ANEJO 3: PLANO DE MENSURA Y TOPOGRAFIA

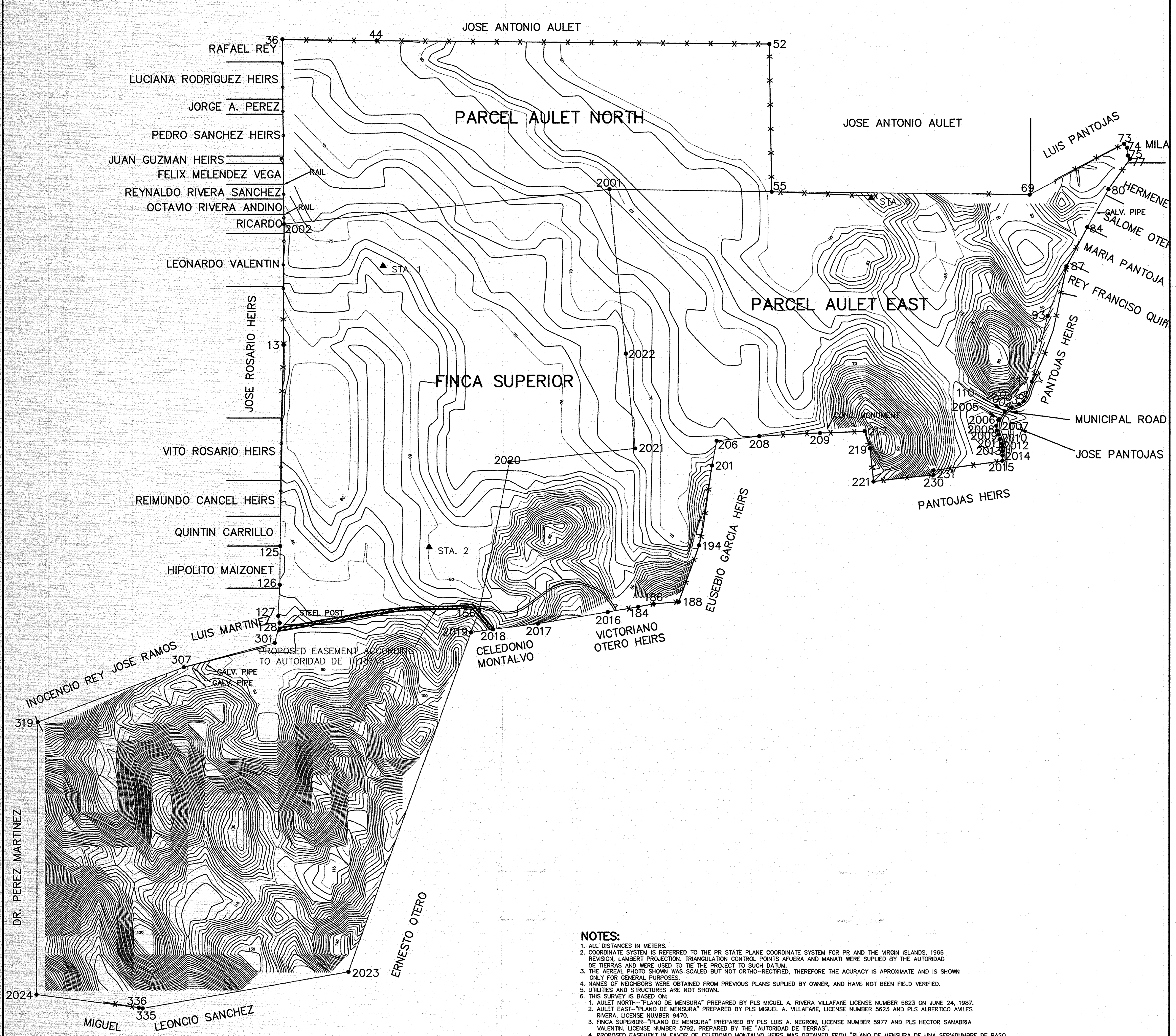
PLANO DE MENSURA

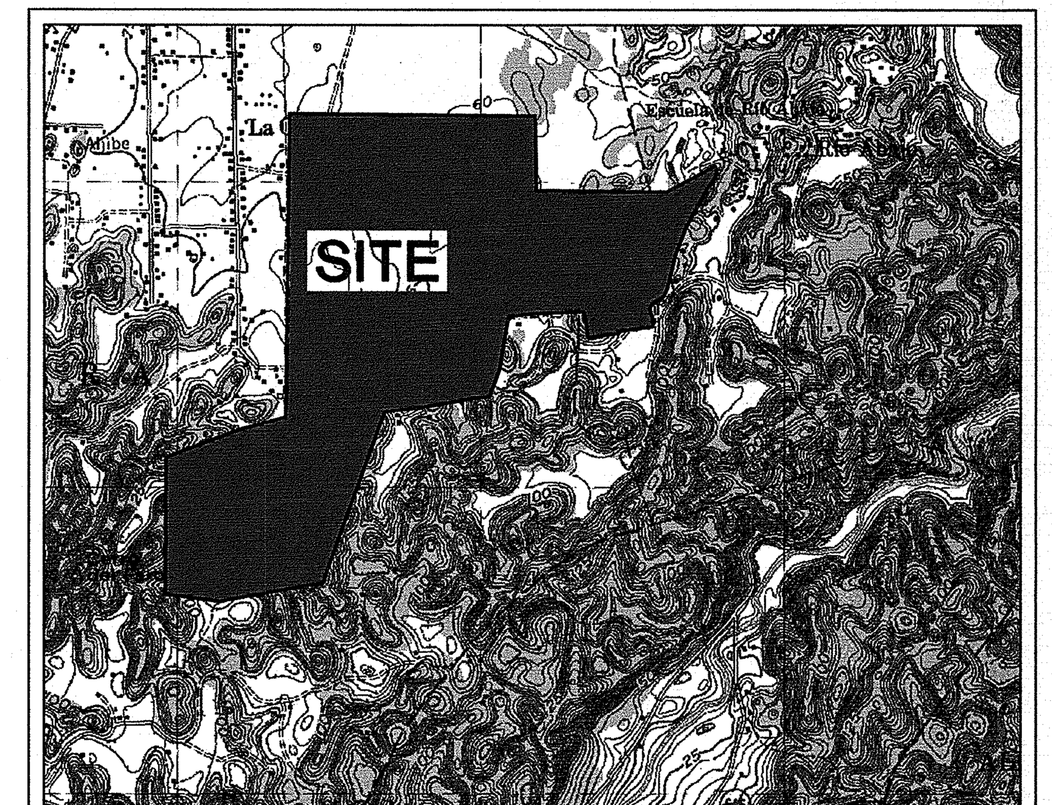
