

BLAKELAND INDUSTRIAL PARK

BEING A PART OF SECTION 6, T.6S., R.68W. OF THE 6th PRINCIPAL MERIDIAN

COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PART OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 1°24'56" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6 A DISTANCE OF 1357.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6 A DISTANCE OF 240.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY 85, BEING ON A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 58°51'45" EAST; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1532.50 FEET AND A CENTRAL ANGLE OF 31°23'23", A DISTANCE OF 839.58 FEET TO A POINT OF TANGENT; THENCE SOUTH 0°15'07" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 49.10 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A PERMANENT EASEMENT DESIGNATED AS PE-1REV., GRANTED TO THE COLORADO DEPARTMENT OF HIGHWAYS; THENCE ALONG SAID PERMANENT EASEMENT THE FOLLOWING TWO (2) COURSES:

1. SOUTH 48°10'08" WEST A DISTANCE OF 73.53 FEET;
2. SOUTH 0°15'07" EAST A DISTANCE OF 39.78 FEET;

THENCE DEPARTING SAID PERMANENT EASEMENT, SOUTH 50°43'30" WEST A DISTANCE OF 758.86 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5789.58 FEET AND A CENTRAL ANGLE OF 2°36'46", A DISTANCE OF 264.01 FEET TO A POINT OF TANGENT; THENCE SOUTH 48°06'44" WEST A DISTANCE OF 767.82 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2924.79 FEET AND A CENTRAL ANGLE OF 18°39'46", A DISTANCE OF 952.68 FEET TO AN INTERSECTION WITH A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 52°06'59" EAST, LYING ON THE NORTHWESTERLY LINE OF A PARCEL DESIGNATED AS TRACT D IN THE RIO GRANDE LAND COMPANY DEED RECORDS (DEED NO. RGL-462); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2814.79 FEET AND A CENTRAL ANGLE OF 12°26'24", A DISTANCE OF 611.14 FEET; THENCE DEPARTING SAID CURVE, HAVING A RADIUS OF 2814.79 FEET AND A CENTRAL ANGLE OF 12°26'24", A DISTANCE OF 611.14 FEET; THENCE DEPARTING SAID CURVE, LYING 150.00 FEET WESTERLY FROM, AS MEASURED AT RIGHT ANGLES TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 6; THENCE NORTH 1°08'18" EAST ALONG SAID BOUNDARY LINE, PARALLEL WITH SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 1573.63 FEET; THENCE NORTH 54°44'10" WEST ALONG SAID BOUNDARY LINE AS MONUMENTED A DISTANCE OF 1386.13 FEET TO A CORPS OF ENGINEERS BRASS CAP SET IN CONCRETE; THENCE NORTH 0°40'23" EAST ALONG SAID MONUMENTED BOUNDARY LINE A DISTANCE OF 38.63 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN BOOK 366 AT PAGE 160 IN THE RECORDS OF SAID DOUGLAS COUNTY; THENCE SOUTH 54°45'48" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL AND ALONG THE SOUTHWESTERLY LINES OF THE PARCELS RECORDED IN BOOK 234 AT PAGE 984, BOOK 477 AT PAGE 419 AND BOOK 413 AT PAGE 182, A DISTANCE OF 2042.11 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BLAKELAND DRIVE AS RECORDED IN BOOK 151 AT PAGES 442 AND 443 IN THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID BLAKELAND DRIVE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 40°36'56" WEST A DISTANCE OF 83.01 FEET;
2. SOUTH 49°23'04" EAST A DISTANCE OF 80.00 FEET;
3. NORTH 40°36'56" EAST A DISTANCE OF 371.11 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 7°48'42", A DISTANCE OF 107.71 FEET TO A POINT OF TANGENT;
5. NORTH 32°48'14" EAST A DISTANCE OF 460.25 FEET TO THE MOST WESTERLY CORNER OF A PARCEL CONVEYED FROM RIO GRANDE LAND COMPANY TO PUBLIC SERVICE COMPANY BY SPECIAL WARRANTY DEED RECORDED IN THE RIO GRANDE LAND COMPANY RECORDS (DEED NO. RGL-650);

