO THE INTERSECTION OF CHERRYVALE ROAD, COUNTY OF BOULDER, STATE OF COLORADO

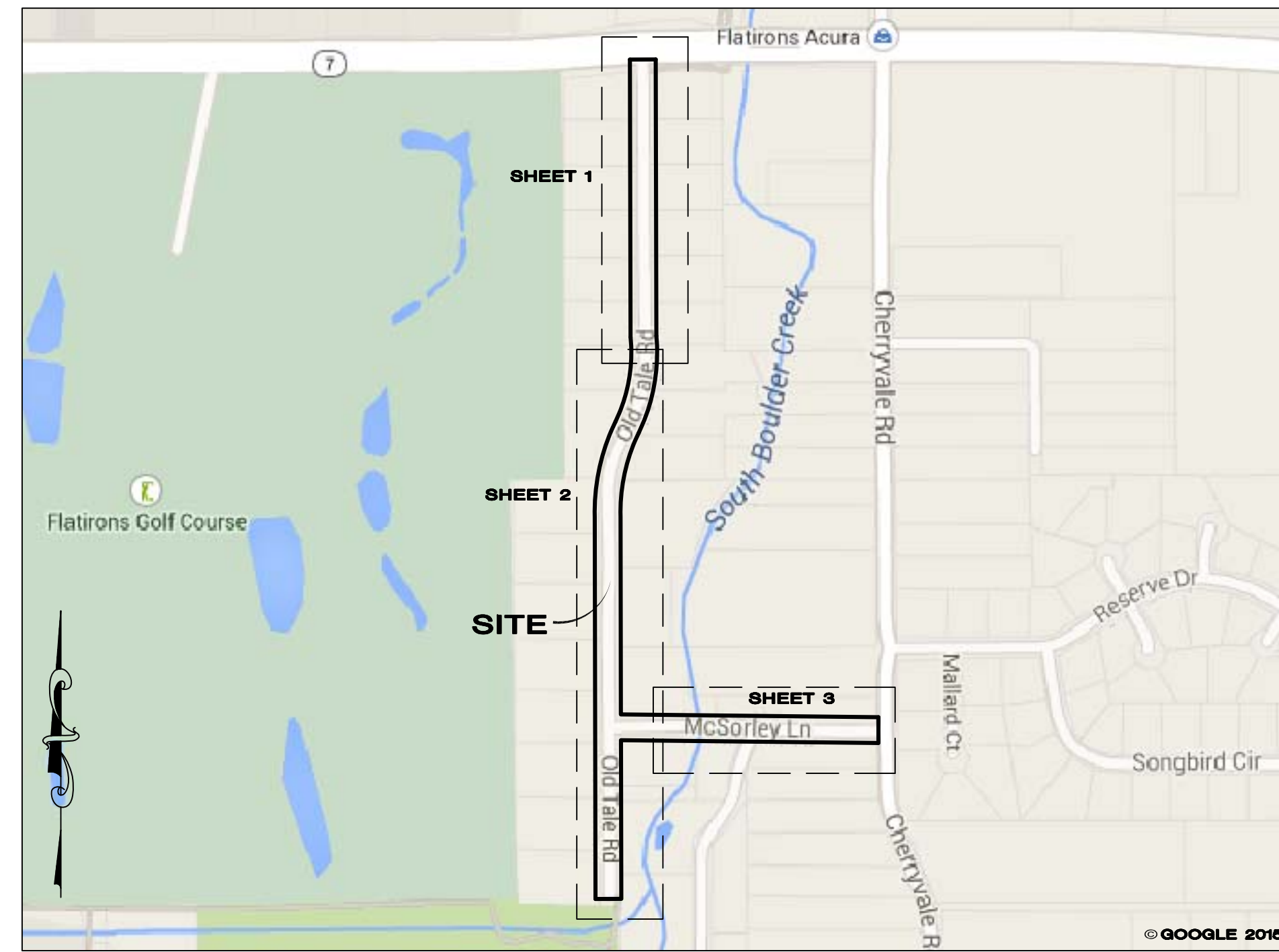
**Legend**

- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- △ BM FOUND BENCHMARK AS DESCRIBED
- ▬ CONCRETE
- ▬ EDGE OF ASPHALT
- ▬ GRAVEL
- FENCE
- SIGN
- ⊗ X' / X' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- ⊗ X' / X' DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER LINE
- (m) WATER LINE SCALED FROM MAPS
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FIRE HYDRANT
- ⊗ WELL
- ss SANITARY SEWER LINE
- (m) SANITARY SEWER LINE SCALED FROM MAPS
- ⊗ SANITARY SEWER MANHOLE
- e ELECTRICAL LINE
- ⊗ ELECTRICAL TRANSFORMER
- EM ELECTRICAL METER
