

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

EL DORADO CO. RECORDER-CLERK

Assessor's Parcel Number: 329-341-04-100

04/30/2014, 20140016289

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**COMMON DRIVEWAY, PARKING AND UTILITY EASEMENT AND  
MAINTENANCE AGREEMENT**

This Agreement is entered into as of 7/16, 2013, by and between THE PATTON GROUP LP, a California Limited Partnership, hereinafter referred to as "Grantor," and the COUNTY OF EL DORADO, a political subdivision of the State of California, hereinafter referred to as "Grantee."

WHEREAS, Grantor is the owner of approximately 6.67 acres of real property located in the Diamond Springs area of El Dorado County, California, commonly referred to as 6425 Capitol Avenue, Diamond Springs, California, and also referred to as a portion of APN 329-341-04 (hereinafter referred to as the "Property"), as more particularly described on Exhibit A, attached hereto and incorporated herein.

WHEREAS, pursuant to the Purchase and Sale Agreement and Joint Escrow Instructions, dated December 12, 2012 ("Purchase and Sale Agreement") between Grantor and Grantee, Grantee is acquiring 4.73 acres of the Property, the improvements thereon (inclusive of the commercial building totaling 21,251 rentable square feet, commonly referred to as "Building 2"), and all fixtures and equipment identified via inventory list during escrow.

WHEREAS, in connection with the conveyance of a portion of the Property to Grantee under the Purchase and Sale Agreement, the Property will be split into two parcels, one parcel containing Building 1 (hereinafter referred to as "Grantor's Parcel") and the other parcel containing Building 2 (hereinafter referred to as "Grantee's Parcel").

WHEREAS, the parties have agreed that the parcels will be subject to restrictions the purpose of which are to document the access and parking, including the shared cost for maintenance of the common driveway and utility easement used by and of benefit to both the occupants of Building 1 and Building 2.

WHEREAS, it is the intention of this Agreement for the restrictions, limitations, and covenants to run with the land and bind future owners and successors having or acquiring any right, title, or interest in the Property.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties hereto agree as follows:



## AGREEMENT

### 1. Driveway Access

(a) Easement. Grantor hereby grants to Grantee a perpetual non-exclusive easement in favor of Grantee's Parcel over, in, upon, and across Grantor's Parcel, inclusive of two (2) existing parking spaces, for purposes of vehicular and pedestrian ingress and egress access to and from Grantee's Parcel and public streets adjacent thereto, as shown on the Site Plan attached hereto and incorporated herein by reference as Exhibit B.

(b) Maintenance. Grantor's property manager shall act as the initial "Maintenance Director" responsible for maintaining the driveway access easement area in good repair and condition as follows:

- (1) Maintaining, repairing, and resurfacing, when necessary, all paved surfaces, curbs and gutters in good condition with the type of material originally used or such substitute as shall in all respects be equal or superior in quality, use and durability;
- (2) Removing debris and refuse to the extent reasonably necessary to keep the area in clean and orderly condition and allow for vehicular and pedestrian ingress and egress to and from Grantee's Parcel.
- (3) Maintaining, repairing and replacing, when necessary, all traffic directional signs and markers to Grantee's Parcel.

(c) Maintenance Costs.

- (1) Except as otherwise provided in subsection (c)(2) below, the owners of the parcel shall equally share and pay for the costs and expenses incurred for performing the maintenance work specified in subsection (a) ("Maintenance Costs"). The Maintenance Director may, at its election, bill such owner for its share of the Maintenance Costs on a monthly, quarterly or annual basis. The owners shall pay within thirty (30) days of receipt of an invoice for their respective share of the Maintenance Costs. If the owner's share of the Maintenance Costs for any single maintenance or repair work item exceeds Five Thousand Dollars (\$5,000.00), the prior written approval of the owner is required, which consent shall not be unreasonably withheld. The Maintenance Director shall be entitled to a reasonable fee for its services rendered to perform the maintenance work on the driveway access easement area. The maintenance fee shall not exceed five percent (5%) of the Maintenance Costs and shall be billed and invoiced separately from the Maintenance Costs. The owner's share of the Maintenance Costs shall include such owner's share of the maintenance fee.
- (2) Grantee shall pay Grantor the sum of Five Hundred Dollars (\$500.00) annually for maintenance of the landscaping and lighting on the driveway access easement area.

(d) Maintenance or repair work not described herein is not covered by this Agreement unless the owner wishing to undertake the work first obtains the written consent of the other parcel owner.

