

# Lemay Avenue

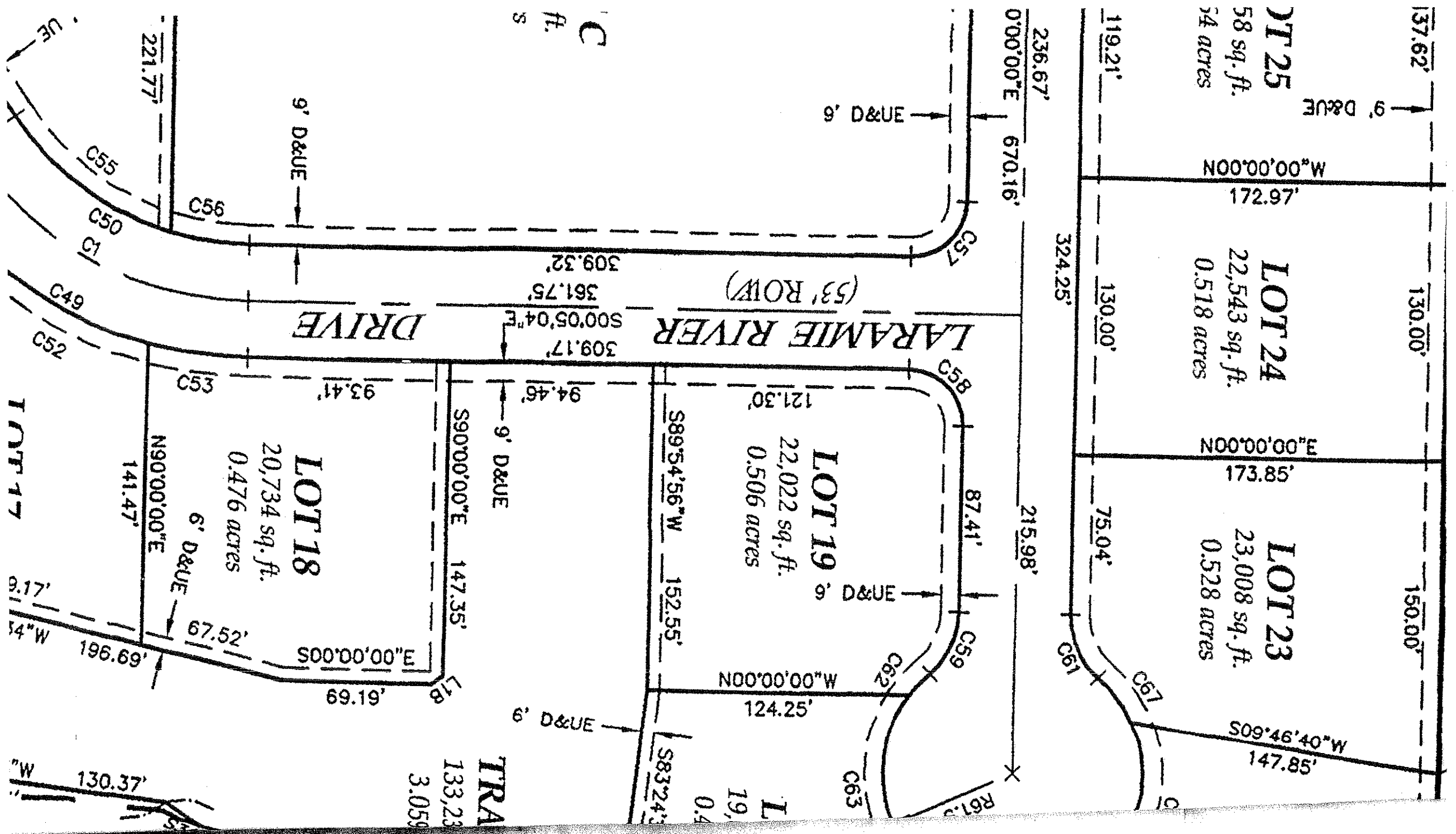
## ESTATES

LOT 23

PLAT DOCUMENTS

### INCLUDE:

- 1) Dimensional Plat
- 2) Grading Plat
- 3) Top Of Foundation Plat
- 4) Curve & Line Table



