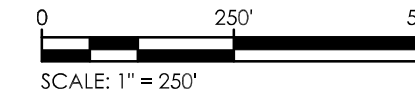
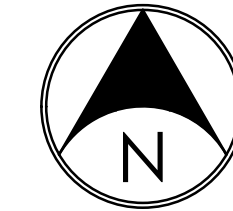


KLONDIKE CROSSING

PRIMARY PLAT

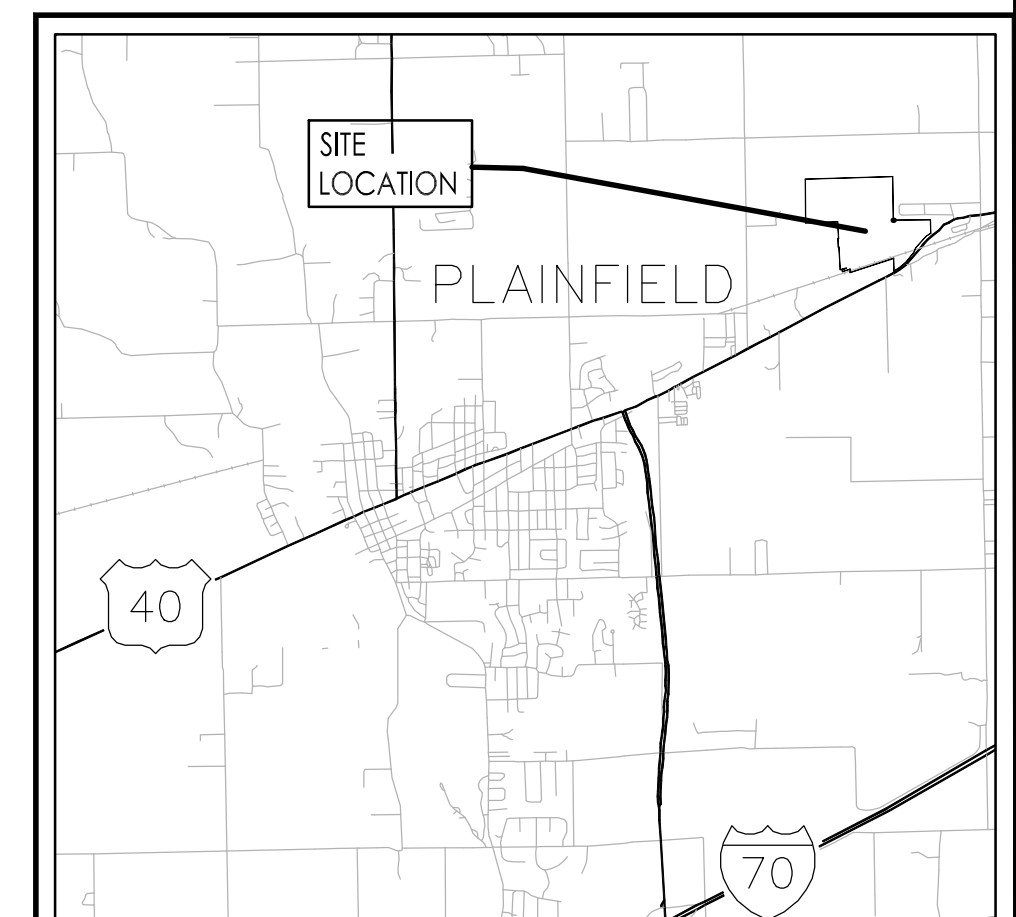
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STATION BOULEVARD NOTE:
 The existing road shown here as Station Boulevard has been previously referred to as "Adesa Access Drive" or "Adesa Drive" in documents provided to me. No formal designation has been given previously. The proposed extension through the Hobbs Station development is to be called "Station Boulevard" per plans provided to me. The right-of-way for said extension has not been dedicated as of research of public records on June 1st, 2023.

