

OWNER:
SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT
6631 SOUTH UNIVERSITY BOULEVARD
CENTENNIAL, COLORADO 80121-2913
TELEPHONE: 303-798-5131

DESIGNER/ENGINEER:
J3 ENGINEERING CONSULTANTS
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, COLORADO 80111
TELEPHONE: 303-368-5601

SURVEYOR:
CWC CONSULTING GROUP, INC
210 FRONT STREET
CASTLE ROCK, COLORADO 80104
TELEPHONE: 303-395-2700

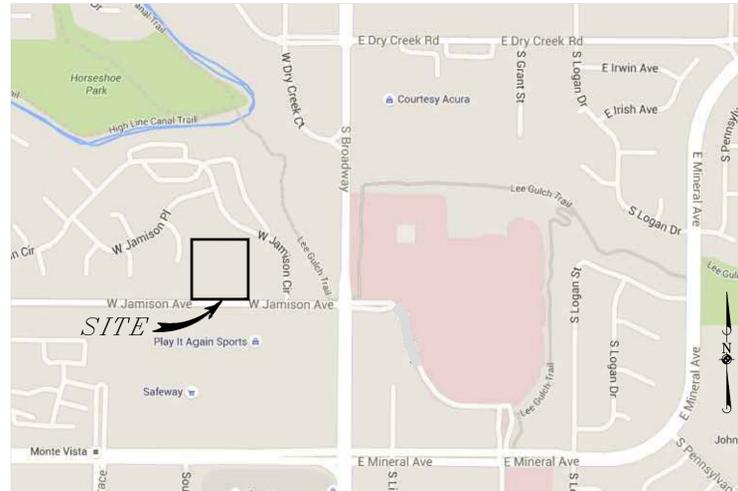
JAMISON VILLAGE

FINAL PLAT

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO. MAJ 16-0001



DATE	REVISION	BY
6/16/16	ADDRESSED CITY COMMENTS/PRELINES	SLG3
7/01/16	ADDED AND REVISED EASEMENT	SLG3
8/12/16	ADDRESSED CITY COMMENTS/PRELINES	SLG3
9/13/16	MODIFIED D.U.E., N.E.U.E.	SLG3
10/20/16	MODIFIED LEGEND	SLG3



LOCATION MAP
(NOT TO SCALE)

TRACT TABLE				
TRACT	AREA	OWNERSHIP	MAINTENANCE	PURPOSE
A	32,664 SQ. FT.	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	PRIVATE ROAD, PARKING
B	13,847 SQ. FT.	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	COMMON OPEN SPACE, GUEST PARKING, PRIVATE SIDEWALKS
C	8,808 SQ. FT.	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	LANDSCAPE, WATER QUALITY
D	2,866 SQ. FT.	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	LANDSCAPE
E	3,721 SQ. FT.	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION	LANDSCAPE

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 1030.9 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WEST 560.0 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING WEST 361.5 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 361.5 FEET PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION; THENCE EAST 361.5 FEET PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 361.5 FEET PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.0 ACRES MORE OR LESS.

ALSO DESCRIBED AS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 34;

THENCE NORTH 28°31'56" WEST, A DISTANCE OF 1172.33 FEET TO A 3" BRASS CAP ON A 3"-DIAMETER METAL PIPE, PAINTED YELLOW, STAMPED "DWD, PROP., COR., _], LS 16398 1982", ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 361.33 FEET TO A 3" BRASS CAP IN CONCRETE BASE, STAMPED "DED, PROP., COR., _], LS 16398 1982";

THENCE NORTH 00°01'53" WEST, A DISTANCE OF 361.41 FEET TO A 3" BRASS CAP ON A 3"-DIAMETER METAL PIPE, PAINTED YELLOW, STAMPED "DMWW, PROP., *, COR, 1972, _ 7104";

THENCE NORTH 89°50'03" EAST, A DISTANCE OF 361.54 FEET TO A 3" BRASS CAP ON A 3"-DIAMETER METAL PIPE, PAINTED YELLOW, STAMPED "DMWW, PROP., *, COR, 1972, LS 7104";