LOT 25  
58 sq. ft.  
0.00134 acres

LOT 24  
22,543 sq. ft.  
0.518 acres

LOT 23  
23,008 sq. ft.  
0.528 acres

LOT 18  
20,734 sq. ft.  
0.476 acres

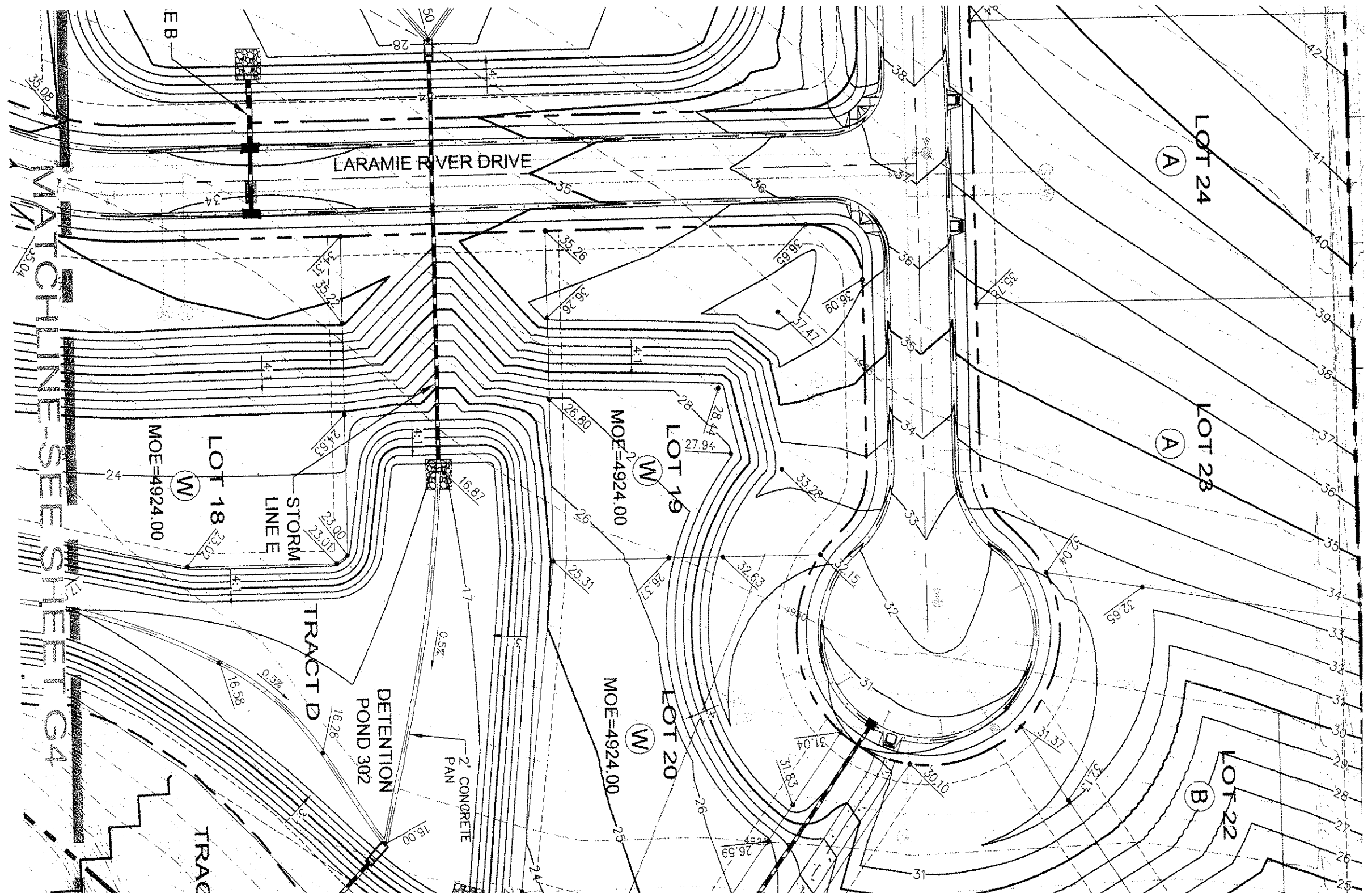
LOT 19  
22,022 sq. ft.  
0.506 acres

LARAMIE RIVER  
(53' ROW)  
DRIVE

LOT 17

TRA  
133,23  
3.059

L  
19,  
0.4



MATCH LINES SEE SHEET G4

LARAMIE RIVER DRIVE

LOT 18  
MOE=4924.00  
(W)

LOT 19  
MOE=4924.00  
(W)

LOT 20  
MOE=4924.00  
(W)

LOT 24  
(A)

LOT 28  
(A)

LOT 22  
(B)

