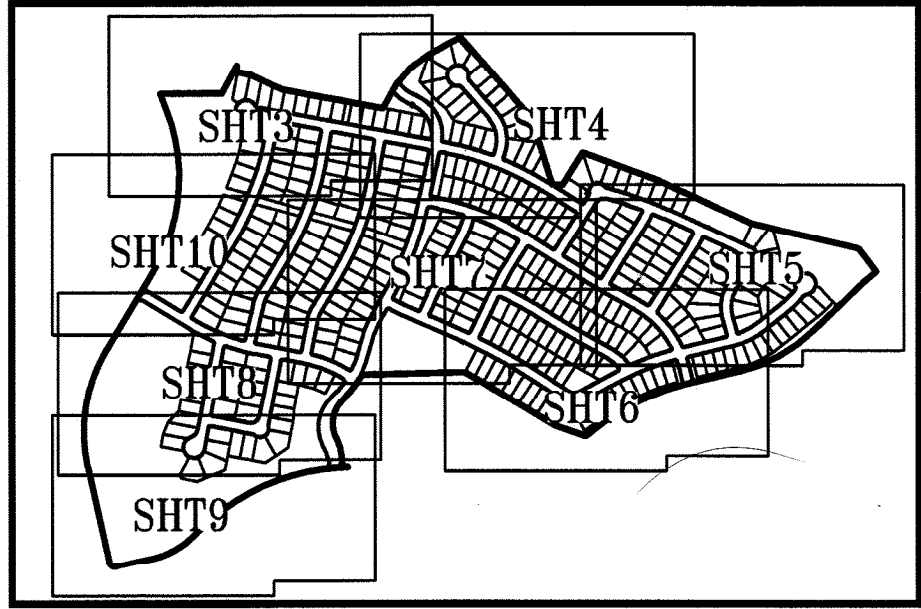


ANTHEM FILING NO. 20, REPLAT "A"
FINAL PLAT - NEIGHBORHOOD 3

A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF
OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 11

2016003103 PL 03/25/2016 12:55 PM
Page: 1 of 11, Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield



KEY MAP
(N.T.S.)

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF:

ALL THAT CERTAIN PARCEL OF LAND BEING TRACT A, ANTHEM FILING NO. 20 FINAL PLAT NEIGHBORHOOD 3, RECORDED MARCH 30, 2015 AT RECEPTION NO. 2015003483 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO SITUATED IN SECTION 5, AND THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE.

CONTAINING 128.842 ACRES (5,612,354 SQ. FT.), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ANTHEM FILING NO. 20, REPLAT "A", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS, AND TRACTS A, F, G, K, M, O, P, Q AND V INCLUSIVE, AS SHOWN ON THIS PLAT AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

I, Sandra C. Thomas HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS ANTHEM FILING NO. 20, REPLAT "A" OWNER OF RECORD OR AUTHORIZED AGENT.

NASH ANTHEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Sandra C. Thomas
A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

NAME: Sandra C. Thomas

TITLE: ASSISTANT VICE PRESIDENT

STATE OF COLORADO)

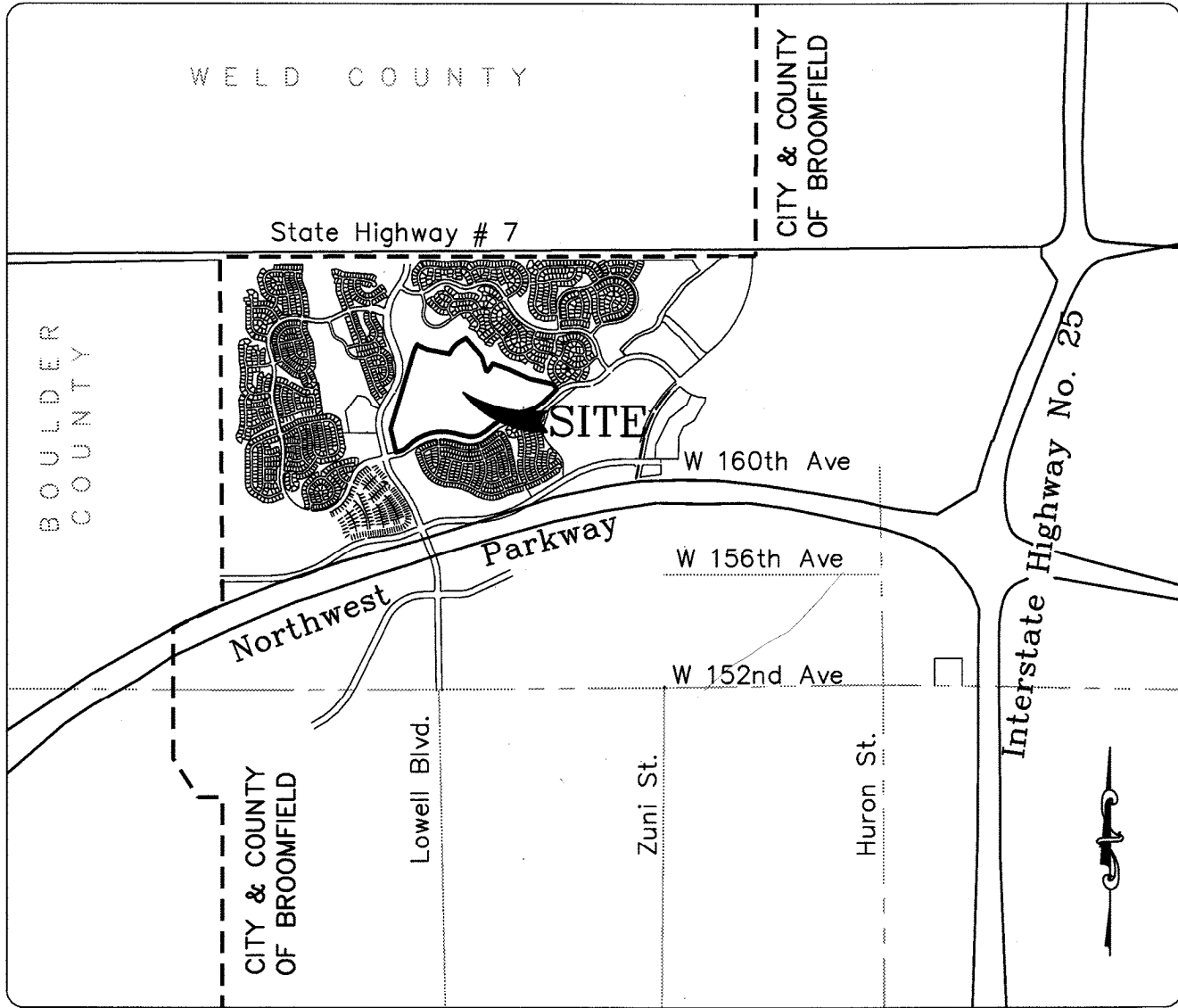
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March, 2016 BY

Sandra C. Thomas AS ASSISTANT VICE PRESIDENT OF NASH ANTHEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF NASH ANTHEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF COLORADO

MY COMMISSION EXPIRES: 11/16/2019



VICINITY MAP
SCALE: 1" = 4000'

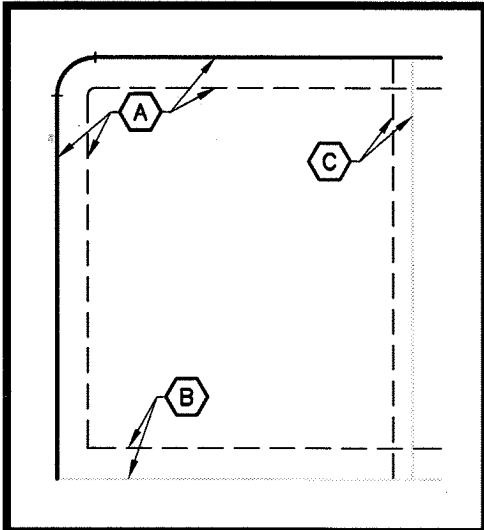
EASEMENT LEGEND AND DETAIL:

(A) 8' UTILITY EASEMENT: FRONT LOT LINE AND ADJACENT TO ALL RIGHT-OF-WAY

(B) 8' UTILITY EASEMENT: REAR LOT LINE

(C) 5' DRAINAGE EASEMENT: SIDE LOT LINES

TYPICAL EASEMENT DETAIL 1"=50'



GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON PROPERTY INFORMATION BINDER NO. ABC 70455618 WITH AN EFFECTIVE DATE OF JUNE 10, 2015 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON DEFECT(S) IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY ACTION BASED UPON DEFECT(S) IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE SHOWN IN THE SURVEYOR'S CERTIFICATE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ASSESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- FLOOD ZONE: THE PLATTED PARCEL SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, COLORADO PANEL 85 OF 125, MAP NO. 0850730085G WITH A MAP REVISED DATE OF OCTOBER 2, 2013. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- PER THE PLAT OF PREBLE CREEK FILING NO. 1 (REC. NO. 200405783) OUTLOT 4 IS FOR THE PURPOSE OF LANDSCAPING, PUBLIC ACCESS AND MAINTENANCE. A BLANKET EASEMENT FOR MAINTENANCE, PUBLIC ACCESS, DRAINAGE & DRAINAGE RELATED MAINTENANCE WAS ALSO GRANTED TO THE CITY AND COUNTY OF BROOMFIELD.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

TRACT USE SUMMARY TABLE

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	USAGE
TRACT A	297,086	6.820	CITY	OPEN LANDS
TRACT B	9,596	0.220	HOA	OPEN LANDS
TRACT C	9,418	0.216	HOA	OPEN LANDS
TRACT D	10,182	0.234	HOA	OPEN LANDS
TRACT E	24,367	0.559	HOA	OPEN LANDS
TRACT F	130,502	2.996	CITY	OPEN LANDS
TRACT G	760,156	17.451	CITY	OPEN LANDS
TRACT H	3,450	0.079	HOA	OPEN LANDS
TRACT I	16,132	0.370	HOA	OPEN LANDS
TRACT J	31,045	0.713	HOA	OPEN LANDS
TRACT K	7,874	0.181	CITY	OPEN LANDS
TRACT L	7,981	0.183	HOA	OPEN LANDS
TRACT M	7,454	0.171	CITY	OPEN LANDS
TRACT N	9,563	0.220	HOA	OPEN LANDS
TRACT O	28,038	0.644	CITY	OPEN LANDS
TRACT P	107,906	2.477	CITY	OPEN LANDS
TRACT Q	29,229	0.671	CITY	OPEN LANDS
TRACT R	87	0.002	HOA	MAIL KIOSK
TRACT S	160	0.004	HOA	MAIL KIOSK
TRACT T	91	0.002	HOA	MAIL KIOSK
TRACT U	160	0.004	HOA	MAIL KIOSK
TRACT V	40393	0.927	CITY	OPEN SPACE
TRACT W	75	0.002	HOA	MAIL KIOSK
TOTALS	1,530,945	35.146		

CITY = CITY OF BROOMFIELD
HOA = HOMEOWNERS ASSOCIATION

ATTORNEY'S CERTIFICATE:

I, Scott A. Ross AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Scott A. Ross REGISTRATION NO. 20766 DATE: 2/24/2016

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 6th DAY OF December, 2015.

[Signature] MAYOR
Judith A. Kiser CITY CLERK
[Signature] DEPUTY
SEAL

PLANNING AND ZONING COMMISSION CERTIFICATE:

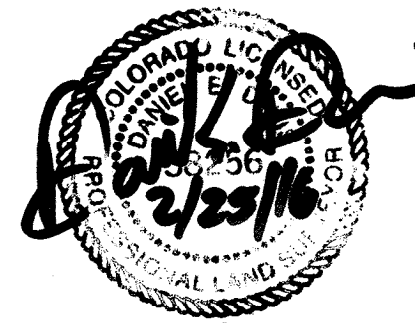
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 24th DAY OF September, 2015.