- ER ELECTRICAL RISER
- EP ELECTRICAL PANEL IN CONCRETE CASSON
- ⊗ DECORATIVE LIGHT
- ow OVERHEAD UTILITY LINE
- ⊗ UTILITY POLE
- GUY WIRE
- ⊗ CABLE/FIBEROPTIC VAULT
- CR CABLE/FIBEROPTIC RISER
- ⊗ FIBEROPTIC MANHOLE
- fo FIBEROPTIC LINE
- t TELEPHONE LINE
- ⊗ TELEPHONE MANHOLE
- TR TELEPHONE RISER
- g GAS LINE
- (m) GAS LINE SCALED FROM MAPS
- GM GAS METER
- MB MAILBOX
- CULVERT
- SWALE
- GUARDRAIL
- PVC PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE

# TOPOGRAPHIC EXHIBIT

A PARCEL OF LAND, LOCATED IN THE NORTH HALF OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

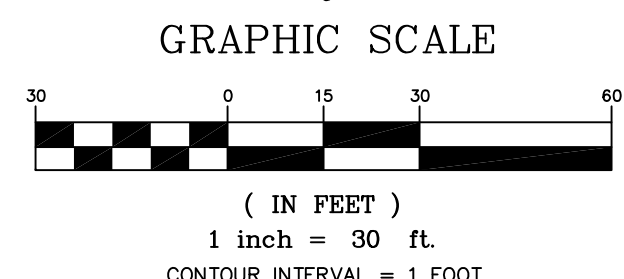
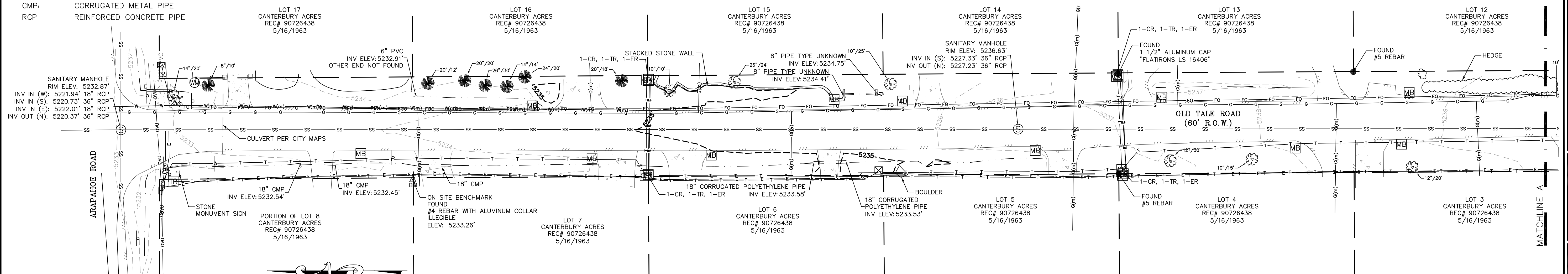
SHEET 1 OF 3



