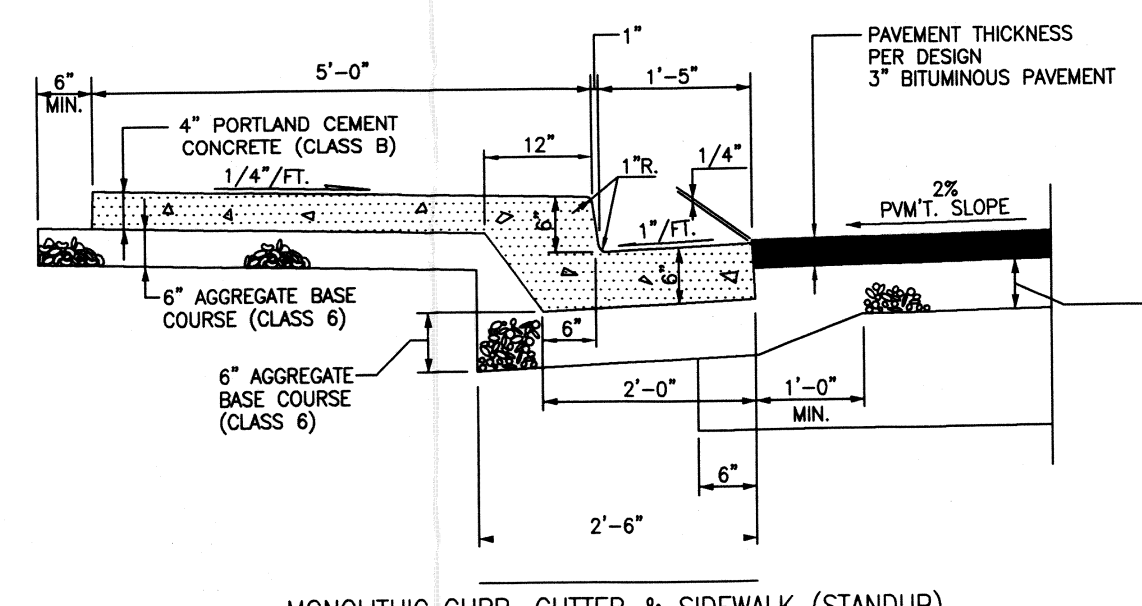
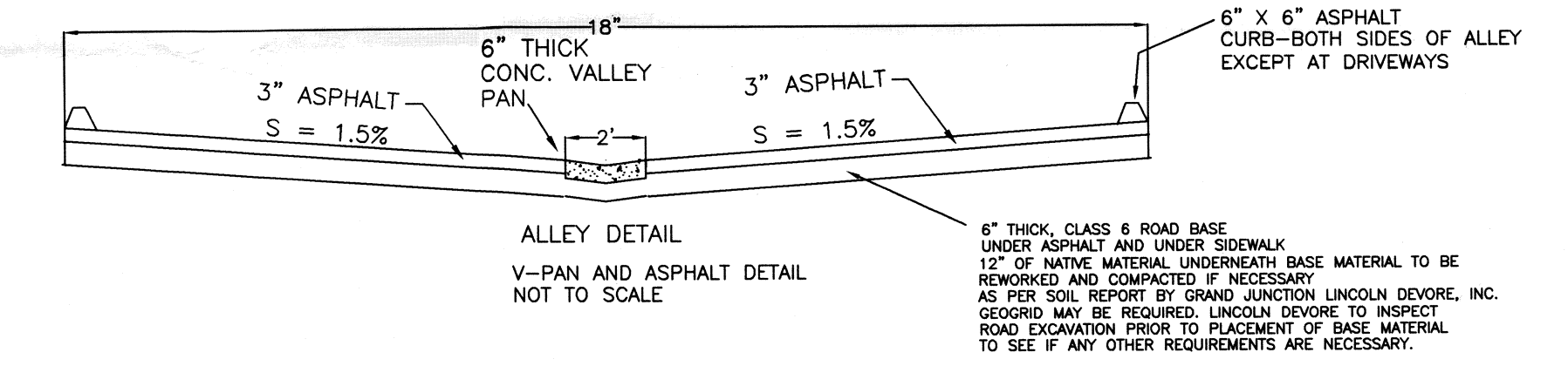