(e) In the event any of the following occurs, Grantee shall be appointed as the Maintenance Director and shall assume responsibility for the maintenance work specified in subsection (c)(1) above.

- (1) Grantor ceases to have a property manager act as the Maintenance Director;
- (2) Grantor sells or conveys all or a portion of Grantor's parcel to another person; or
- (3) Grantor's property manager fails to perform any of the obligations specified herein, which failure continues for a period of thirty (30) days after receipt of written notice from any owner specifying the particulars of such failure.

In the event Grantee is appointed as the Maintenance Director pursuant herein, Grantee's obligation to pay Grantor under subsection (c)(2) above shall cease, and Grantor shall assume the payment obligation and pay Grantee the amount specified in subsection (c)(2) above.

(f) Records Examination. The Maintenance Director shall maintain all records for all Maintenance Costs incurred for a period of three (3) years from the date the maintenance work is completed. The owners or their duly authorized representatives may, upon thirty (30) days prior written notice to the Maintenance Director, access and inspect all records pertaining to Maintenance Costs incurred. The records shall be made available at the Maintenance Director's general offices or at such other location reasonably designated by the Maintenance Director at any time during reasonable business hours.

2. **Parking.** In consideration for the payment by Grantee to Grantor in the sum of One Hundred Dollar (\$100.00) the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee an easement appurtenant to and for the benefit of Grantee's parcel over, in, upon, and across Grantor's Parcel for vehicular parking (use of eight (8) parking spaces) as shown on Exhibit B, for the benefit of Grantee and its permittees ("Parking Easement"); provided that Grantor may terminate such Parking Easement following the fifth (5<sup>th</sup>) anniversary date this Agreement is recorded upon ninety (90) days written notice to Grantee.

### 3. **Utilities.**

(a) Easements. There is hereby granted and reserved over each parcel a nonexclusive, appurtenant, reciprocal easement ("Utility Easement") for the installation, construction, servicing, maintenance, repair and replacement of electrical, gas, fiber optics, telephone, cable television, lighting, storm drain, water, storm and sanitary sewer systems, and other utilities (collectively, "Utilities") servicing the parcels (including, among other things, all of the wiring, inlets, outlets, pipes, conduits, valves, and meters relating thereto and other

appropriate facilities) at the easement locations shown on Exhibit B. Each parcel owner shall have the right (but not the obligation) to relocate or realign the Utility Easement located on such owner's parcel and, upon such relocation or realignment, the Utility Easement granted herein shall be deemed to be relocated to the new location of the Utility Easement; provided, however, that before relocating or realigning the Utility Easement, the written approval of the subject owner(s) whose parcel will be affected by any such relocation or realignment, which written approval shall not be unreasonably withheld or delayed by such owner(s), shall first be obtained. Such owner(s)' right of approval shall only extend to that portion of the Utility Easement which is intended to be located on such owner's parcel. An amendment to this Agreement shall be recorded memorializing such relocation or realignment of the Utility Easement. Furthermore, the owners of any parcels served by such Utilities shall have the right, and are hereby granted and reserved an easement to the full extent necessary therefor, to enter the other parcel or to have utility companies enter thereon, or any portion thereof, to install, construct, connect to and utilize existing utility lines and mains, clean, service, repair, replace and generally maintain such Utilities as and when the same may be necessary. Unless the consent of the owner of the parcel on which such work is to be done is first obtained, such entry shall occur only during non-peak business hours (before 9:00 a.m. and after 4:00 p.m. Monday- Friday) and after reasonable written notice to the owner of the parcel being entered of not less than three (3) business days; provided, however, that in the case of an emergency the entry may occur without notice and without regard to business hours. Any owner or utility company exercising the rights granted in this section shall be obligated to restore the parcel entered to the same condition as the parcel existed prior to the date of such owner or utility's entry onto the parcel in question. Notwithstanding anything which is or appears to be to the contrary herein, nothing in this Agreement shall be construed to impose any obligation on any owner to install any Utilities at, or for the benefit of, the parcels.