FLOOD NOTES

The survey tracts lie within Flood Hazard Zone 'X' 'Un-shaded'. Areas determined to be outside 500-year floodplain, as scaled off the FEMA FIRM Maps Numbered 18063C0276D & 18063C0277D, dated September 25, 2009



LOCATION MAP

Not to Scale



SHEET 6

SHEET 7

SHEET 4

SHEET 5

SHEET 2

SHEET 3

LOT 1

BLOCK B

BLOCK A

KLONDIKE ROAD

KLONDIKE ROAD

US 40

STATION BOULEVARD

LEGEND

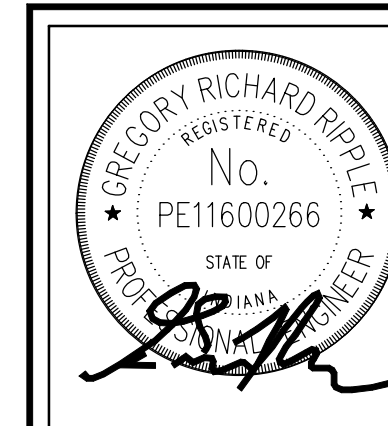
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ZONING NOTES

Zoning Classification: GC
 Front Yard Setback: 20'
 Side Yard Setback: 10'
 Side Yard Buffer: 20'
 Rear Yard Setback: 10'
 Rear Yard Buffer: 20'
 Maximum Building Height: 75'

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
|-----|-----------|----------|---------|---------------|---------|
| C1 | 10°55'18" | 226.00' | 43.08' | N 77°20'43" E | 43.01' |
| C2 | 15°16'42" | 533.00' | 142.13' | S 79°39'42" W | 141.71' |
| C3 | 15°17'22" | 467.00' | 124.62' | S 79°39'20" W | 124.25' |
| C4 | 5°22'44" | 1031.04' | 96.80' | S 45°22'55" E | 96.74' |
| C5 | 24°57'26" | 224.21' | 96.36' | S 40°52'34" W | 95.62' |
| C6 | 5°20'53" | 977.00' | 91.19' | S 45°29'55" E | 91.16' |
| C7 | 47°25'43" | 533.00' | 441.21' | S 24°27'29" E | 428.72' |
| C8 | 10°00'00" | 1023.00' | 178.55' | S 04°15'23" W | 178.32' |
| C9 | 10°00'00" | 977.00' | 170.52' | S 04°15'22" W | 170.30' |



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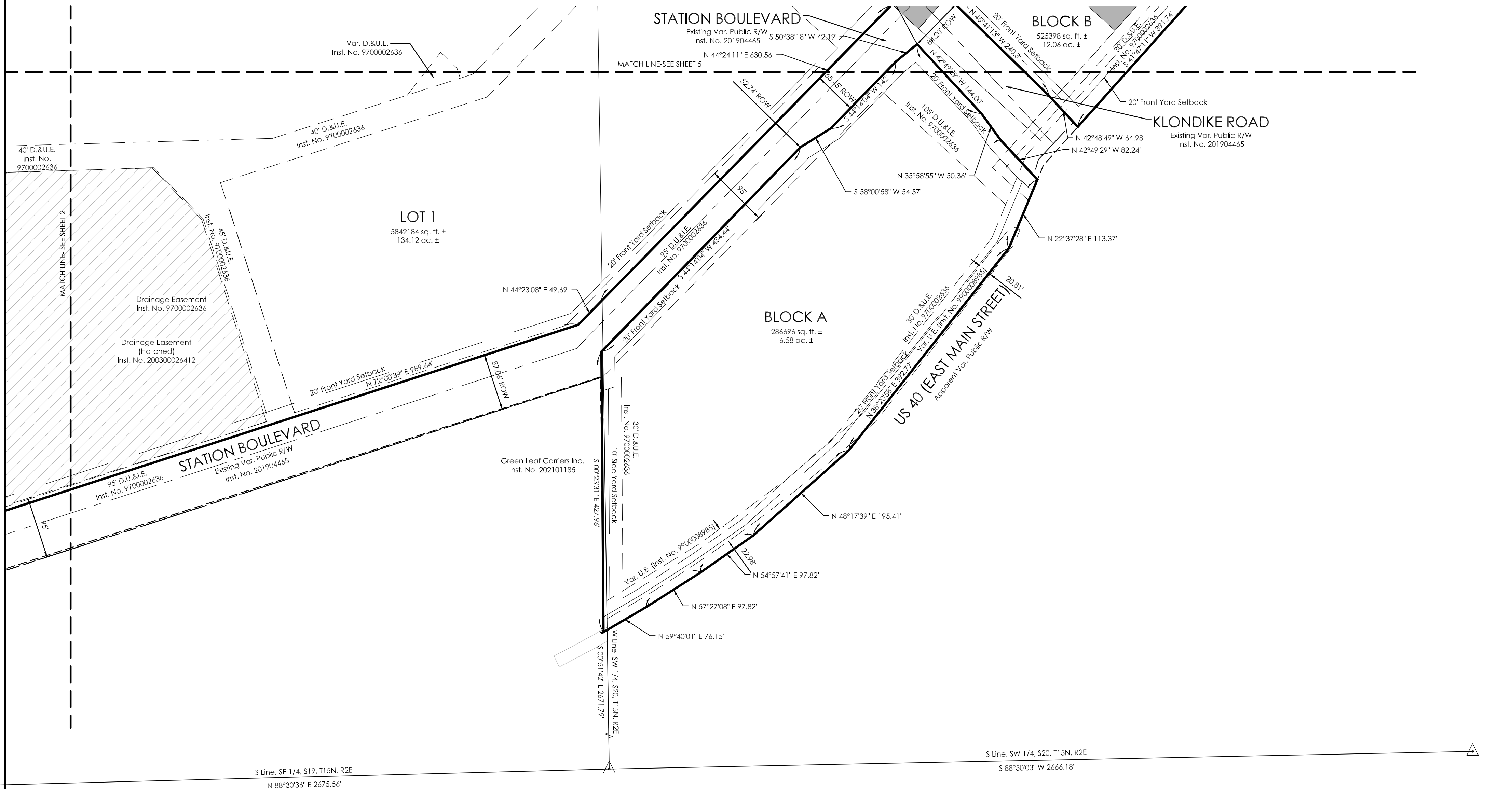
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- LAND SURVEYORS
- DEVELOPMENT CONSULTANTS
- GEOTECHNICAL
- ENVIRONMENTAL
- CONSTRUCTION STAKING
- CONSTRUCTION MAT. TESTING