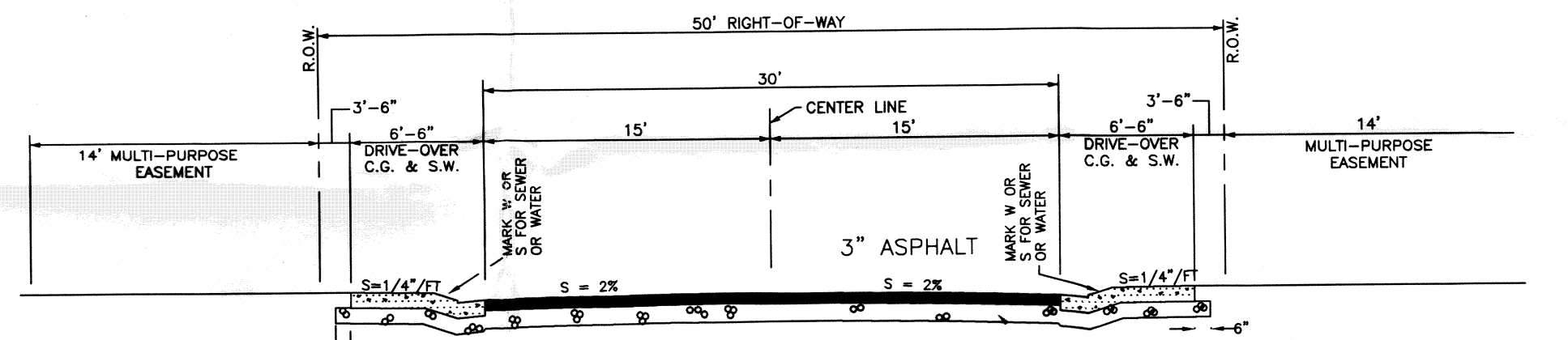
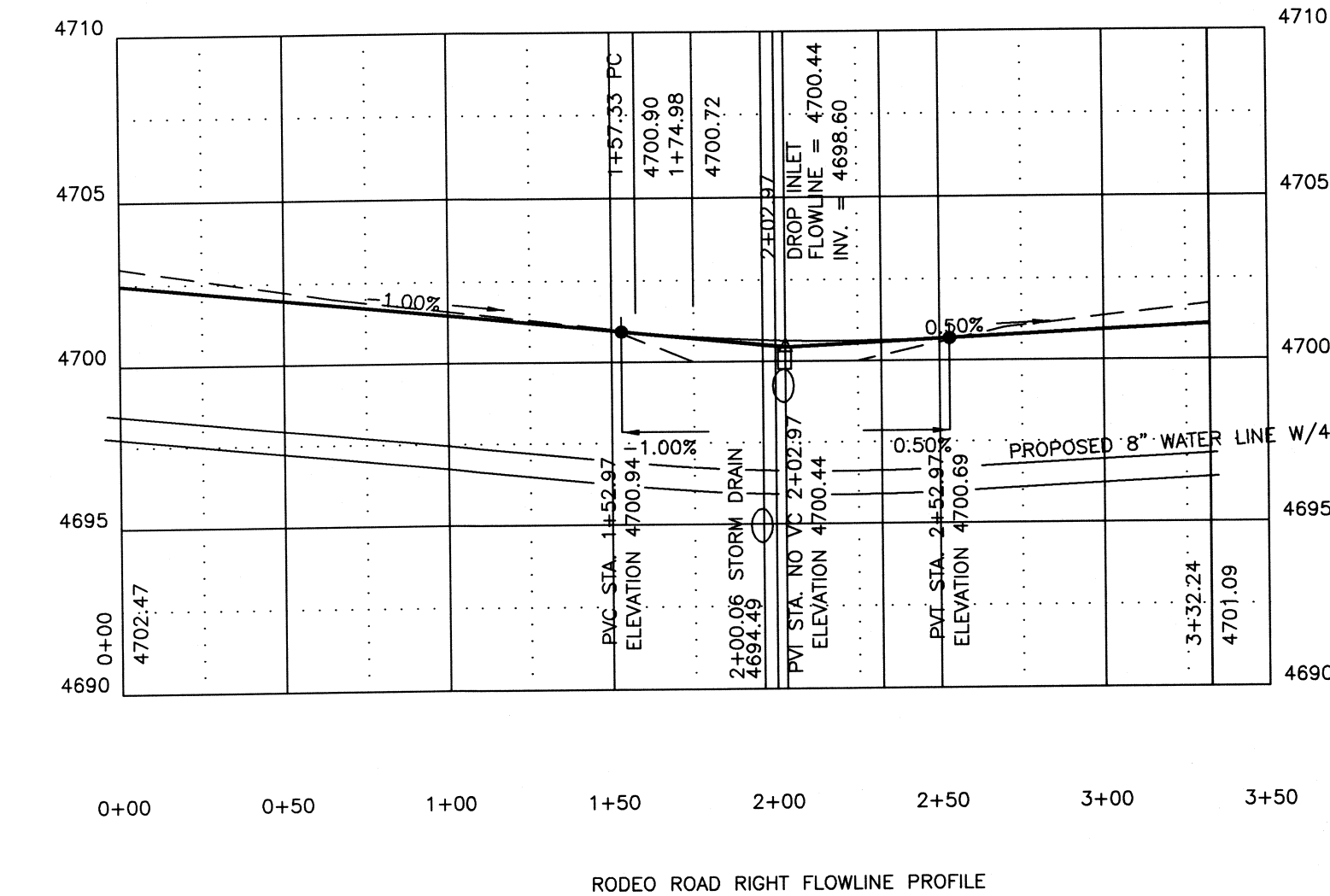