(b) Relocation of Utility Easements. The owner(s) of a parcel encumbered by any Utility Easement may, at its sole cost and expense, relocate the Utility Easement on its Parcel (and any utility facilities installed thereon); provided, however, that such relocation (i) may be performed only after the owner(s) has given the other owner(s) thirty (30) days written notice of its intention to relocate such facilities; (ii) shall not interfere with or diminish the utility services to the other parcels (however, temporary interferences with and diminutions in utility services shall be permitted if they occur during the non-business hours (before 9:00 a.m. and after 5:00 p.m. Monday-Saturday and Sundays) of the affected owner, and that owner has been so notified as provided above; (iii) shall not reduce or unreasonably impair the usefulness or function of the facilities in question; (iv) shall be located underground, unless not reasonably possible; and (v) if shared utility facilities are involved, shall be in accordance with plans approved by the other affected owners. If an owner(s) installs a Utility on its parcel(s), that owner(s) shall size that Utility to accommodate the needs of all of the parcels.

(c) Maintenance of Utility Easements and Utilities. Each owner shall maintain repair and/or replace (or cause the appropriate utility company to the same) the portions of the Utilities and Utility Easements located on such owner's parcel, at such owner's sole cost and expense; provided that if a utility benefits only one parcel, the benefited owner of such parcel shall pay all costs and expenses of maintaining, repairing and replacing that utility even if such utility is located on another owner's parcel.

4. **Signs**. Grantee may install at least one (1) pylon or monument sign on Grantor's Parcel in the approximate location shown on Exhibit B (as such location may be changed from

time-to-time in order to comply with applicable governmental rules and regulations). Grantee shall have the right to amend this Agreement to reflect the changed location of such signs. If Grantee elects to amend this Agreement for such purpose, each owner(s) hereby agrees to execute and cause to be acknowledged for recordation any such document(s) or instrument(s) reasonably requested by Grantee to memorialize such amendment so long as the document(s) or instrument(s) does not otherwise create any additional obligations or burdens on, or otherwise unreasonably adversely affect, that owner or its parcel. No signs, structures, landscaping, or improvements shall be placed or maintained on Grantor's Parcel that will obstruct or impair the visibility of any sign from adjacent streets and roads. Grantee shall maintain the sign in good and repair.

5. **Binding on Successors.** This Agreement and the rights granted herein shall run with the land and shall bind and inure to the benefit of the parties hereto and their respective heirs, successors in interest, lessees, and assigns.

6. **Default.** In the event of a violation or breach of this Agreement, the non-breaching party shall promptly notify the breaching party in writing of such violation and demand corrective action sufficient to cure the violation. Should the breaching party fail to take steps to begin curing the violation within thirty (30) days of receipt of the non-breaching party's written notice or fails to continue to diligently take steps to cure the violation until finally cured, the non-breaching party may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Agreement, to enjoin the violation by temporary or permanent injunction, to terminate this Agreement, and/or to recover any damages to which it may be entitled for violation of the terms of this Agreement. The prevailing party in any such legal proceedings shall be entitled to reasonable attorneys' fees, costs and other expenses.

7. **Notice.** All communications and notices required or to be given by the parties shall be in writing and shall be deemed served on the earlier of the date when actually delivered to the Party or three (3) days after being deposited in the United States mail, postage prepaid and addressed as follows, unless and until either or such Parties notifies the other in accordance with this paragraph of a change of address:

COUNTY: County of El Dorado  
Board of Supervisors  
Attn: Clerk of the Board  
330 Fair Lane  
Placerville, CA 95667

COPY TO: County of El Dorado  
Chief Administrative Office  
330 Fair Lane  
Placerville, CA 95667

PATTON GROUP LP: Patton Group LP  
999 Green Street #2501  
San Francisco, CA 94133

8. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

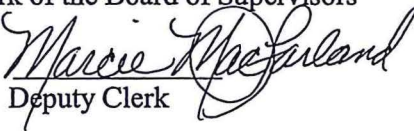
**COUNTY OF EL DORADO**

Date: 7/16/13

  
\_\_\_\_\_  
Ron Briggs, Chair  
Board of Supervisors


**ATTEST:**

James S. Mitrisin  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

**THE PATTON GROUP LP**

Date: \_\_\_\_\_

  
\_\_\_\_\_  
Paul Patton, General Partner  
The Patton Group LP  
A California Limited Partnership  
By Patton 1999 Revocable Trust

**PATTON GROUP, LLC.**  
**PORTION OF APN 329-341-04**

EXHIBIT A:

All that portion of Section 25, Township 10 North, Range 10 East, M.D.M., being a portion of Lot 30 of that certain Subdivision Map filed in the Office of the El Dorado County Recorder in Book F at page 119, and more particularly described as follows:

Beginning at the Southeast corner of Lot 30 of S.D. F-119, a 5/8" rebar with aluminum cap stamped RCE 26342, thence from said Point Of Beginning along the southerly boundary of Lot 30 of S.D. F-119 North 85°-23'-42" West (cited North 85°-24'-17" West per SD F-119) 254.17 feet to a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence leaving southerly boundary of said Lot 30 North 05°-04'-37" East 211.91 feet to a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence North 76°-18'-03" East 21.30 feet to a concrete nail with a brass tag in the pavement stamped RCE 26342;  
thence North 11°-58'-00" East 171.11 feet to a witness corner 8.00 feet offset from boundary intersect, a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence continuing North 11°-58'-00" East 8.00 feet to a point on the northerly boundary of Lot 30 of S.D. F-119;  
thence along the northerly boundary of Lot 30 of S.D. F-119 South 60°-18'-07" East 207.13 feet to the Northeast corner of said Lot 30, a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence along the easterly boundary of said Lot 30 along a non-tangential curve concave to the Northeast with a radius of 60.00 feet and a 41.49 foot chord which bears South 21°-54'-17" East to a concrete nail with a brass tag in the pavement stamped RCE 26342;  
thence continuing along the easterly boundary of said Lot 30 along a reverse curve concave to the Southwest with a radius of 30.00 feet and a 24.49 foot chord which bears South 18°-02'-20" East to a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence continuing along the easterly boundary of said Lot 30 South 06°-03'-16" West 248.70 feet to the Point Of Beginning;

Containing 1.94 Acres.

The Basis of Bearings for this description is identical to that certain Subdivision Map filed in the Office of the El Dorado County Recorder in Book F at page 119.

END OF DESCRIPTION

  
Lawrence A. Patterson, RCE 26342

7/9/13  
Date



**PATTON GROUP TO EL DORADO COUNTY  
PORTION OF APN 329-341-04**

EXHIBIT A:

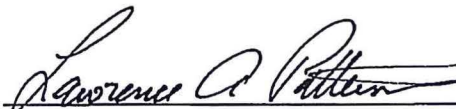
All that portion of Section 25, Township 10 North, Range 10 East, M.D.M., being a portion of Lot 30 of that certain Subdivision Map filed in the Office of the El Dorado County Recorder in Book F at page 119, and more particularly described as follows:

Beginning at the Northernmost corner of Lot 30 of S.D. F-119, a 3/4" C.I.P. stamped RCE 14747, thence from said Point Of Beginning along the northerly boundary of Lot 30 of S.D. F-119 South 60°-18'-07" East 275.57 feet to a point;  
thence leaving northerly boundary of said Lot 30 South 11°-58'-00" West 8.00 feet to a witness corner 8.00 feet offset from boundary intersect, a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence continuing South 11°-58'-00" West 171.11 feet to a concrete nail with a brass tag in the pavement stamped RCE 26342;  
thence South 76°-18'-03" West 21.30 feet to a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence South 05°-04'-37" West 211.91 feet to a point on the southerly boundary of Lot 30 of S.D. F-119, a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence along the southerly boundary of Lot 30 of S.D. F-119 North 85°-23'-42" West (cited North 85°-24'-17" West per SD F-119) 440.63 feet to the Southwest corner of said Lot 30, a 5/8" rebar with aluminum cap stamped RCE 26342;  
thence along the westerly boundary of said Lot 30 North 04°-01'-31" East (cited North 04°-00'-31" East per SD F-119) 384.04 feet to a 1-1/2" C.I.P. stamped RCE 14747;  
thence along a curve concave to the Northwest with a radius of 623.14 feet and a 272.37 foot (cited 272.19 per SD F-119) chord which bears North 66°-19'-35" East (cited North 66°-16'-40" East per SD F-119) to the Point Of Beginning;

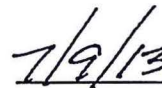
Containing 4.73 Acres.

The Basis of Bearings for this description is identical to that certain Subdivision Map filed in the Office of the El Dorado County Recorder in Book F at page 119.