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KLONDIKE CROSSING

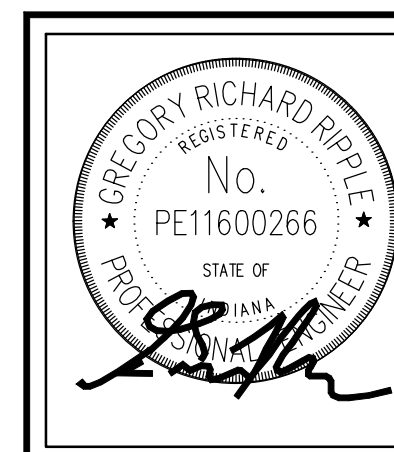
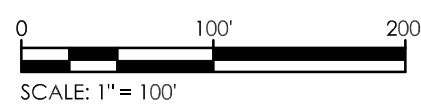
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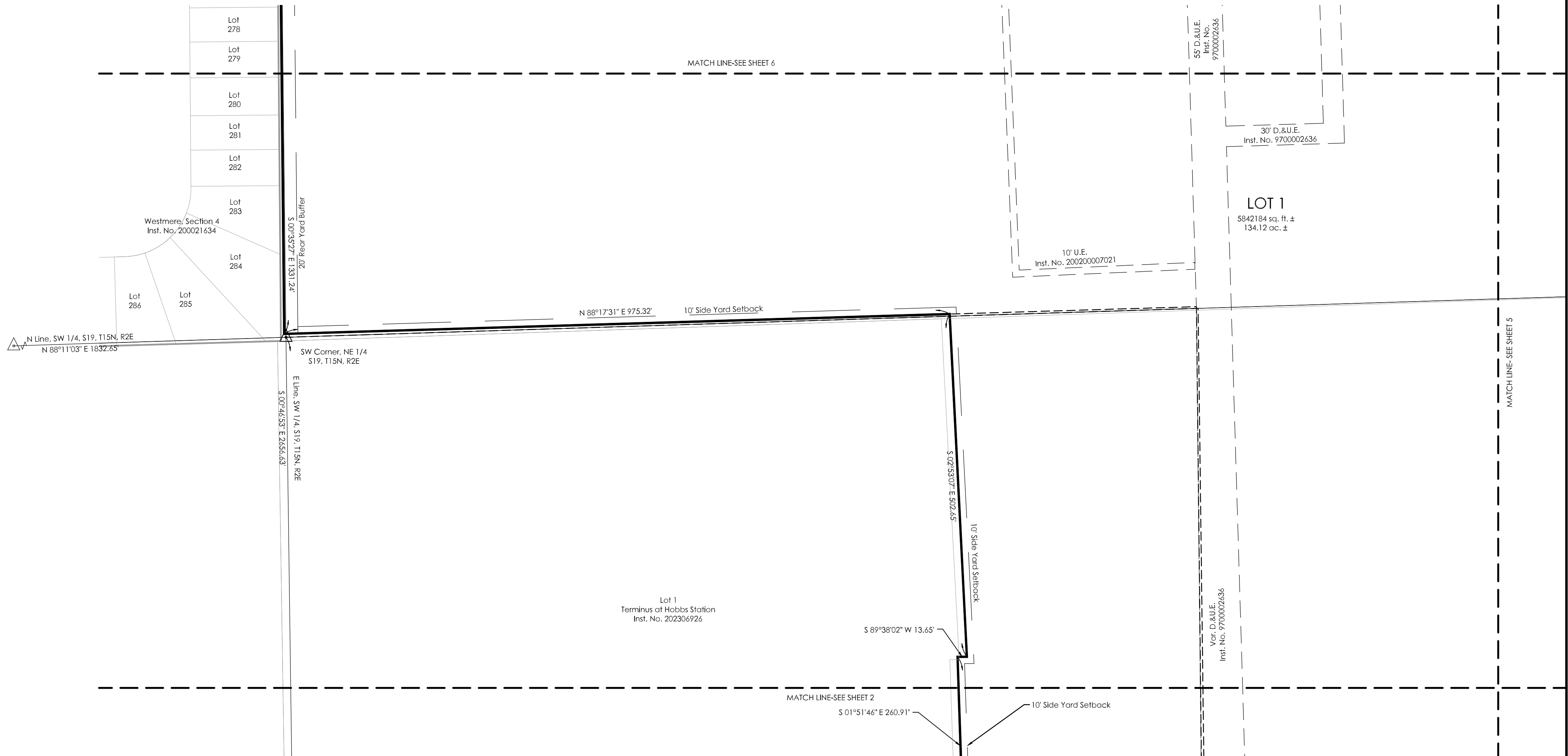