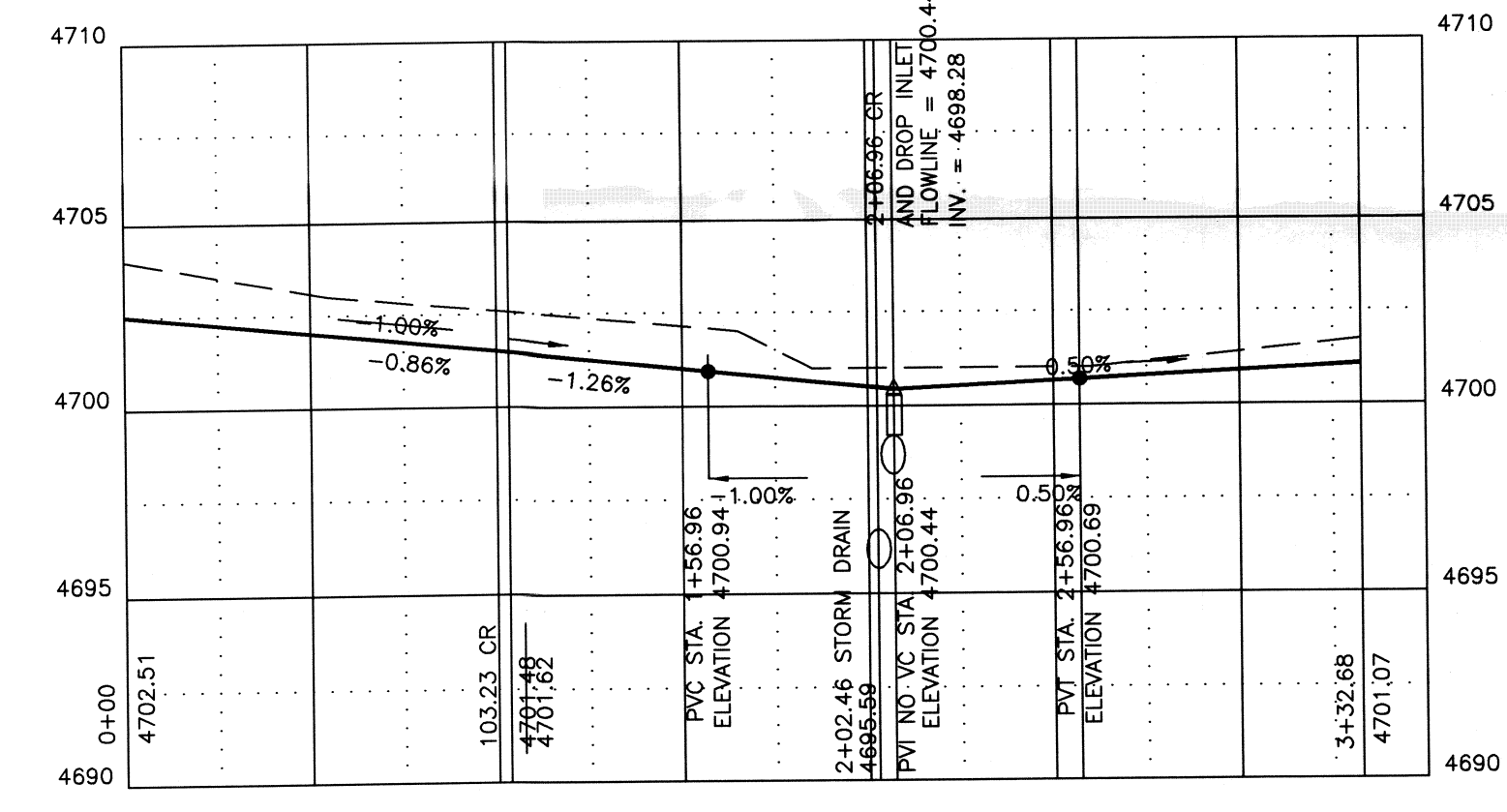
