

THE ESTATES AT BROMLEY SOUTH FINAL P.U.D. PLAN

PUD: 3395
CASE NO. PRJ2001-0004
SHEET 1 OF 4

CERTIFICATE OF OWNERSHIP:

ADAMS NORTH, LLC BEING THE OWNER OF ESTATES AT BROMLEY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS THIS FINAL PLANNED UNIT DEVELOPMENT AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

Don D. Finley
DON D. FINLEY, MANAGER

STATE) _____
COUNTY) SS Adams
CITY) _____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF August, 2001.

NOTARY PUBLIC *Shirley J. Bennett*
MY COMMISSION EXPIRES: April 1, 2005



PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 23 DAY OF August, 2001.

R. J. ...
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS 23 DAY OF August, 2001.

Martin J. ...
CHAIRMAN

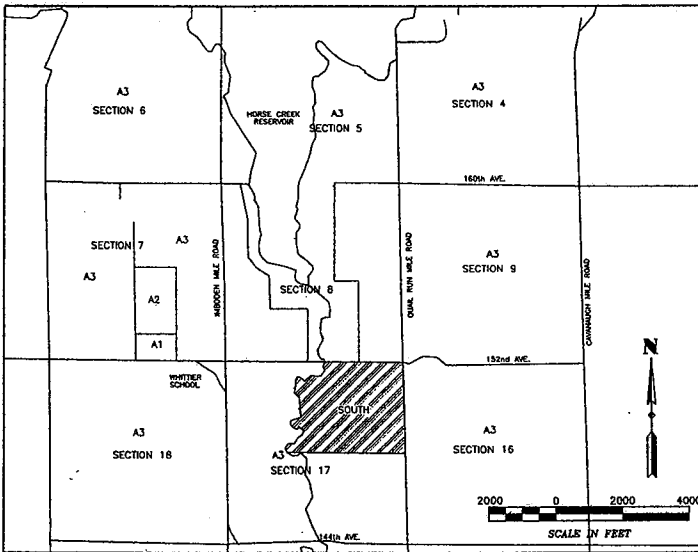
THIS FINAL P.U.D. PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 2:40 P.M. ON THE 13 DAY OF September, 2001.

Carol ...
COUNTY CLERK AND RECORDER

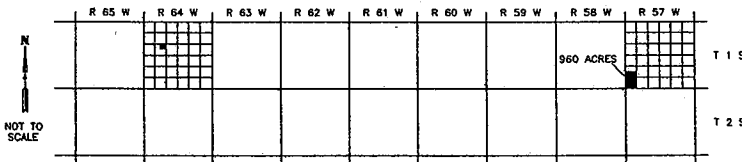
ADDITIONS AND DELETIONS:

THE FOLLOWING ADDITIONS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL

Martin J. ...
...



VICINITY MAP



AGRICULTURAL RESERVE LOCATION MAP
ADAMS COUNTY, COLORADO

SHEET INDEX:

1. COVER SHEET
2. NOTES
3. SITE PLAN
4. AGRICULTURAL RESERVE PLAN

THE PRELIMINARY PUD FOR ESTATES AT BROMLEY SOUTH WAS RECORDED ON JULY 25, 2001
PUB. NO. 3371
RECEPTION NO. C083158

										144th Avenue
23	24	25	26	27	28	29	30	31	32	33
135th Avenue										
20	21	22	23	24	25	26	27	28	29	30
35	36	37	38	39	40	41	42	43	44	45
2	1	6	5	4	3	8	7	10	9	10
5	6	7	8	9	10	11	12	13	14	15
										104th Avenue