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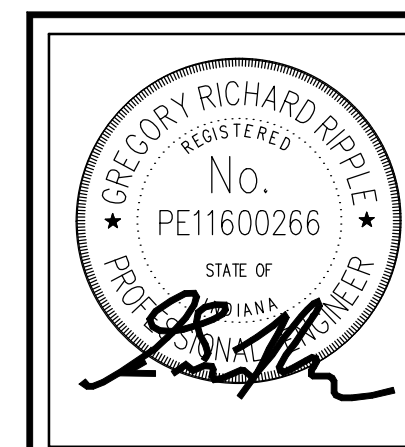
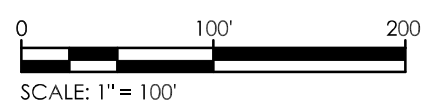
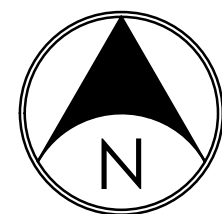
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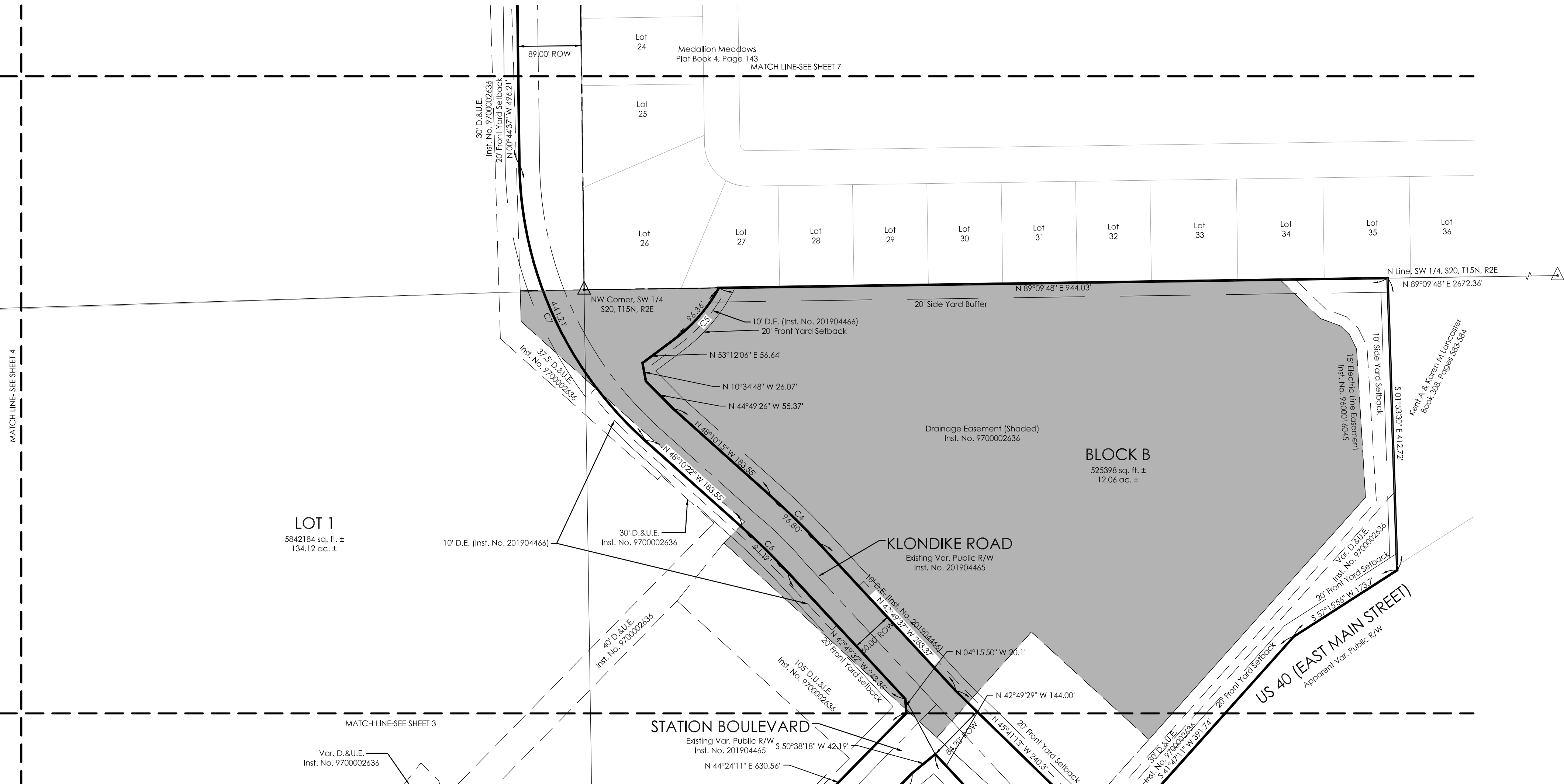