THENCE ALONG THE BOUNDARY OF SAID PUBLIC SERVICE COMPANY PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 54°14'36" EAST A DISTANCE OF 70.00 FEET;
2. NORTH 36°01'24" EAST A DISTANCE OF 34.31 FEET;
3. NORTH 39°52'06" WEST A DISTANCE OF 73.04 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID BLAKELAND DRIVE, SAID POINT LYING ON A CURVE FROM WHICH THE RADIUS POINT THEREOF BEARS SOUTH 51°23'10" EAST;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 10°34'04", A DISTANCE OF 75.62 FEET TO A POINT OF TANGENT; THENCE NORTH 49°10'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 735.33 FEET; THENCE NORTH 34°36'35" WEST A DISTANCE OF 58.19 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3120.00 FEET AND A CENTRAL ANGLE OF 0°24'34", A DISTANCE OF 22.30 FEET TO THE MOST EASTERLY CORNER OF THOSE PARCELS OF LAND DESCRIBED IN BOOK 161 AT PAGE 4 IN THE RECORDS OF SAID DOUGLAS COUNTY; THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCELS AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3120.00 FEET AND A CENTRAL ANGLE OF 0°54'34", A DISTANCE OF 465.16 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCELS; THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCELS THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 42°52'56" WEST A DISTANCE OF 103.04 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 337.12 FEET AND A CENTRAL ANGLE OF 32°29'32", A DISTANCE OF 191.18 FEET TO A POINT OF TANGENT;
3. SOUTH 75°22'29" WEST A DISTANCE OF 177.82 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 302.12 FEET AND A CENTRAL ANGLE OF 116°11'32", A DISTANCE OF 612.68 FEET TO A POINT OF TANGENT;
5. SOUTH 40°49'03" EAST A DISTANCE OF 306.50 FEET TO A POINT OF CURVE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID BLAKELAND DRIVE FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH 46°12'40" EAST;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 10°58'56", A DISTANCE OF 93.92 FEET TO A POINT OF TANGENT; THENCE SOUTH 32°48'14" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1.38 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVERVIEW PARKWAY AS RECORDED AT RECEPTION NO. 118959 IN THE RECORDS OF DOUGLAS COUNTY; THENCE NORTH 54°48'29" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 86.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CITY DITCH AS DEPICTED ON THE DENVER MUNICIPAL WATER WORKS OFFICE OF THE CHIEF ENGINEER DRAWING 67, NO. 293, SAID POINT LYING ON A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 68°49'51" WEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CITY DITCH THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 81.30 FEET AND A CENTRAL ANGLE OF 14°37'35", A DISTANCE OF 20.75 FEET TO A POINT OF TANGENT;
2. NORTH 35°47'44" WEST A DISTANCE OF 350.11 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 288.73 FEET AND A CENTRAL ANGLE OF 45°29'46", A DISTANCE OF 229.27 FEET;