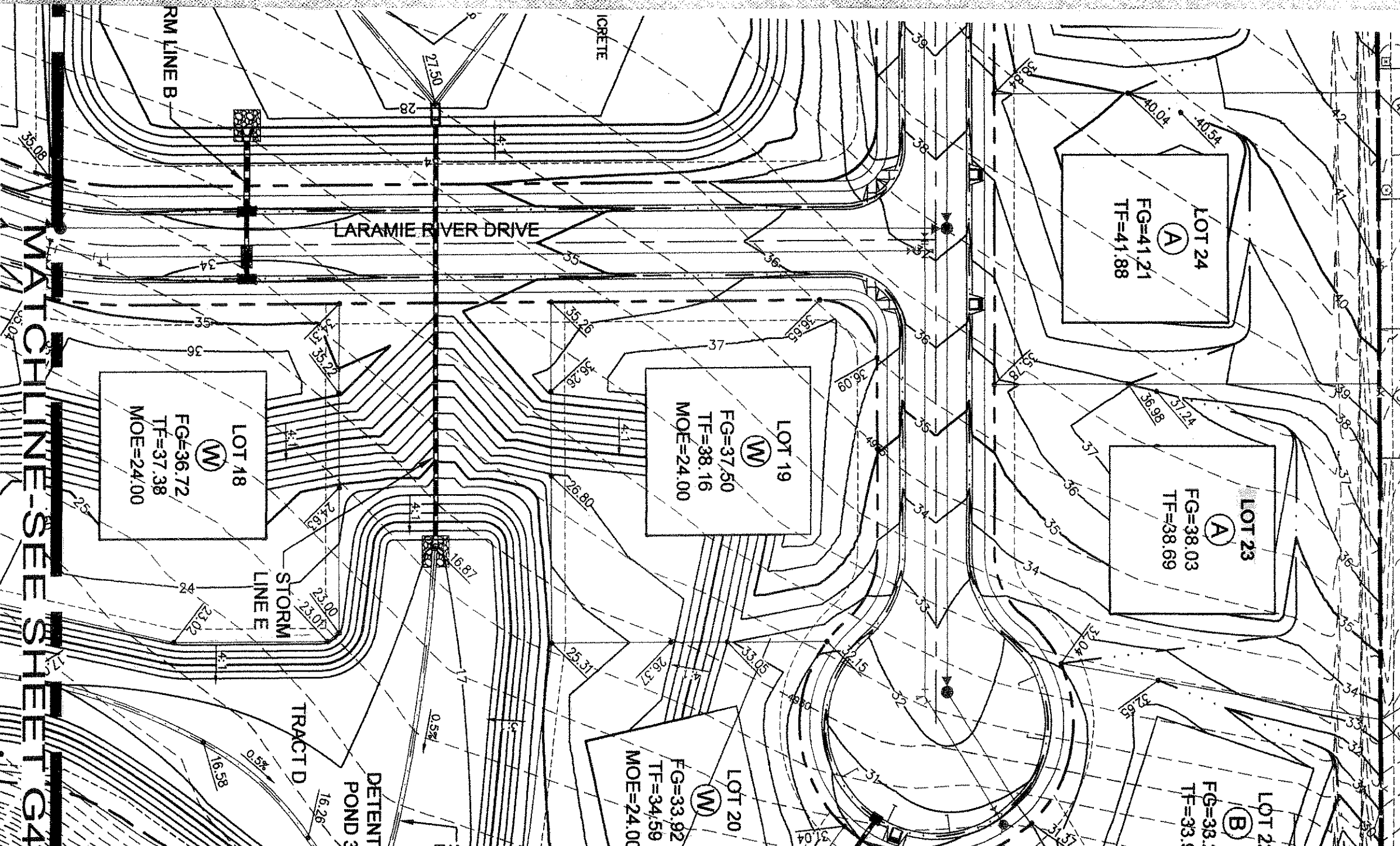
STORM  
LINE E

TRACT D

DETENTION  
POND 302

2' CONCRETE  
PAN

TRAC



LOT 24  
A  
FG=41.21  
TF=41.88

LOT 23  
A  
FG=38.03  
TF=38.69

LOT 22  
B  
FG=38.03  
TF=38.69

LOT 19  
W  
FG=37.50  
TF=38.16  
MOE=24.00

LOT 18  
W  
FG=36.72  
TF=37.38  
MOE=24.00

LOT 20  
W  
FG=33.92  
TF=34.59  
MOE=24.00

LARAMIE RIVER DRIVE

STORM  
LINE E

TRACT D  
DETENT  
POND 3

MATCHLINE-SEE SHEET G4

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH BEARING
C1	157.27'	165.00'	54°36'36"	N27°13'15"E
C2	48.31'	165.00'	16°46'36"	S46°08'16"W
C3	160.47'	165.00'	52°15'02"	N63°52'29"E
C4	63.93'	41.00'	89°20'08"	S45°19'56"E
C5	42.46'	165.00'	14°44'43"	N08°02'14"W
C6	44.08'	165.00'	15°18'28"	S07°45'21"E
C7	64.31'	41.00'	89°52'12"	S44°49'59"W
C8	44.38'	165.00'	15°24'35"	N07°42'17"W
C9	44.38'	165.00'	6°16'10"	N87°05'50"W
C10	76.60'	700.00'	16°16'10"	N87°05'50"W
C11	73.76'	700.00'	6°02'15"	S86°58'52"E
C12	44.38'	165.00'	15°24'35"	N82°17'43"E
C13	63.78'	165.00'	22°08'56"	N63°30'57"E
C14	36.44'	135.50'	15°24'35"	N82°17'43"E
C15	51.50'	191.50'	15°24'35"	N82°17'43"E
C16	40.84'	26.00'	90°00'00"	N29°35'25"E
C17	40.84'	26.00'	90°00'00"	N60°24'35"W
C18	40.84'	26.00'	90°00'00"	S60°24'35"E
C19	40.84'	26.00'	90°00'00"	S29°35'25"W
C20	35.64'	138.50'	14°44'43"	N08°02'14"W
C21	49.28'	191.50'	14°44'43"	N08°02'14"W
C22	14.51'	38.50'	21°35'33"	N10°07'54"E
C23	174.63'	75.50'	132°31'14"	S45°19'56"E
C24	14.51'	38.50'	21°35'33"	S79°12'13"W
C25	40.54'	26.00'	89°20'08"	S45°19'56"E
C26	14.51'	38.50'	21°35'33"	S79°26'08"E
C27	175.33'	75.50'	133°03'18"	S44°49'59"W
C28	14.51'	38.50'	21°35'33"	N10°53'53"W
C29	40.78'	26.00'	89°52'12"	S44°49'59"W
C30	37.00'	138.50'	15°18'28"	S07°45'21"E
C31	51.16'	191.50'	15°18'28"	S07°45'21"E
C32	85.72'	75.50'	68°02'53"	S78°50'12"W