THENCE SOUTH 00°00'07" WEST, A DISTANCE OF 361.52 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 2.999 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, PUBLIC WAYS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF JAMISON VILLAGE SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

I, ROB HANNA, OWNER, DOES HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.
OWNER: SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT

OWNER

SIGNATURE OF OWNER AND/OR AGENT _____

ADDRESS _____

ACKNOWLEDGEMENT:

STATE OF _____)

COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

2016, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MINERAL ESTATE OWNERS

I HAVE SEARCHED THE RECORDS OF THE ARAPAHOE COUNTY TAX ASSESSOR AND THE ARAPAHOE COUNTY CLERK AND RECORDER FOR THE LAND THAT IS SUBJECT OF THIS APPLICATION AND HAVE FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO C.R.S. § 24-65.5-103.

SIGNATURE OF OWNER AND/OR AGENT _____

ADDRESS _____

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENT.

2. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

3. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

4. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR N00°00'27"E, A DISTANCE OF 2,645.23' (2,645.03'), FROM THE CENTER CORNER OF SECTION 34 MONUMENTED BY A 0.75" Ø METAL AXLE, 0.5' DOWN IN A RANGE BOX WITH AN ASPHALT COVERED LID AT THE INTERSECTION OF SOUTH BROADWAY AND EAST MINERAL AVENUE, TO THE NORTH ONE-QUARTER CORNER OF SECTION 34 MONUMENTED BY A 3.25" ALUMINUM CAP, 0.7' DOWN IN A RANGE BOX WITH "WATER" ON THE LID AT THE INTERSECTION OF SOUTH BROADWAY AND DRY CREEK ROAD, STAMPED "IF SA TO ASSOC, R68W, 1/4, S27, +-+, S34, 200' - 35585".

5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.

6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

7. THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER: ABC70482903, WITH AN EFFECTIVE DATE OF 02-10-2016 AT 5:00 P.M. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

9. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

10. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).

11. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2016.

ERIC DAVID CARSON PLS
COLORADO REGISTERED LAND SURVEYOR
PLS NO. 37890

FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM

COMMUNITY DEVELOPMENT

APPROVED THIS ____ DAY OF _____, 2016, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS

APPROVED THIS ____ DAY OF _____, 2016, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2016, BY THE LITTLETON CITY COUNCIL.

MAYOR _____

ATTEST: CITY CLERK _____

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

LITTLETON CITY ATTORNEY _____

MUNICIPAL NOTE

WITH REGARD TO THE ONSITE AND OFFSITE EASEMENTS BEING DEDICATED TO THE CITY OF LITTLETON TO MAINTAIN THE PUBLIC SANITARY SEWER SERVING JAMISON VILLAGE, THE CURRENT SUBDIVISION PROPERTY OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS, AND ALSO THE JAMISON VILLAGE HOMEOWNERS ASSOCIATION, I ACKNOWLEDGE, CONSENT TO, AND UNDERSTAND THAT THE CITY OF LITTLETON AGREES TO RESTORE THE EASEMENT PREMISES, AS REASONABLY AS POSSIBLE, TO THE CONDITION IT WAS IN IMMEDIATELY PRIOR TO ANY MAINTENANCE ACTIVITIES UNDERTAKEN HEREIN. HOWEVER, IT IS FURTHER ACKNOWLEDGED, CONSENTED TO, AND UNDERSTOOD THAT SUCH RESTORATION SHALL NOT INCLUDE THE REPLACEMENT OR REPAIR OF ANY STRUCTURE OR LANDSCAPING (SUCH AS BUT NOT LIMITED TO TREES, SIGNS, WALLS, IRRIGATION SYSTEMS, WATER QUALITY PONDS, ETC.) SUCH RESTORATION SHALL ONLY INCLUDE REPAVING, REGRADING OR RESEEDING OF THE EASEMENT PREMISES AS NEEDED.