[Signature] CHAIRMAN
[Signature] SECRETARY

SURVEYOR'S CERTIFICATE:

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

I ATTEST THE ABOVE ON THIS 25th DAY OF FEBRUARY, 2016.



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

LAST REVISED 2016-02-05

AzTEC
CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 23414-17

DEVELOPER
NASH ANTHEM

9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO. 80112
(303) 604-5448

DATE OF PREPARATION: 8/26/2015

SCALE: N/A

SHEET 1 OF 11

ANTHEM FILING NO. 20, REPLAT "A"

FINAL PLAT - NEIGHBORHOOD 3

A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 2 OF 11

20160803103 PL 03/25/2016 12:55 PM
Page: 2 of 11 Rec Fee \$9.00 Doc Fee \$
City and County of Broomfield

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°34'47"	229.50'	10.33'
C2	12°10'28"	334.50'	71.08'
C3	71°36'53"	171.50'	214.36'
C4	21°11'20"	228.50'	84.50'
C5	86°30'44"	30.00'	45.30'

BROOMFIELD CONTROL POINT "LUCY"
3-1/4" BRASS DISK IN CONCRETE
GROUND COORDINATES
N = 1,243,612.94 E = 3,137,752.76
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,243,260.09 E = 3,136,862.48
LATITUDE = 40°00'00.3583" N
LONGITUDE = 105°00'41.2928" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°08'20"W	36.15'
L2	S78°50'29"E	72.32'
L3	N29°01'48"E	143.54'
L4	N40°41'39"E	115.83'
L5	N53°27'42"E	115.62'
L6	S89°52'45"E	52.52'
L7	N32°14'35"E	198.65'
L8	S33°42'04"W	63.85'
L9	S45°52'33"W	21.91'
L10	S25°44'21"E	13.42'
L11	S04°33'01"E	30.86'
L12	S44°57'24"W	33.99'
L13	S77°20'14"W	192.79'

LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
	CITY OF BROOMFIELD CONTROL POINT, AS NOTED
	P.L.S.S. CORNER NOT FOUND, CALCULATED POSITION
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	SECTION LINE
	HORIZONTAL CONTROL

BROOMFIELD CONTROL POINT "GPS No. 32"
3-1/4" BRASS DISK IN RANGE BOX
GROUND COORDINATES
N = 1,235,911.58 E = 3,132,336.74
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,235,560.92 E = 3,131,448.00
LATITUDE = 39°58'44.5598" N
LONGITUDE = 105°01'51.3919" W

1" = 200 Feet

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 23414-17

DEVELOPER
NASH ANTHEM
9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO. 80112
(303) 604-5448

DATE OF PREPARATION: 8/26/2015
SCALE: 1"=200'
SHEET 2 OF 11

2016003103 PL 03/25/2016 12:55 PM
Page: 3 of 11 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

KEY MAP

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

LEGEND

	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
	P.L.S.S. CORNER NOT FOUND, CALCULATED POSITION
○ ₁	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
○ ₂	SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
● ₁	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
● ₂	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
● ₃	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(NR)	DETACHES NON-RADIAL LINE
(R)	RADIAL

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C31	91°26'58"	10.00'	15.96'
C32	90°00'00"	10.00'	15.71'
C33	90°00'00"	10.00'	15.71'
C38	90°00'00"	10.00'	15.71'
C39	90°00'00"	10.00'	15.71'
C40	90°00'00"	10.00'	15.71'
C41	90°00'00"	10.00'	15.71'
C42	51°23'56"	20.00'	17.94'
C43	30°33'56"	20.00'	10.49'
C44	94°59'47"	10.00'	16.58'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N67°02'45"W	17.46'
L8	N20°55'06"E	49.91'
L22	S50°03'05"E	37.70'
L28	N77°11'51"E	8.90'
L29	N77°11'51"E	8.90'
L47	S22°33'53"W	40.28'
L48	S22°28'46"W	40.27'
L49	N10°40'13"E	11.66'
L50	N35°44'13"E	40.92'
L51	S79°19'47"E	10.65'

NE 1/4 SEC. 6,
T.1S., R.68W., 6TH P.M.

LOT 1 BLOCK 1
ANTHEM FILING NO. 19
REC. NO. 2007015547

NW 1/4 SEC. 5,
T.1S., R.68W., 6TH P.M.

LOT 1 BLOCK 1
ANTHEM FILING NO. 19
REC. NO. 2007015547

PARCEL A
PREBLE CREEK
FILING NO. 1
REC. NO. 2004005783

OUTLOT 1
PREBLE CREEK
FILING NO. 1
REC. NO. 2004005783

LOWELL BOULEVARD
(181' ROW)

MAINTENANCE, PUBLIC ACCESS
AND DRAINAGE EASEMENT -
REC. NO. 2004005783
(VACATED BY THIS PLAT)

SE 1/4 SEC. 6,
T.1S., R.68W., 6TH P.M.

TRACT A
297,086 SF
6.820 AC

MOUNT POWELL DRIVE
(54' ROW)

MOUNT POWELL DRIVE
(54' ROW)

SEE

7

78

79

REC.

81

82

SE 1/4 SEC. 6,

SEE SHEET 10

112



300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 23414-17

DEVELOPER
NASH ANTHEM

9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO. 80112
(303) 604-5448

DATE OF PREPARATION:	8/26/2015
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SCALE: 1"=50'

SHEET 3 OF 11

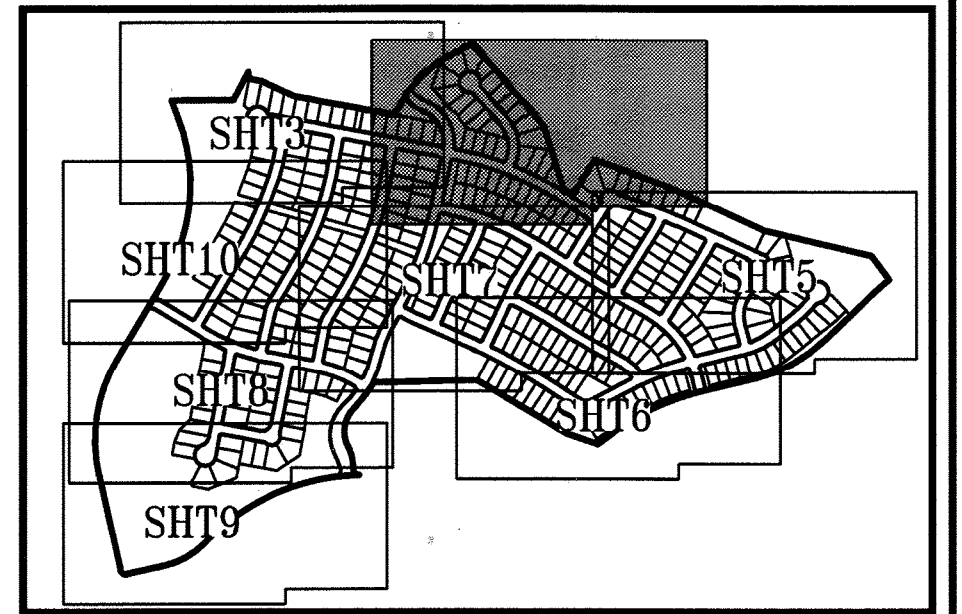
ANTHEM FILING NO. 20, REPLAT "A"

FINAL PLAT - NEIGHBORHOOD 3

A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 4 OF 11

2016003103 PL 03/25/2016 12:55 PM
Page: 4 of 11 Rec Fee \$9.00 Doc Fee \$
City and County of Broomfield

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

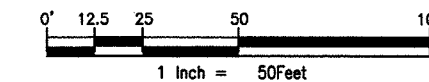


KEY MAP

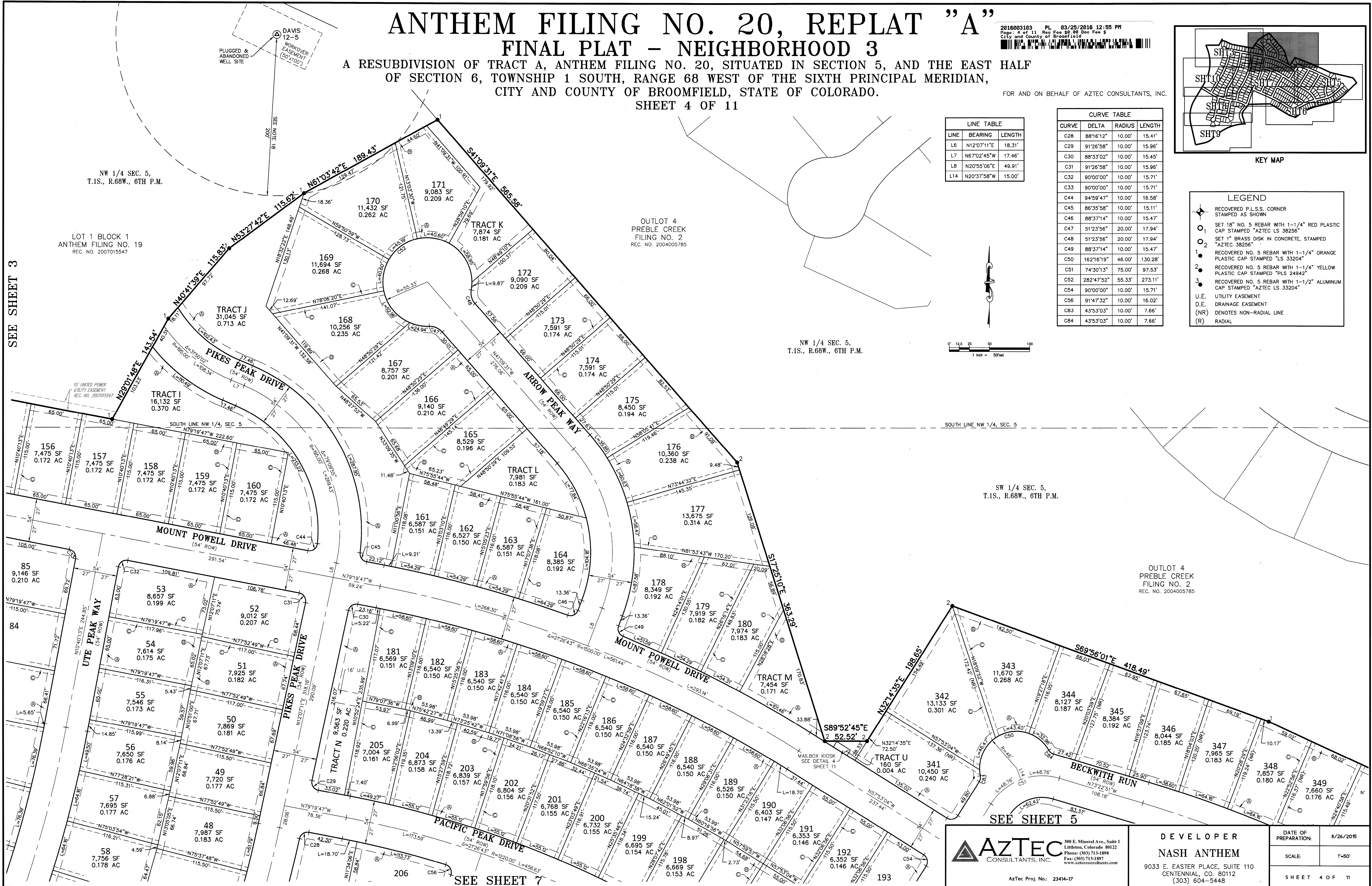
LINE TABLE		
LINE	BEARING	LENGTH
L6	N12°07'11"E	18.31'
L7	N67°02'45"W	17.46'
L8	N20°55'06"E	49.91'
L14	N20°37'58"W	15.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	88°16'12"	10.00'	15.41'
C29	91°26'58"	10.00'	15.96'
C30	88°33'02"	10.00'	15.45'
C31	91°26'58"	10.00'	15.96'
C32	90°00'00"	10.00'	15.71'
C33	90°00'00"	10.00'	15.71'
C44	94°59'47"	10.00'	16.58'
C45	86°35'58"	10.00'	15.11'
C46	88°37'14"	10.00'	15.47'
C47	51°23'56"	20.00'	17.94'
C48	51°23'56"	20.00'	17.94'
C49	88°37'14"	10.00'	15.47'
C50	162°16'19"	46.00'	130.28'
C51	74°30'13"	75.00'	97.53'
C52	282°47'52"	55.33'	273.11'
C54	90°00'00"	10.00'	15.71'
C56	91°47'32"	10.00'	16.02'
C83	43°53'03"	10.00'	7.66'
C84	43°53'03"	10.00'	7.66'