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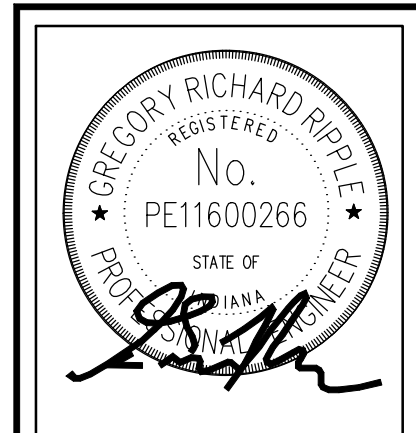
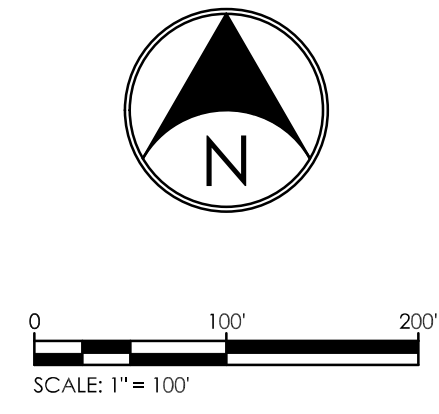
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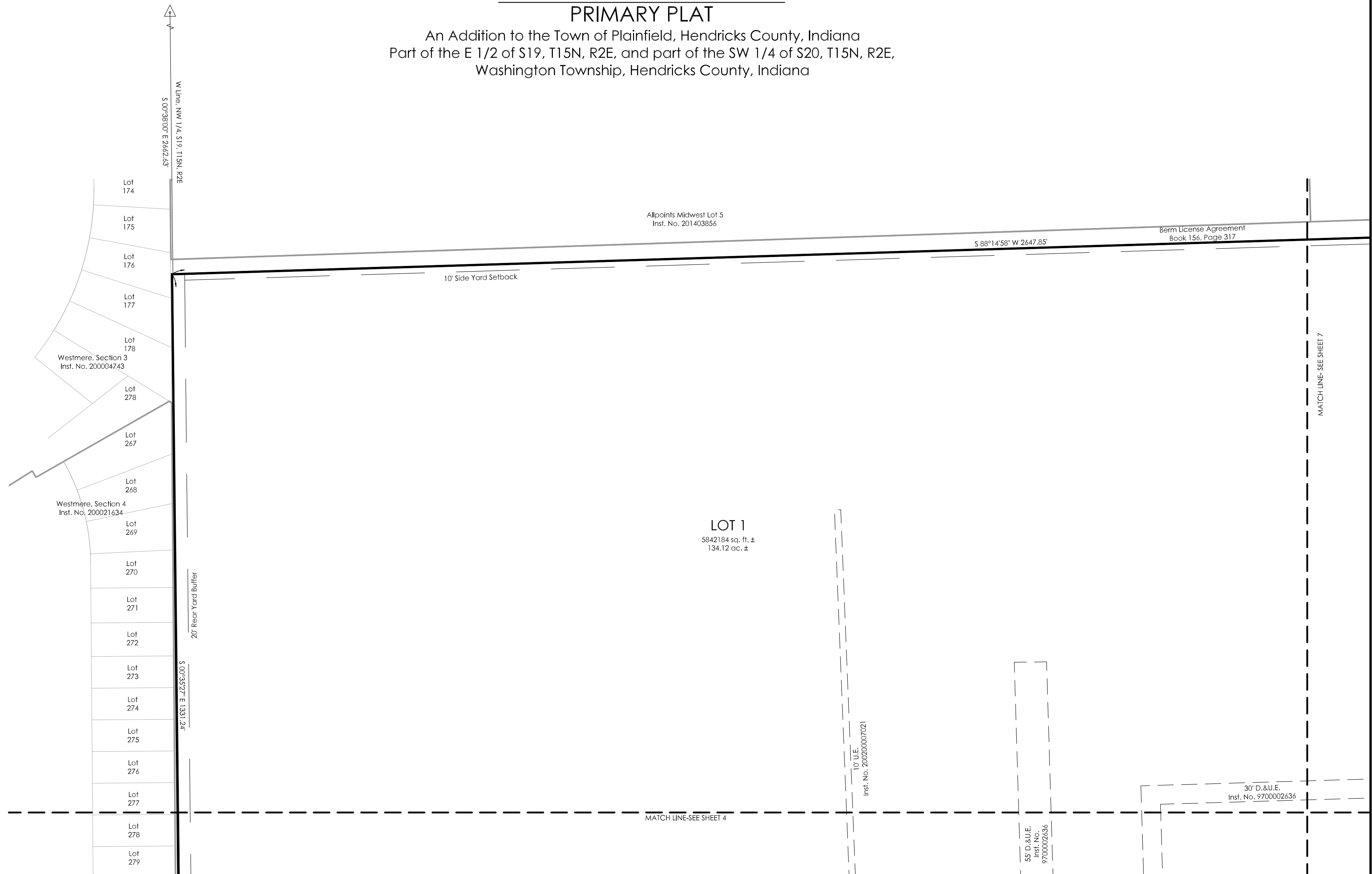
