

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFER OF DEDICATION THEREIN.

### EMERGENCY VEHICLE ACCESS EASEMENT, EVAE

WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA, EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ALONG, ACROSS AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) WITHIN PARCELS A, B, C, D, E, AND F, DELINEATED HEREON AS "COMMON LOT". SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, AND SHALL BE MAINTAINED BY PROPERTY OWNERS SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

### PUBLIC ACCESS EASEMENT, PAE

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC ACCESS ON, ACROSS AND OVER THOSE CERTAIN AREAS OF LAND DESIGNATED AS "PAE" (PUBLIC ACCESS EASEMENT) WITHIN PARCELS A, B, C, D, E, AND F, DELINEATED HEREON AS "COMMON LOT". SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO THAT DO NOT INTERFERE WITH THE PURPOSES OF THE EASEMENT. ALL PUBLIC ACCESS IMPROVEMENTS WITHIN SAID "PAE" SHALL BE PRIVATELY MAINTAINED.

### SIDEWALK EASEMENT, SWE

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE, AND PUBLIC USE OF A SIDEWALK WITHIN THE STRIP OF LAND DESIGNATED AND DELINEATED HEREON AS "SWE" (SIDEWALK EASEMENT). SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO THAT DO NOT INTERFERE WITH THE PURPOSES OF THE EASEMENT.

### PRIVATE PARKING EASEMENT

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN AND EIGHT SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS AN EASEMENT FOR PARKING PURPOSES UPON, OVER AND ACROSS PARCELS A, B, C, D, E, AND F DELINEATED HEREON AS "COMMON LOT". THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT ON SAID COMMON LOT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID COMMON LOT AREA IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

### PRIVATE UTILITIES EASEMENT

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN AND EIGHT SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS AN EASEMENT FOR PRIVATE UTILITY PURPOSES UPON, OVER AND UNDER PARCELS A, B, C, D, E, AND F DELINEATED HEREON AS "COMMON LOT". THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT ON SAID COMMON LOT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID COMMON LOT AREA IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

### PRIVATE STREETS

WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS CHASTAIN PLACE (PARCEL A), CORCORAN DRIVE (PARCEL B), RICKABAUGH WAY (PARCEL C), MONDO WAY (PARCEL D) AND CHAMPIONS WAY (PARCEL E). THE PRIVATE STREETS CONTAINED WITH THIS TRACT MAP ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

### AS OWNER:

TOD BROKAW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
FORMERLY KNOWN AS BVF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: H/S BROKAW, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS MANAGER

BY:

NAME: DEREK K. HUNTER, JR.  
ITS: MANAGER

BY:

NAME: EDWARD D. STORM  
ITS: MANAGER

## TRUSTEE'S STATEMENT

WE, COMERICA BANK, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED SEPTEMBER 30, 2016 AS DOCUMENT NO. 23448720, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP, "TRACT NO. 10532 GATEWAY CROSSINGS", AND JOINS IN ALL DEDICATIONS AND RESERVATIONS THEREON.

COMERICA BANK

BY:

NAME:

ITS:

# TRACT NO. 10532

## GATEWAY CROSSINGS

A 14-LOT SUBDIVISION

BEING A SUBDIVISION OF LOT A AS DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED ON JANUARY 19, 2011 AS DOCUMENT NO. 21052359 OF OFFICIAL  
RECORDS, SANTA CLARA COUNTY, AND LYING PARTIALLY WITHIN THE CITY OF SANTA  
CLARA AND PARTIALLY WITHIN THE CITY OF SAN JOSE, SANTA CLARA COUNTY,  
STATE OF CALIFORNIA

JULY, 2020

CONSISTING OF 5 SHEETS



3350 Scott Boulevard, Building 22  
Santa Clara, California 95054

Phone: (408) 727-6665  
www.kierwright.com

KIER+WRIGHT

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP: THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE: \_\_\_\_\_

BY:

MATTHEW ALAN CANO, RCE# 65479  
CITY OF SAN JOSE, CALIFORNIA



## CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON SUBDIVISION MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_

BY:

STEVE G. CHOY, LS 6672  
CITY OF SAN JOSE, CALIFORNIA



## CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON JULY 9, 2019, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE VESTING TENTATIVE MAP OF THIS SUBDIVISION AND ON \_\_\_\_\_, 2020, DID APPROVE THIS FINAL MAP AND ACCEPT ON BEHALF OF THE PUBLIC, ALL STREET AND EASEMENT DEDICATIONS REQUIRED AS A CONDITION OF APPROVAL OF SAID MAP AND IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