LEGEND	
◆	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
○ 1	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
○ 2	SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
1	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
2	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
3	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	RADIAL



SEE SHEET 3



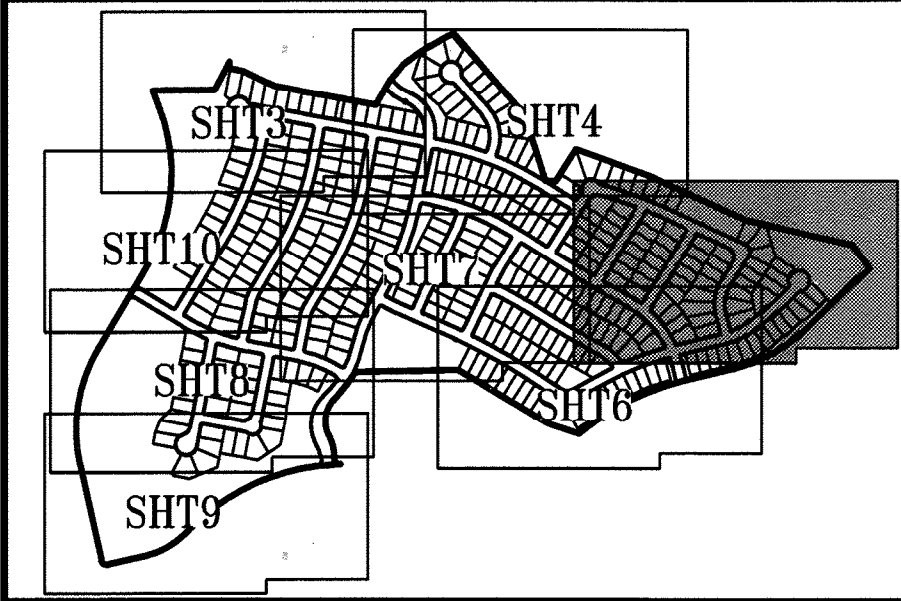
SEE SHEET 5

 AzTec Proj. No: 23414-17	DEVELOPER NASH ANTHEM 9033 E. EASTER PLACE, SUITE 110 CENTENNIAL, CO. 80112 (303) 604-5448	DATE OF PREPARATION:	8/26/2015
		SCALE:	1"=50'
		SHEET 4 OF 11	

ANTHEM FILING NO. 20, REPLAT "A"
FINAL PLAT - NEIGHBORHOOD 3

A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 5 OF 11

2016003103 PL 03/25/2016 12:55 PM
Page: 5 of 11 Rec Fee: \$0.00 Doc Fee: \$
City and County of Broomfield



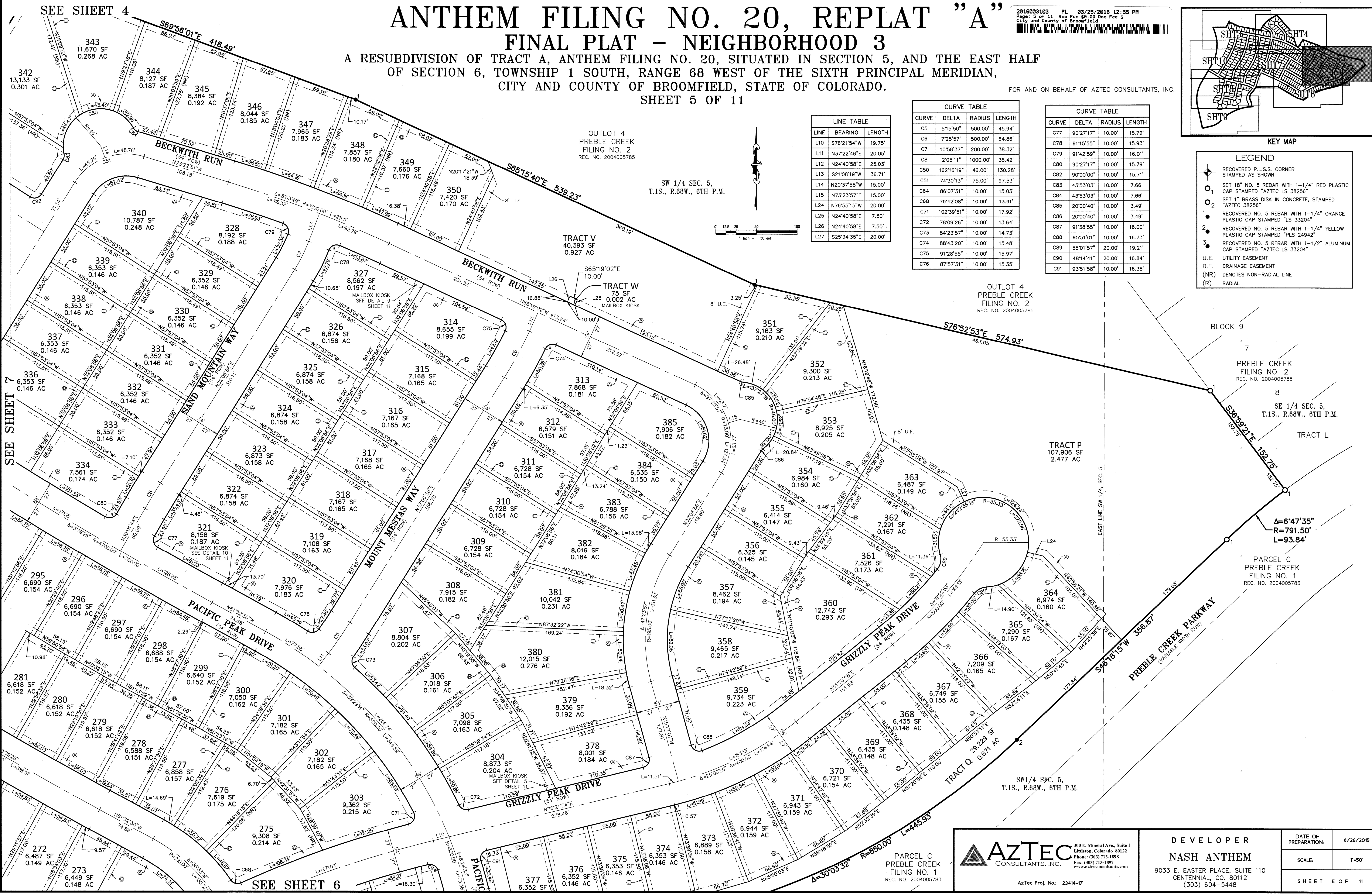
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

LINE	BEARING	LENGTH
L10	S76°21'54"W	19.75'
L11	N37°22'46"E	20.05'
L12	N24°40'58"E	25.03'
L13	S21°08'19"W	36.71'
L14	N20°37'58"W	15.00'
L15	N73°23'57"E	15.00'
L24	N76°55'15"W	20.00'
L25	N24°40'58"E	7.50'
L26	N24°40'58"E	7.50'
L27	S25°34'35"E	20.00'

CURVE	DELTA	RADIUS	LENGTH
C5	5°15'50"	500.00'	45.94'
C6	7°25'57"	500.00'	64.86'
C7	10°58'37"	200.00'	38.32'
C8	2°05'11"	1000.00'	36.42'
C50	162°16'19"	46.00'	130.28'
C51	74°30'13"	75.00'	97.53'
C64	86°07'31"	10.00'	15.03'
C68	79°42'08"	10.00'	13.91'
C71	102°39'51"	10.00'	17.92'
C72	78°09'26"	10.00'	13.64'
C73	84°23'57"	10.00'	14.73'
C74	88°43'20"	10.00'	15.48'
C75	91°28'55"	10.00'	15.97'
C76	87°57'31"	10.00'	15.35'

CURVE	DELTA	RADIUS	LENGTH
C77	90°27'17"	10.00'	15.79'
C78	91°15'55"	10.00'	15.93'
C79	91°42'59"	10.00'	16.01'
C80	90°27'17"	10.00'	15.79'
C82	90°00'00"	10.00'	15.71'
C83	43°53'03"	10.00'	7.66'
C84	43°53'03"	10.00'	7.66'
C85	20°00'40"	10.00'	3.49'
C86	20°00'40"	10.00'	3.49'
C87	91°38'55"	10.00'	16.00'
C88	95°51'01"	10.00'	16.73'
C89	55°01'57"	20.00'	19.21'
C90	48°14'41"	20.00'	16.84'
C91	93°51'58"	10.00'	16.38'

- LEGEND
- RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
 - SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
 - SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
 - RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
 - UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - (NR) DENOTES NON-RADIAL LINE
 - (R) RADIAL



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AzTec Proj. No: 23414-17

DEVELOPER
NASH ANTHEM
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CENTENNIAL, CO. 80112
(303) 604-5448

DATE OF PREPARATION:	8/26/2015
SCALE:	T=50'
SHEET	5 OF 11

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
PRINTED DATE OF PRINT ON THIS LINE

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
PRINTED DATE OF PRINT ON THIS LINE

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
PRINTED DATE OF PRINT ON THIS LINE

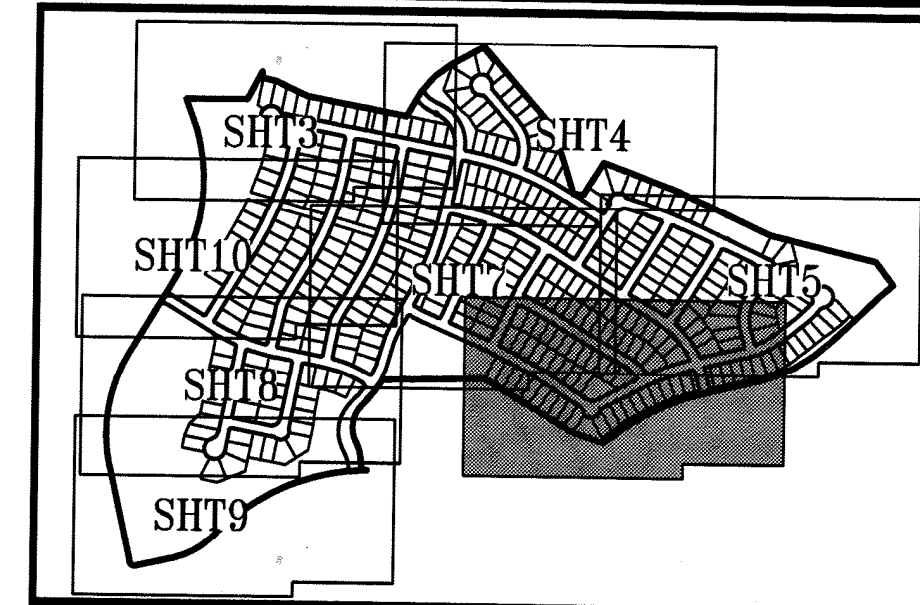
SARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
PRINTED DATE OF PRINT ON THIS LINE

SEE SHEET 7

ANTHEM FILING NO. 20, REPLAT "A" FINAL PLAT - NEIGHBORHOOD 3

A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 6 OF 11

20160803103 PL 03/25/2016 12:55 PM
Page: 6 of 11 Rec Fee \$9.00 Doc Fee \$
City and County of Broomfield
City and County of Broomfield



SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
FURNISH LINE OF PRINT ON THIS LINE

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
FURNISH LINE OF PRINT ON THIS LINE

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
FURNISH LINE OF PRINT ON THIS LINE

