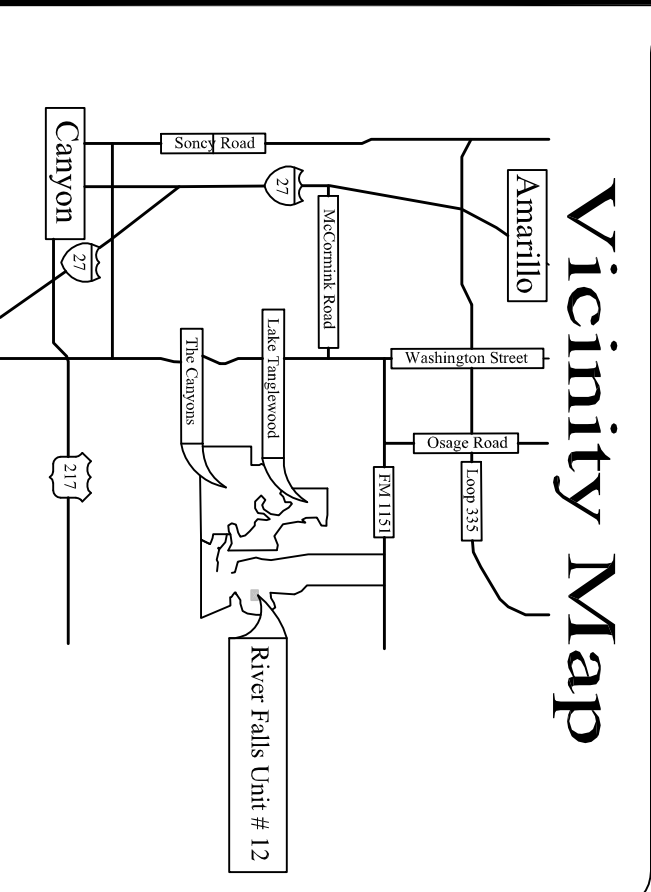
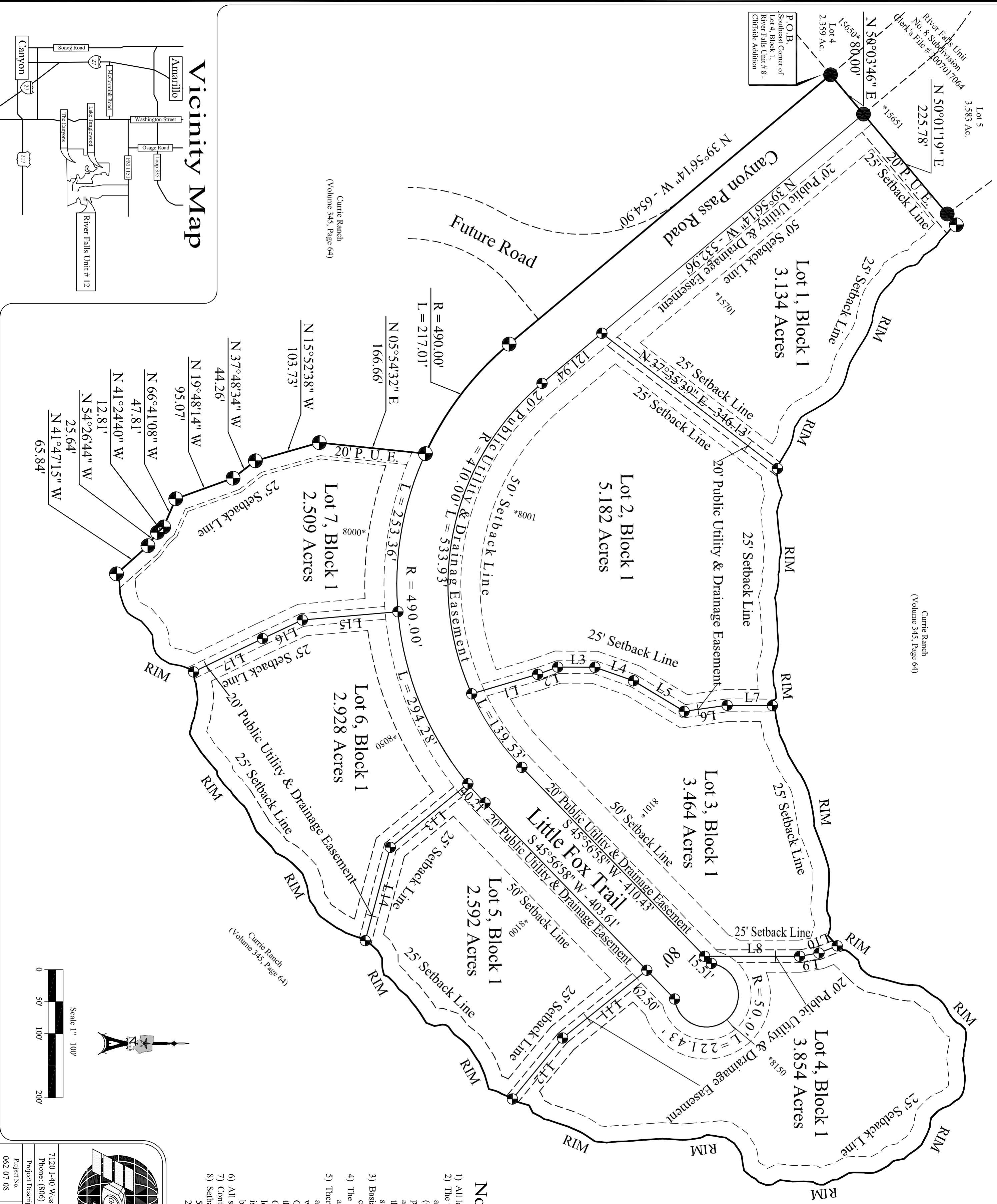