NORA PIMENTEL, MMC  
ASSISTANT CITY CLERK  
CITY OF SANTA CLARA, CALIFORNIA

DATE

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TOD BROKAW, LLC ON JULY, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JULY, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATE

RYAN M. AMAYA

P.L.S. 8134



## SOILS AND GEOLOGICAL REPORT

A SOILS REPORT HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, DATED MAY 4, 2017, PROJECT NO. 902-1-1, A COPY OF WHICH HAS BEEN FILED WITH THE BUILDING AND INSPECTION DIVISION OF THE CITY OF SANTA CLARA PLANNING AND INSPECTION DEPARTMENT.

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP: THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MICHAEL JACK LIW, CITY ENGINEER  
CITY OF SANTA CLARA, CALIFORNIA  
RCE C59554

DATE



## CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

JING DENG, ACTING CITY SURVEYOR  
CITY OF SANTA CLARA, CALIFORNIA  
LS 9424

DATE



## RECORDER'S STATEMENT

FILE NO: \_\_\_\_\_ FEE: \_\_\_\_\_ PAID.

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF  
MAPS, AT PAGE(S) \_\_\_\_\_, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF  
KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.

REGINA ALCOMENDRAS, COUNTY RECORDER

BY:

DEPUTY

# TRACT NO. 10532

## GATEWAY CROSSINGS

A 14-LOT SUBDIVISION

BEING A SUBDIVISION OF LOT A AS DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED ON JANUARY 19, 2011 AS DOCUMENT NO. 21052359 OF OFFICIAL  
RECORDS, SANTA CLARA COUNTY, AND LYING PARTIALLY WITHIN THE CITY OF SANTA  
CLARA AND PARTIALLY WITHIN THE CITY OF SAN JOSE, SANTA CLARA COUNTY,  
STATE OF CALIFORNIA

JULY, 2020

CONSISTING OF 5 SHEETS



KIER+WRIGHT

3350 Scott Boulevard, Building 22  
Santa Clara, California 95054

Phone: (408) 727-6665  
www.kierwright.com

### OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE  
INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE  
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS.  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME  
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO  
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME  
IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE  
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE  
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE \_\_\_\_\_

PRINTED NOTARY'S NAME \_\_\_\_\_

NOTARY'S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

NOTARY'S COMMISSION NUMBER \_\_\_\_\_

EXPIRATION OF NOTARY'S COMMISSION \_\_\_\_\_

### OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA SS.  
COUNTY OF \_\_\_\_\_

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NOTARY'S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

NOTARY'S COMMISSION NUMBER \_\_\_\_\_

EXPIRATION OF NOTARY'S COMMISSION \_\_\_\_\_

### TRUSTEE'S ACKNOWLEDGMENT

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TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS.  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME  
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO  
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME  
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INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE  
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