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT ____ M. ON THE ____ DAY OF _____ A.D., 2016, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

JAMISON VILLAGE

FINAL PLAT

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

SHEET 1 - COVER PAGE AND NOTES

DRAFTED: S.L.G.3	CHECKED: E.L.C.	JOB NO. 120-00088	SURVEY PREPARED FOR: WESTSIDE INVESTMENT PARTNERS, INC.
DATE: APRIL 12, 2016	DATE: APRIL 12, 2016	SHEET NO. 3	

JAMISON VILLAGE

FINAL PLAT
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 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
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NORTH ONE-QUARTER CORNER OF SECTION 34
 FOUND 3.25" ALUMINUM CAP, 0.7" DOWN IN A RANGE BOX
 WITH "WATER" ON THE LID AT THE INTERSECTION OF SOUTH
 BROADWAY AND DRY CREEK ROAD, STAMPED "F. SATO
 ASSOC. R68W, 1/4, S27, -*, S34, 200, - 35585"



DATE	REVISION	BY
6/16/16	ADDED CITY COMMENTS/REDLINES	SLG3
7/01/16	ADDED AND REVISED EASEMENT	SLG3
8/12/16	ADDED CITY COMMENTS/REDLINES	SLG3
9/13/16	MODIFIED D.U.E., N.E.U.E.	SLG3
10/20/16	MODIFIED LEGEND	SLG3

JAMISON VILLAGE
 FINAL PLAT
 BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 34,
 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
 SHEET 2 - PLAT DETAIL SHEET

DRAFTED:	SLG3	CHECKED:	E.D.C.
DATE:	APRIL 12, 2016	JOB NO.:	120-00088
SURVEY PREPARED FOR:		WESTSIDE INVESTMENT PARTNERS, INC.	
SHEET NO.:	3	SHEETS	

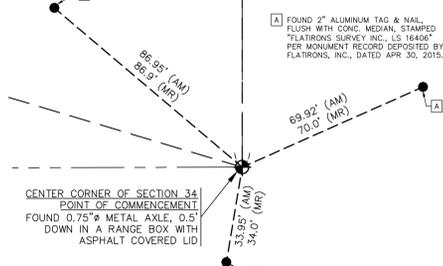
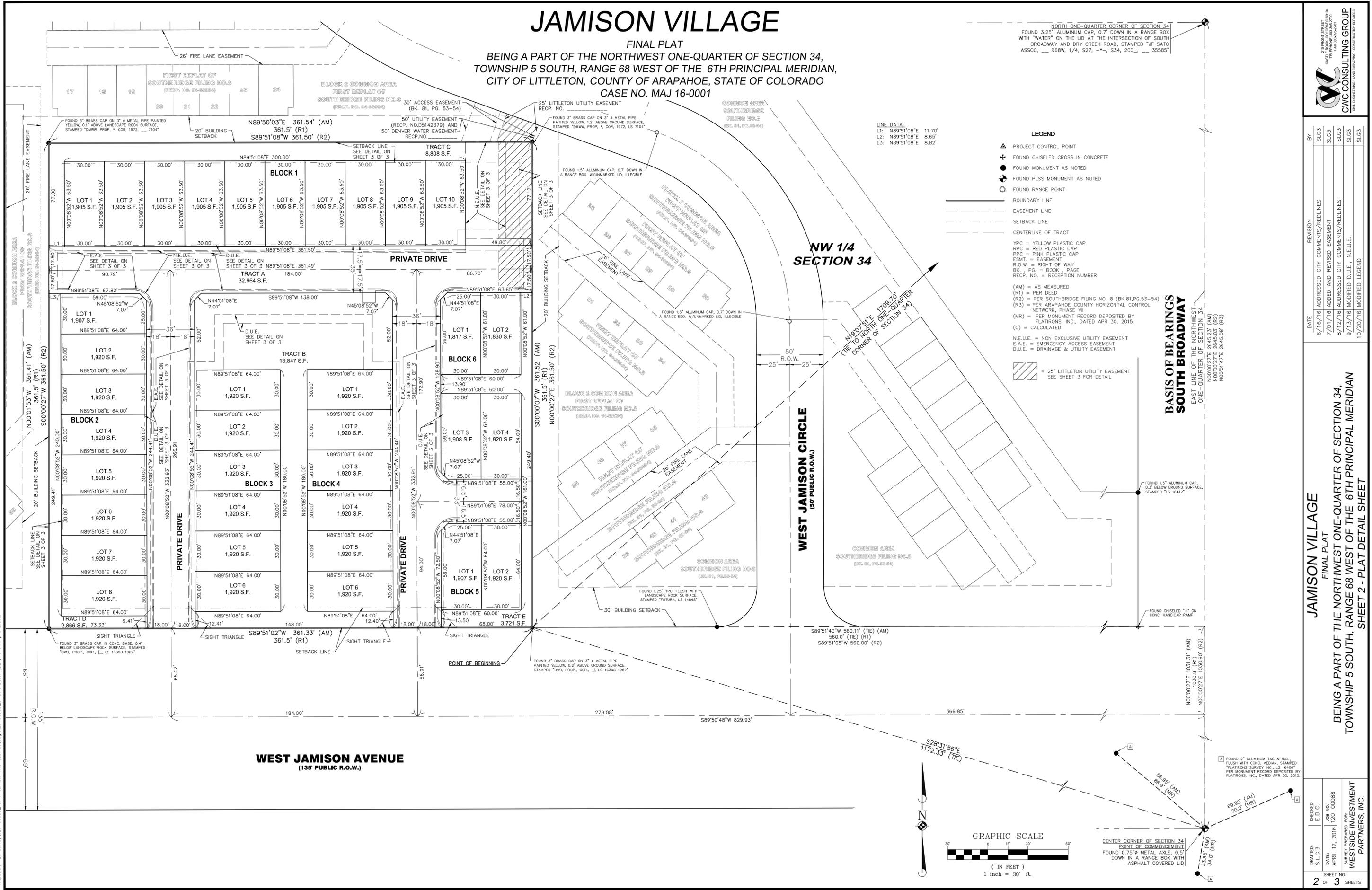
LINE DATA:
 L1: N89°51'08"E 11.70'
 L2: N89°51'08"E 8.65'
 L3: N89°51'08"E 8.82'