AGRICULTURAL RESERVE AREA MAP

PUD # REC NO. 3395
MAP NO. _____
RECEPTION NO. C0857193

NO.	REVISION	DATE	CHANGED BY	CHECKED APPROVED BY

<p>MERRICK Engineers & Architects</p> <p><small>THIS AND ANY OTHER ELECTRONIC USER CONSENTS TO AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY FOR A LIMITED PERIOD. IF A USER PROVIDES OR REPRESENTS AS BEING PROVIDER OF SERVICE, IT SHALL BE DEEMED TO CONSENT TO THE INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY. THIS INSTRUMENT OF SERVICE SHALL BE AT THE USER'S SOLE RISK FOR THE UNAUTHORIZED USES MERRICK MAKES OF THIS SERVICE TO MERRICK AND COMPANY.</small></p>	MERRICK	DRAWN	JUG	DATE	08/21/01
	DESIGNED	MAW	DATE	08/21/01	
	APPROVED	BJP	DATE	08/21/01	
	CLIENT	DRAWN	DATE		
	APPROVED	DATE			
	CU FILE NAME	BROM-1S			

THE ESTATES AT BROMLEY SOUTH	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	18013808
SCALE:	NTS

COVER SHEET		
REVISION	DRAWN BY	SHEET NO.
		1 OF 4
BROM-1S		

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THE ESTATES AT BROMLEY SOUTH

FINAL P.U.D. PLAN

LEGAL DESCRIPTION:

(PROVIDED BY NORTH AMERICAN TITLE COMPANY FILE NO. 136357, DATED APRIL 26, 2001 AT 7:30 A.M.)

THE NORTH ONE-HALF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.

EXCEPT THAT PORTION CONNECTED IN DEED RECORDED JUNE 8, 1922 IN BOOK 101, PAGE 426, AND ALSO:

EXCEPT ANY PORTION LYING WITHIN COUNTY ROADS AND ALSO:

EXCEPT THAT PORTION OF THE NORTH ONE-HALF OF SAID SECTION 17 LYING WESTERLY OF THE APPROXIMATE CENTERLINE OF HORSE CREEK AS DESCRIBED IN BOOK 5446, PAGE 397, ADAMS COUNTY PUBLIC RECORDS;

SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSES OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17. ASSUMED TO BEAR S. 09°21'45" E. MONUMENTED AS FOLLOWS: A FOUND 3/4 INCH REBAR WITH 1 1/4 INCH ALUMINUM CAP IS NO. 27289 AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION 17 AND A FOUND 1 INCH NAIL AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17.

COMMENCING AT THE NORTH-EAST CORNER OF SAID NORTH-EAST QUARTER OF SECTION 17; THENCE S. 09°21'45" E. ALONG THE EAST LINE OF SAID NORTH-EAST QUARTER OF SECTION 17 A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EQUAL RUN MILE ROAD, THE TRUE POINT OF BEGINNING;

THENCE S. 89°27'23" W. A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EQUAL RUN MILE ROAD, THE TRUE POINT OF BEGINNING;

THENCE S. 00°21'45" E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EQUAL RUN MILE ROAD A DISTANCE OF 2618.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH-EAST ONE-QUARTER OF SAID SECTION 17;

THENCE N. 89°24'02" W. ALONG THE SOUTH LINE OF SAID NORTH-EAST QUARTER OF SECTION 17 A DISTANCE OF 2622.63 FEET TO A SET 3/4 INCH REBAR WITH 2 INCH ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE N. 89°24'02" W. ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 76.49 FEET TO THE WESTERN CENTERLINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 5446, PAGE 397, ADAMS COUNTY PUBLIC RECORDS, SAID WESTERN LINE ALSO BEING THE APPROXIMATE CENTERLINE OF HORSE CREEK;

COURSES:

