

# MUGGINS GULCH

BRECKENRIDGE



GRAPHIC SCALE  
1 inch = 100 ft.

PRIVATE ACCESS  
EASEMENT

PRIVATE OPEN  
SPACE

$\Delta = 37^{\circ}16'04''$   
 $R = 192.00'$   
 $L = 124.89'$   
 $ChB = S42^{\circ}10'16''W$   
 $ChL = 122.70'$

DISTURBANCE  
ENVELOPE

LOT 1

LOT 7

LOT 2  
2.67 Acres

LOT 3

$L = 318.65'$   
 $ChB = S37^{\circ}13'35''W$   
 $ChL = 318.20'$   
 $\Delta = 10^{\circ}33'15''$   
 $R = 1729.90'$

N 60°48'18" E  
174.93'

S 28°54'33" E  
346.49'

N 61°05'27" E  
116.85'

S 28°54'33" E  
186.34'

N 28°54'33" W  
186.34'

S 61°05'27" W  
116.85'

N 28°54'33" W  
434.57'