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
FURNISH LINE OF PRINT ON THIS LINE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	12°00'52"	300.00'	62.91'
C3	5°04'31"	700.00'	62.01'
C4	2°55'09"	570.00'	29.04'
C8	2°05'11"	1000.00'	36.42'
C20	90°00'00"	10.00'	15.71'
C21	90°00'00"	10.00'	15.71'
C22	93°46'05"	9.96'	16.31'
C24	17°04'09"	195.00'	58.09'
C25	86°40'13"	10.26'	15.52'
C26	90°00'00"	10.00'	15.71'
C27	90°00'00"	10.00'	15.71'
C28	88°16'12"	10.00'	15.41'
C34	87°30'41"	10.00'	15.27'
C35	90°00'00"	10.00'	15.71'
C54	90°00'00"	10.00'	15.71'
C55	90°00'01"	10.00'	15.71'
C56	91°47'32"	10.00'	16.02'
C57	90°00'00"	10.00'	15.71'
C58	90°00'00"	10.00'	15.71'
C59	91°47'32"	10.00'	16.02'
C60	90°00'00"	10.00'	15.71'
C61	89°18'07"	10.00'	15.59'
C65	89°18'07"	10.00'	15.59'
C66	90°00'00"	10.00'	15.71'
C69	90°03'55"	10.00'	15.72'
C70	90°00'00"	10.00'	15.71'
C80	90°27'17"	10.00'	15.79'
C81	90°00'00"	10.00'	15.71'
C82	90°00'00"	10.00'	15.71'

LEGEND	
◆	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
○ ₁	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
○ ₂	SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
●	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
● ₂	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
● ₃	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
—	U.E. UTILITY EASEMENT
- - -	D.E. DRAINAGE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	RADIAL

ANTHEM FILING NO. 20, REPLAT "A"

FINAL PLAT - NEIGHBORHOOD 3

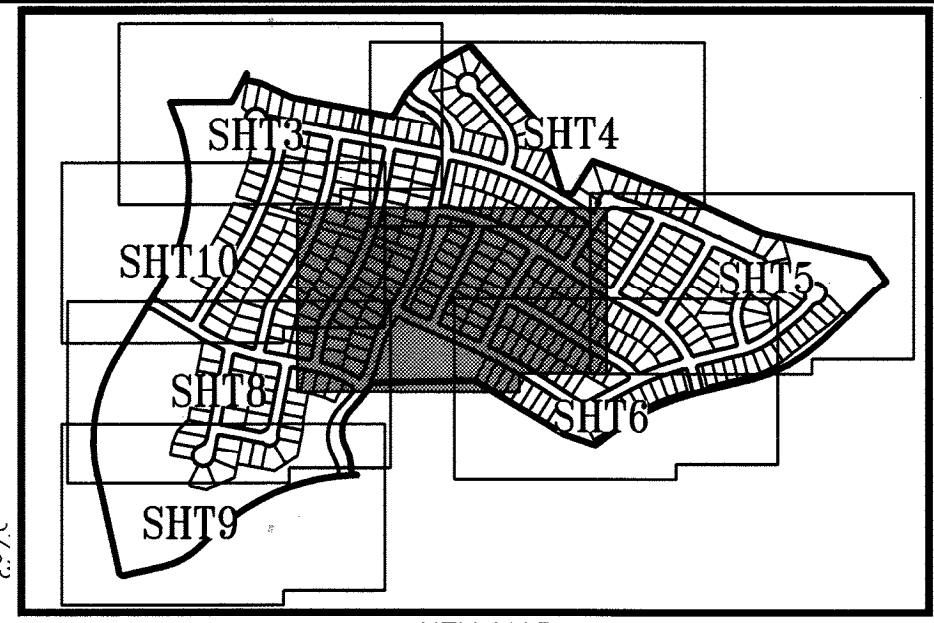
A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF
OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SEE SHEET 3

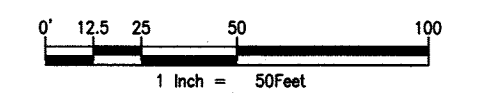
SHEET 7 OF 11

SEE SHEET 4

2016003103 PL 03/25/2016 12:55 PM
Page: 7 of 11 Rec Fee \$8.00 Doc Fee \$
City & County of Broomfield, Colorado
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



LINE TABLE		
LINE	BEARING	LENGTH
L9	S02°10'19"W	15.00'
L10	S76°21'54"W	19.75'
L11	N37°22'46"E	20.05'
L16	S54°43'01"E	9.50'
L23	N07°32'49"W	20.00'
L41	N20°29'46"E	43.89'
L42	N20°29'46"E	43.55'
L43	S20°51'02"W	40.15'
L44	S20°59'17"W	40.16'
L53	N76°21'54"E	17.48'



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DEVELOPER
NASH ANTHEM
9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO. 80112
(303) 604-5448

DATE OF PREPARATION: 8/26/2015
SCALE: 1"=50'
SHEET 7 OF 11

SACD PRODUCTS • NEW HOPE, MINNESOTA
RECAP BY PART NUMBER 0502
POSITION LINE OF POINT ON THIS LINE

SACD PRODUCTS • NEW HOPE, MINNESOTA
RECAP BY PART NUMBER 0502
POSITION LINE OF POINT ON THIS LINE

SACD PRODUCTS • NEW HOPE, MINNESOTA
RECAP BY PART NUMBER 0502
POSITION LINE OF POINT ON THIS LINE

SACD PRODUCTS • NEW HOPE, MINNESOTA
RECAP BY PART NUMBER 0502
POSITION LINE OF POINT ON THIS LINE

LEGEND

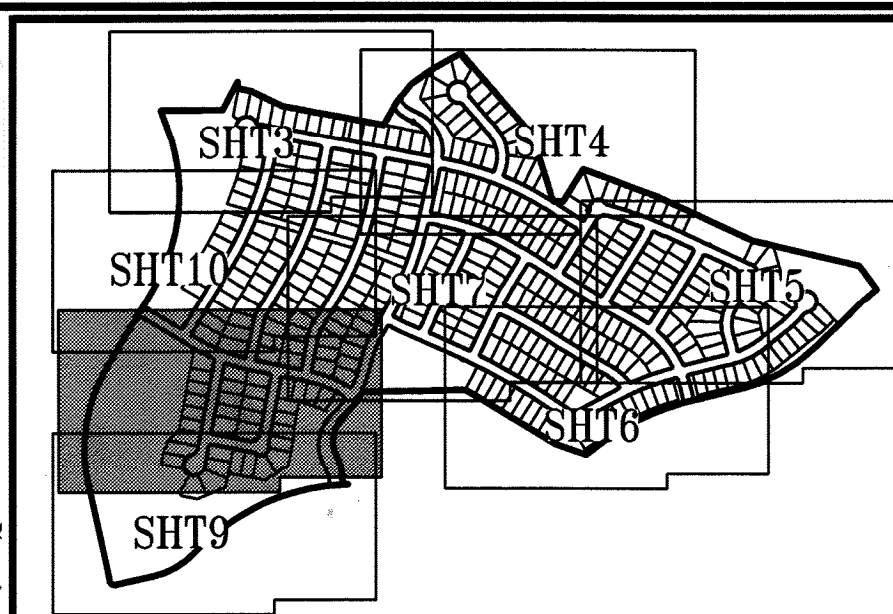
- RECOVERED P.L.S.S. CORNER
STAMPED AS SHOWN
- SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC
CAP STAMPED "AZTEC LS 38256"
- SET 1" BRASS DISK IN CONCRETE, STAMPED
"AZTEC 38256"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE
PLASTIC CAP STAMPED "LS 33204"
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW
PLASTIC CAP STAMPED "PLS 24942"
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM
CAP STAMPED "AZTEC LS 33204"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) RADIAL

ANTHEM FILING NO. 20, REPLAT "A"

FINAL PLAT - NEIGHBORHOOD 3

A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF
OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

2016003193 PL 03/25/2016 12:55 PM
Page: 6 of 11 Rec Fee \$9.00 Doc Fee \$
City and County of Broomfield

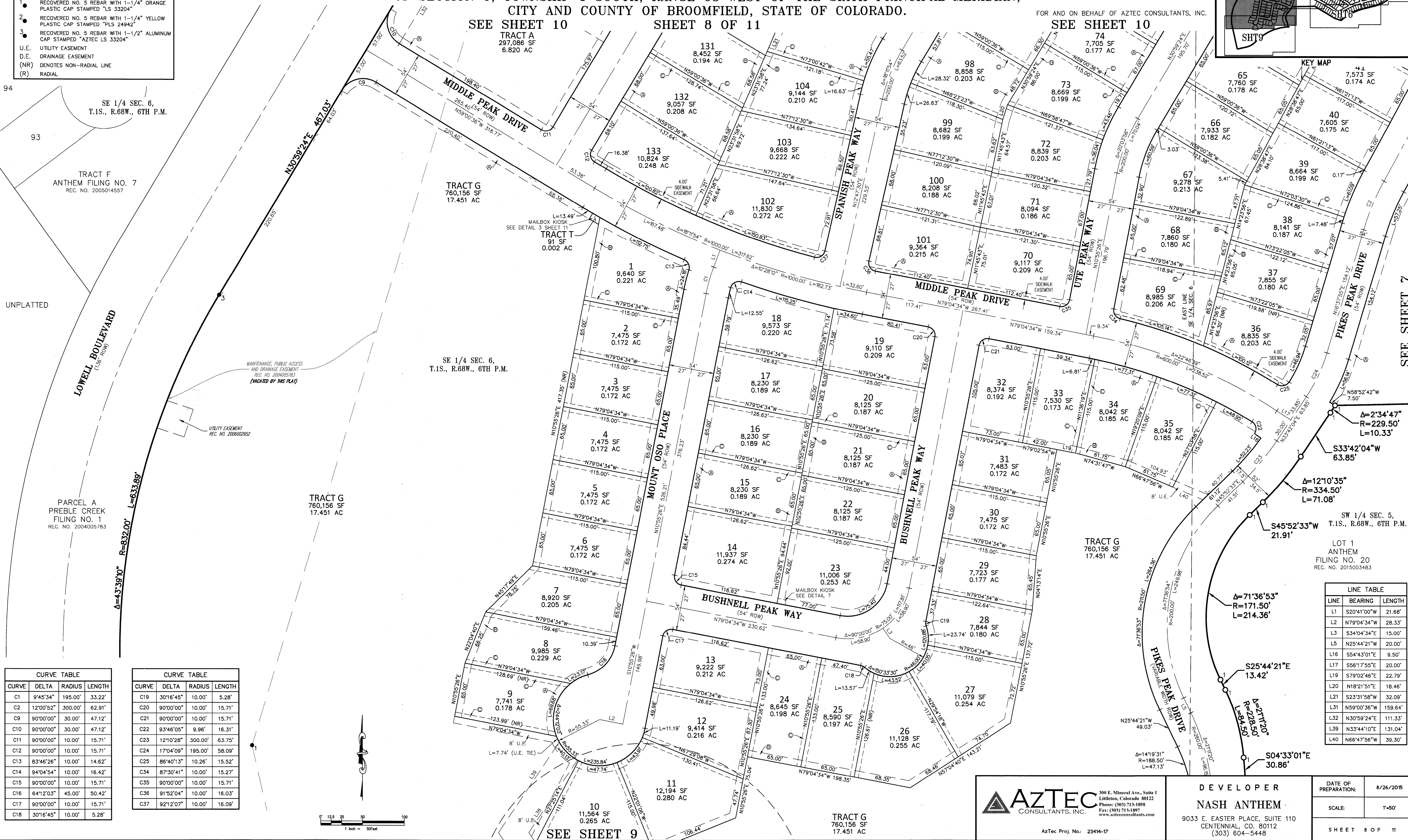


FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

SEE SHEET 10

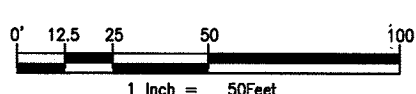
SHEET 8 OF 11

SEE SHEET 10



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	9°45'34"	195.00'	33.22'
C2	12°00'52"	300.00'	62.91'
C9	90°00'00"	30.00'	47.12'
C10	90°00'00"	30.00'	47.12'
C11	90°00'00"	10.00'	15.71'
C12	90°00'00"	10.00'	15.71'
C13	83°46'26"	10.00'	14.62'
C14	94°04'54"	10.00'	16.42'
C15	90°00'00"	10.00'	15.71'
C16	64°12'03"	45.00'	50.42'
C17	90°00'00"	10.00'	15.71'
C18	30°16'45"	10.00'	5.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	30°16'45"	10.00'	5.28'
C20	90°00'00"	10.00'	15.71'
C21	90°00'00"	10.00'	15.71'
C22	93°46'05"	9.96'	16.31'
C23	12°10'28"	300.00'	63.75'
C24	17°04'09"	195.00'	58.09'
C25	86°40'13"	10.26'	15.52'
C34	87°30'41"	10.00'	15.27'
C35	90°00'00"	10.00'	15.71'
C36	91°52'04"	10.00'	16.03'
C37	92°12'07"	10.00'	16.09'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°41'00"W	21.68'
L2	N79°04'34"W	28.33'
L3	S34°04'34"E	15.00'
L5	N25°44'21"W	20.00'
L16	S54°43'01"E	9.50'
L17	S56°17'55"E	20.00'
L19	S79°02'46"E	22.79'
L20	N18°21'51"E	18.46'
L21	S23°31'58"W	32.09'
L31	N59°00'36"W	159.64'
L32	N30°59'24"E	111.33'
L39	N33°44'10"E	131.04'
L40	N66°47'56"W	39.30'