1. N. 29°55'59" W. A DISTANCE OF 130.03 FEET;
2. N. 31°19'10" E. A DISTANCE OF 144.86 FEET;
3. N. 88°38'08" E. A DISTANCE OF 199.81 FEET;
4. N. 32°13'38" E. A DISTANCE OF 187.82 FEET;
5. N. 54°15'45" E. A DISTANCE OF 154.72 FEET;
6. N. 19°46'42" E. A DISTANCE OF 113.82 FEET;
7. S. 50°04'51" W. A DISTANCE OF 157.82 FEET;
8. S. 62°52'42" W. A DISTANCE OF 183.88 FEET;
9. N. 62°52'42" W. A DISTANCE OF 183.88 FEET;
10. N. 31°08'10" E. A DISTANCE OF 113.42 FEET;
11. N. 37°09'19" E. A DISTANCE OF 871.9 FEET;
12. N. 37°15'29" E. A DISTANCE OF 804.51 FEET;
13. N. 03°41'53" W. A DISTANCE OF 289.02 FEET;
14. N. 51°15'32" W. A DISTANCE OF 180.22 FEET;
15. N. 07°35'32" E. A DISTANCE OF 293.19 FEET;
16. N. 03°12'41" E. A DISTANCE OF 194.11 FEET;
17. N. 54°49'56" E. A DISTANCE OF 75.41 FEET;
18. S. 42°43'42" E. A DISTANCE OF 85.41 FEET;
19. S. 44°31'40" E. A DISTANCE OF 149.90 FEET;

LEGAL DESCRIPTION (CONTINUED):

20. N. 48°26'44" E. A DISTANCE OF 278.52 FEET;
21. S. 75°17'36" E. A DISTANCE OF 185.50 FEET;
22. N. 68°51'02" E. A DISTANCE OF 120.48 FEET;
23. N. 32°01'16" E. A DISTANCE OF 170.90 FEET;
24. N. 20°23'27" W. A DISTANCE OF 123.11 FEET;
25. N. 14°18'51" E. A DISTANCE OF 107.25 FEET (RECORDED 106.67 FEET (MEASURED) TO A POINT 30 FEET SOUTH OF THE NORTH LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 17);

THENCE S. 89°27'23" E. ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH-EAST QUARTER OF SECTION 17 A DISTANCE OF 2276.30 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 178.715 ACRES MORE OR LESS.

PREPARED BY:
ESTLAK SURVEYING COMPANY
 JAMES M. PECK, LS 29425
 P.O. BOX 1143 EASTLAKE, CO 80814
 JUNE 26, 2000

WRITTEN PROGRAM NARRATIVE:

THE ESTATES AT BROMLEY SOUTH PLANNED UNIT DEVELOPMENT IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH 17 LOTS ON APPROXIMATELY 173.00 ACRES, INCLUDING 173.00 ACRES IN SIZE. THE IMPACT TO SURROUNDING AREAS WILL BE MINIMAL DUE TO THE LARGE LOT SIZES AND MINIMAL GRADING FOR ROAD CONSTRUCTION. EXPECTED DENSITY WILL BE NO GREATER THAN 0.1 D.U. PER ACRE WITH MAXIMUM LOT COVERAGE OF LESS THAN 2%.

MAXIMUM OF 17 SINGLE-FAMILY HOMES NO GREATER THAN 10,000 SQUARE FEET. CONSTRUCTION SHALL BE FRAME WITH BRICK OR STUCCO TREATMENT. MINIMUM DWELLING SIZE SHALL BE 1,800 SQUARE FEET. NO MODULAR OR MOBILE STRUCTURES SHALL BE ALLOWED FOR DWELLINGS.

OFF-STREET PARKING ON DRIVEWAYS AND IN GARAGES SHALL PROVIDE ALL PARKING.

PUBLIC ROADS MAINTAINED BY ADAMS COUNTY AND CONSTRUCTED IN ACCORDANCE WITH ADAMS COUNTY STANDARDS SHALL SERVE LOTS FOR THE SUBDIVISION. TRAFFIC WILL BE CIRCULATED BY UTILIZATION OF EXISTING ROADS LOCATED ON SECTION LINES AND BY PROPOSED LOCAL ROADS TO PROVIDE PUBLIC ACCESS TO EACH LOT IN THE SUBDIVISION.

