

NORTH PARK FILING NO. 6 REPLAT A FINAL PLAT

A REPLAT OF LOTS 13 THROUGH 27, BLOCK 1, LOTS 43 THROUGH 51, BLOCK 2, LOTS 35 THROUGH 58, BLOCK 3, LOTS 6 THROUGH 50, BLOCK 5, LOTS 30 THROUGH 41, BLOCK 7
AND TRACTS "F", "G", "H", "I", "J", "L", "N", "S", "U", "W", "X", "Y", "Z", "CC", "FF", "LL", "NN", "QQ", "RR", "AAAA", "GGGG", "HHHH", "IIII", "KKKK", AND "LLLL"
NORTH PARK FILING NO. 6

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 10

202018355 PL 11/02/2020 10:17 AM
Page: 1 of 10 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED AS FOLLOWS:

LOTS 13 THROUGH 27, BLOCK 1,
LOTS 43 THROUGH 51, BLOCK 2,
LOTS 35 THROUGH 58, BLOCK 3,
LOTS 6 THROUGH 50, BLOCK 5,
LOTS 30 THROUGH 41, BLOCK 7,
TRACTS "F", "G", "H", "I", "J", "L", "N", "S", "U", "W", "X", "Y", "Z", "CC", "FF", "LL", "NN", "QQ", "RR", "AAAA", "GGGG", "HHHH", "IIII", "KKKK", AND "LLLL"
NORTH PARK FILING NO. 6,
COUNTY OF BROOMFIELD, STATE OF COLORADO.

ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING A COMBINED AREA OF 664,332 SQUARE FEET (15.248 ACRES) OF LAND, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTH PARK FILING NO. 6 REPLAT A; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE TRACT N, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE 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 CERTIFICATE:

NP DEVELOPMENT, INC. A COLORADO CORPORATION
1800 WAZEE ST., SUITE 200
DENVER, CO 80202

BY: Peter Lauener
PETER LAUENER, EXECUTIVE VICE PRESIDENT, MASTER PLANNED COMMUNITIES

NOTARY CERTIFICATE:

STATE OF COLORADO)
)SS
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October A.D. 2020.

BY PETER LAUENER, EXECUTIVE VICE PRESIDENT, MASTER PLANNED COMMUNITIES OF NP DEVELOPMENT, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

Sheryl A. Hanabrink

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/30/2021



OWNER CERTIFICATE:

BASELINE METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO
550 W. EISENHOWER BOULEVARD
LOVELAND, CO. 80537
CONTACT:

BY: Kyle Harris

NOTARY CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October A.D. 2020.

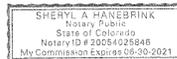
BY Kyle Harris AS vice president

WITNESS MY HAND AND OFFICIAL SEAL.

Sheryl A. Hanabrink

NOTARY PUBLIC

MY COMMISSION EXPIRES:



OWNER CERTIFICATE:

MCWHINNEY COOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
2725 ROCKY MOUNTAIN AVENUE
LOVELAND, CO. 80538
CONTACT: JIM NIEMCZYK

BY: Peter Lauener

PETER LAUENER, PRESIDENT EVP, MASTER PLANNED COMMUNITIES

NOTARY CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October A.D. 2020.

BY Peter Lauener AS EVP, Master Planned Communities OF MCWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, AS MANAGER OF MCWHINNEY COOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Sheryl A. Hanabrink

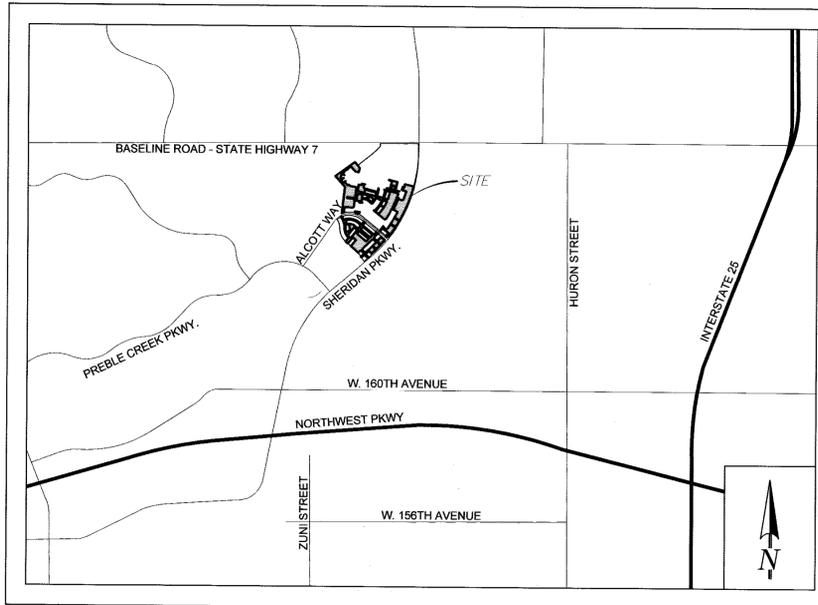
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/30/2021



PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES INTERIOR TO THE GROUPS OF LOTS. EXTERIOR LOT LINES DO NOT CHANGE WITH THE EXCEPTION OF ONE LINE CHANGE INTO TRACT G. ADDITIONAL TRACTS HAVE BEEN ADDED TO THE PLAT FOR THE PURPOSE OF GRANTING ADDITIONAL UTILITY EASEMENTS AND/OR TO PROVIDE CONTIGUITY BETWEEN GROUPS OF LOTS.



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THIS PLAT CONTAINS 105 LOTS AND 25 TRACTS.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0850730085G, HAVING A MAP REVISED DATE OF OCTOBER 2, 2013. IF THIS SITE IS NOT WITHIN AND IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1982), BEING REFERENCED TO A LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "LUCY" AND "GPS NO. 32" DETERMINED TO BEAR SOUTH 35°07'01" WEST WITH A MODIFIED STATE PLANE DISTANCE OF 9,415.11 FEET.
5. PROJECT BENCHMARK: CITY AND COUNTY OF BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00' (DATUM = NAVD 88)
6. THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.999716267. STATE PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES = (GROUND COORDINATES * 0.999716267).
7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS A SECOND ORDER CLASS 2, 1:20,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
8. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
9. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF TWO HUNDRED FEET (200) 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.
10. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
11. BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED OVER TRACTS G, I, N, W, X, CC, LL, AND QQ AS SHOWN ON THIS PLAT.
12. TRACTS L, Y, CC, AND FF AS SHOWN ON THIS PLAT ARE SUBJECT TO BLANKET EASEMENTS FOR SNOW REMOVAL, CONSTRUCTION AND MAINTENANCE AS DESCRIBED IN GRANT OF EASEMENT RECORDED ON APRIL 26, 2019 UNDER RECEPTION NO. 2019004137.
13. TRACTS F, G, H, J, L, S, U, W, X, Y, Z, CC, FF, LL, NN, QQ, RR, AAAA, GGGG, HHHH, IIII, KKKK, AND LLLL AS SHOWN ON THIS PLAT ARE SUBJECT TO BLANKET EASEMENTS FOR SNOW REMOVAL, LIGHTING AND ELECTRIC AND ALLEYWAY REPAIR AS DESCRIBED IN GRANT OF EASEMENT RECORDED APRIL 26, 2019 UNDER RECEPTION NO. 2019004136.
14. TRACTS F, G, H, I, J, L, S, U, W, X, Y, Z, CC, FF, LL, NN, QQ AND RR AS SHOWN ON THIS PLAT AND IDENTIFIED IN THE LAND USE TABLE, ARE DESIGNATED AS OPEN SPACE LANDS AND SHALL BE OWNED BY THE BASELINE METROPOLITAN DISTRICT NO. 1 AND/OR THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THE BASELINE METROPOLITAN DISTRICT NO. 1.
15. TRACT N AS SHOWN ON THIS PLAT AND IDENTIFIED IN THE LAND USE TABLE, IS DESIGNATED AS OPEN LANDS AND SHALL BE OWNED BY THE CITY AND COUNTY OF BROOMFIELD. TRACT N SHALL BE MAINTAINED BY BASELINE METROPOLITAN DISTRICT NO. 1
16. TRACTS AAAA, GGGG, HHHH, IIII, KKKK AND LLLL AS SHOWN ON THIS PLAT ARE TO BE PRIVATE STREETS MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BASELINE METROPOLITAN DISTRICT NO. 1
17. ALL BLOCK NAMES, LOT NAMES, TRACT NAMES AND PROPERTY ADDRESSES REMAIN UNCHANGED AND AS SHOWN ON AND ASSIGNED BY THE ADDRESS PLAT OF NORTH PARK SUBDIVISION FILING NO. 6.
18. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(O), B.M.C.
19. THE SUBJECT PROPERTY CONTAINS 664,332 SQUARE FEET (15.248 ACRES), MORE OR LESS.