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(303) 604-5448

DATE OF PREPARATION:		8/26/2015
SCALE:		1"=50'
SHEET 8 OF 11		

ANTHEM FILING NO. 20, REPLAT "A"

FINAL PLAT - NEIGHBORHOOD 3

A RESUBDIVISION OF TRACT A, ANTHEM FILING NO. 20, SITUATED IN SECTION 5, AND THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

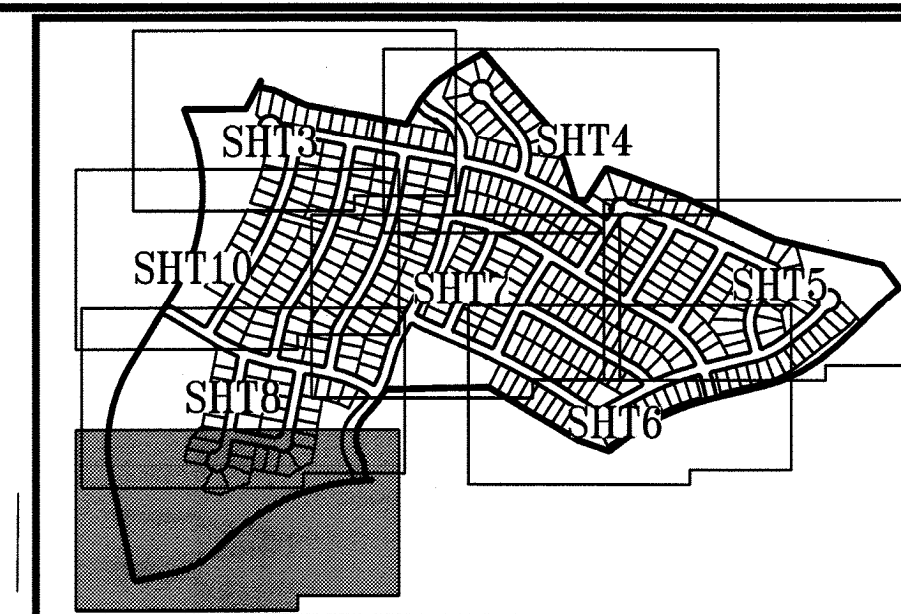
2016003103 PL 03/25/2016 12:55 PM
Page: 6 of 11 Rec Fee \$9.00 Doc Fee \$
City and County of Broomfield

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

SHEET 9 OF 11

SEE SHEET 8

SEE SHEET 8



KEY MAP
 $\Delta=71^{\circ}36'53''$
 $R=171.50'$
 $L=214.36'$

LOT 1
ANTHEM
FILING NO. 20
REC. NO. 2015003483

ANTHEM
FILING NO. 16
REC. NO. 2006014142

SW 1/4 SEC. 5,
T.1S., R.68W., 6TH P.M.

110 111 112

0' 12.5' 25' 50' 100'
1 inch = 50 feet

PARCEL A
PREBLE CREEK
FILING NO. 1
REC. NO. 2004005783

TRACT G
760,156 SF
17.451 AC

SE 1/4 SEC. 6,
T.1S., R.68W., 6TH P.M.

ANTHEM
FILING NO. 16
REC. NO. 2006014142

95 ANTHEM
FILING NO. 21
REC. NO. 2009009528

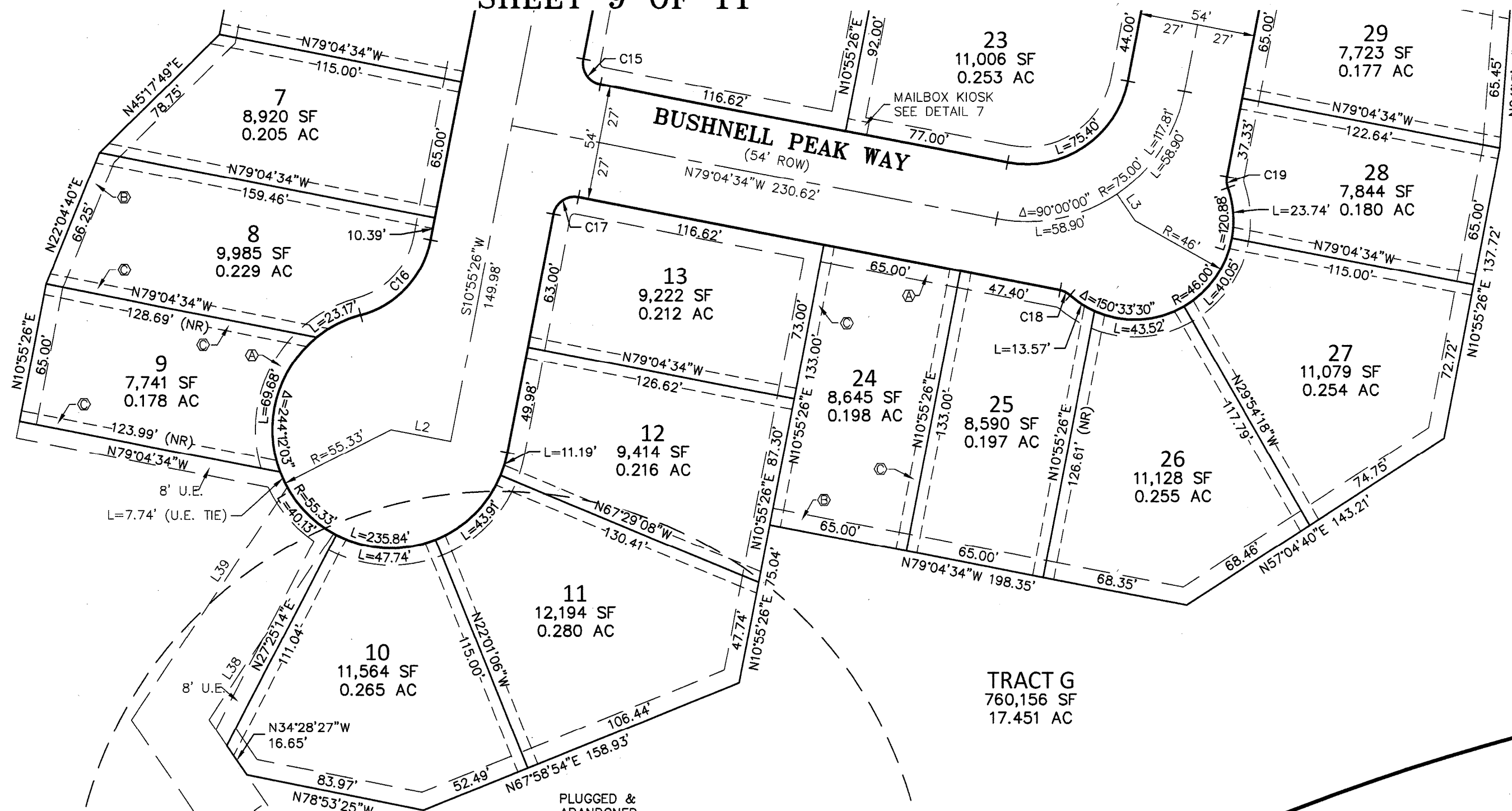
TRACT A
ANTHEM FILING NO. 21
REC. NO. 2009009528

PARCEL A
PREBLE CREEK
FILING NO. 1
REC. NO. 2004005783

LOWELL BOULEVARD
(36' ROW)
N12°39'46"W 509.04'

UTILITY EASEMENT
REC. NO. 200602252

MAINTENANCE, PUBLIC ACCESS
AND DRAINAGE EASEMENT
REC. NO. 200602781
(WICHTED BY THIS PLAT)



LEGEND			
◆	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN		
○	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"		
○	SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"		
1	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"		
2	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"		
3	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"		
U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
(NR)	DENOTES NON-RADIAL LINE		
(R)	RADIAL		

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	64°12'03"	45.00'	50.42'
C17	90°00'00"	10.00'	15.71'
C18	30°16'45"	10.00'	5.28'
C19	30°16'45"	10.00'	5.28'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N79°04'34"W	28.33'
L3	S34°04'34"E	15.00'
L4	N04°33'01"W	23.00'
L5	N25°44'21"W	20.00'
L34	N78°56'39"E	49.90'
L35	N13°03'21"W	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N78°56'39"E	23.25'
L37	N34°28'27"W	103.41'
L38	N33°44'10"E	104.79'
L39	N33°44'10"E	131.04'

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Aztec Proj. No: 23414-17

DEVELOPER
NASH ANTHEM

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(303) 604-5448

DATE OF
PREPARATION: 8/26/2015

SCALE: 1"=50'

SHEET 9 OF 11

ANTHEM FILING NO. 20, REPLAT "A"

FINAL PLAT - NEIGHBORHOOD 3

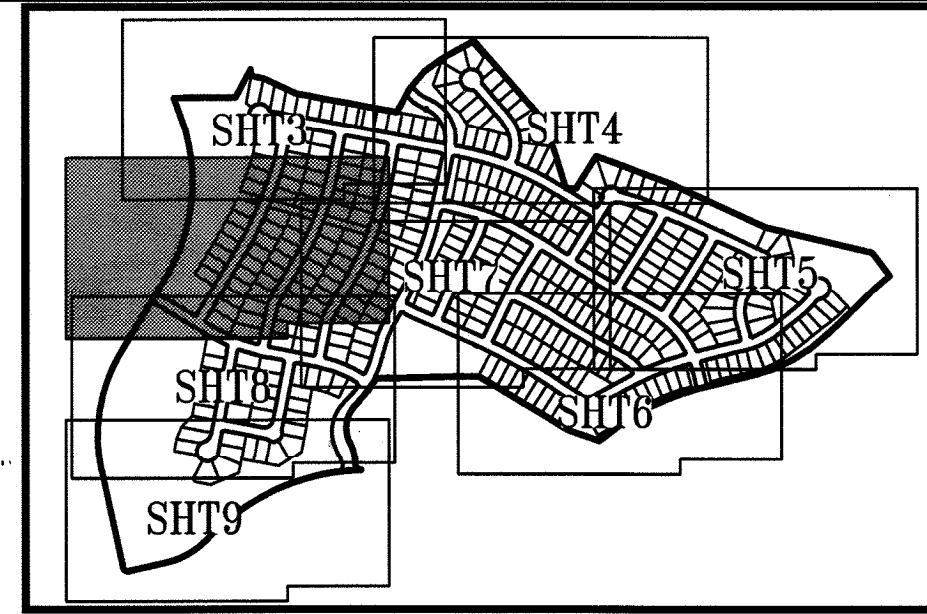
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SHEET 10 OF 11