COMMON FACILITIES AND AREAS SHALL BE OWNED AND MAINTAINED BY THE ESTATES AT BROMLEY HOMEOWNERS' ASSOCIATION.

TYPE, LOCATION AND CONSTRUCTION OF SIGNS WILL BE IN ACCORDANCE WITH ADAMS COUNTY STANDARDS.

WRITTEN PROGRAM NARRATIVE (CONTINUED):

- IRRIGATED LANDSCAPING SHALL BE LIMITED TO 4,000 SQUARE FEET OF IRRIGATED AREA AROUND RESIDENCES ON EACH LOT.
- MINIMUM BUILDING SETBACKS FOR ALL RESIDENTIAL AND ACCESSORY BUILDINGS SHALL BE AS FOLLOWS:
1. FRONT SETBACK:
 THE MINIMUM FRONT SETBACK SHALL BE 100' FROM THE FRONT PROPERTY LINE.
 2. SIDE SETBACK:
 THE MINIMUM SIDE SETBACK SHALL BE 50' FROM THE SIDE PROPERTY LINE OR 100' FROM ANY STREET RIGHT OF WAY.
 3. REAR SETBACK:
 THE MINIMUM REAR SETBACK SHALL BE 100 FEET FROM THE REAR PROPERTY LINE.
 4. BUILDING SEPARATION:
 SEPARATION BETWEEN DWELLINGS AND OUTBUILDINGS SHALL BE 10' BEHIND REAR PLANE OF DWELLING.
- PUD RESTRICTIONS SHALL BE AS FOLLOWS:
1. THE TOTAL NUMBER OF HORSES THAT MAY BE KEPT ON EACH LOT SHALL NOT EXCEED FOUR EXCEPT THAT OFFSPRING ON THE PROPERTY MAY BE KEPT UNTIL WEANED. ALL HORSES MUST BE KEPT IN A FENCED AREA. ALL OTHER ANIMALS SHALL BE LIMITED TO DOMESTIC HOUSEHOLD PETS THAT MUST BE CONTAINED AT ALL TIMES. LIVESTOCK: SHEEP OR POULTRY WILL NOT BE ALLOWED.
 2. THE TOTAL AREA OF LANDSCAPING THAT CAN BE IRRIGATED MAY NOT EXCEED 4,000 SQUARE FEET.
 3. A MAXIMUM OF TWO ACCESSORY BUILDINGS AND ONE RESIDENTIAL BUILDING SHALL BE PERMITTED PER LOT. TOTAL SQUARE FOOTAGE OF ACCESSORY BUILDINGS SHALL NOT EXCEED 2,400 SQUARE FEET, EXCLUDING THE RESIDENTIAL BUILDING.
 4. MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DETERMINED BY THE ADAMS COUNTY ZONING REGULATIONS.
 5. FENCES SHALL BE A MAXIMUM OF 6' IN HEIGHT, BE MADE OF WOOD, CHAIN LINK, OR BARBED WIRE. NO ELECTRIFIED FENCES SHALL BE ALLOWED.

ARCHITECTURE FOR ALL HOMES SHALL BE IN ACCORDANCE WITH THE ESTATES AT BROMLEY'S ARCHITECTURAL CONTROL COMMITTEE.

A 6 FOOT CLOSED PRIVACY FENCE SHALL ENCLOSE OUTDOOR STORAGE.

DOMESTIC WATER SHALL BE PROVIDED BY ONE INDIVIDUAL WELL PER LOT AND SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT TO HANDLE SEWAGE DISPOSAL. ALL PLANTED LOTS WITHIN THIS P.U.D. MUST DEMONSTRATE THAT THE DOMESTIC WELL BE CAPABLE OF PROVIDING A 500 TON WATER SUPPLY. A COMMUNITY WELL SYSTEM SHALL BE PROVIDED TO PROVIDE TRIGGER WATER FOR THE DEVELOPMENT. GAS, ELECTRIC, TELEPHONE, AND CABLE TV, (IF AVAILABLE) UTILITIES WILL BE PROVIDED FOR LOTS DETERMINED BY EACH INDIVIDUAL UTILITY COMPANY. THE ROUTINE INSPECTION AND MAINTENANCE OF INDIVIDUAL SEPTIC SYSTEMS (SOS) SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS(S).