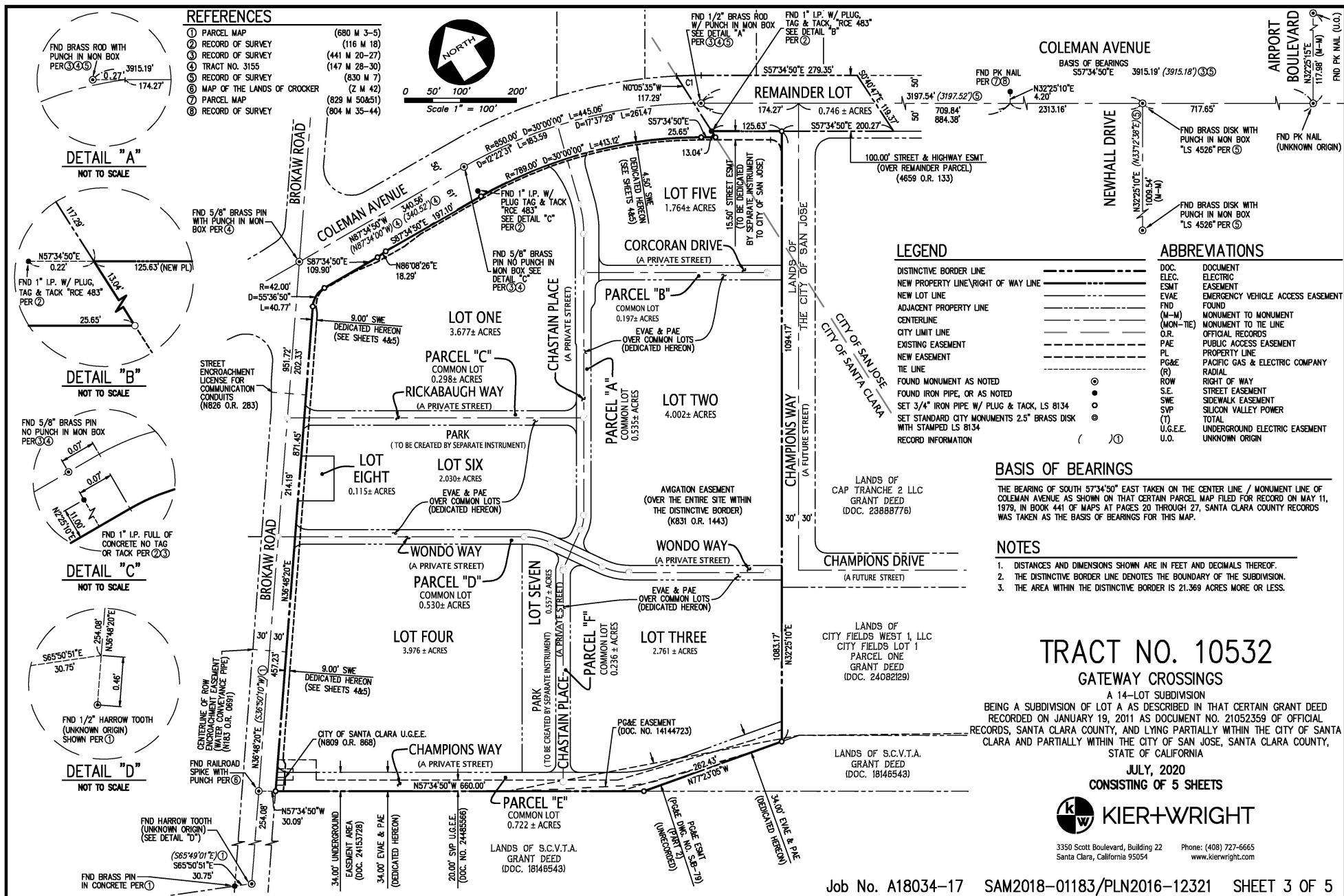
NOTARY'S SIGNATURE \_\_\_\_\_

PRINTED NOTARY'S NAME \_\_\_\_\_

NOTARY'S PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

NOTARY'S COMMISSION NUMBER \_\_\_\_\_

EXPIRATION OF NOTARY'S COMMISSION \_\_\_\_\_



# TRACT NO. 10532

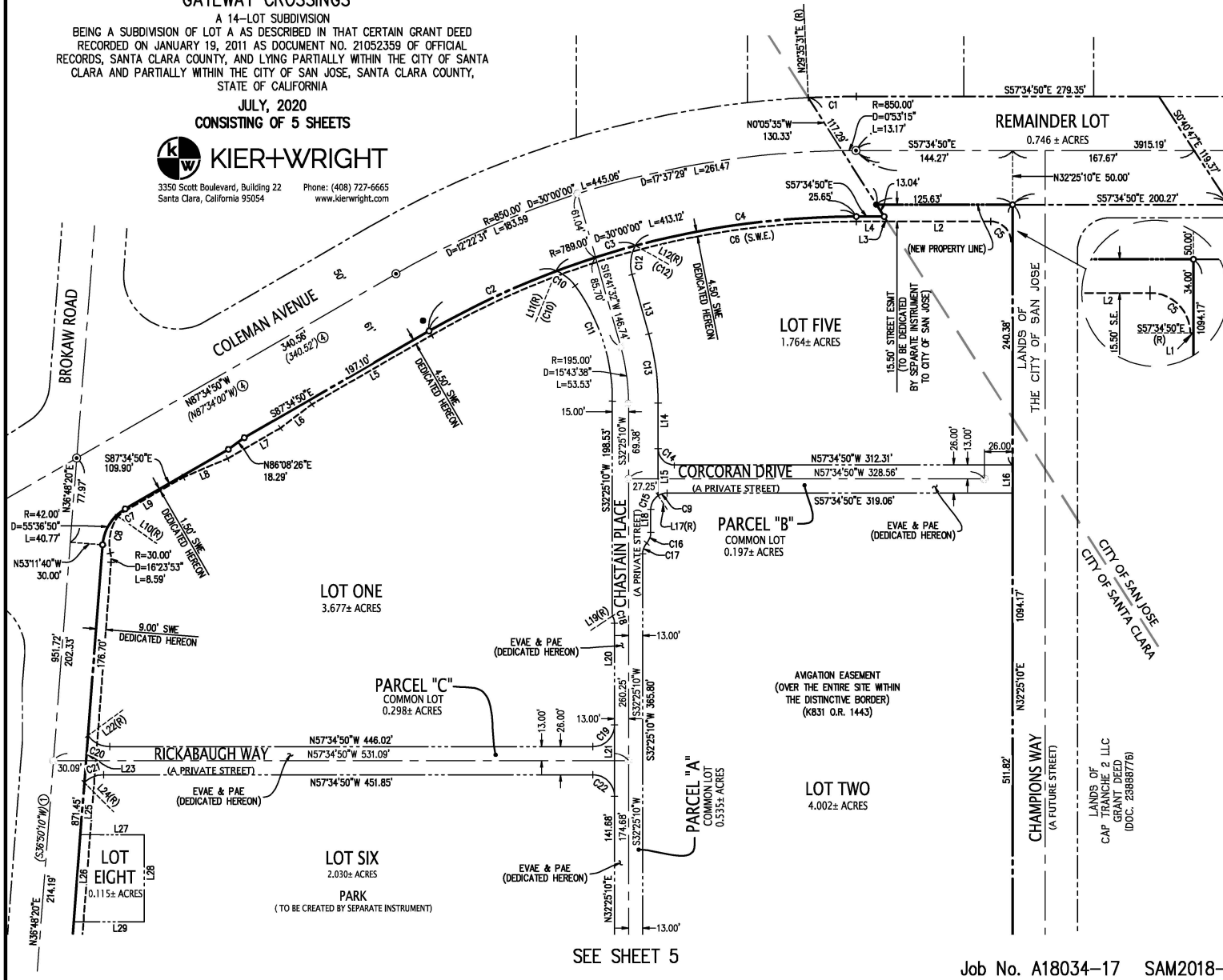
## GATEWAY CROSSINGS

A 14-LOT SUBDIVISION  
BEING A SUBDIVISION OF LOT A AS DESCRIBED IN THAT CERTAIN GRANT DEED  
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JULY, 2020  
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Santa Clara, California 95054 www.kierwright.com



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S57°34'50"E	1.50'
L2	S57°34'50"E	95.75'
L3	N0°05'35"W	5.34'
L4	S57°34'50"E	28.52'
L5	S87°34'50"E	127.65'
L6	S85°17'40"W	36.28'
L7	S87°34'50"E	56.36'
L8	S80°27'20"E	44.34'
L9	S87°34'50"E	61.17'
L10	N22°34'10"W	43.51'
L11	N54°22'03"E	40.00'
L12	N28°19'40"W	35.00'
L13	S16°41'32"W	56.98'
L14	S32°25'10"W	42.21'
L15	S32°25'10"W	43.47'