Proyecto: LA SABANA

Dueño: LA SABANA Development L.L.C.

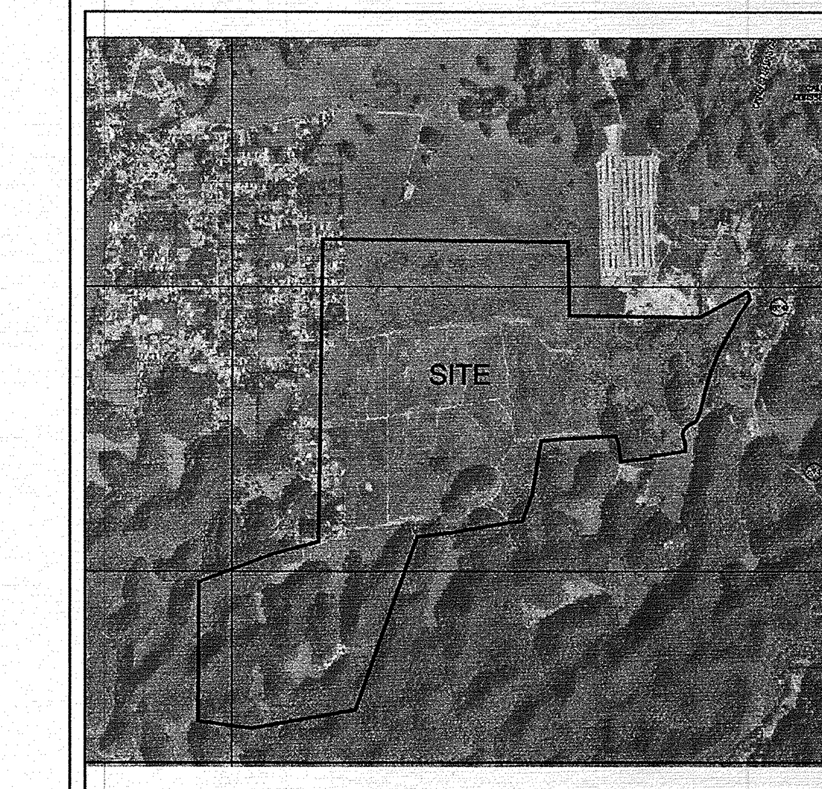
Dirección: Carr PR 155 Barrio Pugnado Afuera