PUBLIC IMPROVEMENTS WILL BE REPERFORMED IN ONE PHASE AND WILL BE COMPLETE WITHIN THREE YEARS OF THE RECONSTRUCTION.

IN CONJUNCTION WITH THIS P.U.D., 960 ACRES OF LAND WILL BE PLACED IN AGRICULTURAL RESERVE. UP TO 120 ACRES OF THIS LAND BE UTILIZED FOR SATISFACTION OF THE AGRICULTURAL RESERVE REQUIREMENT FOR ANOTHER RESIDENTIAL ESTATE P.U.D. THE PROPOSED PROPERTY TO BE PLACED IN RESERVE IS LOCATED IN EASTERN ADAMS COUNTY, BEING THE SOUTH 1/2 OF SECTION 30 AND ALL OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 57 WEST OF THE 6TH P.M. ADAMS COUNTY, STATE OF COLORADO. THE RESERVE PROPERTY IS CURRENTLY OWNED BY THE ESTATE OF LAURINDSON TRUST, SPOUSE OF JOHN C. LAURINDSON AS EVIDENCED BY DEED RECORDED AT RECEPTION NO. C0640809, ADAMS COUNTY PUBLIC RECORDS. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS, CONDITIONS, OR RESTRICTIONS.

MERRICK
Engineering & Architects

DATE	BY	REVISION
08/21/01	JUG	INITIALS
08/21/01	MAM	DESIGNED
08/21/01	BJP	APPROVED
08/21/01		DATE

THE ESTATES AT BROMLEY SOUTH

CLIENT PROJECT NO. _____

MERRICK PROJECT NO. 18013808

DATE	REVISION

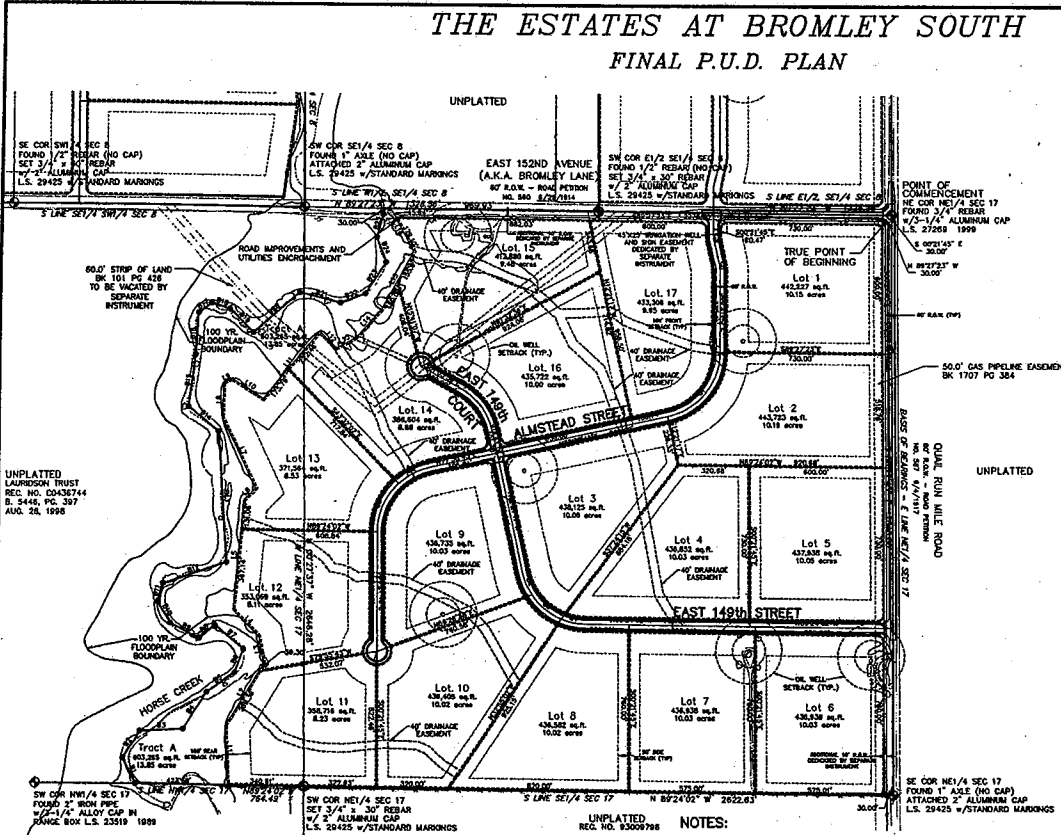
NOTES

THE ESTATES AT BROMLEY SOUTH

FINAL P.U.D. PLAN

PUD: 3395
 CASE NO. PRJ2001-0003
 SHEET 3 OF 4