END OF DESCRIPTION



Lawrence A. Patterson, RCE 26342



Date





**PATTON GROUP**  
**Common Area Maintenance, Driveway and Utility Easement Description**  
**APN 329-341-04**

EXHIBIT A:

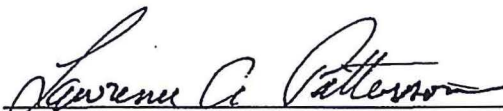
All that portion of Section 25, Township 10 North, Range 10 East, M.D.M., being a portion of Lot 30 of that certain Subdivision Map filed in the Office of the El Dorado County Recorder in Book F at page 119, and more particularly described as follows:

Beginning at a Point on the easterly boundary of Lot 30 of S.D. F-119, from which point the Southeast corner of Lot 30 of S.D. F-119, a 3/4" C.I.P. stamped RCE 14747, bears South 06°-03'-16" East 25.01 feet, thence from said Point Of Beginning North 85°-24'-17" West 223.64 feet; thence North 04°-35'-43" East 9.37 feet; thence North 85°-23'-42" West 30.88 feet; thence North 05°-04'-37" East 24.00 feet; thence South 85°-23'-42" East 30.68 feet; thence North 04°-35'-43" East 231.03 feet; thence North 11°-58'-00" East 107.71 feet to a point on the northerly boundary of said Lot 30; thence along said northerly boundary South 60°-18'-07" East 15.66 feet; thence leaving said northerly boundary South 04°-35'-43" West 326.58 feet; thence South 85°-24'-17" East 196.60 feet to a point on the westerly boundary of said Lot 30; thence along said westerly boundary South 06°-03'-16" West 38.01 feet to the Point Of Beginning.

Containing 17,801 square feet.

The Basis of Bearings for this description is identical to that certain Subdivision Map filed in the Office of the El Dorado County Recorder in Book F at page 119.

END OF DESCRIPTION

  
\_\_\_\_\_  
Lawrence A. Patterson, RCE 26342

7/9/13  
\_\_\_\_\_  
Date



# COMMON AREA EASEMENT EXHIBIT B

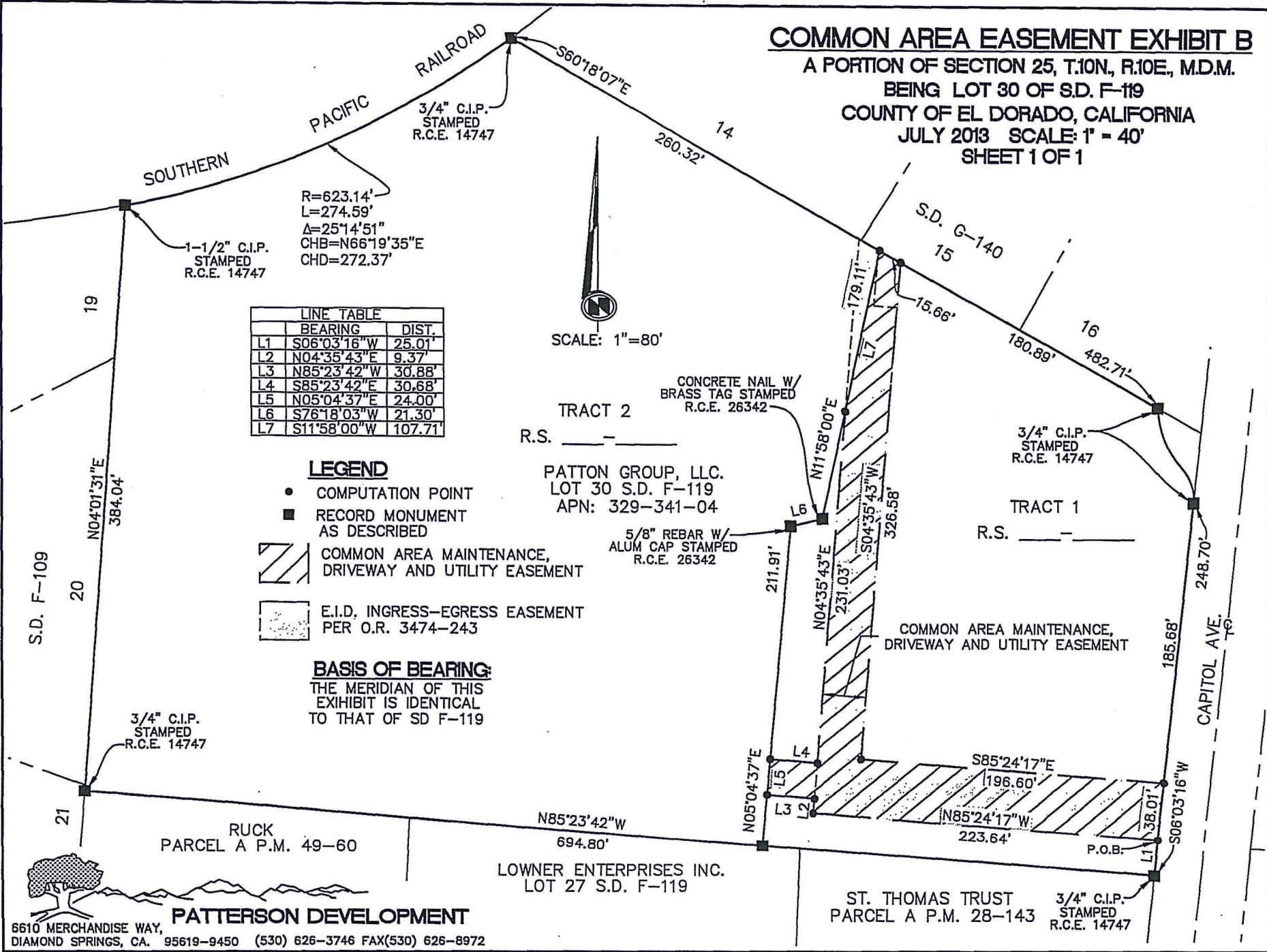
A PORTION OF SECTION 25, T.10N., R.10E., M.D.M.