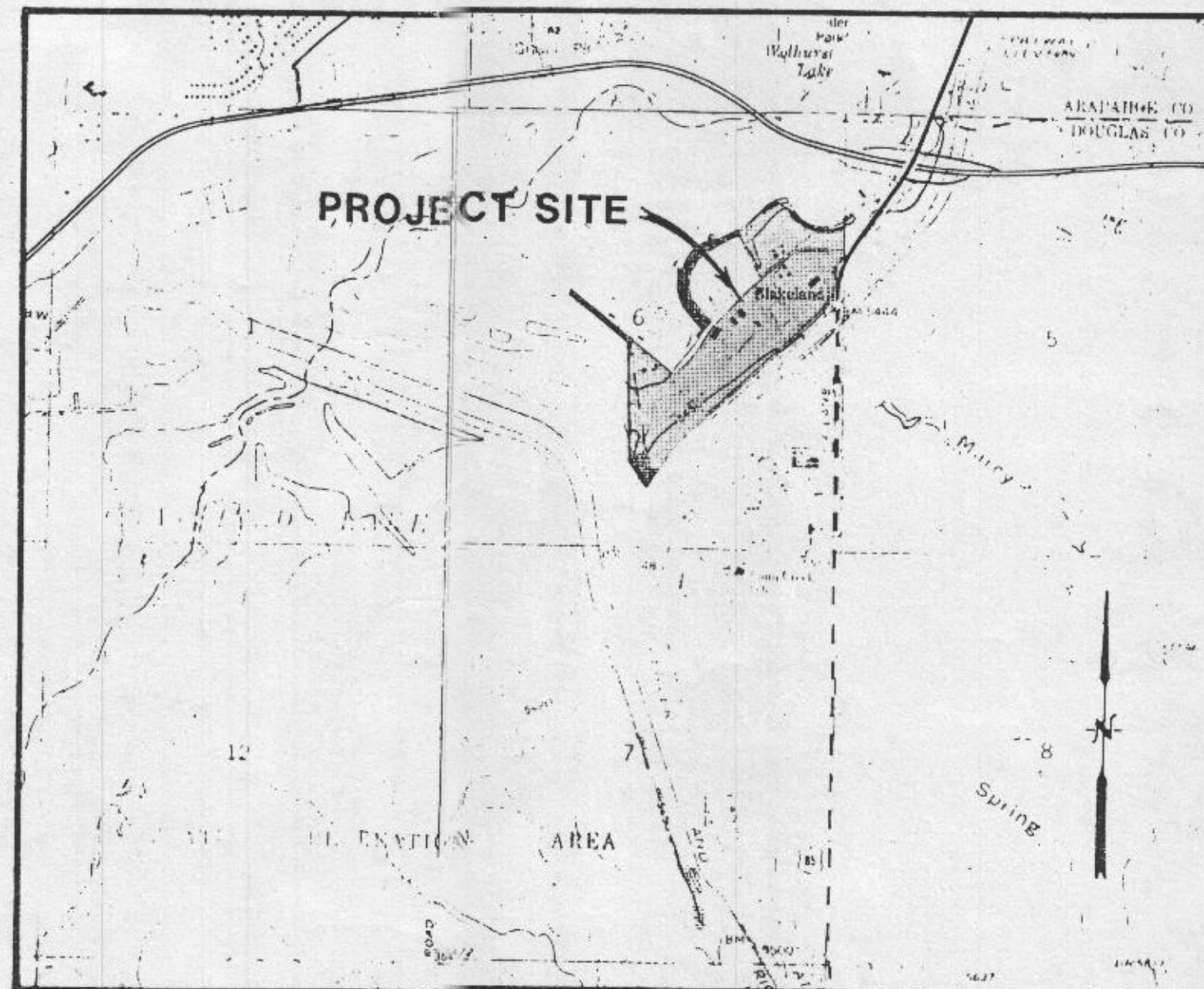
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 80°17'58" EAST, RADIAL TO LAST SAID CURVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CITY DITCH, SAID POINT LYING ON A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 80°17'58" EAST; THENCE NORTHERLY AND EASTERLY ALONG SAID RIGHT-OF-WAY LINE OF CITY DITCH THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 236.73 FEET AND A CENTRAL ANGLE OF 23°54'14", A DISTANCE OF 99.60 FEET TO A POINT OF TANGENT;
2. NORTH 33°36'16" EAST A DISTANCE OF 230.95 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 95.49 FEET AND A CENTRAL ANGLE OF 46°35'30", A DISTANCE OF 77.65 FEET TO A POINT OF REVERSE CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 721.62 FEET AND A CENTRAL ANGLE OF 12°10'00", A DISTANCE OF 153.23 FEET TO A POINT OF TANGENT;
5. NORTH 68°01'46" EAST A DISTANCE OF 40.94 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 572.96 FEET AND A CENTRAL ANGLE OF 10°50'00", A DISTANCE OF 108.33 FEET;