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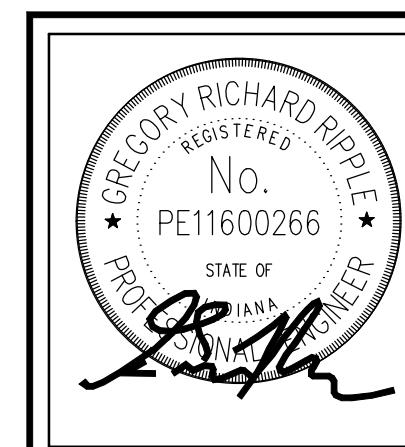
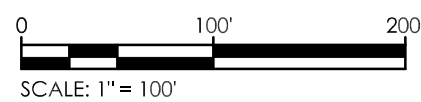
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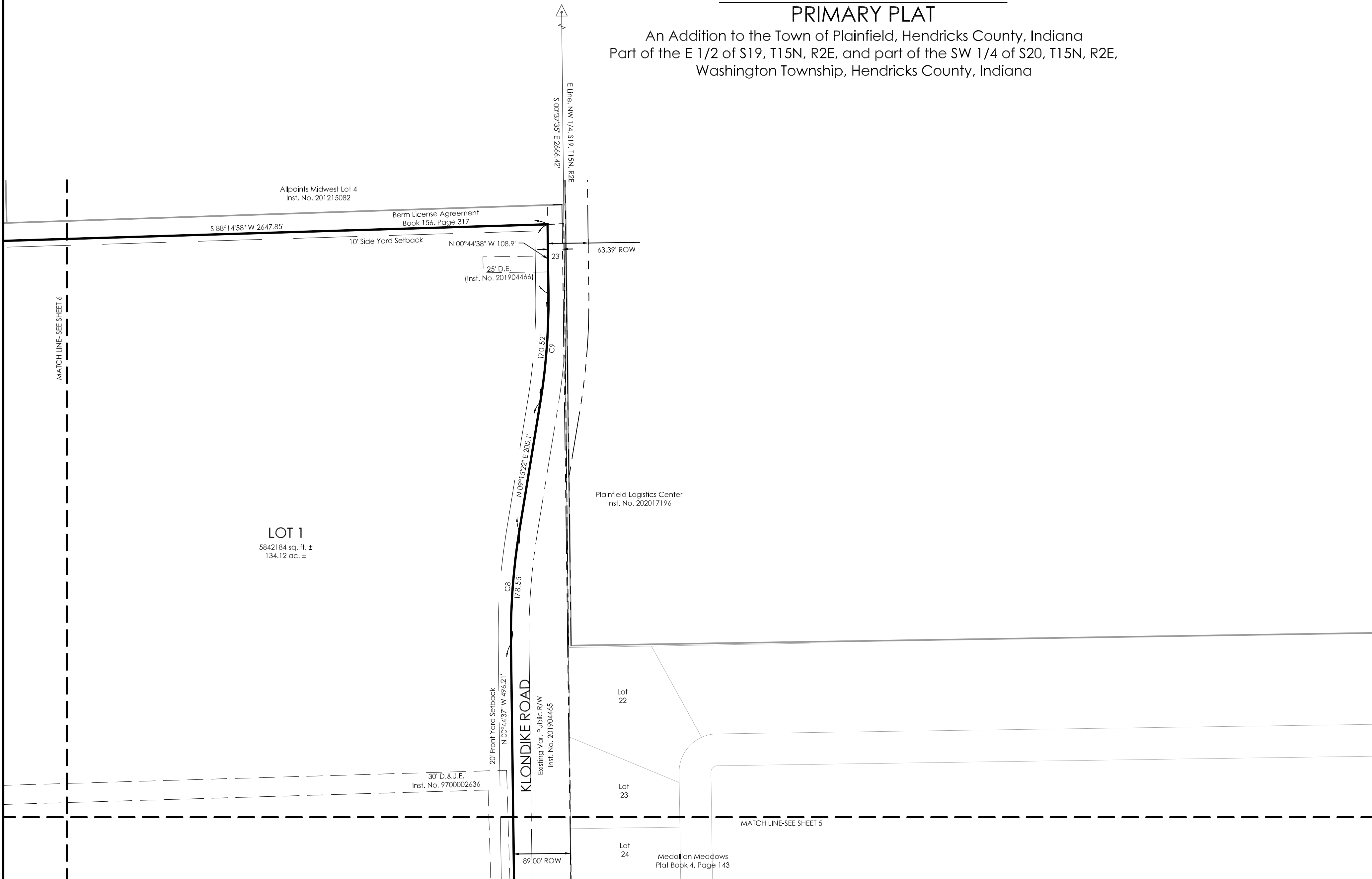