Vega Baja Puerto Rico





CUADRANGULO TOPOGRAFICO
SCALE 1:20,000
COORDENADAS LAMBERT | MANATI, P.R.
X=156,015 | Y=65,220 | PHOTOREVISED 1982



FLOOD INSURANCE RATE MAP
SCALE 1:20,000
Federal Emergency Management Agency
MAP NUMBER 72000C0295H
EFFECTIVE DATE APRIL 19, 2005

PARCEL AULET NORTH

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			36	65661.9856	155619.3187	BARBED WIRE FENCE
36–44	S 89d09'19" E	158.2137	44	65659.6528	155777.5152	BARBED WIRE FENCE
44–52	S 89d28'26" E	660.5901	52	65653.5863	156438.0774	BARBED WIRE FENCE
52–55	S 00d55'59" E	246.3547	55	65407.2642	156442.0892	BARBED WIRE FENCE
55–2001	N 89d06'49" W	272.5418	2001	65411.4800	156169.5800	TO BE ESTABLISHED
2001–2002	S 83d53'33" W	550.9210	2002	65352.8646	155621.7860	CYCLONE FENCE
2002–36	N 00d27'26" W	309.1309	36	65661.9856	155619.3187	BARBED WIRE FENCE

AREA = 220,102.4138 SQ. METERS = 56.00 CUERDAS

FINCA SUPERIOR

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			2002	65352.8646	155621.7860	CYCLONE FENCE
2002–2001	N 83d53'33" E	550.9210	2001	65411.4800	156169.5800	TO BE ESTABLISHED
2001–2022	S 05d36'28" E	278.3522	2022	65134.4600	156196.7800	TO BE ESTABLISHED
2022–2021	S 05d36'13" E	159.8639	2021	64975.3600	156212.3900	TO BE ESTABLISHED
2021–2020	S 83d49'28" W	212.4126	2020	64952.5100	156001.2100	TO BE ESTABLISHED
2020–156	S 11d43'05" W	252.6761	156	64705.1000	155949.8924	JOBO TREE
156–2019	S 20d50'18" W	39.3602	2019	64668.3144	155935.8907	TO BE ESTABLISHED
2019–2023	S 19d49'09" W	607.1049	2023	64097.1700	155730.0500	TO BE ESTABLISHED
2023–335	S 80d00'33" W	351.2423	335	64036.2326	155384.1341	ROCK
335–336	N 79d41'02" W	6.7845	336	64037.4475	155377.4593	RAIL, BW FENCE
336–2024	N 82d42'16" W	173.6552	2024	64059.5000	155205.2100	TO BE ESTABLISHED
2024–319	N 00d14'40" E	458.2546	319	64517.7505	155207.1662	BARBED WIRE FENCE
319–307	N 69d26'56" E	262.6416	307	64609.9485	155453.0932	BARBED WIRE FENCE
307–301	N 75d00'38" E	158.2947	301	64650.8904	155606.0016	GALV. PIPE
301–128	N 13d52'34" E	34.3241	128	64684.2127	155614.2333	STEEL POST
128–127	N 12d55'02" W	11.9354	127	64695.8461	155611.5653	CAOBA TREE
127–126	N 03d14'44" E	52.1773	126	64747.9397	155614.5193	STEEL POST
126–125	N 00d24'31" E	64.4575	125	64812.3956	155614.9790	STEEL POST
125–13	N 01d02'42" E	337.6489	13	65149.9884	155621.1364	MANGO TREE
13–2002	N 00d11'00" E	202.8772	2002	65352.8646	155621.7860	CYCLONE FENCE