TRACT 'A' IS DEDICATED BY SEPARATE INSTRUMENT AS A PUBLIC CONSERVATION/TRAIL/DRAINAGE EASEMENT FOR PUBLIC ACCESS AND USE AS OPEN SPACE. TRACT 'A' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



LOT LINE TABLE		BOUNDARY LINE TABLE	
LINE	LENGTH	LINE	BEARING
1	100.00	1	N 89°24'00" W
2	100.00	2	S 89°24'00" E
3	100.00	3	N 89°24'00" W
4	100.00	4	S 89°24'00" E
5	100.00	5	N 89°24'00" W
6	100.00	6	S 89°24'00" E
7	100.00	7	N 89°24'00" W
8	100.00	8	S 89°24'00" E
9	100.00	9	N 89°24'00" W
10	100.00	10	S 89°24'00" E
11	100.00	11	N 89°24'00" W
12	100.00	12	S 89°24'00" E
13	100.00	13	N 89°24'00" W
14	100.00	14	S 89°24'00" E
15	100.00	15	N 89°24'00" W
16	100.00	16	S 89°24'00" E
17	100.00	17	N 89°24'00" W
18	100.00	18	S 89°24'00" E

NOTES:
 ALL LOTS HAVE A GENERAL UTILITY EASEMENTS
 ADHERING TO THE FOLLOWING WIDTHS:
 FRONT - 6 FEET
 SIDE - 5 FEET
 REAR - 8 FEET
 DIRECT ACCESS TO EAST 152ND AVENUE AND QUAL
 RUN MILE ROAD IS RESTRICTED.

NO.	REVISION	DATE	PREPARED BY	CHECKED BY

MERRICK
 Engineers & Architects

DATE	BY	DATE
08/21/01	JUG	08/21/01
08/21/01	MAW	08/21/01
08/21/01	BJP	08/21/01

CLIENT: BROMLEY SOUTH
 PROJECT NO: BROM-3S

THE ESTATES AT BROMLEY SOUTH

CLIENT PROJECT NO. _____
 MERRICK PROJECT NO. 18013808
 SCALE: 1" = 300'