LEGEND

- ▲ PROJECT CONTROL POINT
- + FOUND CHISELED CROSS IN CONCRETE
- FOUND MONUMENT AS NOTED
- FOUND PLSS MONUMENT AS NOTED
- FOUND RANGE POINT
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - CENTERLINE OF TRACT
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- PPC = PINK PLASTIC CAP
- ESMT. = EASEMENT
- R.O.W. = RIGHT OF WAY
- BK., PG. = BOOK, PAGE
- RECP. NO. = RECEPTION NUMBER
- (AM) = AS MEASURED
- (RT) = PER DEED
- (R2) = PER SOUTHBIDGE FILING NO. 8 (BK.81,PG.53-54)
- (R3) = PER ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK, PHASE VII
- (MR) = PER MONUMENT RECORD DEPOSITED BY FLATRONS, INC., DATED APR 30, 2015.
- (C) = CALCULATED
- N.E.U.E. = NON EXCLUSIVE UTILITY EASEMENT
- E.A.E. = EMERGENCY ACCESS EASEMENT
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- ▨ = 25' LITTLETON UTILITY EASEMENT SEE SHEET 3 FOR DETAIL

BASIS OF BEARINGS SOUTH BROADWAY

EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34
 N00°00'27"E 2845.23' (AM)
 N00°00'27"E 2845.03' (R2)
 N00°01'47"E 2845.08' (R3)



WEST JAMISON AVENUE
 (135' PUBLIC R.O.W.)

T:_085\1-20 Survey\120-00088-101 W Jamison Ave-SubPlot\wg\120-00088-SP.DWG Date: 10/24/16 01:41p anielletta