AREA = 669,660.63 SQ. METERS = 170.38 CUERDAS

PARCEL AULET EAST

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			55	65407.2642	156442.0892	BARBED WIRE FENCE
55–69	S 89d20'09" E	433.7928	69	65402.2355	156875.8529	GALV. PIPE
69–73	N 61d52'33" E	181.1011	73	65487.6038	157035.5710	BARBED WIRE FENCE
73–74	S 37d07'00" E	8.2927	74	65480.9911	157040.5751	BARBED WIRE FENCE
74–75	S 05d54'11" E	13.1246	75	65467.9361	157041.9250	WOOD POST
75–77	S 31d08'44" E	6.6217	77	65462.2689	157045.3498	CYCLONE FENCE
77–80	S 35d29'36" W	62.1651	80	65411.6551	157009.2562	BARBED WIRE FENCE
80–84	S 28d48'08" W	73.7493	84	65347.0295	156973.7247	CYCLONE FENCE
84–87	S 27d40'14" W	74.6092	87	65280.9532	156939.0772	BARBED WIRE FENCE
87–93	S 21d23'01" W	90.3225	93	65196.8485	156906.1448	TULIPAN TREE, BWF
93–117	S 13d34'43" W	112.8911	117	65087.1128	156879.6402	BARBED WIRE FENCE
117–116	S 22d38'15" W	35.6555	116	65054.2043	156865.9165	TREE, BWF
116–2003	S 57d44'03" W	9.3281	2003	65049.2245	156858.0288	TO BE ESTABLISHED
2003–2004	S 67d48'32" W	13.7213	2004	65044.0420	156845.3239	TO BE ESTABLISHED
2004–110	S 58d24'16" W	13.0397	110	65037.2102	156834.2171	ROW
110–2005	S 37d54'47" W	16.0356	2005	65024.5590	156824.3638	ROW
2005–2006	S 31d18'21" W	2.1233	2006	65022.7448	156823.2605	ROW
2006–2007	S 20d07'20" W	9.9594	2007	65013.3933	156819.8342	ROW
2007–2008	S 06d14'00" E	7.9429	2008	65005.4974	156820.6966	ROW
2008–2009	S 21d42'56" E	7.4400	2009	64998.5854	156823.4494	ROW
2009–2010	S 19d13'35" E	8.0553	2010	64990.9794	156826.1020	ROW
2010–2011	S 17d55'53" E	7.9570	2011	64983.4089	156828.5518	ROW
2011–2012	S 11d09'04" E	6.0177	2012	64977.5048	156829.7156	ROW
2012–2013	S 04d05'21" E	7.0426	2013	64970.4801	156830.2178	ROW
2013–2014	S 00d09'05" W	7.2668	2014	64963.2133	156830.1986	ROW
2014–2015	S 02d31'39" W	8.9777	2015	64954.2444	156829.8027	ROW
2015–231	S 82d00'09" W	116.7137	231	64938.0059	156714.2241	BARBED WIRE FENCE
231–230	S 00d28'49" W	7.1919	230	64930.8142	156714.1638	POST, BW FENCE
230–221	S 83d40'48" W	101.6786	221	64919.6215	156613.1032	BW FENCE
221–219	N 06d19'38" W	55.8005	219	64975.0821	156606.9537	TREE, BW FENCE
219–217	N 16d49'32" W	30.4970	217	65004.2736	156598.1261	TREE, BW FENCE
217–209	S 87d37'53" W	75.0022	209	65001.1740	156523.1880	ALMACIGO TREE, BWF
209–208	S 86d58'23" W	102.3082	208	64995.7713	156421.0225	BARBED WIRE FENCE
208–206	S 84d00'22" W	71.9866	206	64988.2542	156349.4295	IRON ROD (SET)
206–201	S 10d55'51" W	42.5791	201	64946.4476	156341.3554	TREE, BW FENCE
201–194	S 09d08'11" W	135.0628	194	64813.0983	156319.9093	BARBED WIRE FENCE
194–188	S 19d58'11" W	99.9287	188	64719.1781	156285.7812	ESQ.V-PUAS
188–186	S 85d08'14" W	42.0833	186	64715.6107	156243.8494	BARBED WIRE FENCE
186–184	S 79d32'00" W	26.7698	184	64710.7476	156217.5250	ALMACIGO TREE,BWF
184–2016	S 80d19'49" W	51.7603	2016	64702.0536	156166.5001	TO BE ESTABLISHED
2016–2017	S 80d40'05" W	118.7631	2017	64682.7955	156049.3088	TO BE ESTABLISHED
2017–2018	S 82d53'32" W	77.1862	2018	64673.2446	155972.7158	TO BE ESTABLISHED
2018–2019	S 82d22'28" W	37.1537	2019	64668.3144	155935.8907	TO BE ESTABLISHED
2019–156	N 20d50'18" E	39.3602	156	64705.1000	155949.8924	ARBOL–JOBOS
156–2020	N 11d43'05" E	252.6761	2020	64952.5100	156001.2100	TO BE ESTABLISHED
2020–2021	N 83d49'28" E	212.4126	2021	64975.3600	156212.3900	TO BE ESTABLISHED
2021–2022	N 05d36'13" W	159.8639	2022	65134.4600	156196.7800	TO BE ESTABLISHED
2022–2001	N 05d36'28" W	278.3522	2001	65411.4800	156169.5800	TO BE ESTABLISHED
2001–55	S 89d06'49" E	272.5418	55	65407.2642	156442.0892	BARBED WIRE FENCE