LIENHOLDER CERTIFICATE:

THE UNDERSIGNED LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

MCWHINNEY COOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
2725 ROCKY MOUNTAIN AVENUE
LOVELAND, CO 80538
CONTACT: JIM NIEMCZYK
BY: MCWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, ITS MANAGER

BY: Peter Lauener

PETER LAUENER
EXECUTIVE VICE PRESIDENT, MASTER PLANNED COMMUNITIES

NOTARY CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October A.D. 2020, BY PETER LAUENER,

EXECUTIVE VICE PRESIDENT, MASTER PLANNED COMMUNITIES OF MCWHINNEY REAL ESTATE SERVICES, LLC, A COLORADO CORPORATION, AS MANGER OF MCWHINNEY COOB LAND INVESTMENTS, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Sheryl A. Hanabrink

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/30/2021



TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT ISSUED APRIL 23, 2020 BY LAND TITLE GUARANTEE COMPANY AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABD70657047-4, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2020.

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD

PLANNING AND ZONING COMMISSION THIS 14th DAY OF September, 2020.

Thomas J. Silvas
CHAIRMAN

Maanette Medina
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED, BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 6th DAY OF October, 2020.

Jeffrey A. Miller
MAYOR

James E. Roberts
CITY CLERK



TITLE COMPANY CERTIFICATE:

I, BRIANNA DOWLING, AS VICE PRESIDENT AND AUTHORIZED COUNSEL FOR THE UNDERSIGNED TITLE COMPANY, IN MY OFFICIAL CAPACITY ONLY AND WITHOUT ANY PERSONAL LIABILITY WHATSOEVER, CERTIFY THAT THE UNDERSIGNED COMPANY HAS EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO THE CITY & COUNTY OF BROOMFIELD, COLORADO, WITH SUCH LAND BEING A PORTION OF THE LAND DESCRIBED IN SCHEDULE A TO TITLE COMMITMENT NO. ABD70657047-4, ISSUED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE SEPTEMBER 30, 2020, AND THAT BASED ON SUCH TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXECUTION OF THIS PLAT, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT ARE THE OWNERS OF SUCH LAND IN FEE SIMPLE, SUCH LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT ENCUMBRANCES SET FORTH IN SCHEDULE B - SECTION 2 OF SUCH TITLE COMMITMENT AS OF SUCH DATE OF EXECUTION.

BY: Brianna Dowling
NAME: Brianna Dowling
TITLE: VP, General Counsel, Land Title Guarantee Company

SURVEYOR'S CERTIFICATE

I, JEFFREY A. MILLER, 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.



JEFFREY A. MILLER, PLS 38467
SURVEY MANAGER - DENVER OFFICE
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202

SHEET INDEX

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NORTH PARK FILING NO. 6 REPLAT A FINAL PLAT

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City & County of Broomfield

A REPLAT OF LOTS 13 THROUGH 27, BLOCK 1, LOTS 43 THROUGH 51, BLOCK 2, LOTS 35 THROUGH 58, BLOCK 3, LOTS 6 THROUGH 50, BLOCK 5, LOTS 30 THROUGH 41, BLOCK 7
AND TRACTS "F", "G", "H", "I", "J", "L", "N", "S", "U", "W", "X", "Y", "Z", "CC", "FF", "LL", "NN", "QQ", "RR", "AAAA", "GGGG", "HHHH", "IIII", "KKKK", AND "LLLL"