C33	89.61'	75.50'	68°02'53"	S12°18'33"W
C34	8.91'	191.50'	2°39'59"	N01°59'51"W
C35	6.18'	75.50'	4°41'21"	N70°45'07"E
C36	14.91'	75.50'	11°19'06"	S15°16'08"W
C37	83.80'	75.50'	63°35'30"	S22°11'11"E
C38	69.74'	75.50'	52°55'17"	S80°26'34"E
C39	40.84'	26.00'	90°00'00"	N45°00'00"E
C40	40.84'	26.00'	90°00'00"	S45°00'00"E
C41	174.64'	191.50'	52°15'02"	N63°52'29"E
C42	126.30'	138.50'	62°15'02"	N63°52'29"E
C43	48.96'	191.50'	14°38'54"	N82°40'33"E
C44	107.31'	191.50'	32°06'22"	N53°48'09"E
C45	40.55'	138.50'	16°46'36"	S46°08'16"W
C46	56.07'	191.50'	16°46'36"	S46°08'16"W
C47	21.37'	191.50'	6°23'34"	S40°56'45"W
C48	34.71'	191.50'	10°23'02"	S49°20'02"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH BEARING
C49	182.53'	191.50'	54°36'38"	N27°13'15"E
C50	132.01'	138.50'	54°36'38"	N27°13'15"E
C51	51.97'	191.50'	15°33'02"	N46°45'03"E
C52	83.50'	191.45'	24°59'21"	N26°28'57"E
C53	47.05'	191.33'	14°05'22"	N06°57'24"E
C54	18.37'	191.50'	5°29'46"	N72°36'13"E
C55	94.86'	138.50'	39°14'33"	N34°54'17"E
C56	37.15'	138.50'	15°22'05"	N07°35'58"E
C57	40.80'	26.00'	89°54'56"	N45°02'32"W
C58	40.88'	26.00'	90°05'04"	S44°57'28"W
C59	33.23'	38.50'	49°27'30"	N65°16'15"W
C60	299.38'	61.50'	278°55'00"	N00°00'00"E
C61	33.23'	38.50'	49°27'30"	N65°16'15"E
C62	13.79'	61.50'	12°50'57"	S46°57'58"E
C63	90.31'	61.50'	84°08'00"	N84°32'33"E
C64	36.03'	61.50'	33°33'58"	N25°41'34"E
C65	56.37'	61.50'	52°31'07"	N17°20'58"W
C66	76.80'	61.50'	71°33'10"	N79°23'06"W
C67	26.08'	61.50'	24°17'49"	S52°41'24"W
C68	40.84'	26.00'	90°00'11"	S44°59'54"E
C69	40.84'	26.00'	89°59'49"	N45°00'06"E
C70	76.55'	726.50'	6°02'15"	S86°58'52"E
C71	70.97'	673.50'	6°02'15"	S86°58'52"E
C72	79.50'	726.50'	6°16'10"	N87°05'50"W
C73	73.70'	673.50'	6°16'10"	N87°05'50"W
C74	40.74'	26.00'	89°46'05"	S44°53'03"W
C75	40.95'	26.00'	90°13'55"	N45°06'57"W