AREA = 416,751.92 SQ. METERS = 106.0331 CUERDAS

HORIZONTAL CONTROL

POINT	NORTHING	EASTING	DESCRIPTION
2	64810.098	155865.426	IRON ROD
1	65281.919	155788.420	IRON ROD
6	65396.595	156609.376	IRON ROD

PARCELA TOTAL LA SABANA

PNTNO	BEARING	DISTANCE	NORTHING	EASTING	STATION	DESCRIPTION
36			65661.99	155619.32	0.00	MENSURA
44	S 89°09'19" E	158.21	65659.65	155777.52	158.21	MENSURA
52	S 89°28'26" E	660.59	65653.59	156438.08	818.80	MENSURA ESQ.V–PUAS
55	S 00°55'59" E	246.35	65407.26	156442.09	1065.16	MENSURA ESQ.V.PUAS
69	S 89°20'09" E	433.79	65402.24	156875.85	1498.95	MENSURA TUBO–GALV.
73	N 61°52'33" E	181.10	65487.60	157035.57	1680.05	MENSURA ESQ.V–PUAS
74	S 37°07'00" E	8.29	65480.99	157040.58	1688.35	MENSURA ESQ.V–PUAS
75	S 05°54'11" E	13.12	65467.94	157041.92	1701.47	MENSURA ESPEQUE–MADERA
77	S 31°08'44" E	6.62	65462.27	157045.35	1708.09	MENSURA ESQ.CF
80	S 35°29'36" W	62.17	65411.66	157009.26	1770.26	MENSURA V–PUAS
84	S 28°48'08" W	73.75	65347.03	156973.72	1844.01	MENSURA ESQ.CF
87	S 27°40'14" W	74.61	65280.95	156939.08	1918.62	MENSURA V–PUAS
93	S 21°23'01" W	90.32	65196.85	156906.14	2008.94	MENSURA TULIPAN–V–PUAS
117	S 13°34'43" W	112.89	65087.11	156879.64	2121.83	MENSURA ESQ.V–PUAS
116	S 22°38'15" W	35.66	65054.20	156865.92	2157.48	MENSURA V–PUAS–ARBOL
2003	S 57°44'03" W	9.33	65049.22	156858.03	2166.81	MENSURA
2004	S 67°48'32" W	13.72	65044.04	156845.32	2180.53	MENSURA
110	S 58°24'16" W	13.04	65037.21	156834.22	2193.57	MENSURA R–W–APROX.
2005	S 37°54'47" W	16.04	65024.56	156824.36	2209.61	MENSURA R.O.W.
2015	S 04°25'23" E	70.52	64954.24	156829.80	2280.13	MENSURA R.O.W.
231	S 82°00'09" W	116.71	64938.01	156714.22	2396.85	MENSURA COM.V–PUAS
230	S 00°28'49" W	7.19	64930.81	156714.16	2404.04	MENSURA ALAMBRE–ESPEQUE
221	S 83°40'48" W	101.68	64919.62	156613.10	2505.72	MENSURA ESQ. V–PUAS
219	N 06°19'38" W	55.80	64975.08	156606.95	2561.52	MENSURA V–PUAS–ARBOL
217	N 16°49'32" W	30.50	65004.27	156598.13	2592.02	