JAMISON VILLAGE

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LEGEND

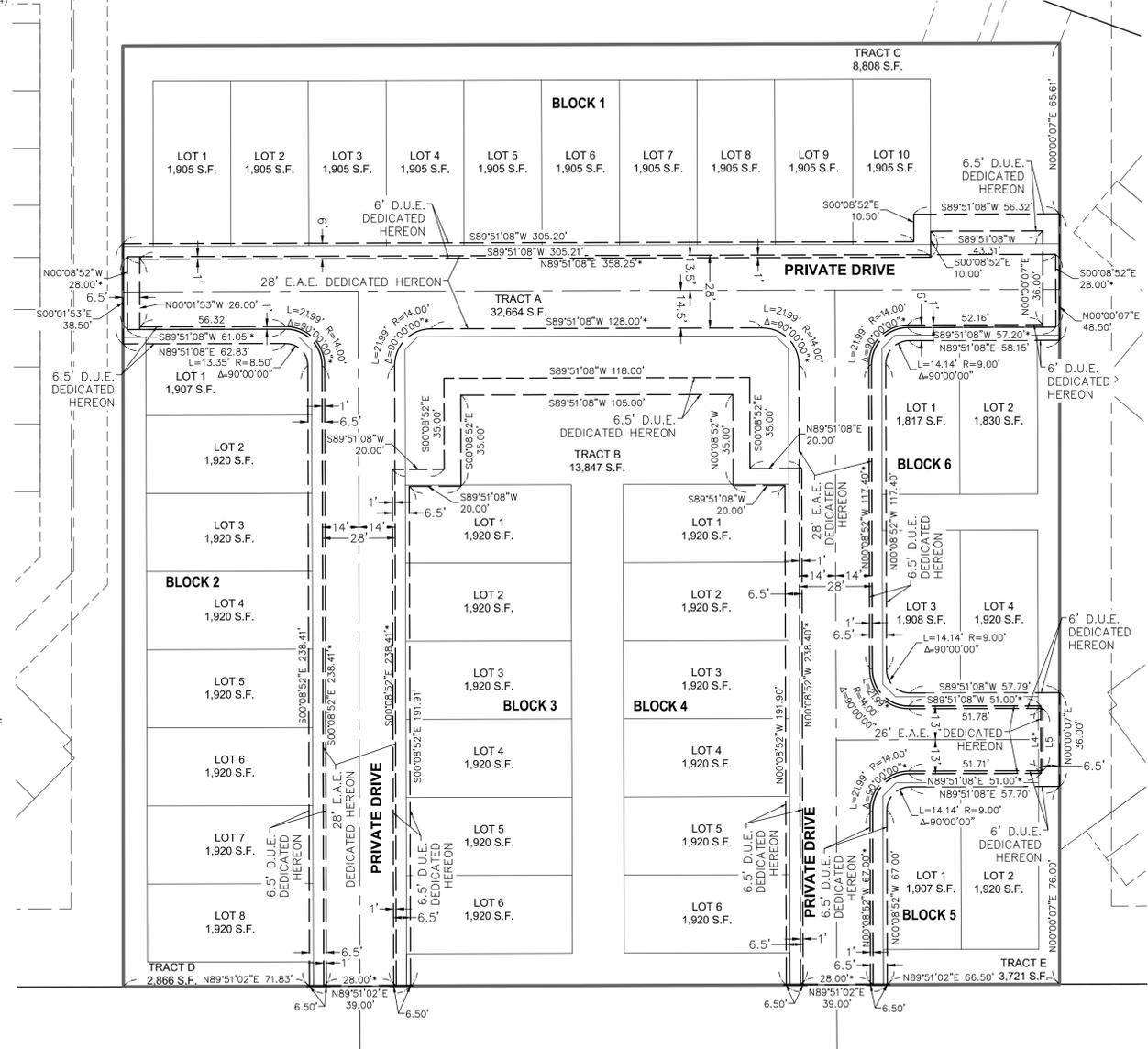
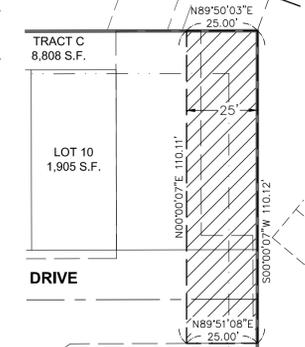
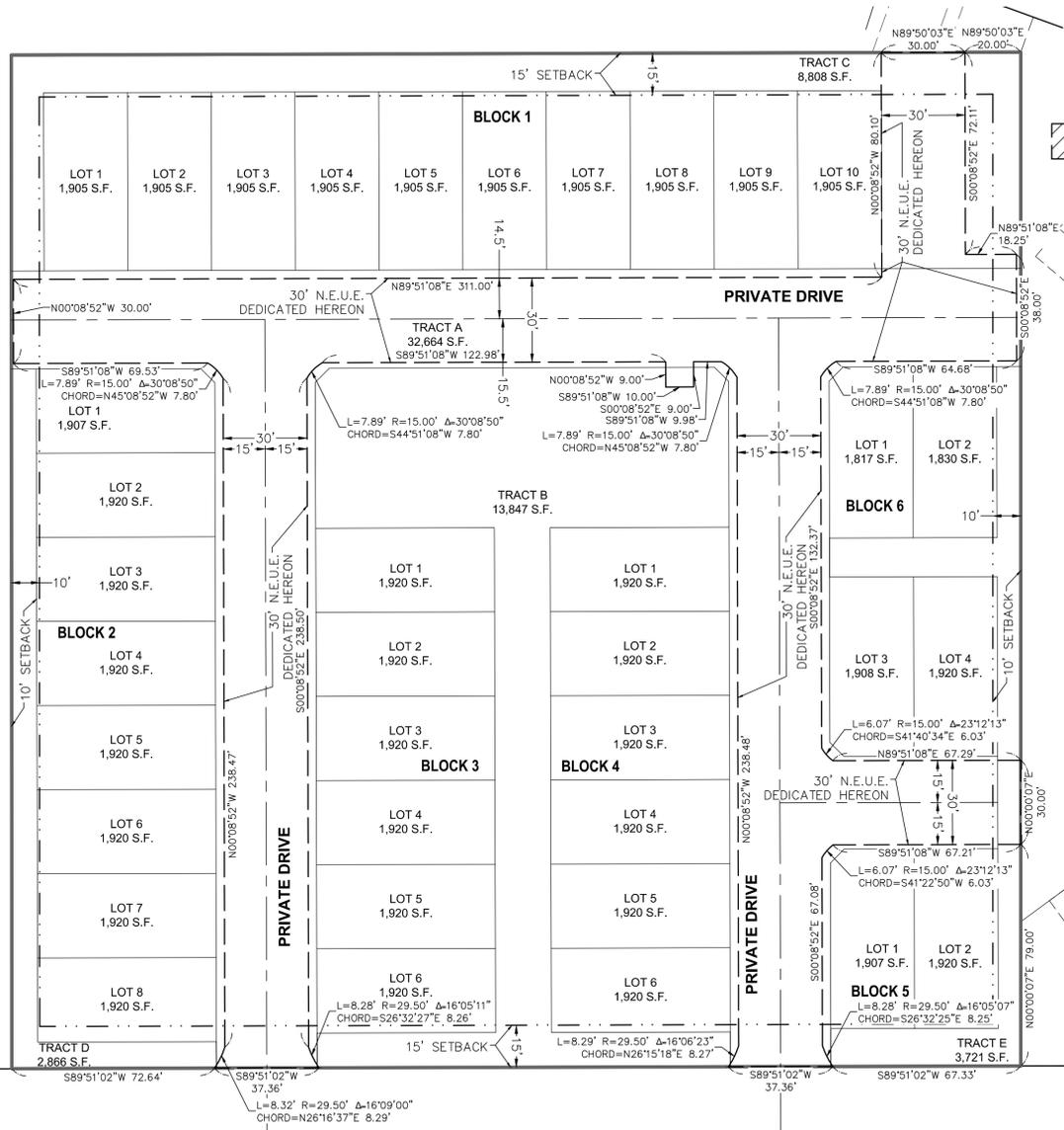
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 D.U.E. = DRAINAGE & UTILITY EASEMENT

▨ = 25' LITTLETON UTILITY EASEMENT



JAMISON VILLAGE

FINAL PLAT

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 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

SHEET 3 - EASEMENT DETAIL SHEET

DRAWN BY	CHECKED BY	DATE	JOB NO.
SLG3	E.D.C.	APRIL 12, 2016	120-00088

SURVEY PREPARED FOR:
WESTSIDE INVESTMENT PARTNERS, INC.

SHEET NO. **3** OF **3** SHEETS

T:\0851-20 Survey\120-00088-101 W Jamison Ave-SubPlot\wg\120-00088-SP.dwg Date: 10/24/16 01:41:41 avellita