L16	S32°25'10"W	26.00'
L17	N0°56'51"W	15.00'
L18	S32°25'10"W	21.29'
L19	S88°50'42"W	12.00'
L20	S32°25'10"W	93.96'
L21	S32°25'10"W	66.00'
L22	S86°17'37"W	25.00'
L23	S36°48'20"W	43.74'
L24	N12°40'57"W	25.00'
L25	S36°48'20"W	48.19'
L26	S36°48'20"W	80.74'
L27	N57°34'50"W	58.04'
L28	N32°25'10"E	80.50'
L29	S57°34'50"E	65.21'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	900.00'	2°49'39"	44.42'
C2	789.00'	9°26'23"	129.99'
C3	789.00'	5°34'38"	76.80'
C4	789.00'	14°58'59"	206.33'
C5	18.50'	90°00'00"	29.06'
C6	784.50'	30°00'00"	410.76'
C7	40.50'	13°14'35"	9.36'
C8	43.51'	47°01'23"	35.71'
C9	15.00'	33°22'01"	8.74'
C10	40.00'	32°02'37"	22.37'
C11	180.00'	36°16'35"	113.97'
C12	35.00'	44°58'49"	27.48'
C13	231.16'	16°02'18"	64.71'
C14	15.00'	90°00'00"	23.56'
C15	15.00'	56°37'59"	14.83'
C16	15.00'	41°24'35"	10.84'
C17	15.00'	41°24'35"	10.84'
C18	12.00'	33°34'28"	7.03'
C19	20.00'	89°59'02"	31.41'
C20	25.00'	53°52'27"	23.51'
C21	25.00'	45°06'07"	19.68'
C22	20.00'	90°00'00"	31.42'