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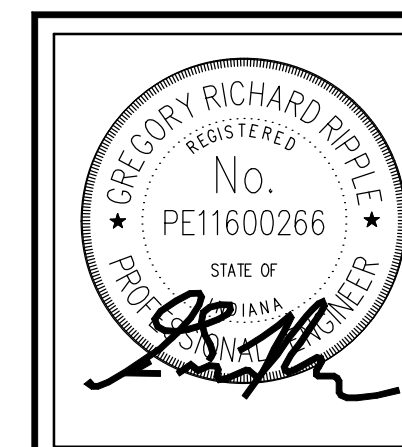
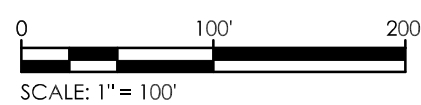
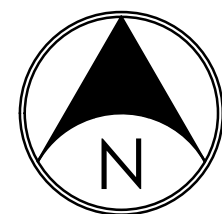
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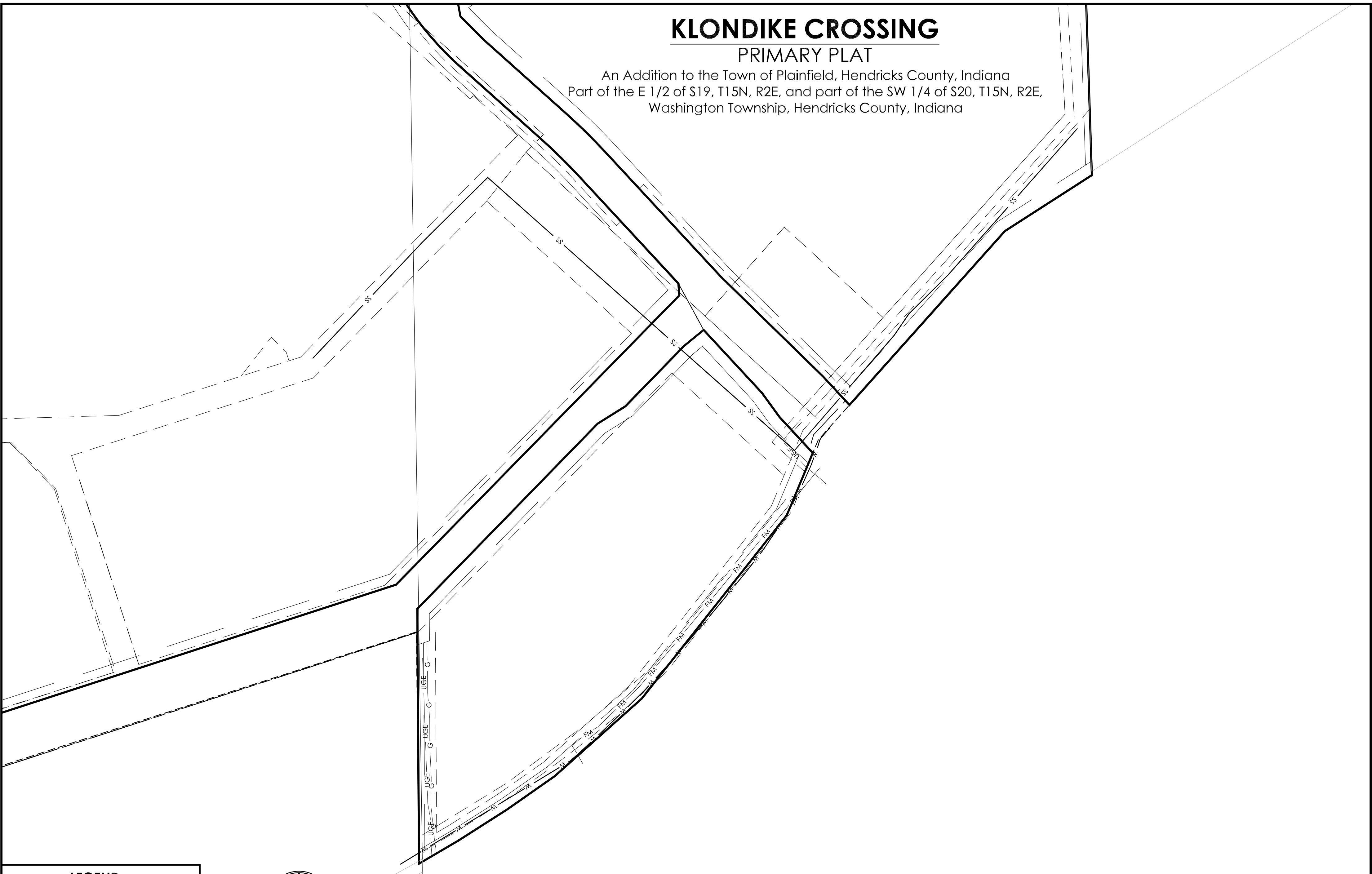
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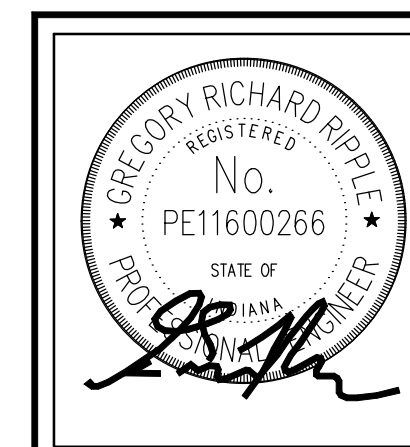
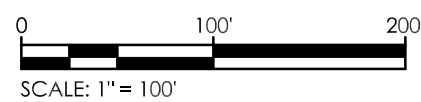
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EXISTING UTILITIES PLAN

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