2016003103 PL 03/25/2016 12:55 PM
Page: 10 of 11 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield, Colorado

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

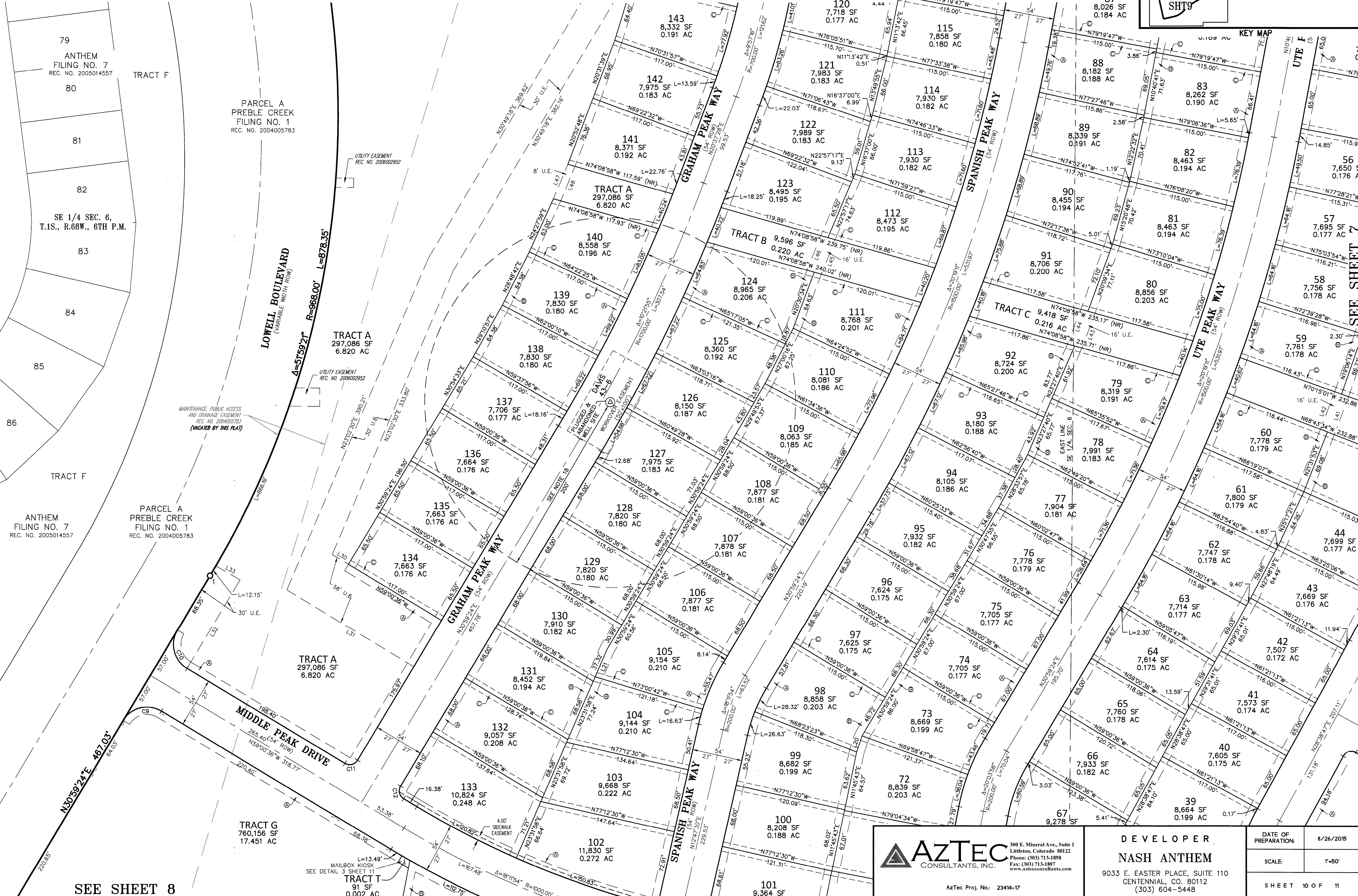
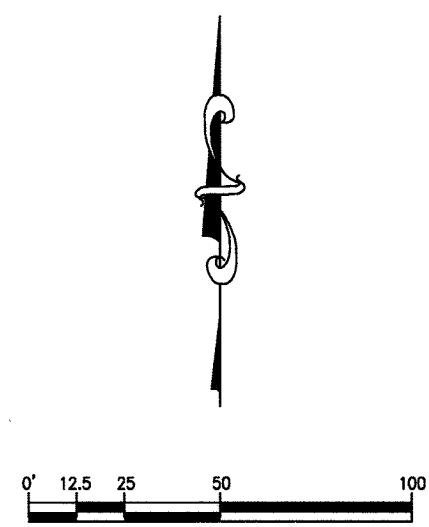
SEE SHEET 3



LINE TABLE		
LINE	BEARING	LENGTH
L20	N18°21'51"E	18.46'
L21	S23°31'58"W	32.09'
L30	N59°00'36"W	137.45'
L31	N59°00'36"W	159.64'
L32	N30°59'24"E	111.33'
L33	S60°34'21"E	30.09'
L41	N20°29'46"E	43.89'
L42	N20°29'46"E	43.55'
L43	S20°51'02"W	40.15'
L44	S20°59'17"W	40.16'
L45	S21°46'09"W	40.21'
L46	S21°40'08"W	40.21'
L47	S22°33'53"W	40.28'
L48	S22°28'46"W	40.27'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	90°00'00"	30.00'	47.12'
C10	90°00'00"	30.00'	47.12'
C11	90°00'00"	10.00'	15.71'
C12	90°00'00"	10.00'	15.71'
C37	92°12'07"	10.00'	16.09'

- LEGEND**
- RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
 - SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
 - SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
 - RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - (NR) DENOTES NON-RADIAL LINE
 - (R) RADIAL



SEE SHEET 8

Aztec
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DEVELOPER

NASH ANTHEM

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(303) 604-5448

DATE OF PREPARATION: 8/26/2015

SCALE: T=50'

SHEET 10 OF 11

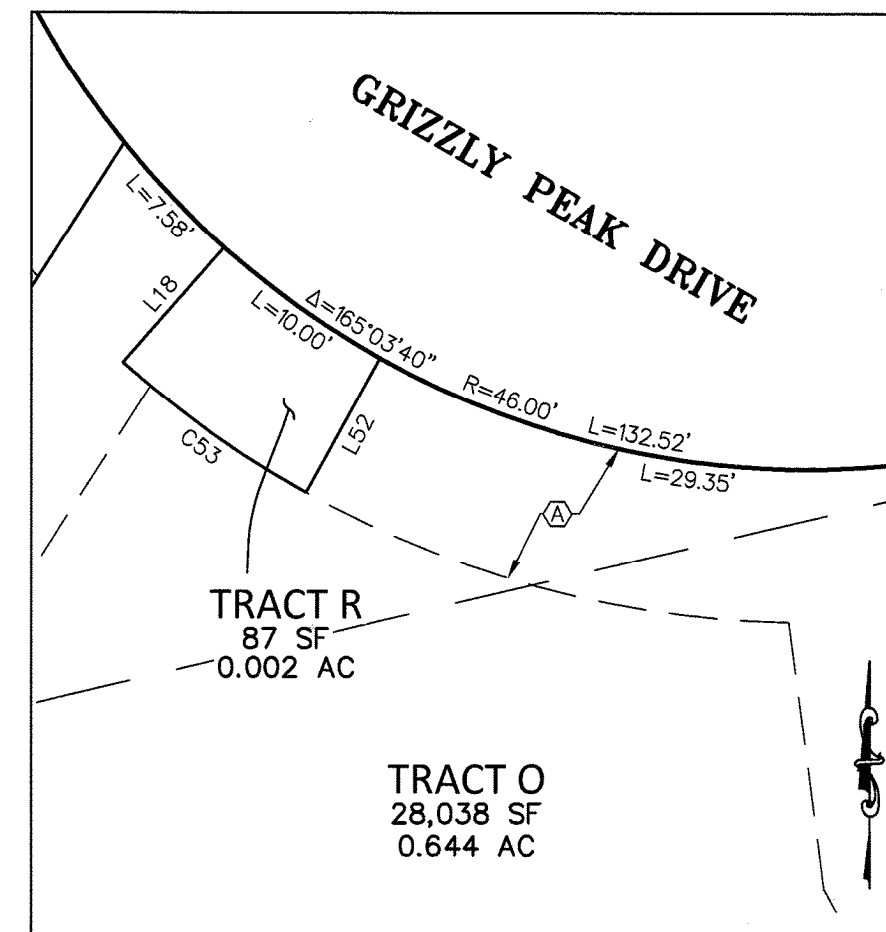
ANTHEM FILING NO. 20, REPLAT "A"

FINAL PLAT - NEIGHBORHOOD 3

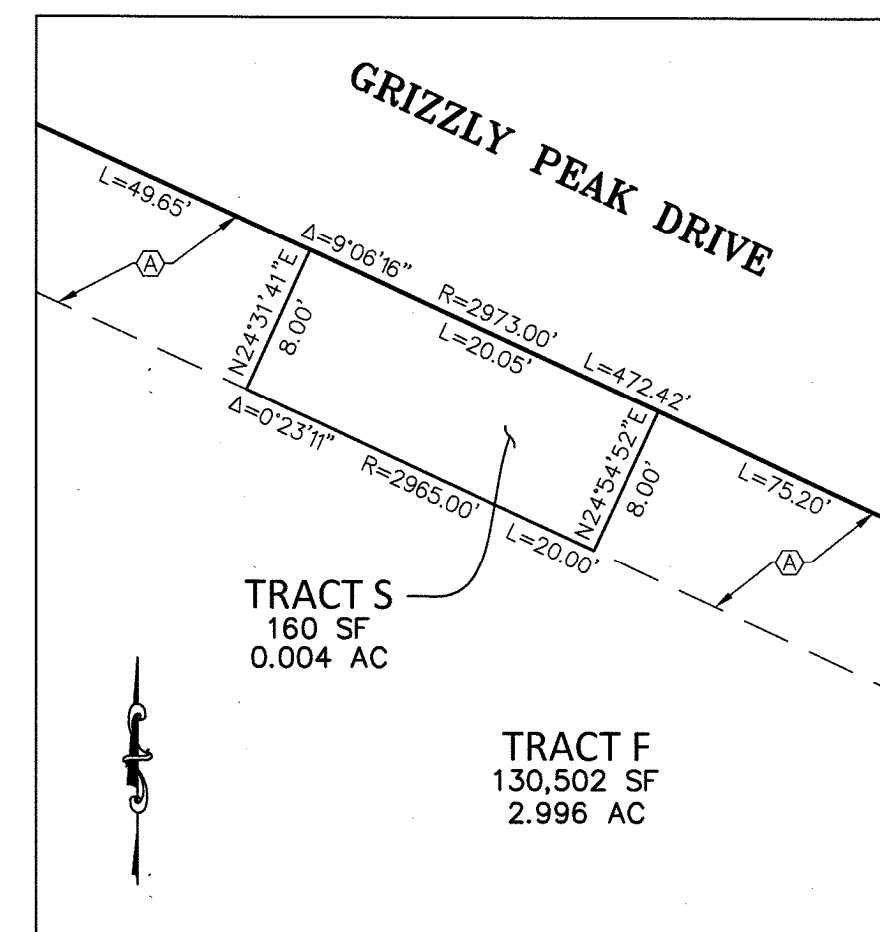
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SHEET 11 OF 11