C76	51.50'	191.50'	15°24'35"	S07°42'17"E
C77	37.25'	138.50'	15°24'35"	S07°42'17"E
C78	44.10'	191.50'	13°11'44"	S08°48'43"E
C79	7.40'	191.50'	2°12'51"	S01°06'25"E
C80	40.84'	26.00'	90°00'00"	N29°35'25"E
C81	40.84'	26.00'	90°00'00"	S60°24'35"E
C82	40.84'	26.00'	90°00'00"	S29°35'25"W
C83	40.84'	26.00'	90°00'00"	N60°24'35"W
C84	51.50'	191.50'	15°24'35"	N07°42'17"W
C85	37.25'	138.50'	15°24'35"	N07°42'17"W
C86	74.03'	191.50'	22°08'56"	N63°30'57"E
C87	53.54'	138.50'	22°08'56"	N63°30'57"E
C88	33.23'	38.50'	49°27'30"	S77°10'14"W
C89	299.40'	61.50'	278°55'00"	N37°33'31"W
C90	33.23'	38.50'	49°27'30"	N27°42'44"E
C91	93.02'	61.50'	86°39'14"	N58°34'22"E
C92	20.37'	61.50'	18°58'36"	N05°45'27"E
C93	80.94'	61.50'	75°24'20"	N41°26'01"W
C94	105.07'	61.50'	97°52'50"	S51°55'24"W
C95	40.37'	191.50'	12°04'44"	N09°22'13"W
C96	2.53'	26.00'	53°4'05"	N71°48'22"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S15°58'23"E	146.77'
L2	S15°09'52"W	147.04'
L3	S47°46'43"W	104.49'
L4	S00°10'42"W	83.04'
L5	S04°53'23"E	148.97'
L6	S26°38'42"W	122.90'
L7	N81°09'21"W	85.74'
L8	N76°39'20"W	28.48'
L9	N89°53'53"E	26.42'
L10	N75°38'28"E	38.86'
L11	N62°14'52"E	23.49'
L12	N54°19'44"E	15.92'
L13	N42°02'42"E	17.24'
L14	N03°58'37"E	24.83'
L15	S74°35'25"W	17.12'
L16	N15°24'35"W	11.00'
L17	N00°53'36"E	4.45'
L18	S37°38'30"E	6.37'
L19	N89°46'05"E	12.74'
L20	N89°46'05"E	17.84'
L21	S52°15'02"E	38.36'
L22	S52°26'39"W	9.93'
L23	N74°35'25"E	17.12'
L24	N90°00'00"W	14.03'
L25	S00°06'07"E	29.50'
L26	S00°06'07"E	29.50'
L27	N89°46'05"E	12.38'
L28	S15°24'35"E	12.98'
L29	S00°06'07"E	10.62'
L30	N90°00'00"E	17.78'
L31	S74°16'32"W	20.21'
L32	N64°04'44"E	24.90'
L33	S90°00'00"E	49.52'
L34	N76°23'28"W	20.26'
L35	S85°54'16"E	19.36'
L36	N75°30'38"W	17.68'
L37	S67°22'50"E	31.04'
L38	S90°00'00"E	42.20'
L39	S63°07'35"W	27.15'
L40	N60°30'12"E	16.79'