FINAL PLAT

DECEMBER 1987

SHEET 1 OF 3



VICINITY MAP

SCALE: 1" = 2000'

(continued)

7. NORTH 32°48'14" WEST, RADIAL TO LAST DESCRIBED CURVE, A DISTANCE OF 13.82 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL DESCRIBED IN BOOK 130 AT PAGE 43 IN THE RECORDS OF DOUGLAS COUNTY;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 66°36'50" EAST A DISTANCE OF 9.46 FEET;
2. SOUTH 59°24'21" EAST A DISTANCE OF 104.20 FEET;
3. NORTH 42°53'01" EAST A DISTANCE OF 652.79 FEET;
4. NORTH 74°15'01" EAST A DISTANCE OF 208.30 FEET;
5. SOUTH 24°04'59" EAST A DISTANCE OF 167.50 FEET;
6. SOUTH 50°09'59" EAST A DISTANCE OF 163.60 FEET;
7. SOUTH 60°06'59" EAST A DISTANCE OF 81.20 FEET;
8. SOUTH 68°39'59" EAST A DISTANCE OF 85.00 FEET;
9. SOUTH 77°02'55" EAST A DISTANCE OF 112.40 FEET;
10. NORTH 85°35'01" EAST A DISTANCE OF 121.00 FEET;
11. NORTH 72°55'01" EAST A DISTANCE OF 111.00 FEET;
12. NORTH 58°48'01" EAST A DISTANCE OF 175.58 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF BLAKELAND DRIVE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE SOUTH 1°24'56" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6 A DISTANCE OF 1596.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY 85, BEING A POINT OF NON-TANGENT CURVE FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°51'45" EAST; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1532.50 FEET AND A CENTRAL ANGLE OF 4°21'33", A DISTANCE OF 116.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BLAKELAND DRIVE, AS RECORDED IN BOOK 151 AT PAGES 442 AND 443 IN THE RECORDS OF DOUGLAS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE RIGHT-OF-WAY LINE OF BLAKELAND DRIVE THE FOLLOWING NINE (9) COURSES:

1. SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY 85 AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1532.50 FEET AND A CENTRAL ANGLE OF 3°17'32", A DISTANCE OF 88.06 FEET;
2. DEPARTING SAID RIGHT-OF-WAY LINE AND SAID CURVE, NORTH 89°33'06" WEST A DISTANCE OF 417.91 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 41°16'00", A DISTANCE OF 367.32 FEET TO A POINT OF TANGENT;
4. SOUTH 49°10'54" WEST A DISTANCE OF 305.94 FEET;

PREPARED BY
MONTGOMERY - PHILLIPS INC.
Surveyors
7550 W. Yale Avenue, Suite 110
Denver, Colorado 80227
(303) 989-3383

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:14 P.M. ON THE 15th DAY OF July, 1987, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 951135

COUNTY CLERK AND RECORDER

By: *Robert A. Crain*

(continued)

5. NORTH 34°36'35" WEST A DISTANCE OF 58.19 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3120.00 FEET AND A CENTRAL ANGLE OF 0°24'34", A DISTANCE OF 22.30 FEET;
7. NORTH 49°10'54" EAST A DISTANCE OF 297.16 FEET TO A POINT OF CURVE;
8. ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 41°16'00", A DISTANCE OF 424.94 FEET TO A POINT OF TANGENT;
9. SOUTH 89°33'06" EAST A DISTANCE OF 454.68 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED PROPERTY CONTAINS A NET AREA OF 86.941 ACRES, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREON SIGNED, BEING ALL THE OWNERS AND MORTGAGEES OF THE HEREON DESCRIBED LANDS, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, BLOCKS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION KNOWN AS BLAKELAND INDUSTRIAL PARK. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSES SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. DRAINAGE EASEMENTS, ACCESS EASEMENTS AND STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE DEDICATED TO DOUGLAS COUNTY FOR PUBLIC USES OR PURPOSES.