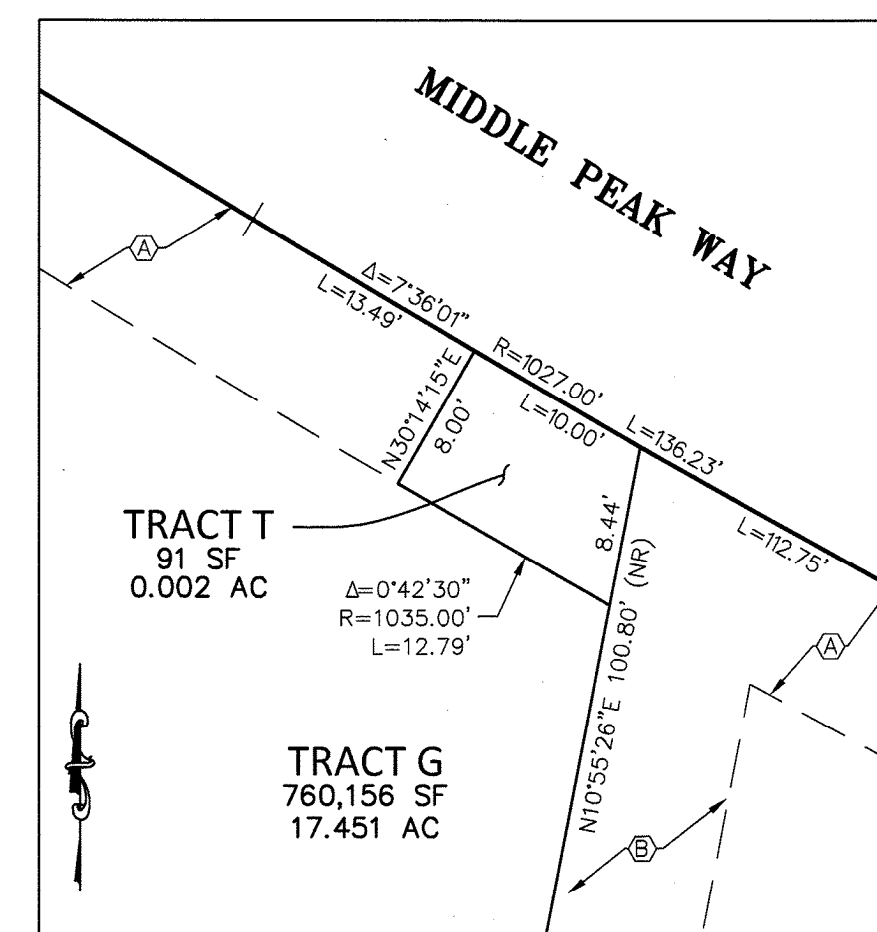
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Page: 11 of 11 Rec Fee \$9.00 Doc Fee \$
City and County of Broomfield



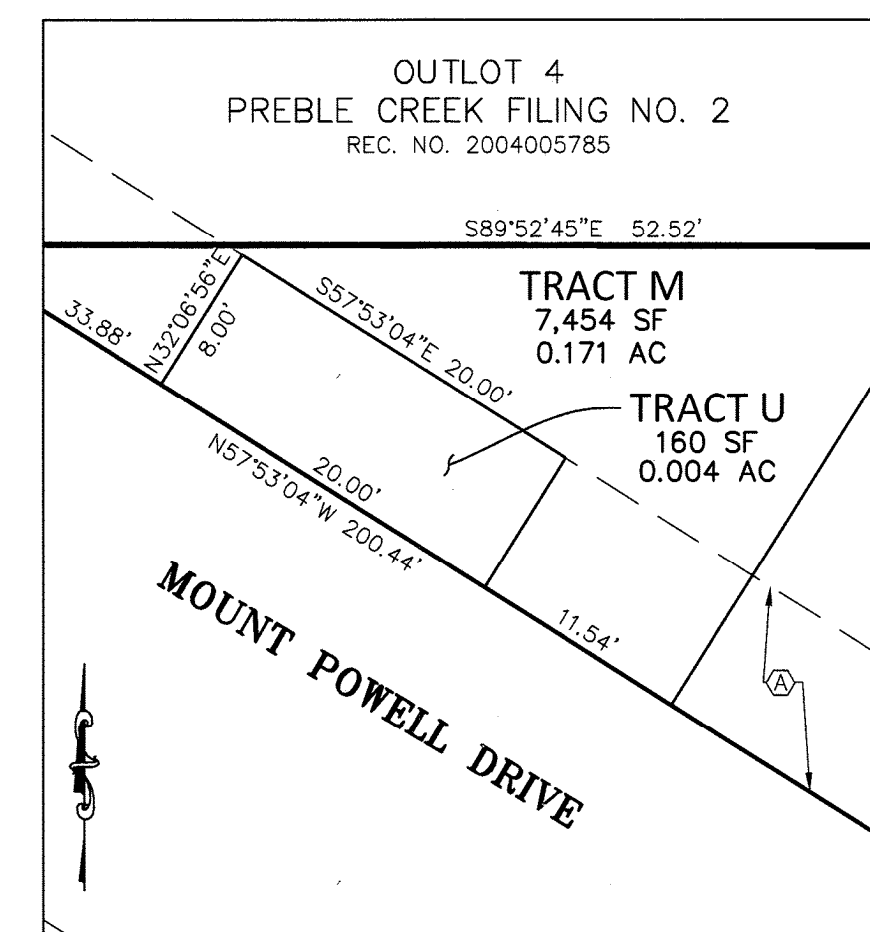
KIOSK DETAIL 1
MAIL BOX KIOSK TRACT R
SCALE: 1"=10'



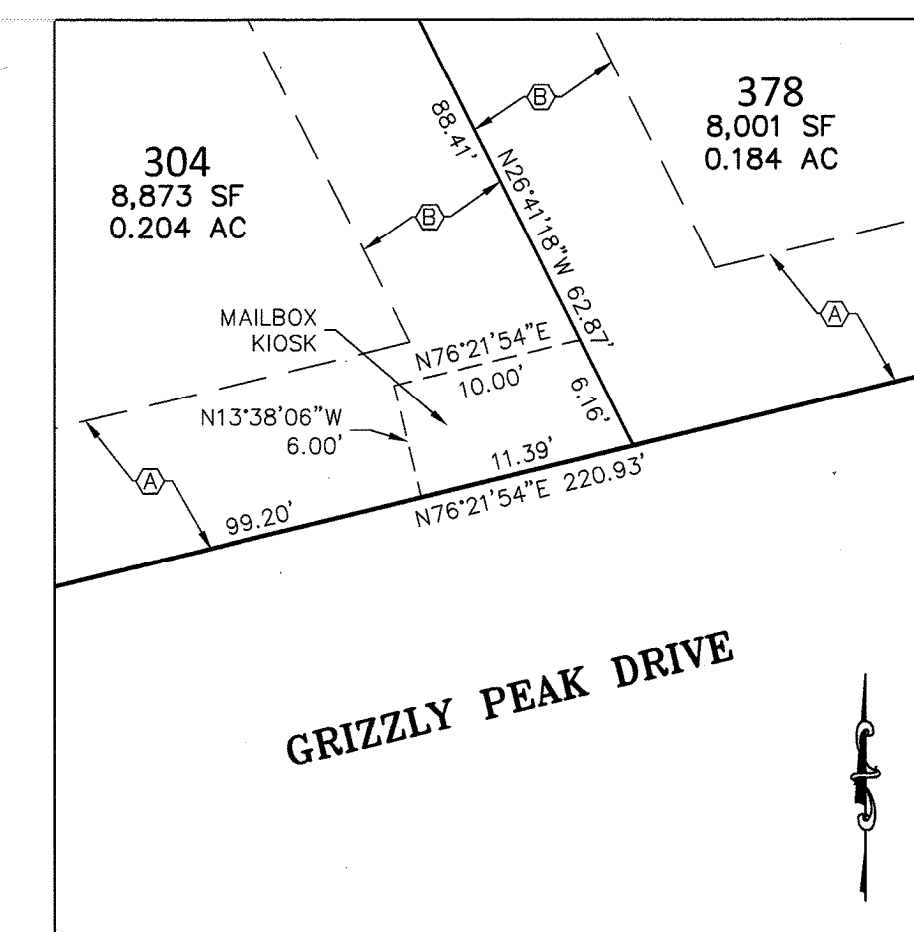
KIOSK DETAIL 2
MAIL BOX KIOSK TRACT S
SCALE: 1"=10'



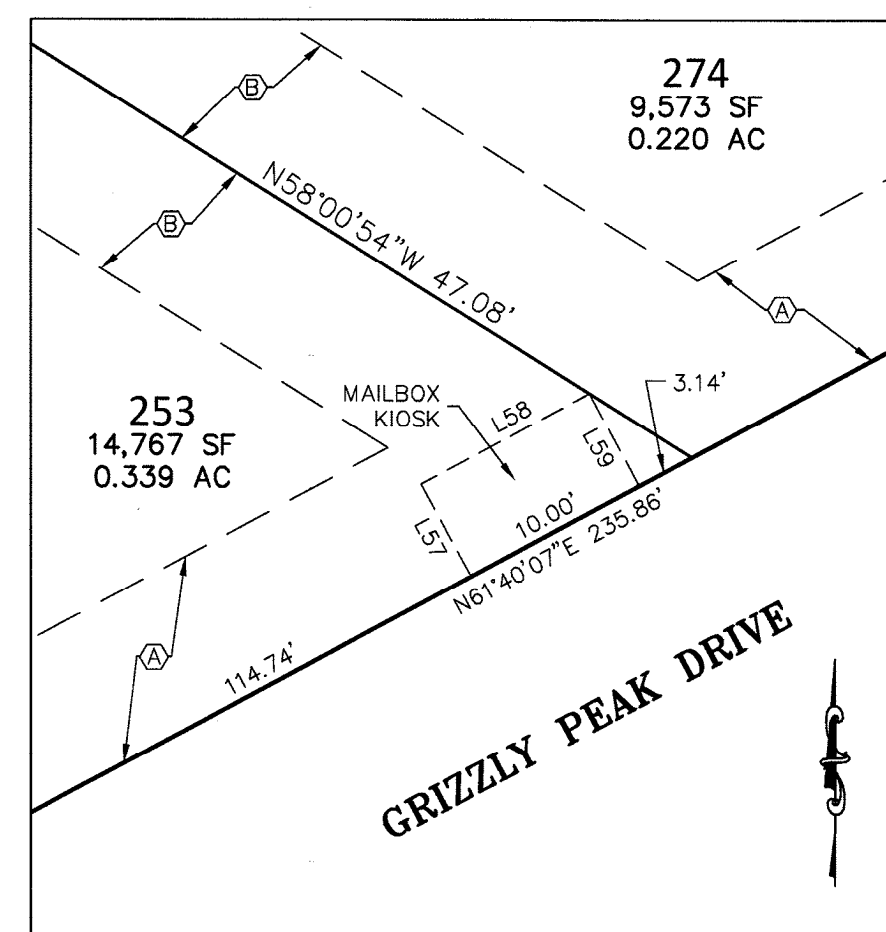
KIOSK DETAIL 3
MAIL BOX KIOSK TRACT T
SCALE: 1"=10'