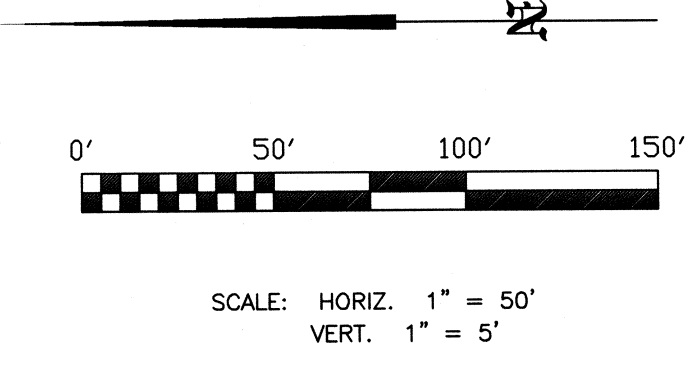
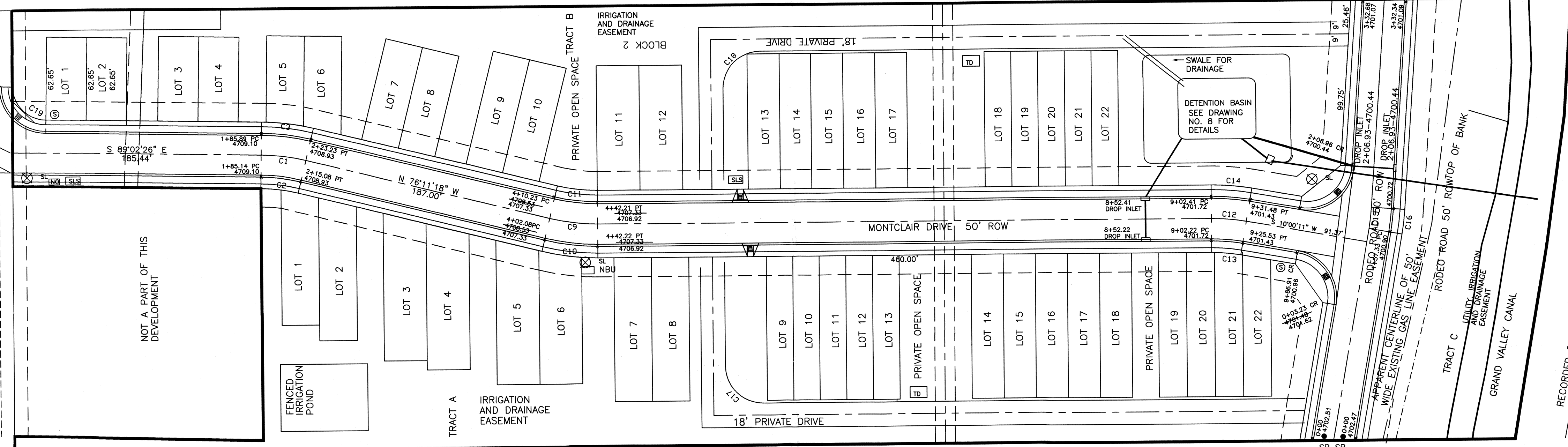