BEING LOT 30 OF S.D. F-119

COUNTY OF EL DORADO, CALIFORNIA

JULY 2013 SCALE: 1" = 40'

SHEET 1 OF 1



LINE TABLE		
	BEARING	DIST.
L1	S06°03'16"W	25.01'
L2	N04°35'43"E	9.37'
L3	N85°23'42"W	30.88'
L4	S85°23'42"E	30.68'
L5	N05°04'37"E	24.00'
L6	S76°18'03"W	21.30'
L7	S11°58'00"W	107.71'

### LEGEND

- COMPUTATION POINT
- RECORD MONUMENT AS DESCRIBED
- COMMON AREA MAINTENANCE, DRIVEWAY AND UTILITY EASEMENT
- E.I.D. INGRESS-EGRESS EASEMENT PER O.R. 3474-243

### BASIS OF BEARING:

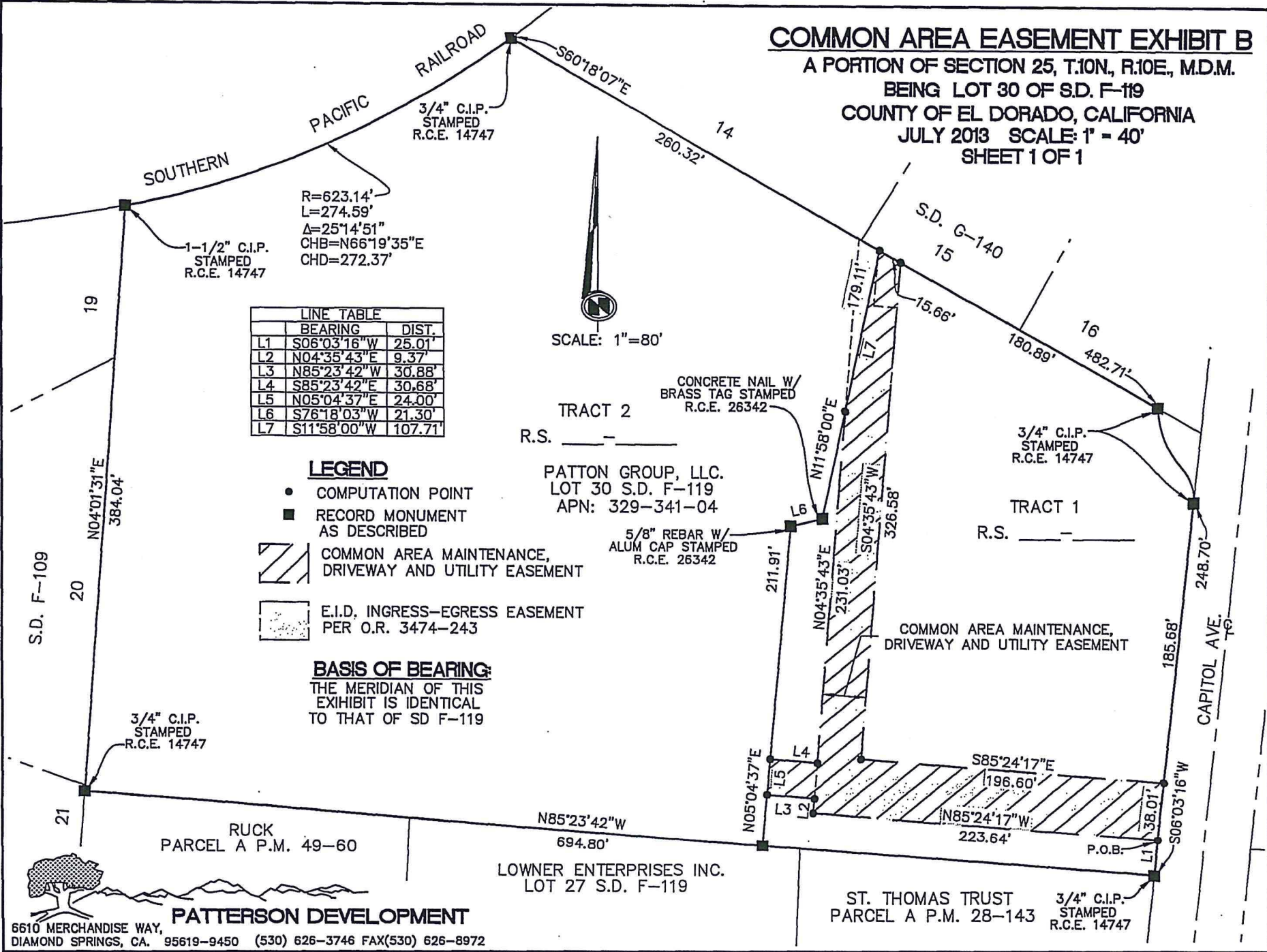
THE MERIDIAN OF THIS EXHIBIT IS IDENTICAL TO THAT OF SD F-119

**PATTERSON DEVELOPMENT**  
 6610 MERCHANDISE WAY,  
 DIAMOND SPRINGS, CA. 95619-9450 (530) 626-3746 FAX(530) 626-8972

LOWNER ENTERPRISES INC.  
 LOT 27 S.D. F-119

ST. THOMAS TRUST  
 PARCEL A P.M. 28-143

PATTON GROUP, LLC.  
 LOT 30 S.D. F-119  
 APN: 329-341-04



2013-04-15-DOGPOUND ESMT CLOSURE.txt

DOG POUND  
ESMT CLOSURE TAPES  
4-15-2013 PAG

Figure Name: ESMT-4-15-013

North: 4757.0653	East: 18381.0708
Course: N 04-35-43 E	Distance: 231.035
North: 4987.3576	East: 18399.5806
Course: N 11-58-00 E	Distance: 107.705
North: 5092.7224	East: 18421.9128
Course: S 60-18-07 E	Distance: 15.664
North: 5084.9618	East: 18435.5196
Course: S 04-35-43 W	Distance: 326.578
North: 4759.4334	East: 18409.3552
Course: S 85-24-17 E	Distance: 196.600
North: 4743.6824	East: 18605.3232
Course: S 06-03-16 W	Distance: 38.010
North: 4705.8842	East: 18601.3141
Course: N 85-24-17 W	Distance: 223.640
North: 4723.8015	East: 18378.3930
Course: N 04-35-43 E	Distance: 9.371
North: 4733.1428	East: 18379.1438
Course: N 85-23-42 W	Distance: 30.877
North: 4735.6217	East: 18348.3663
Course: N 05-04-37 E	Distance: 24.001
North: 4759.5284	East: 18350.4902
Course: S 85-23-42 E	Distance: 30.675
North: 4757.0656	East: 18381.0666

