

MUGGINS GULCH

BRECKENRIDGE



GRAPHIC SCALE
1 inch = 100 ft.

$\Delta=6^{\circ}53'45''$
 $R=192.00'$
 $L=23.11'$
 $ChB=S20^{\circ}05'22''W$
 $ChL=23.09'$

PRIVATE OPEN
SPACE

$\Delta=29^{\circ}17'16''$
 $R=306.09'$
 $L=156.46'$
 $ChB=N31^{\circ}11'33''E$
 $ChL=154.76'$

PRIVATE ACCESS
EASEMENT

LOT 2

LOT 3
2.65 Acres

DISTURBANCE
ENVELOPE

$\Delta=144^{\circ}51'22''$
 $R=42.00'$
 $L=106.19'$
 $ChB=S26^{\circ}41'05''E$
 $ChL=80.08'$

PRIVATE OPEN
SPACE

$\Delta=19^{\circ}34'59''$
 $R=83.00'$
 $L=28.37'$
 $ChB=N89^{\circ}19'17''W$
 $ChL=28.23'$

$S 80^{\circ}53'14'' W$
408.85'

MUGGINS GULCH ROAD