River Falls Unit No. 12 - Cliffside Addition

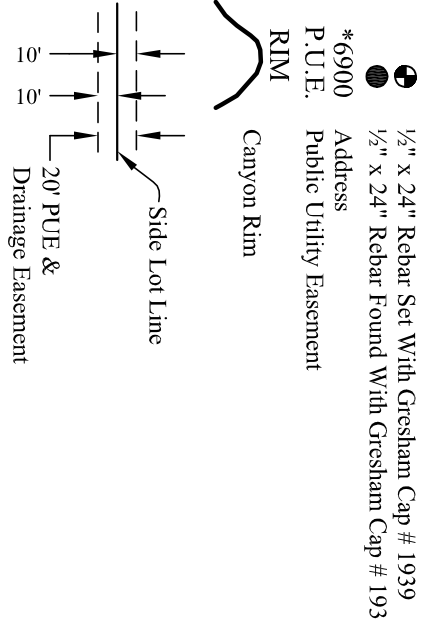
A 27.161 Acre Rural Subdivision Lying in Section 25, Block 6, I & G.N. RR Co. Survey, Randall County, Texas.



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Legend



Line Table

#	DIRECTION	DISTANCE
L1	N 16°26'40" W	107.43'
L2	N 19°51'46" W	33.28'
L3	N 00°12'47" E	57.96'
L4	N 19°18'17" E	63.83'
L5	N 31°03'02" E	92.53'
L6	N 07°56'41" W	67.82'
L7	N 00°19'39" E	70.64'
L8	SOUTH	148.54'
L9	N 09°13'49" W	30.62'
L10	N 21°41'38" W	30.60'
L11	N 38°48'59" W	168.82'
L12	N 50°33'21" W	123.29'
L13	N 39°20'54" W	156.58'
L14	N 74°58'46" W	150.87'
L15	N 04°56'16" W	149.90'
L16	N 25°06'29" W	68.49'
L17	N 25°44'37" W	119.67'

Notes

- 1) All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939
- 2) The top of the caprock rim as depicted on this survey was defined by aerial photography established using Global Position System (GPS) with centimeter capability for control. The aerial photography was established to U. S. Map Standards with the offices of Gresham & Associates Inc. on the date of this survey.
- 3) Basis of Bearing - Creodetic Bearing established by centimeter capability GPS.
- 4) The areas of the lots adjoining the Canyon rim as shown on this plat are approximate.
- 5) There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100 foot radius within which no subsurface Sewage Systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a subsurface sewage system. This Sanitary Control Easement will extend into adjacent lots. Water well locations will be made on an individual lot basis. This easement is for the sole purpose of Sanitary Control and does not prohibit building encroachments.
- 6) All street R.O.W. shown on this plat are Public Utility Easements.
- 7) Contour Interval - 2'
- 8) Setback Lines for each lot are as follows:
50' in the front of each lot, and along the Canyon rim.
25' along the side of each lot.



GRESHAM & ASSOCIATES, INC.
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Phone: (806) 359-9648 Fax: (806) 359-9717
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River Falls Unit No. 12 - Cliffside Addition
Project Description:
Client: Tully, Currie
Drawn By: A. Wieck
Project No: 062-07-08

Currie Ranch
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Vicinity Map

