

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°37'23" W	264.30'
L2	S 50°19'23" W	343.80'
L3	N 54°14'47" E	384.83'
L4	S 54°14'47" W	152.75'
L5	S 54°14'35" W	1.64'
L6	N 64°10'29" E	58.04'
L7	S 89°41'27" W	360.77'
L8	S 89°41'27" W	659.47'
L9	N 00°36'44" W	1329.67'
L10	S 89°44'31" W	882.66'
L11	S 71°41'52" E	80.91'
L12	S 71°41'52" E	266.45'
L13	S 62°15'07" E	686.43'
L14	S 62°15'07" E	225.97'
L15	N 57°28'42" E	452.76'
L16	N 82°52'02" W	19.52'
L17	S 54°14'47" W	132.77'
L18	N 35°45'13" W	50.00'
L19	S 35°45'13" E	50.00'
L20	S 89°41'27" W	127.71'
L21	N 89°41'27" E	50.58'
L22	S 89°41'27" W	248.69'
L23	N 89°41'27" E	375.01'
L24	N 00°38'11" W	438.18'
L25	N 00°36'42" W	586.96'
L26	S 00°36'45" E	204.05'
L27	S 89°46'11" E	494.86'
L28	S 89°42'00" E	413.96'
L29	N 03°36'30" E	35.69'
L30	S 40°58'30" E	617.37'
L31	S 04°38'25" W	504.07'
L32	S 00°15'27" E	66.63'
L33	N 54°14'47" E	51.53'
L34	N 09°44'32" W	28.65'
L35	N 90°00'00" W	232.46'
L36	N 90°00'00" W	90.21'
L37	S 00°00'00" E	492.55'
L38	N 59°33'47" W	495.93'
L39	N 90°00'00" W	246.70'
L40	S 00°38'11" E	682.04'
L41	S 01°56'52" W	186.13'
L42	S 01°41'08" E	544.87'
L43	S 00°38'43" E	435.59'
L44	N 90°00'00" W	424.96'
L45	S 00°38'56" E	321.71'
L46	S 00°00'00" E	14.00'
L47	S 89°41'28" W	310.51'
L48	S 00°30'48" E	149.02'
L49	S 89°41'27" W	634.43'
L50	S 63°54'08" W	319.06'
L51	S 63°54'08" W	383.46'
L52	N 00°36'44" W	454.65'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	31.81'	29.70'	N 17°47'55" E	72°53'43"
C2	60.00'	115.18'	98.29'	S 36°20'44" W	109°59'21"
C3	60.00'	108.94'	94.58'	S 36°38'41" E	104°01'51"
C4	60.00'	40.71'	39.93'	S 34°48'31" W	38°52'33"
C5	250.00'	392.70'	353.55'	S 09°14'47" W	90°00'01"
C6	50.00'	140.09'	98.56'	N 80°34'26" W	160°31'38"
C7	25.00'	30.77'	28.87'	N 54°25'36" E	70°31'41"
C8	25.00'	39.13'	35.26'	N 45°28'06" W	89°40'55"
C9	25.00'	39.42'	35.46'	N 44°31'22" E	90°20'10"
C10	25.00'	39.13'	35.25'	S 45°28'22" E	89°40'22"
C11	25.00'	39.65'	35.62'	N 44°49'22" E	90°52'13"
C12	25.00'	39.55'	35.55'	N 44°40'55" E	90°38'11"
C13	175.00'	245.13'	225.58'	S 49°52'16" E	80°15'28"
C14	225.00'	149.16'	146.45'	S 71°00'29" E	37°59'02"
C15	225.00'	166.01'	162.27'	S 30°52'45" E	42°16'26"
C16	225.00'	248.76'	236.29'	S 40°53'03" E	63°20'51"
C17	175.00'	188.87'	179.83'	S 40°39'37" E	61°50'10"
C18	25.00'	34.88'	32.12'	N 32°35'11" W	79°56'34"
C19	25.00'	36.59'	33.41'	N 66°29'31" E	83°51'36"
C20	310.00'	160.61'	158.82'	N 39°24'14" E	29°41'04"
C21	25.00'	39.40'	35.45'	S 44°32'21" W	90°18'11"