Vicinity Map/Key Map  
NOT TO SCALE

**Notes**

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS EXHIBIT DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS EXHIBIT; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS EXHIBIT WAS PREPARED FOR THE EXCLUSIVE USE OF HATCH MOTT MACDONALD, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS EXHIBIT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE LOCATIONS FOR UNDERGROUND UTILITIES ARE BASED UPON VISIBLE SURFACE EVIDENCE, PAINT MARKINGS BY A PRIVATE UTILITY LOCATE CONTRACTOR AND MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND MUNICIPALITIES. LOCATIONS OF UNDERGROUND UTILITIES AND/OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS EXHIBIT TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON OR ADJACENT TO THE SUBJECT PROPERTY.
6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BASED ON ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
8. A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE NORTHEAST CORNER OF LOT 7, CANTERBURY ACRES, (SHEET 1), BEING A FOUND #4 REBAR WITH ALUMINUM COLLAR, ILLEGIBLE, WITH AN ELEVATION OF 5233.26 FEET. A CHECK SHOT, 0.1'±, WAS TAKEN ON CITY OF BOULDER POINT S-3-5, BEING A FOUND CHISELED "L" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL OF A BOX CULVERT LOCATED ON THE NORTHSIDE OF ARAPAHOE ROAD LOCATED 500 FEET FROM SITE, WITH A PUBLISHED ELEVATION OF 5232.69 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
9. DATES OF FIELDWORK: JANUARY 13 - 21, 2015.
10. BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF A FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.
11. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE EXISTING IMPROVEMENTS, TOPOGRAPHY AND UTILITIES FOR OLD TALE ROAD AND MCSORLEY LANE RIGHT-OF-WAY.
12. EXISTING PIPES WERE FULL OF SNOW AND ICE AT TIME OF FIELD WORK. NOT ALL INVERTS WERE NOT ABLE TO BE MEASURED.



**Surveyor's Statement**

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO HATCH MOTT MACDONALD, THAT THIS TOPOGRAPHIC EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE; THAT SAID EXHIBIT AND THE RELATIVE ELEVATIONS SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOHN B. GUYTON COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATIRONS, INC.

REVISION	DATE
1 - Added, obsolete per maps	2015-01-21-EP
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TOPOGRAPHIC EXHIBIT  
PREPARED FOR  
HATCH MOTT MACDONALD  
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**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
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PH: (303) 776-1733 PH: (303) 443-7001  
FAX: (303) 776-4355 FAX: (303) 443-9830



JOB NUMBER:  
15-65,031(A)  
DATE:  
01-23-2015  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
xxx/xxx/xxx







**Parcel Description**  
(PROVIDED BY CLIENT)

THE RIGHT-OF-WAY FOR BASELINE ROAD FROM THE INTERSECTION OF CHERRYVALE ROAD AND BASELINE ROAD, WEST 1080' +/-, COUNTY OF BOULDER, STATE OF COLORADO

# TOPOGRAPHIC EXHIBIT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH AND THE SOUTH HALF OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