0 30' 60' 120'  
Scale 1" = 60'

SEE SHEET 5

# TRACT NO. 10532

## GATEWAY CROSSINGS

A 14-LOT SUBDIVISION

BEING A SUBDIVISION OF LOT A AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JANUARY 19, 2011 AS DOCUMENT NO. 21052359 OF OFFICIAL RECORDS, SANTA CLARA COUNTY, AND LYING PARTIALLY WITHIN THE CITY OF SANTA CLARA AND PARTIALLY WITHIN THE CITY OF SAN JOSE, SANTA CLARA COUNTY, STATE OF CALIFORNIA

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PARCEL "C"  
COMMON LOT  
0.298± ACRES

SEE SHEET 4

AVIGATION EASEMENT  
(OVER THE ENTIRE SITE WITHIN  
THE DISTINCTIVE BORDER)  
(K831 O.R. 1443)

LOT TWO  
4.002± ACRES

LOT SIX  
2.030± ACRES

PARK  
(TO BE CREATED BY SEPARATE INSTRUMENT)

PARCEL "D"  
COMMON LOT  
0.530± ACRES

LOT FOUR  
3.976± ACRES

LOT THREE  
2.761± ACRES

LOT SEVEN  
0.537± ACRES

PARCEL "F"  
COMMON LOT  
0.236± ACRES

PARCEL "E"  
COMMON LOT 0.722± ACRES



0 30' 60' 120'  
Scale 1" = 60'

LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L21	S32°25'10"W	66.00'	C19	20.00'	89°59'02"	31.41'
L22	S86°17'37"W	25.00'	C20	25.00'	53°52'27"	2.351'
L23	S36°48'20"W	43.74'	C21	25.00'	45°06'07"	19.68'
L24	N12°40'57"W	25.00'	C22	20.00'	90°00'00"	31.42'
L25	S36°48'20"W	48.19'	C23	50.00'	24°43'30"	21.58'
L26	S36°48'20"W	80.74'	C24	20.00'	90°16'30"	31.51'
L27	N57°34'50"W	59.04'	C25	126.00'	25°00'00"	54.98'
L28	N32°25'10"E	80.50'	C26	76.00'	24°43'30"	32.80'
L29	S57°34'50"E	65.21'	C27	20.00'	89°43'30"	31.32'
L30	S36°48'20"W	41.52'	C28	100.00'	25°00'00"	43.63'
L31	S86°17'37"W	25.00'	C29	126.00'	25°00'00"	54.98'
L32	S32°34'50"E	5.31'	C30	18.00'	115°00'00"	36.13'
L33	N57°08'40"E	10.19'	C31	25.00'	24°47'41"	10.82'
L34	S32°34'50"E	66.00'	C32	15.00'	90°36'02"	23.72'
L35	S57°08'40"W	10.51'	C33	100.00'	25°00'00"	43.63'
L36	S32°34'50"E	30.03'	C34	25.00'	53°52'27"	23.51'
L37	S32°25'10"W	26.00'	C35	25.00'	45°06'07"	19.68'
L38	N32°34'50"W	28.92'	C36	18.05'	43°47'03"	13.79'
L39	N32°34'50"W	61.15'	C37	15.00'	90°00'00"	23.56'
L40	S57°12'51"W	2.55'	C38	15.00'	90°00'00"	23.56'
L41	S32°34'50"E	11.27'	C39	200.00'	19°48'15"	69.13'
L42	N57°34'50"W	3.71'	C40	63.00'	24°43'30"	27.19'
L43	S36°48'20"W	43.74'	C41	113.00'	25°00'00"	49.31'
L44	N12°40'57"W	25.00'	C42	113.00'	25°00'00"	49.31'
L45	N36°48'20"E	793.52'				
L46	S83°06'14"W	18.05'				
L47	N86°05'47"E	25.17'				
L48	N57°34'50"W	14.04'				
L49	N36°48'20"E	48.73'				
L50	N57°34'50"W	56.00'				

DETAIL "E"  
NOT TO SCALE