TOTAL ACREAGE	47
TOTAL ROAD ACREAGE	0.17
TOTAL # OF LOTS	9
CURRENT PROPERTY DISTRICT ZONING: B	PROPOSED: B

Preliminary Plan for Turning Point Subdivision

A portion of Section 6 of Township 19 South, Range 68 West, of the 6th Principal Meridian, Fremont County, Colorado

PROPOSED ELECTRIC LINES ——— E ———

PROPOSED GAS LINE ——— G ———

EX WATERLINE ——— W ———

PROPOSED 6" WATERLINE ——— 6" W ———

PROPOSED HYDRANT ——— H ———

EX HYDRANT ——— H ———

EDGE OF ASPHALT ———

EDGE OF GRAVEL ROAD ———

SHOULDER ———

ROAD CENTERLINE ———

ROAD EASEMENTS ———

RIGHT OF WAY ———

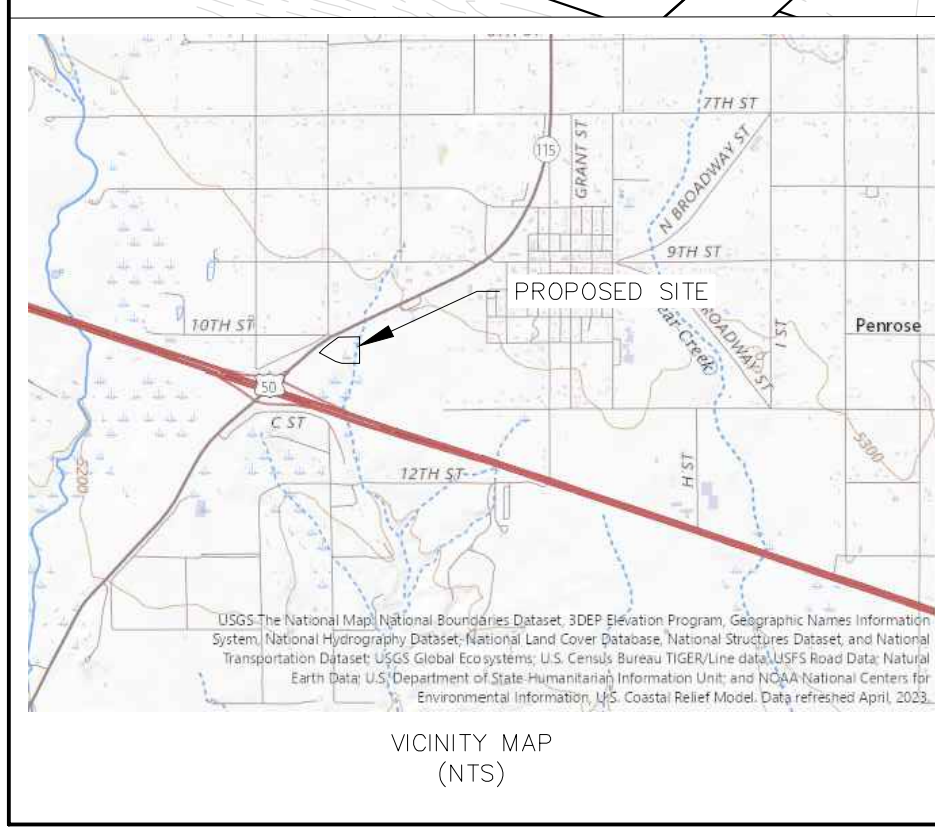
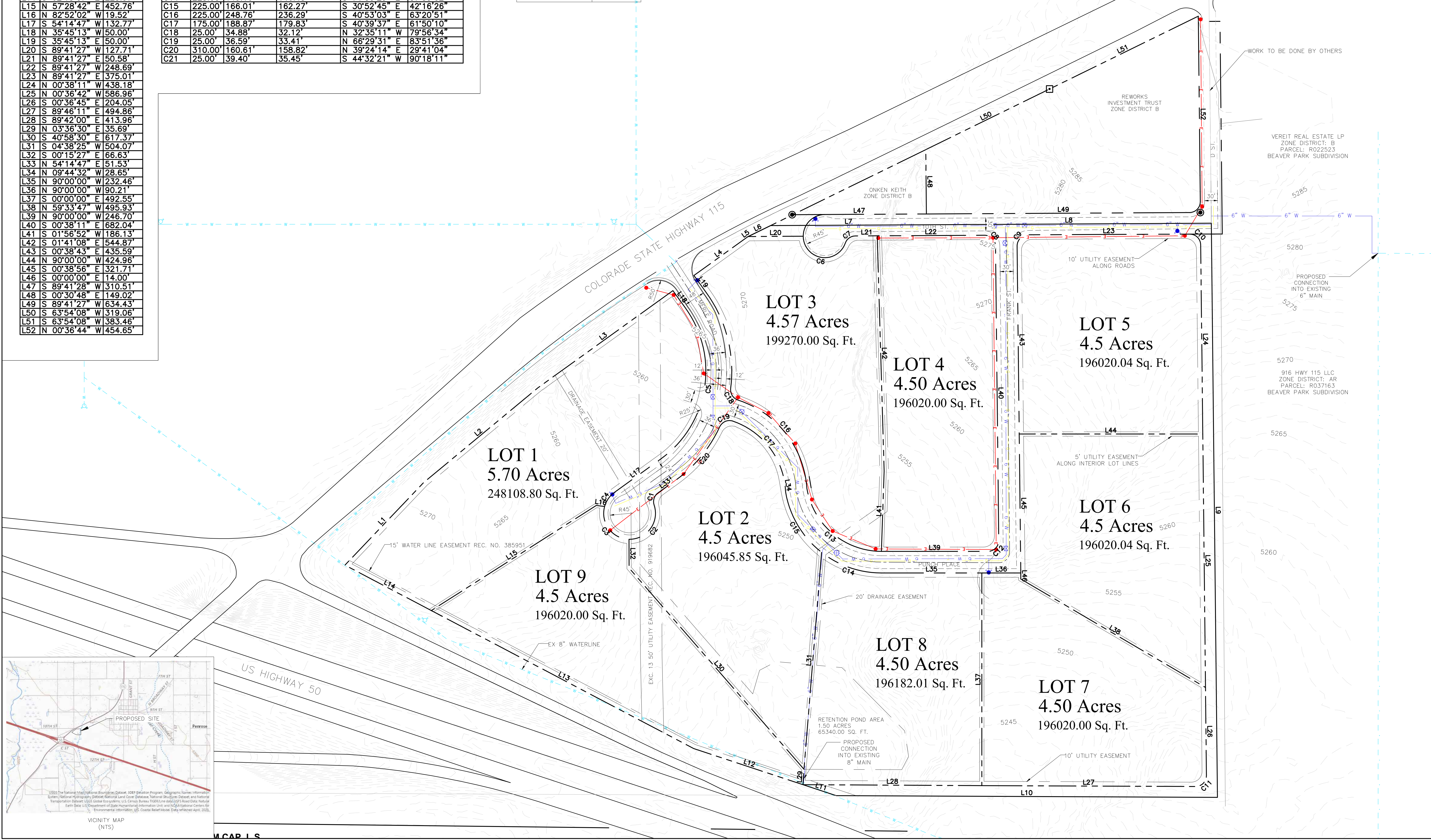
PROPERTY LOTS ———

3 ROCKS ENGINEERING

430 Main Street
 Cañon City, CO 81212
 719.430.5333
 www.3rocksendeering.com

FOR MUNICIPAL USE:

PRELIMINARY PLAN



PRELIMINARY PLAN

ISSUED DATES

06/15/2023

PROJECT ENGINEER: GJ/OJ:AME

DRAWN BY: KNT

PRJ # 23.030

DATE: 05/30/2023

C11

PRELIMINARY SITE PLAN

FREMONT COUNTY PARCEL #6902630

6/15/2023 4:38:08 PM DYLAN OWENS