**Legend**

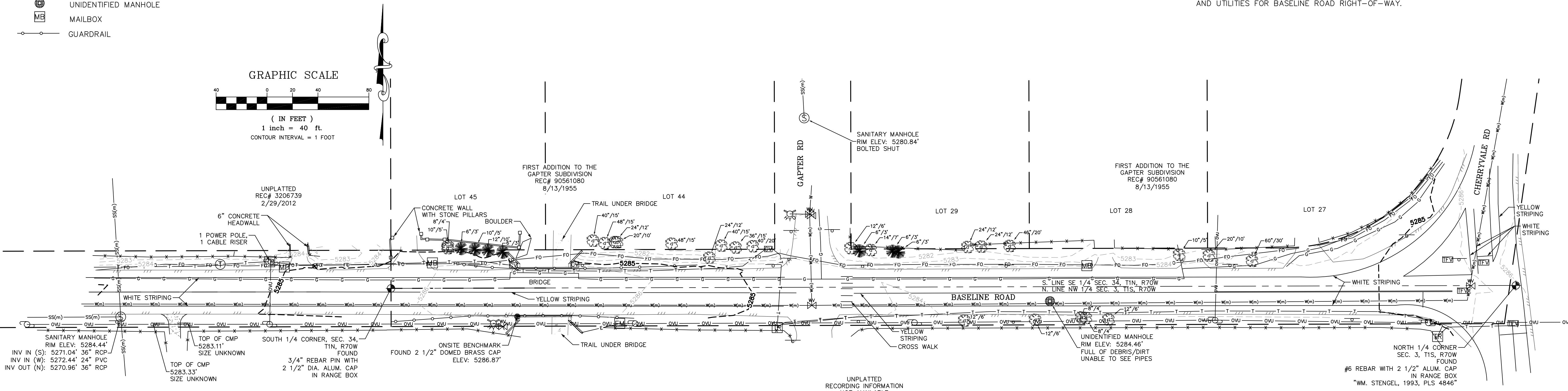
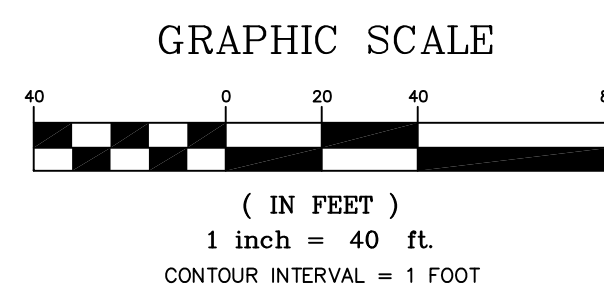
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND TEMPORARY BENCHMARK AS DESCRIBED
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- SIGN
- BOLLARD
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER LINE
- WATER LINE SCALED FROM MAPS
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE SCALED FROM MAPS
- SANITARY SEWER MANHOLE
- ELECTRICAL LINE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- CABLE/FIBEROPTIC RISER
- CABLE/FIBEROPTIC VAULT
- FIBEROPTIC LINE
- TELEPHONE LINE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- GAS LINE
- GAS LINE SCALED FROM MAPS
- GAS METER
- UNIDENTIFIED MANHOLE
- MAILBOX
- GUARDRAIL



**Vicinity Map**  
NOT TO SCALE

**Notes**

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS EXHIBIT DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS EXHIBIT; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
7. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
8. A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK ON THE SOUTH SIDE OF BASELINE ROAD, BEING A FOUND 2 1/2" DOMED BRASS CAP, WITH AN ELEVATION OF 5286.87 FEET. A CHECK SHOT, 0.1'±, WAS TAKEN ON CITY OF BOULDER POINT S-3-5, BEING A FOUND CHISELED "L" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL OF A BOX CULVERT LOCATED ON THE NORTHSIDE OF ARAPAHOE ROAD LOCATED 1.0 MILE FROM SITE, WITH A PUBLISHED ELEVATION OF 5232.69 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
9. DATES OF FIELDWORK: JANUARY 21-26, 2015.
10. BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF A FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.
11. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE EXISTING IMPROVEMENTS, TOPOGRAPHY AND UTILITIES FOR BASELINE ROAD RIGHT-OF-WAY.



**Surveyor's Statement**

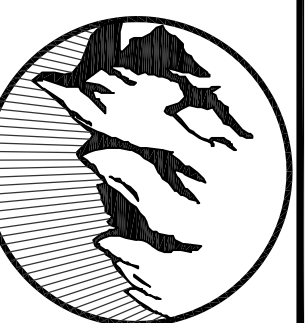
I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRONS, INC., TO HATCH MOTT MACDONALD, THAT THIS TOPOGRAPHIC EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE; THAT SAID EXHIBIT AND THE RELATIVE ELEVATIONS SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOHN B. GUYTON COLORADO P.L.S. #16406  
CHAIRMAN & CEO, FLATRONS, INC.