209	N 14°06'15" W	9.41	65013.40	156595.83	2601.42	
208	S 84°14'31" W	175.70	64995.77	156421.02	2777.12	MENSURA ESQ–V–PUAS.AFUER
206	S 84°00'22" W	71.99	64988.25	156349.43	2849.11	MENSURA PUNTO–REPLANTEO
201	S 10°55'51" W	42.58	64946.45	156341.36	2891.69	MENSURA ARBOL–ALAMBRE
194	S 09°08'11" W	135.06	64813.10	156319.91	3026.75	MENSURA V–PUAS
188	S 19°58'11" W	99.93	64719.18	156285.78	3126.68	MENSURA ESQ.V–PUAS
186	S 85°08'14" W	42.08	64715.61	156243.85	3168.76	MENSURA V–PUAS–ARBOL
184	S 79°32'00" W	26.77	64710.75	156217.53	3195.53	MENSURA V–PUAS.ALMACIGO
2016	S 80°19'49" W	51.76	64702.05	156166.50	3247.29	MENSURA
1073	S 80°15'59" W	118.69	64681.99	156049.52	3365.98	MENSURA GUAMA TREE STUMP
2018	S 83°30'22" W	77.30	64673.24	155972.72	3443.28	MENSURA IRON ROD (SET)
1075	S 82°22'08" W	29.20	64669.37	155943.78	3472.48	MENSURA GALV. PIPE
2019	S 82°23'43" W	7.95	64668.31	155935.89	3480.43	MENSURA
2023	S 19°49'09" W	607.10	64097.17	155730.05	4087.54	MENSURA
335	S 80°00'33" W	351.24	64036.23	155384.13	4438.78	MENSURA PIEDRA–1064
336	N 79°41'02" W	6.78	64037.45	155377.46	4445.57	MENSURA V–PUAS–RAIL
PP	N 82°42'16" W	173.66	64059.50	155205.21	4619.22	
319	N 00°14'40" E	458.25	64517.75	155207.17	5077.48	MENSURA V–PUAS
307	N 69°26'56" E	262.64	64609.95	155453.09	5340.12	MENSURA TERM. V–PUAS
301	N 75°00'38" E	158.29	64650.89	155606.00	5498.41	MENSURA TUBO–GALVANIZADO
128	N 13°52'34" E	34.32	64684.21	155614.23	5532.74	MENSURA ESPEQUE–HIERRO
127	N 12°55'02" W	11.94	64695.85	155611.57	5544.67	MENSURA ARBOL–CAOBA
126	N 03°14'44" E	52.18	64747.94	155614.52	5596.85	MENSURA ESPEQUE–HIERRO
125	N 00°24'31" E	64.46	64812.40	155614.98	5661.31	MENSURA ESPEQUE–HIERRO
13	N 01°02'42" E	337.65	65149.99	155621.14	5998.96	
2002	N 00°11'00" E	202.88	65352.86	155621.79	6201.83	MENSURA CYCLONE FENCE
36	N 00°27'26" W	309.13	65661.99	155619.32	6510.96	MENSURA

AREA= 1,306.514.9638 M.C.=0=332.4131 CUERDAS

NOTES:

1. ALL DISTANCES IN METERS.
2. COORDINATE SYSTEM IS REFERRED TO THE PR STATE PLANE COORDINATE SYSTEM FOR PR AND THE VIRGIN ISLANDS, 1966 REVISION, LAMBERT PROJECTION. TRIANGULATION CONTROL POINTS AFUERA AND MANATI WERE SUPLIED BY THE AUTORIDAD DE TIERRAS AND WERE USED TO TIE THE PROJECT TO SUCH DATUM.
3. THE AEREAL PHOTO SHOWN WAS SCALED BUT NOT ORTHO–RECTIFIED, THEREFORE THE ACURACY IS APROXIMATE AND IS SHOWN ONLY FOR GENERAL PURPOSES.
4. NAMES OF NEIGHBORS WERE OBTAINED FROM PREVIOUS PLANS SUPLIED BY OWNER, AND HAVE NOT BEEN FIELD VERIFIED.
5. UTILITIES AND STRUCTURES ARE NOT SHOWN.
6. THIS SURVEY IS BASED ON:
   1. AULET NORTH–"PLANO DE MENSURA" PREPARED BY PLS MIGUEL A. RIVERA VILLAFAÑE LICENSE NUMBER 5623 ON JUNE 24, 1987.
   2. AULET EAST–"PLANO DE MENSURA" PREPARED BY PLS MIGUEL A. VILLAFAÑE, LICENSE NUMBER 5623 AND PLS ALBERTICO AVILES RIVERA, LICENSE NUMBER 9470.
   3. FINCA SUPERIOR–"PLANO DE MENSURA" PREPARED BY PLS LUIS A. NEGRON, LICENSE NUMBER 5977 AND PLS HECTOR SANABRIA VALENTIN, LICENSE NUMBER 5792, PREPARED BY THE "AUTORIDAD DE TIERRAS".
   4. PROPOSED EASEMENT IN FAVOR OF CELEDONIO MONTALVO HEIRS WAS OBTAINED FROM "PLANO DE MENSURA DE UNA SERVIDUMBRE DE PASO A FAVOR DE LA SUCN. CELEDONIO MONTALVO, FINCA SUPERIOR Y AULET", CERTIFIED ON SEPTEMBER 1, 1998 BY PLS LUIS SANCHEZ CRUZ OF THE "AUTORIDAD DE TIERRAS". NOTE THAT EASEMENT GEOMETRY SUPLIED DOES NOT MATCH WITH EXISTING ROAD.
   5. PARCEL OF MR. JOSE PANTOJAS VELEZ WAS DEDUCTED FROM THE AULET EAST PARCEL. DATA WAS OBTAINED FROM "PLANO DE MENSURA DE UN PREDIO A SEGREGARSE" CERTIFIED BY PLS CARLOS R. RODRIGUEZ LICENSE NUMBER 7192 OF THE "AUTORIDAD DE TIERRAS", CERTIFIED ON FEBRUARY 9, 1996.
   * SEVERAL COORDINATES OF BOUNDARIES THAT ARE COMMON IN DIFFERENT PLANS BUT HAVE DIFFERENT COORDINATES, THEREFORE, SOME CORRECTIONS WERE APLIED TO THE PLANS SO THAT THE COMMON BOUNDARIES AGREED WITH EACH OTHER, COORDINATES WERE ALSO CORRECTED.
   * ALL BOUNDARIES SHOWN WERE SURVEYED ON SITE

ESTE PLANO FUE CONFECCIONADO BASADA EN LA MENSURA DE

A. MELENDEZ & ASOCIADOS
AGRIMENSORES
B-17 MARGINAL EXTENSION FOREST HILLS
BAYAMON, PUERTO RICO, 00959
TEL. 787-6010 FAX. 787-6015
E MAIL ADDRESS: amsurvey@prtc.net

JOSE MERINO PRADO INGENIERO LICENCIADO PUERTO RICO

José Merino Prado P.E.
LIC. 5723
Cesar Gonzalez #C880
Hato Rey. San Juan PR 00919
(787) 753–3535

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 20 SEPTIEMBRE 2006
DRAWN BY: M.V.D.
CAD FILE: VEGA BAJA\LA SABANA\CONSULTA\Consulta.dwg
PLOT SCALE: 1=1
DWG. SCALE: 1:2,000
SHT. SIZE: 24"x36"

PLANO DE MENSURA

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LA SABANA

SHEET NO.: 1 OF 1 TOTAL SHEETS:
DRAWING NO.: 1