Perimeter: 1234.158

Area: 17801.165

0.409 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.0042

Course: S 85-24-17 E

Precision 1: 291191.07

2013-06-04-DOGPOUND CLOSURES.txt

ELDO CO. ANIMAL SHELTER  
 RECORD OF SURVEY  
 CLOSURE TAPES  
 6-4-2013 PAG

Figure Name: OVERALL

North: 3813.2923 East: 11748.7344  
 Course: S 06-03-16 W Distance: 248.700  
 North: 3565.9795 East: 11722.5032  
 Course: N 85-23-42 W Distance: 694.799  
 North: 3621.7608 East: 11029.9471  
 Course: N 04-01-31 E Distance: 384.040  
 North: 4004.8534 East: 11056.9049  
 Arc Length: 274.588 Radius: 623.140 Delta: -25-14-51  
 Tangent: 139.559 Chord: 272.371 Ch Course: N 66-19-35 E  
 Course In: N 11-02-59 W Out: S 36-17-50 E  
 Ctr North: 4616.4409 East: 10937.4720  
 End North: 4114.2176 East: 11306.3557  
 Course: S 60-18-07 E Distance: 482.710  
 North: 3875.0689 East: 11725.6611  
 Arc Length: 42.365 Radius: 60.000 Delta: -40-27-21  
 Tangent: 22.109 Chord: 41.491 Ch Course: S 21-54-17 E  
 Course In: N 88-19-24 E Out: S 47-52-03 W  
 Ctr North: 3876.8246 East: 11785.6354  
 End North: 3836.5736 East: 11741.1398  
 Arc Length: 25.231 Radius: 30.000 Delta: 48-11-13  
 Tangent: 13.416 Chord: 24.494 Ch Course: S 18-02-20 E  
 Course In: S 47-52-04 W Out: S 83-56-44 E  
 Ctr North: 3816.4483 East: 11718.8918  
 End North: 3813.2840 East: 11748.7245

Perimeter: 2152.433

Area: 290617.869 6.672 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.0130 Course: N 50-04-16 E  
 Precision 1: 165985.15

Figure Name: TRACT 1

North: 3533.6591 East: 10656.4794  
 Course: S 11-58-00 W Distance: 179.106  
 North: 3358.4450 East: 10619.3426  
 Course: S 76-18-03 W Distance: 21.305  
 North: 3353.3995 East: 10598.6440  
 Course: S 05-04-37 W Distance: 211.905  
 North: 3142.3255 East: 10579.8923  
 Course: S 85-23-42 E Distance: 254.169  
 North: 3121.9198 East: 10833.2407  
 Course: N 06-03-16 E Distance: 248.700  
 North: 3369.2325 East: 10859.4719  
 Arc Length: 25.231 Radius: 30.000 Delta: -48-11-13  
 Tangent: 13.416 Chord: 24.494 Ch Course: N 18-02-20 W  
 Course In: N 83-56-44 W Out: N 47-52-04 E  
 Ctr North: 3372.3968 East: 10829.6393  
 End North: 3392.5222 East: 10851.8872  
 Arc Length: 42.365 Radius: 60.000 Delta: 40-27-21  
 Tangent: 22.109 Chord: 41.491 Ch Course: N 21-54-17 W  
 Course In: N 47-52-03 E Out: S 88-19-23 W  
 Ctr North: 3432.7731 East: 10896.3828  
 End North: 3431.0174 East: 10836.4085  
 Course: N 60-18-07 W Distance: 207.133  
 North: 3533.6371 East: 10656.4829

2013-06-04-DOGPOUND CLOSURES.txt

Perimeter: 1189.914

Area: 84652.514 1.943 acres  
Mathematical Closure - (Uses Survey Units)  
Error of Closure: 0.0223 Course: N 09-04-56 W  
Precision 1: 53406.95

Figure Name: TRACT 2

North: 3723.3645	East: 10268.1981	
Course: S 60-18-07 E	Distance: 275.577	
North: 3586.8354	East: 10507.5779	
Course: S 11-58-00 W	Distance: 179.106	
North: 3411.6213	East: 10470.4411	
Course: S 76-18-03 W	Distance: 21.305	
North: 3406.5759	East: 10449.7425	
Course: S 05-04-37 W	Distance: 211.905	
North: 3195.5018	East: 10430.9907	
Course: N 85-23-42 W	Distance: 440.630	
North: 3230.8773	East: 9991.7830	
Course: N 04-01-31 E	Distance: 384.040	
North: 3613.9700	East: 10018.7409	
Arc Length: 274.588	Radius: 623.140	Delta: -25-14-51
Tangent: 139.559	Chord: 272.371	Ch Course: N 66-19-35 E
Course In: N 11-02-59 W	Out: S 36-17-50 E	
Ctr North: 4225.5575	East: 9899.3079	
End North: 3723.3342	East: 10268.1917	

Perimeter: 1787.152

Area: 205976.817 4.729 acres  
Mathematical Closure - (Uses Survey Units)  
Error of Closure: 0.0310 Course: N 11-58-00 E  
Precision 1: 57654.61