REVISION	DATE
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TOPOGRAPHIC EXHIBIT  
PREPARED FOR  
HATCH MOTT MACDONALD  
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**Flatrons, Inc.**  
Surveying, Engineering & Geomatics  
www.FlatronsInc.com  
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FAX: (303) 776-4355 FAX: (303) 443-9830 PH: (303) 936-6997



JOB NUMBER:  
15-65,031(B)  
DATE:  
1-28-2015  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
JK/JZG/WW

BY:PRESCOTT FILE:65031-TOPOB-C15.DWG DATE:1/28/2015 11:05 AM

SCALE: 1"=40'

NORTH LAKE PARK ADDITION

SOUTH BEND, NEBRASKA

BOUNDARY  
SURVEY

SCALE: 1"=40'  
E:\North Lake  
Condominium\TOPO\dwg\  
DWG: TOPO.dwg  
DATE: 12/30/14

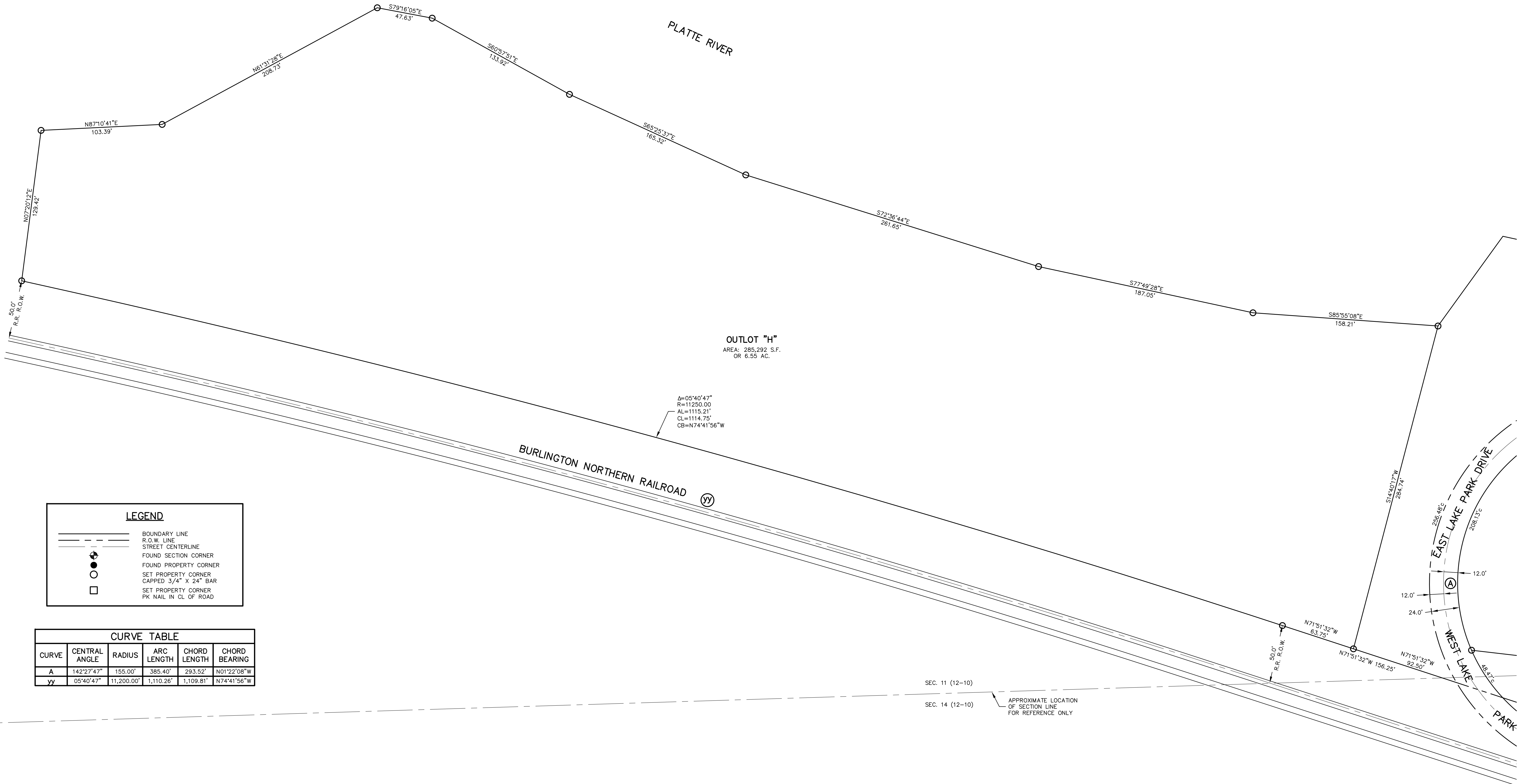
REVISIONS:

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2

OF

11



OUTLOT "H"  
AREA: 285,292 S.F.  
OR 6.55 AC.