OWNER: THE ANSCHUTZ CORPORATION

By: *Robert F. Starzel*
Robert F. Starzel, Vice President and General Counsel

By: *Robert A. Safe*
Robert A. Safe, Corporate Secretary

STATE OF COLORADO)
COUNTY OF DENVER)

SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 1988, A.D., BY *Robert F. Starzel* OF *THE ANSCHUTZ CORPORATION*

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 20, 1990

Mary Ann Chiles
NOTARY PUBLIC

ADDRESS: Denver, Colorado

MORTGAGEE: SEATTLE FIRST NATIONAL BANK

By: *Peggy Anderson*
Peggy Anderson, Vice President

STATE OF WASHINGTON)
COUNTY OF KING)

SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, 1988, A.D., BY *PEGGY ANDERSON, V.P.* OF *SEATTLE FIRST NATIONAL BANK*

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: DECEMBER 7, 1990

Harold C. Thomas
NOTARY PUBLIC

ADDRESS:

PLANNING COMMISSION STATEMENT:

THE DOUGLAS COUNTY PLANNING COMMISSION HAD THE OPPORTUNITY TO REVIEW AND COMMENT UPON THE FINAL PLAT OF BLAKELAND INDUSTRIAL PARK ADDITION TO THEIR FORMAL PUBLIC REVIEW OF THE PRELIMINARY PLAN ON July 7, 1987.

DATE: 7-8-88
MANAGER OF PLANNING: *James G. Han*

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE:

THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 24 DAY OF November, 1987, A.D., FOR FILING, SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD THAT THE COUNTY WILL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS AFTER CONSTRUCTION HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER, AT NO EXPENSE TO THE COUNTY, PROVIDED IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, PUBLIC NEED AND NECESSITY IS SHOWN THEREFOR. PRIOR TO THE ACCUMULATIONS FROM SAME AT HIS EXPENSE.

Charles Huff
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I, FLOYD E. MONTGOMERY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BLAKELAND INDUSTRIAL PARK WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

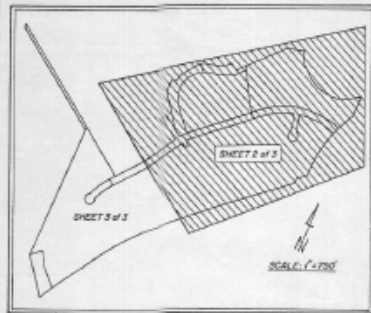
Floyd E. Montgomery
FLOYD E. MONTGOMERY, P.L.S. No. 12763