MCSM NE CORNER OF LOT 4
SECTION 3, T1S, R2E
U.M. BENCH MARK
ELEV. = 4714.23
1929 NAVD DATUM

N 87°59'00" E
1319.62'

MCSM NW CORNER OF LOT 4
SECTION 3, T1S, R2E

N 87°59'00" E
1319.62'



- NOTES:
- ALL GRADES AND STATIONING IS TO THE FLOWLINE OF GUTTER
 - BENCHMARK IS A MESA COUNTY BRASS CAP AT THE NORTHEAST CORNER OF LOT 4 OF SECTION 3, T1S, R2E, U.M. ELEVATION = 4714.23, NAVD 1929 DATUM
- LEGEND
- SL STREET LIGHT
 - NBU NEIGHBORHOOD BOX UNIT POSTAL DELIVERY
 - SL3 SPEED LIMIT SIGN (25 MPH)
 - S STOP SIGN
 - NO NO OUTLET SIGN
 - SB SB STREET BARCADE TRIANGULAR SIGN
 - WCR WHEEL CHAIR RAMP AT RADIUS CORNERS

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00'	33.64'	33.57'	07°23'04" W	12°51'00"	16.89'
C2	125.00'	38.63'	37.98'	12°51'00" W	14.07'	14.07'
C3	175.00'	39.24'	39.16'	07°23'04" W	12°51'00"	19.71'
C4	125.00'	12.98'	12.96'	10°50'11" W	05°57'08"	6.50'
C5	125.00'	15.05'	15.04'	04°26'19" W	06°53'57"	7.53'
C6	175.00'	3.49'	3.49'	S 01°32'01" W	01°08'39"	1.75'
C7	175.00'	28.17'	28.14'	N 06°43'04" W	09°13'25"	14.12'
C8	175.00'	7.58'	7.58'	S 12°34'14" W	02°28'56"	3.78'
C9	150.00'	36.18'	36.07'	N 06°54'21" E	13°48'42"	18.17'
C10	175.00'	42.18'	42.08'	N 06°54'21" E	13°48'42"	21.20'
C11	125.00'	30.13'	30.06'	N 06°54'21" E	13°48'42"	15.14'
C12	150.00'	26.18'	26.15'	S 05°00'08" W	10°00'11"	13.12'
C13	125.00'	21.82'	21.80'	S 05°00'08" W	10°00'11"	10.94'
C14	175.00'	30.54'	30.51'	S 05°00'08" W	10°00'11"	15.32'
C15	150.00'	15.59'	15.58'	N 82°58'29" E	05°57'20"	7.80'
C16	175.00'	18.19'	18.18'	S 82°58'29" E	05°57'20"	9.10'
C17	28.00'	43.98'	39.60'	N 45°00'00" E	90°00'00"	28.00'
C18	28.00'	43.98'	39.60'	S 45°00'00" W	90°00'00"	28.00'
C19	25.38'	39.48'	35.62'	N 45°31'32" E	89°07'56"	25.00'
C20	175.00'	30.07'	30.03'	N 08°53'22" E	09°50'40"	15.07'
C21	175.00'	12.12'	12.11'	N 01°59'01" E	03°58'02"	6.06'
C22	125.00'	19.82'	19.80'	S 05°27'36" W	09°05'11"	9.93'
C23	125.00'	2.00'	2.00'	S 00°27'30" W	00°55'00"	1.00'

SHEET 2 OF 2
REVISED MARCH, 2010 TO SHOW AS-BUILTS OF STREET GRADES AS SURVEYED BY WAYNE H. LIZER DURING 2007. ALL GRADES CHECKED WERE WITHIN 0.10' OF DESIGN GRADE AND WERE DEEMED CONSTRUCTED AS DESIGNED, EXCEPT AS NOTED ON THE PLANS.

STREET PLAN AND PROFILE
PREPARED FOR B & B CONSTRUCTION SERVICES, INC.
MONTCLAIR SUBDIVISION
SITUATED IN THE E 1/4 OF LOT 4, SECTION 3, T1S, R2E, U.M.
PALISADE, MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO



DRAWING NO 5

DATE:	PROJ. NO.	SCALE:	FILE NAME:	DRAWN BY:	CHECKED BY:
9/4/04	033922-10	1"=50'	MONT15	WHL	WHL