Δ=05°40'47"  
R=11250.00  
AL=1115.21'  
CL=1114.75'  
CB=N74°41'56"W

**LEGEND**

- BOUNDARY LINE
- R.O.W. LINE
- STREET CENTERLINE
- ⊕ FOUND SECTION CORNER
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- ▣ CAPPED 3/4" X 24" BAR
- SET PROPERTY CORNER
- PK NAIL IN CL OF ROAD

**CURVE TABLE**

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
A	142°27'47"	155.00'	385.40'	293.52'	N01°22'08"W
yy	05°40'47"	11,200.00'	1,110.26'	1,109.81'	N74°41'56"W

SEC. 11 (12-10)

SEC. 14 (12-10)

APPROXIMATE LOCATION  
OF SECTION LINE  
FOR REFERENCE ONLY

SCALE: 1"=40'

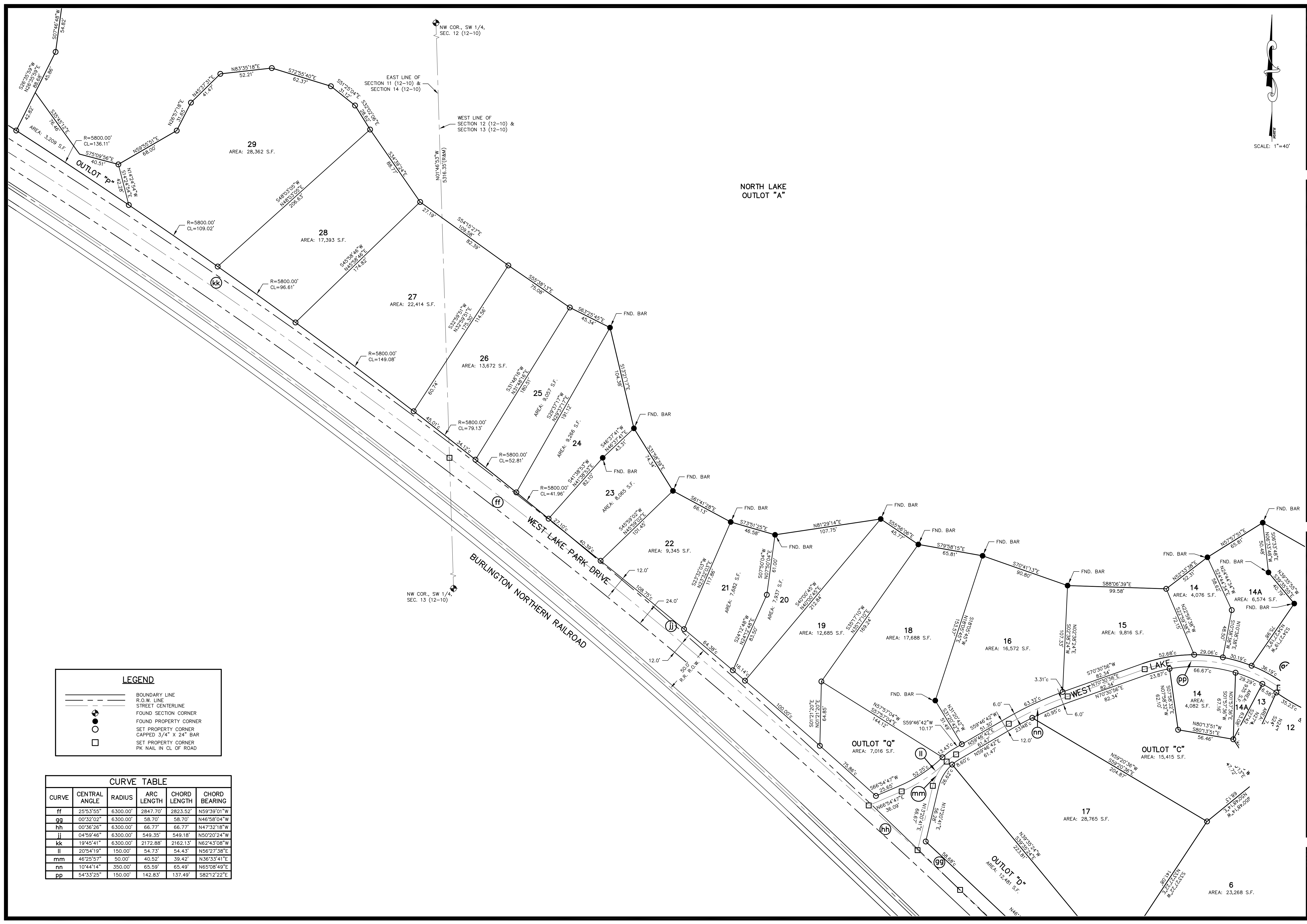
NORTH LAKE PARK ADDITION

SOUTH BEND, NEBRASKA

BOUNDARY  
SURVEY

SCALE: 1"=40'  
E:\North Lake  
Condominium\TOPO\dwg\  
DWG: TOPO.dwg  
DATE: 12/30/14

REVISIONS:

**LEGEND**

---	BOUNDARY LINE
---	R.O.W. LINE
---	STREET CENTERLINE
○	FOUND SECTION CORNER
●	FOUND PROPERTY CORNER
○	SET PROPERTY CORNER
□	CAPPED 3/4" X 24" BAR
□	SET PROPERTY CORNER
□	PK NAIL IN CL OF ROAD

**CURVE TABLE**

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
ff	25°53'55"	6300.00'	2847.70'	2823.52'	N59°39'01"W
gg	00°32'02"	6300.00'	58.70'	58.70'	N46°58'04"W
hh	00°36'26"	6300.00'	66.77'	66.77'	N47°32'18"W
jj	04°59'46"	6300.00'	549.35'	549.18'	N50°20'24"W
kk	19°45'41"	6300.00'	2172.88'	2162.13'	N62°43'08"W
ll	20°54'19"	150.00'	54.73'	54.43'	N56°27'38"E
mm	46°25'57"	50.00'	40.52'	39.42'	N36°33'41"E
nn	10°44'14"	350.00'	65.59'	65.49'	N65°08'49"E
pp	54°33'25"	150.00'	142.83'	137.49'	S82°12'22"E

SCALE: 1"=40'