JOB NO. 212.002
SHEET NO. 1 OF 3
DECEMBER 1987

BLAKELAND INDUSTRIAL PARK

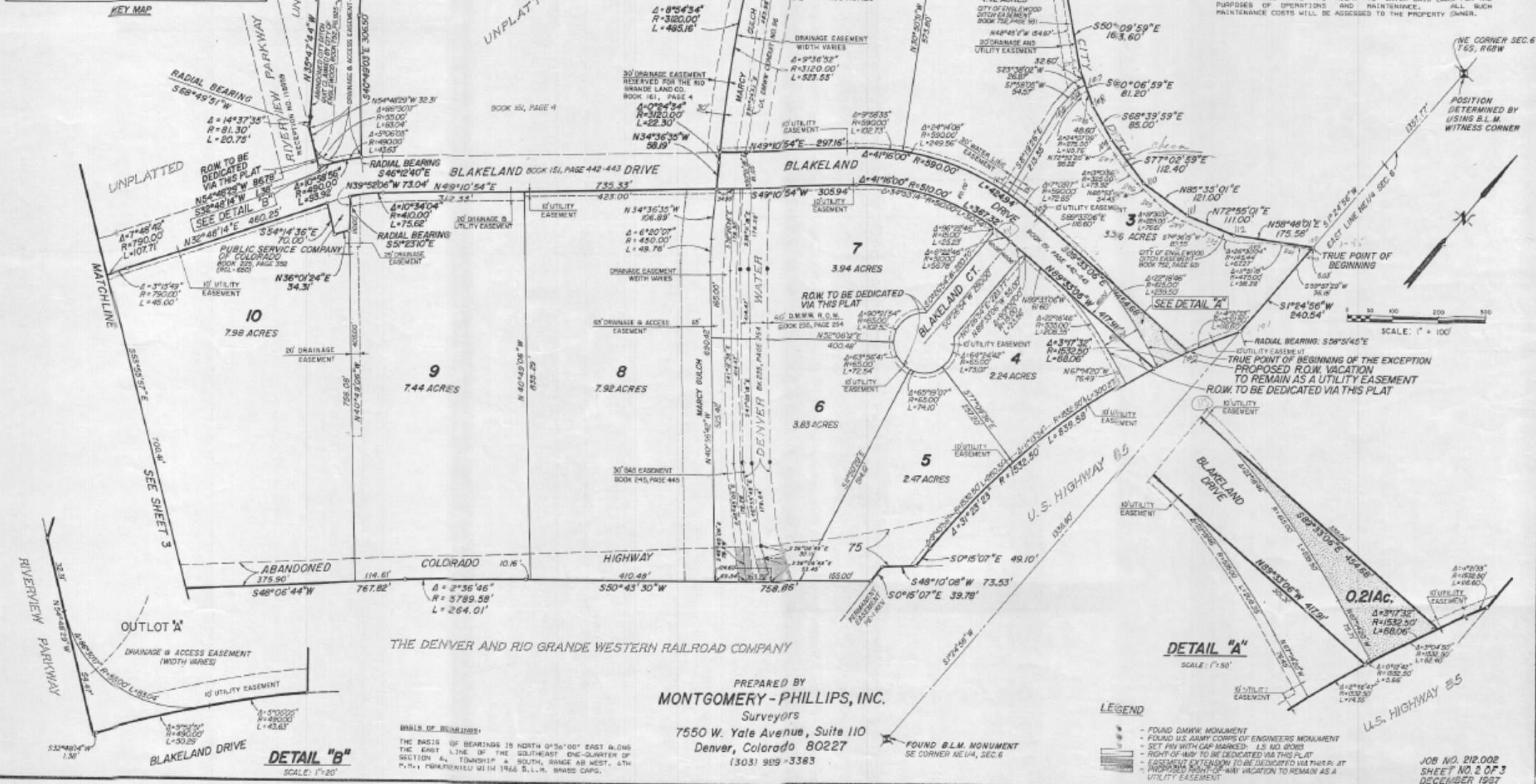
BEING A PART OF SECTION 6, T.6S., R.68W. OF THE 6th PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

DECEMBER 1987
SHEET 2 OF 3



NOTES:

1. LOTS 1 THROUGH 7 WILL BE REQUIRED TO PROVIDE ON-PLAT STORM WATER DETENTION FACILITIES IN ACCORDANCE WITH THE DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA.
2. FOR LOTS 8 THROUGH 15, STORM WATER DETENTION FACILITIES ARE PROVIDED. FOR THESE LOTS, THE IMPERVIOUS LOT AREAS WERE ASSUMED IN THE CALCULATION OF VOLUMES FOR STORM WATER DETENTION POND. FOR DRAINAGE CRITERIA AND REQUIREMENTS, REFER TO PHASE III DRAINAGE REPORT, BLAKELAND INDUSTRIAL PARK DATED JULY 24, 1987, REVISED OCTOBER 4, 1987.
3. MAINTENANCE OF THE INTERNAL STORM DRAINAGE NETWORK INCLUDING POND, CONNECTING STORM SEWER, AREA DRAINAGE AND THE OUTFALL STRUCTURE, FOR THE CITY DITCH DETENTION POND, WHICH LIES ON THE U.S. CORP OF ENGINEERS LANDS IS THE RESPONSIBILITY OF THE DEVELOPER, OR ITS HEIR, SUCCESSORS OR ASSIGNS. MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATION. CAPABILITY OF THE SYSTEM. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.