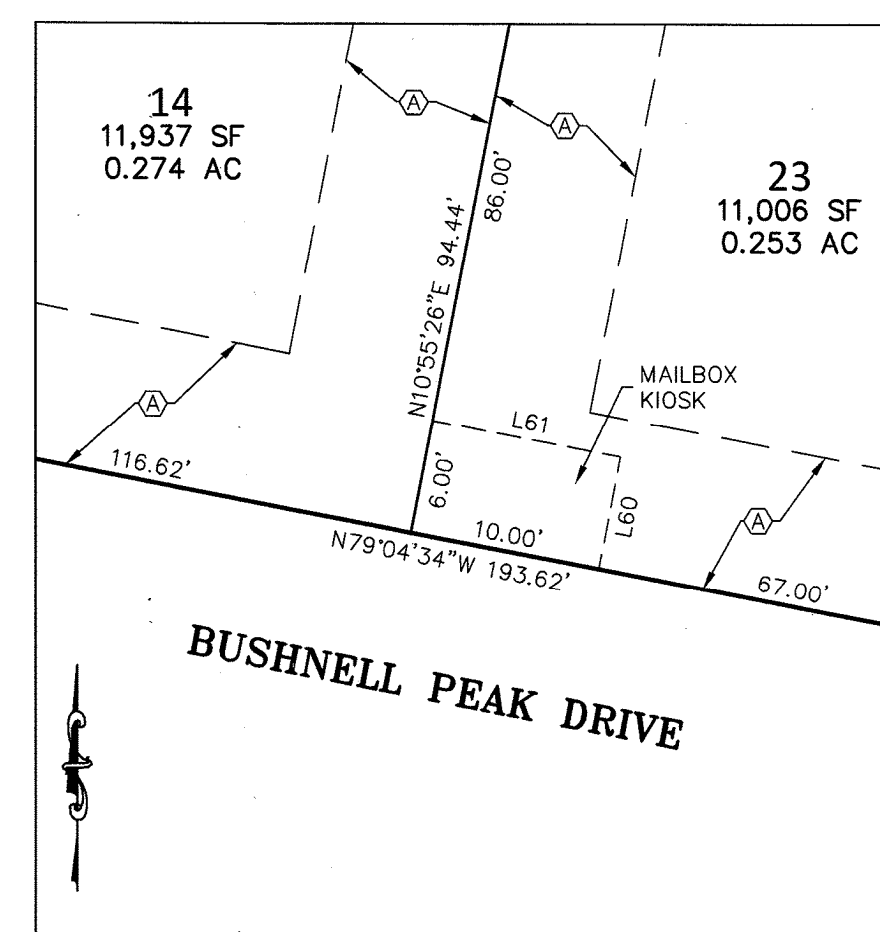
KIOSK DETAIL 4
MAIL BOX KIOSK TRACT U
SCALE: 1"=10'



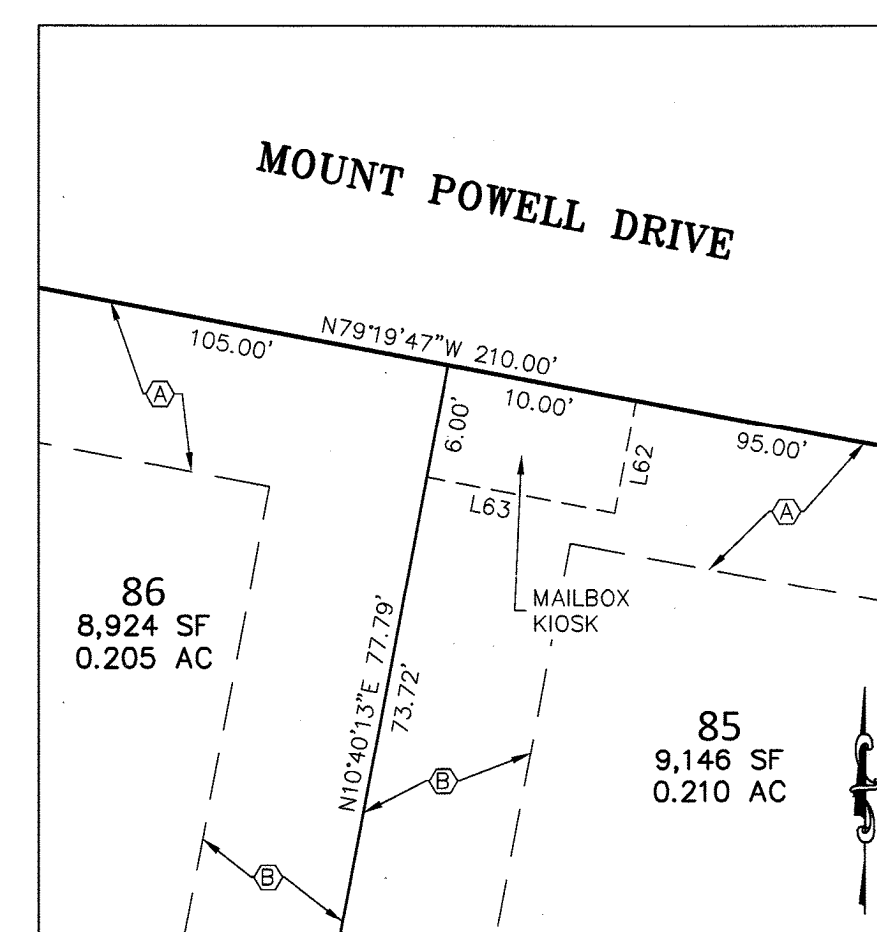
KIOSK DETAIL 5
MAIL BOX KIOSK EASEMENT
SCALE: 1"=10'



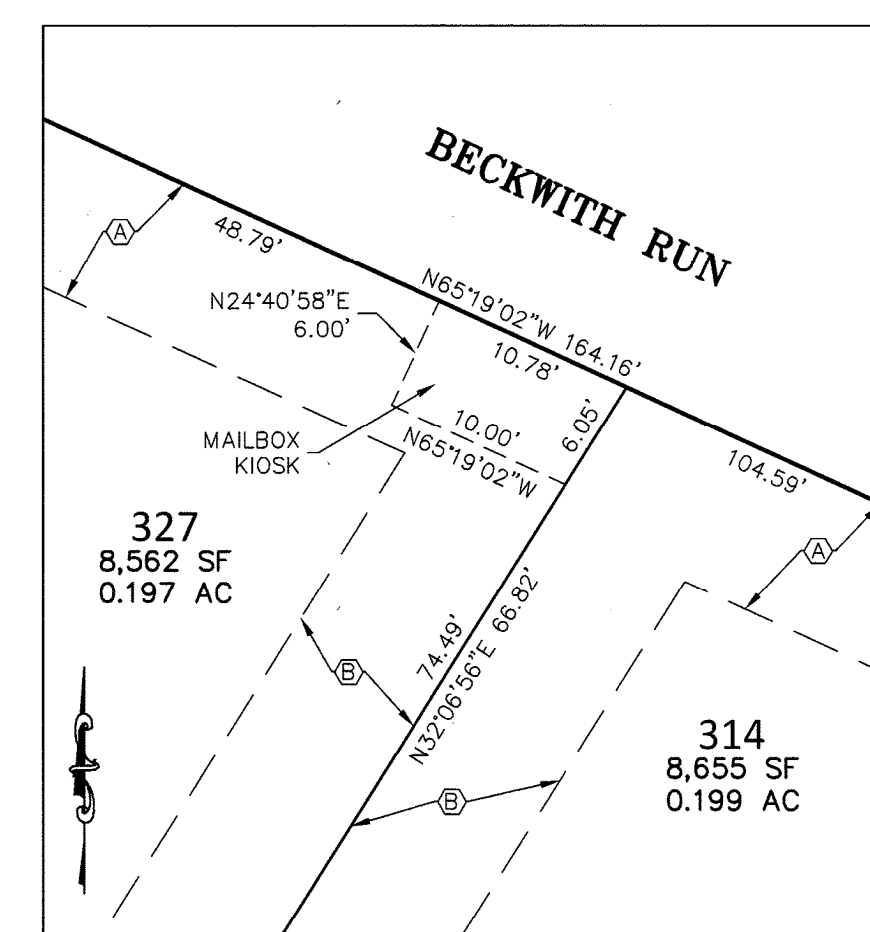
KIOSK DETAIL 6
MAIL BOX KIOSK EASEMENT
SCALE: 1"=10'



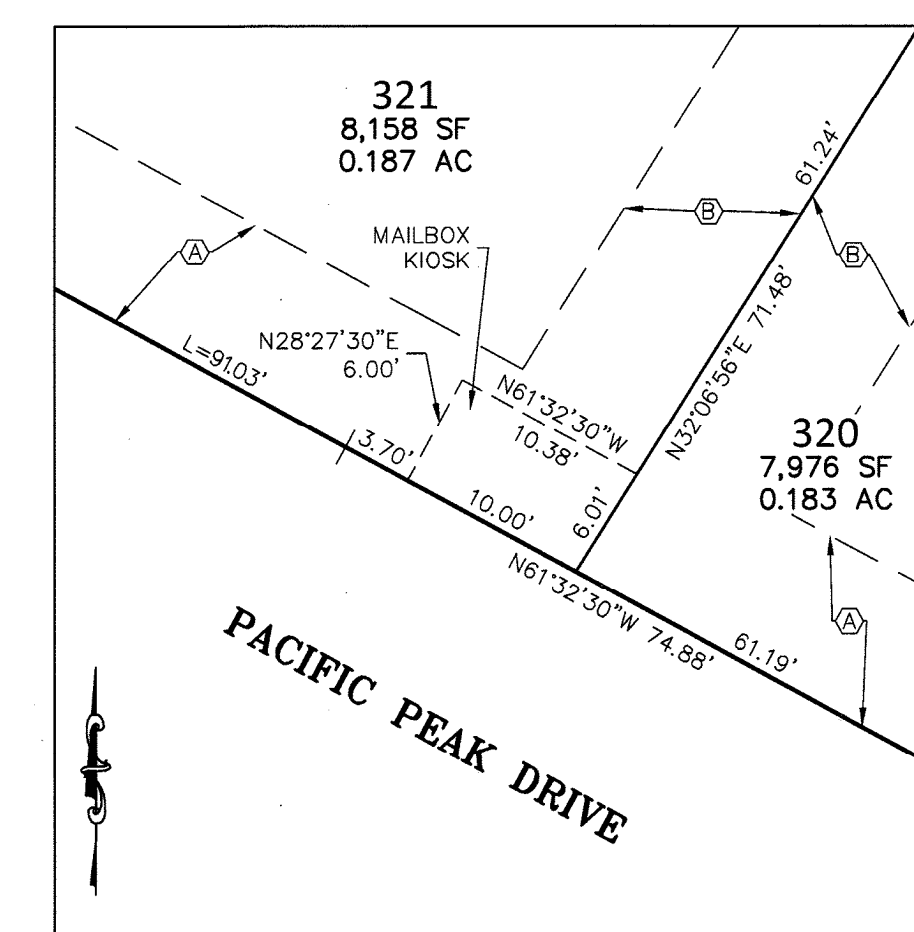
KIOSK DETAIL 7
MAIL BOX KIOSK EASEMENT
SCALE: 1"=10'



KIOSK DETAIL 8
MAIL BOX KIOSK EASEMENT
SCALE: 1"=10'



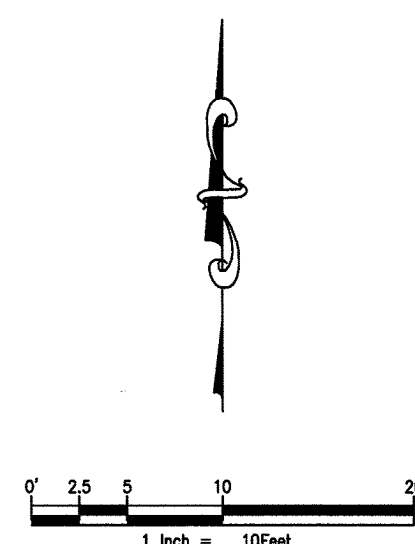
KIOSK DETAIL 9
MAIL BOX KIOSK EASEMENT
SCALE: 1"=10'



KIOSK DETAIL 10
MAIL BOX KIOSK EASEMENT
SCALE: 1"=10'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N41°27'49"E	8.00'
L52	N29°00'29"E	8.00'
L57	N28°19'53"W	5.50'
L58	N61°40'07"E	10.00'
L59	S28°19'53"E	5.50'
L60	N10°55'26"E	6.00'
L61	N79°04'34"W	10.00'
L62	N10°40'13"E	6.00'
L63	S79°19'47"E	10.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C53	12°27'20"	54.00'	11.74'



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



AzTec Proj. No: 23414-17

DEVELOPER
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DATE OF PREPARATION:	8/26/2015
SCALE:	1"=10'
SHEET	11 OF 11