NORTH LAKE PARK ADDITION

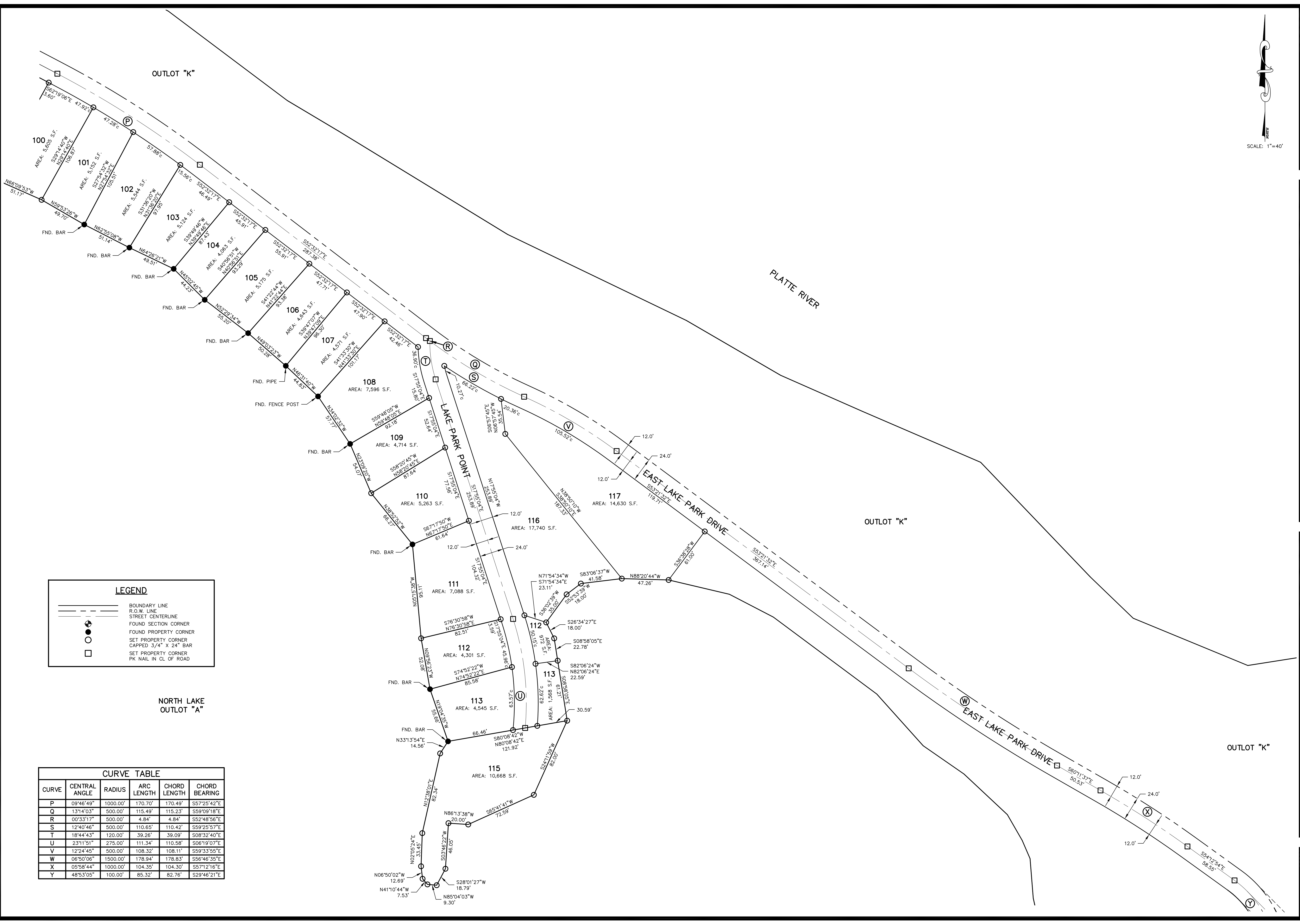
SOUTH BEND, NEBRASKA

BOUNDARY  
SURVEY

SCALE: 1"=40'  
E:\North Lake  
Condominium\TOPO.dwg  
DWG: TOPO.dwg  
DATE: 12/30/14

REVISIONS:

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OUTLOT "K"

PLATE RIVER

OUTLOT "K"

OUTLOT "K"

**LEGEND**

- BOUNDARY LINE
- - - - R.O.W. LINE
- STREET CENTERLINE
- ⊕ FOUND SECTION CORNER
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- ◻ CAPPED 3/4" X 24" BAR
- ◻ SET PROPERTY CORNER
- ◻ PK NAIL IN CL OF ROAD

NORTH LAKE  
OUTLOT "A"

**CURVE TABLE**

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
P	09°46'49"	1000.00'	170.70'	170.49'	S57°25'42"E
Q	13°14'03"	500.00'	115.49'	115.23'	S59°09'18"E
R	00°33'17"	500.00'	4.84'	4.84'	S52°48'56"E
S	12°40'46"	500.00'	110.65'	110.42'	S59°25'57"E
T	18°44'43"	120.00'	39.26'	39.09'	S08°32'40"E
U	23°11'51"	275.00'	111.34'	110.58'	S08°19'07"E
V	12°24'45"	500.00'	108.32'	108.11'	S59°33'55"E
W	06°50'06"	1500.00'	178.94'	178.83'	S56°46'35"E
X	05°58'44"	1000.00'	104.35'	104.30'	S57°12'16"E
Y	48°53'05"	100.00'	85.32'	82.76'	S29°46'21"E