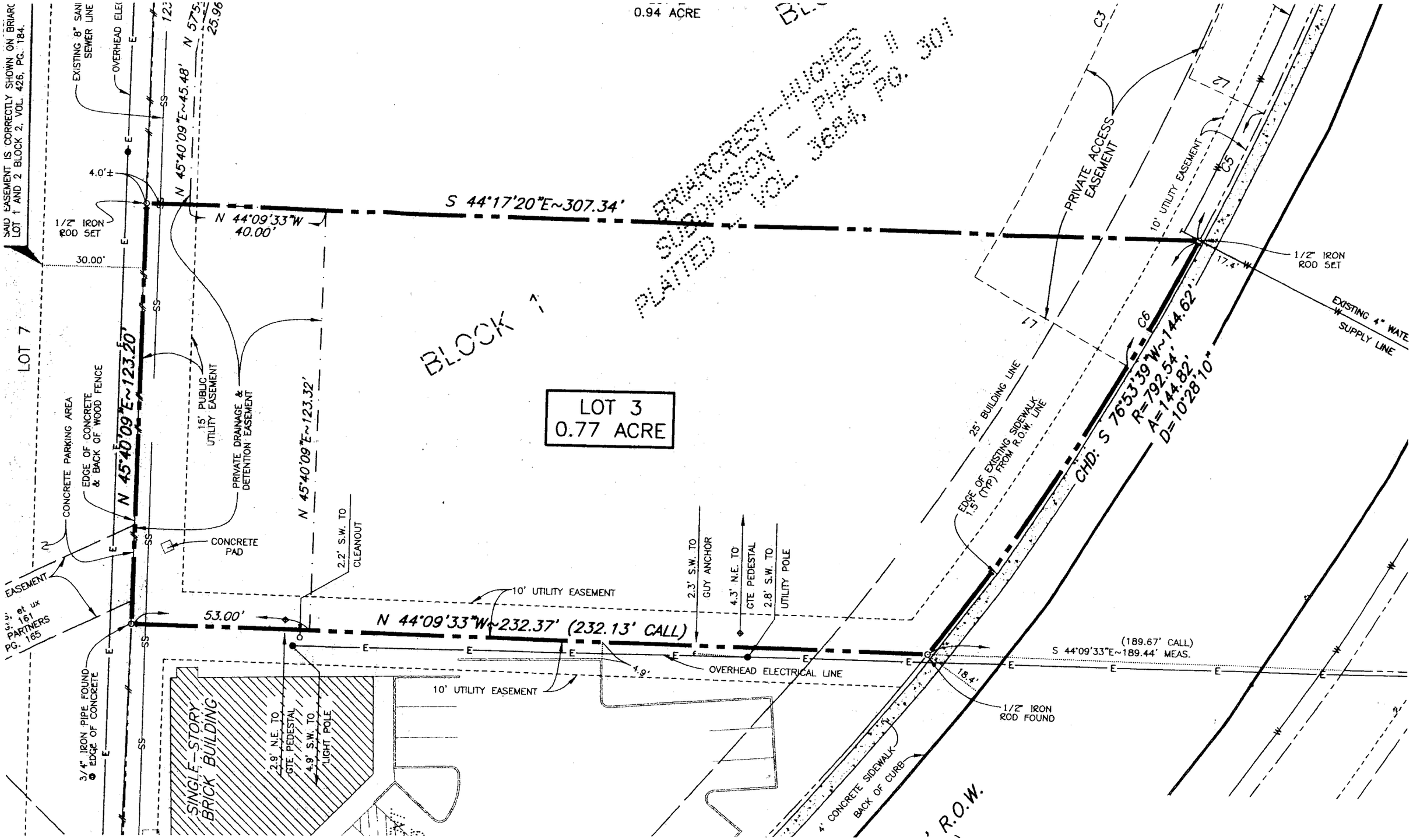
0.94 ACRE
BRIARCREST-HUGHES SUBDIVISION - PHASE II
PLATTED - VOL. 3694, PG. 301
SAID EASEMENT IS CORRECTLY SHOWN ON BRIARC
LOT 1 AND 2 BLOCK 2, VOL. 426, PG. 184.
EXISTING 8" SANI SEWER LINE
OVERHEAD ELEC
N 45°40'09"E~45.48'
N 57
25.96
4.0'±
1/2" IRON ROD SET
30.00'
N 44°09'33"W 40.00'
S 44°17'20"E~307.34'
BLOCK 1
LOT 3
0.77 ACRE
LOT 7
N 45°40'09"E~123.20'
N 45°40'09"E~123.32'
15' PUBLIC UTILITY EASEMENT
PRIVATE DRAINAGE & DETENTION EASEMENT
CONCRETE PARKING AREA
EDGE OF CONCRETE & BACK OF WOOD FENCE
CONCRETE PAD
2.2' S.W. TO CLEANOUT
EASEMENT
et ux
161
PARTNERS
PG. 165
53.00'
N 44°09'33"W~232.37' (232.13' CALL)
10' UTILITY EASEMENT
2.3' S.W. TO GUY ANCHOR
4.3' N.E. TO GTE PEDESTAL
2.8' S.W. TO UTILITY POLE
OVERHEAD ELECTRICAL LINE
4.9'
3/4" IRON PIPE FOUND @ EDGE OF CONCRETE
SINGLE-STORY BRICK BUILDING
2.9' N.E. TO GTE PEDESTAL
4.9' S.W. TO LIGHT POLE
PRIVATE ACCESS EASEMENT
25' BUILDING LINE
EDGE OF EXISTING SIDEWALK 1.5' (TYP) FROM R.O.W. LINE
C3
C5
C6
C7
CHD: S 76°53'39"W~144.62'
R=792.54'
A=144.82'
D=10°28'10"
17.4'
1/2" IRON ROD SET
EXISTING 4" WATE SUPPLY LINE
(189.67' CALL)
S 44°09'33"E~189.44' MEAS.
18.4'
1/2" IRON ROD FOUND
4' CONCRETE SIDEWALK
BACK OF CURB
R.O.W.