SITE PLAN

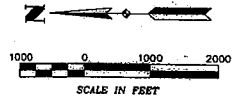
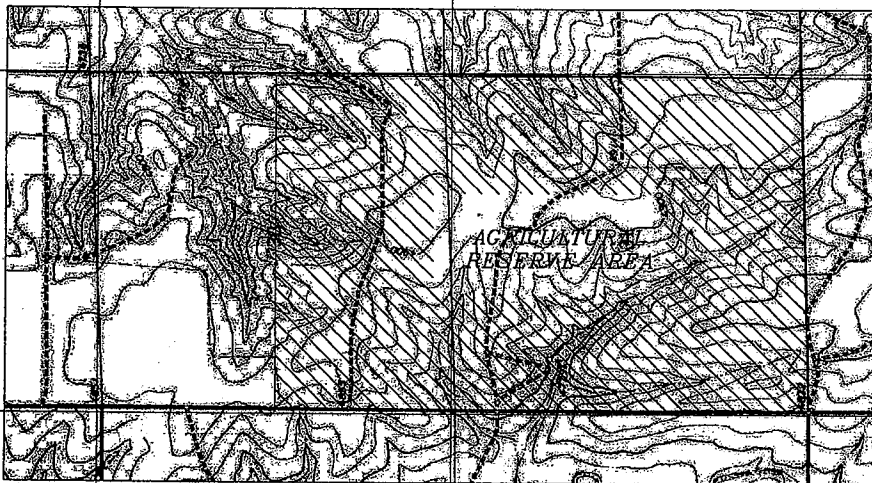
REVISION: _____ DRAWING NO: BROM-3S SHEET NO: 3 OF 4

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THE ESTATES AT BROMLEY SOUTH

FINAL P.U.D. PLAN

P.U.D. 3295
 CASE NO. PR12000-00014
 SHEET 4 OF 4



NOTES:

THE TERM "AGRICULTURAL RESERVE AREA" SHALL MEAN REAL PROPERTY LOCATED IN UNINCORPORATED ADAMS COUNTY THAT IS RESERVED FOR AGRICULTURAL PURPOSES FOR A PERIOD OF 40 YEARS FROM THE DATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF A FINAL PLAT AND A FINAL PLANNED UNIT DEVELOPMENT (PUD) FOR THE ESTATES AT BROMLEY SOUTH DEVELOPMENT. DURING THIS TIME PERIOD THE PROPERTY SUBJECT TO THE AGRICULTURAL RESERVES AREA SHALL ONLY BE USED FOR AGRICULTURAL PURPOSES AS DEFINED IN THE ADAMS COUNTY ZONING REGULATIONS AND SHALL NOT BE ELIGIBLE FOR BUILDING PERMITS OR DRAWINGS. ONLY THOSE USES DEFINED IN THE A-3 ZONE DISTRICT THAT ARE CONSIDERED AGRICULTURAL SHALL BE PERMITTED ON THE AGRICULTURAL RESERVE AREA DURING THE TERM OF THIS AGREEMENT.

IN CONJUNCTION WITH THIS PUD 960 ACRES OF LAND SHALL BE PLACED IN AGRICULTURAL RESERVE. UP TO 300 ACRES OF THIS LAND BE UTILIZED FOR SATISFACTION OF THE AGRICULTURAL RESERVE REQUIREMENT FOR ANOTHER RESIDENTIAL ESTATE PUD.

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF SECTION 30 AND ALL OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 57 WEST OF THE 6TH P.M., EXCEPT ANY PORTION THEREOF LYING WITHIN COUNTY ROADS, COUNTY OF ADAMS, STATE OF COLORADO.

AS RECORDED IN WARRANTY DEED AT RECEPTION NO. C0640805, DATED 2-15-2000, ADAMS COUNTY PUBLIC RECORDS.

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NO.	REVISION DESCRIPTION	DATE	CREATED BY	CHECKED BY	APPROVED BY

MERRICK
Engineers & Architects

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MERRICK	DATE	DATE
DESIGNED	JJC	08/21/01
DRAWN	MAW	08/21/01
CHECKED	BJP	08/21/01
CLIENT		
REVISION		
APPROVED		
CD FILE NAME	BROM-4S	

THE ESTATES AT BROMLEY SOUTH

CLIENT PROJECT NO. _____

MERRICK PROJECT NO. **18013808**

SCALE: **1" = 1000'**

AGRICULTURAL RESERVE PLAN

PROJECT NO. _____ DRAWING NO. **BROM-4S** SHEET NO. **4 OF 4**