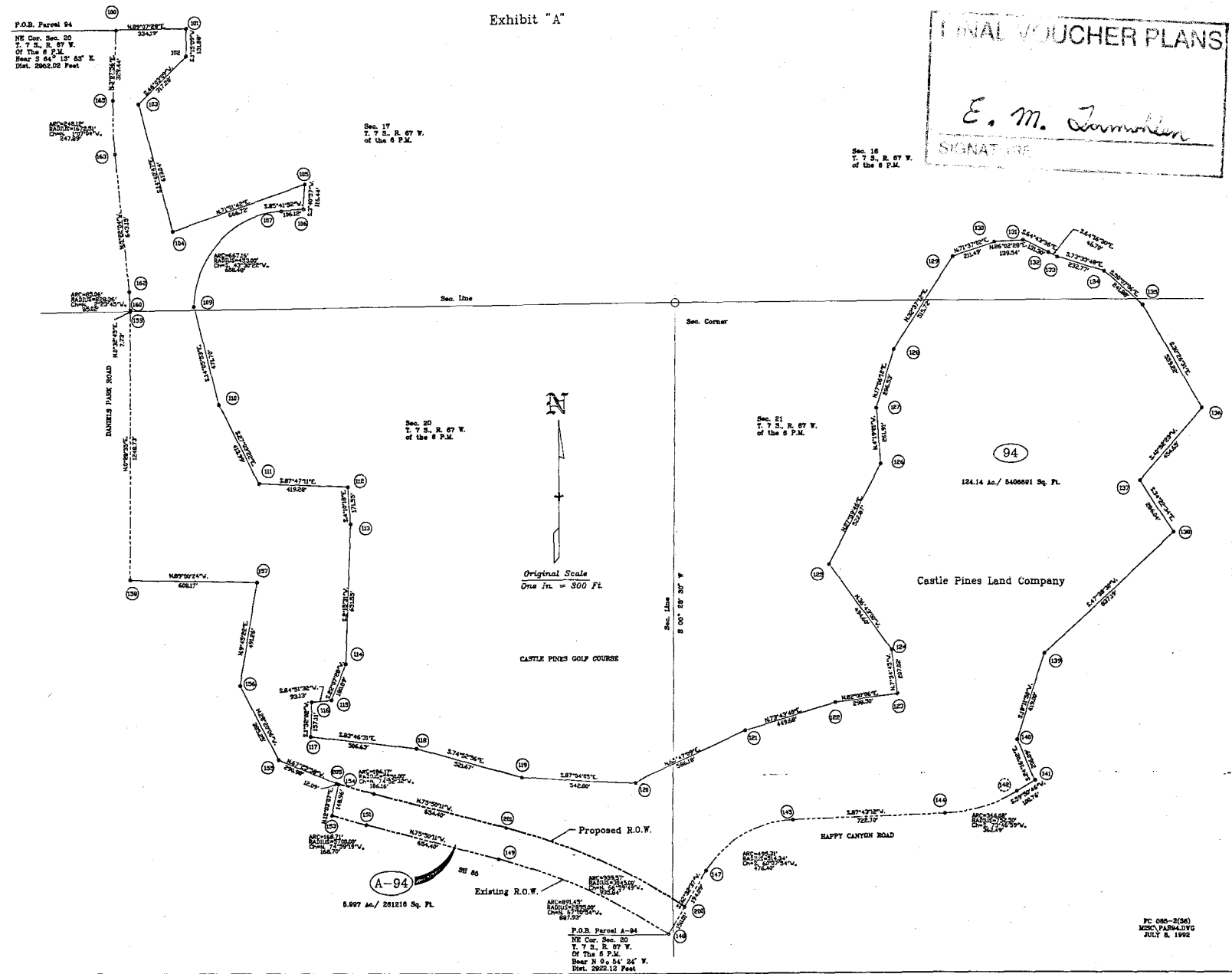
QSTP 085-2(62)

FINAL VOUCHER PLANS

E. M. Jermolen

SIGNATURE

Sec. 16
T. 7 S., R. 67 E.
of the 6 P.M.



PC 085-2(36)
MISC\PAR94.DVG
JULY 8, 1992