NORTH PARK FILING NO. 6
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 10

PROJECT COORDINATE TABLE						
POINT NO.	DESCRIPTION	GROUND COORDINATES		GRID COORDINATES (NAD 83/92) COLORADO NORTH (ZONE 0501)		
		NORTHING	EASTING	NORTHING	EASTING	LONGITUDE
1	CCOB CP LUCY	1243612.944	3137752.765	1243260.090	3136862.481	40°00'00.35531" 105°00'41.29278"
2	CCOB CP GPS #32	1235911.586	3132336.743	1235560.917	3131447.996	39°58'44.55984" 105°01'51.39188"
3	N 1/4 COR SEC 4	1243692.407	3139131.709	1243339.530	3138241.034	40°00'01.06795" 105°00'23.57282"
4	NW COR SEC 4	1243674.081	3136524.864	1243321.210	3135634.928	40°00'01.02886" 105°00'07.06245"
5	PLAT CORNER	1241714.287	3137263.885	1241361.972	3136373.740	39°59'41.62667" 105°00'47.70695"
6	PLAT CORNER	1241909.780	3137846.440	1241557.409	3136956.129	39°59'43.52642" 105°00'40.21002"
7	PLAT CORNER	1242255.731	3137185.343	1241903.262	3136295.220	39°59'46.98024" 105°00'48.67769"
8	PLAT CORNER	1243132.276	3137531.605	1242779.558	3136641.384	39°59'55.62147" 105°00'44.16782"
9	PLAT CORNER	1242740.548	3138057.571	1242387.941	3137167.201	39°59'51.72267" 105°00'37.43904"
10	PLAT CORNER	1242864.123	3138267.910	1242511.481	3137377.480	39°59'52.93208" 105°00'34.72828"
11	PLAT CORNER	1242788.878	3138554.078	1242436.258	3137663.567	39°59'52.17303" 105°00'31.05766"
12	PLAT CORNER	1242014.363	3137996.206	1241661.963	3137105.853	39°59'44.55151" 105°00'38.27880"
13	PLAT CORNER	1242244.046	3137508.453	1241891.580	3136618.238	39°59'46.84726" 105°00'44.62798"
14	PLAT CORNER	1242296.038	3137442.950	1241943.558	3136552.754	39°59'47.36449" 105°00'45.36573"
15	PLAT CORNER	1242814.065	3137512.534	1242461.438	3136622.318	39°59'52.47867" 105°00'44.43529"
16	PLAT CORNER	1242744.944	3137896.907	1242392.336	3137006.582	39°59'51.77486" 105°00'39.50259"
17	PLAT CORNER	1242649.953	3138268.417	1242297.372	3137377.987	39°59'50.81611" 105°00'34.73698"
18	PLAT CORNER	1242144.955	3138016.872	1241792.517	3137126.513	39°59'45.84060" 105°00'38.00408"

LAND USE TABLE					
LOTS - TRACTS	LAND USE	AREA SQ. FT.	AREA ACRES	OWNERSHIP	MAINTENANCE
LOTS	RESIDENTIAL	164,412	3.818	-	PRIVATE
TRACT F	OPEN LANDS	16,785	0.385	DISTRICT/HOA	DISTRICT
TRACT G	OPEN LANDS	990	0.023	DISTRICT/HOA	DISTRICT
TRACT H	OPEN LANDS	33,921	0.779	DISTRICT/HOA	DISTRICT
TRACT I	OPEN LANDS	1,108	0.025	DISTRICT/HOA	HOA
TRACT J	OPEN LANDS	16,282	0.374	DISTRICT/HOA	DISTRICT
TRACT L	OPEN LANDS	81,704	1.876	DISTRICT/HOA	DISTRICT
TRACT N	OPEN LANDS	19,225	0.441	CCOB	CCOB
TRACT S	OPEN LANDS	12,121	0.278	DISTRICT/HOA	DISTRICT/HOA
TRACT U	OPEN LANDS	776	0.018	DISTRICT/HOA	HOA
TRACT W	OPEN LANDS	1,309	0.030	DISTRICT/HOA	HOA
TRACT X	OPEN LANDS	1,161	0.027	DISTRICT/HOA	HOA
TRACT Y	OPEN LANDS	40,866	0.938	DISTRICT/HOA	DISTRICT/HOA
TRACT Z	OPEN LANDS	1,147	0.026	DISTRICT/HOA	HOA
TRACT CC	OPEN LANDS	588	0.013	DISTRICT/HOA	HOA
TRACT FF	OPEN LANDS	2,973	0.068	DISTRICT/HOA	DISTRICT/HOA
TRACT LL	OPEN LANDS	630	0.014	DISTRICT/HOA	DISTRICT
TRACT NN	OPEN LANDS	18,045	0.414	DISTRICT/HOA	DISTRICT
TRACT QQ	OPEN LANDS	91,221	2.094	DISTRICT/HOA	DISTRICT
TRACT RR	OPEN LANDS	4,648	0.107	DISTRICT/HOA	DISTRICT/HOA
TRACT AAAA	STREET	86,363	1.983	DISTRICT/HOA	HOA
TRACT GGGG	STREET	3,460	0.079	DISTRICT/HOA	HOA
TRACT HHHH	STREET	13,973	0.321	DISTRICT/HOA	HOA
TRACT IIII	STREET	18,150	0.417	DISTRICT/HOA	HOA
TRACT KKKK	STREET	20,251	0.465	DISTRICT/HOA	HOA
TRACT LLLL	STREET	10,242	0.235	DISTRICT/HOA	HOA
TOTAL TRACTS		497,920	11.430		

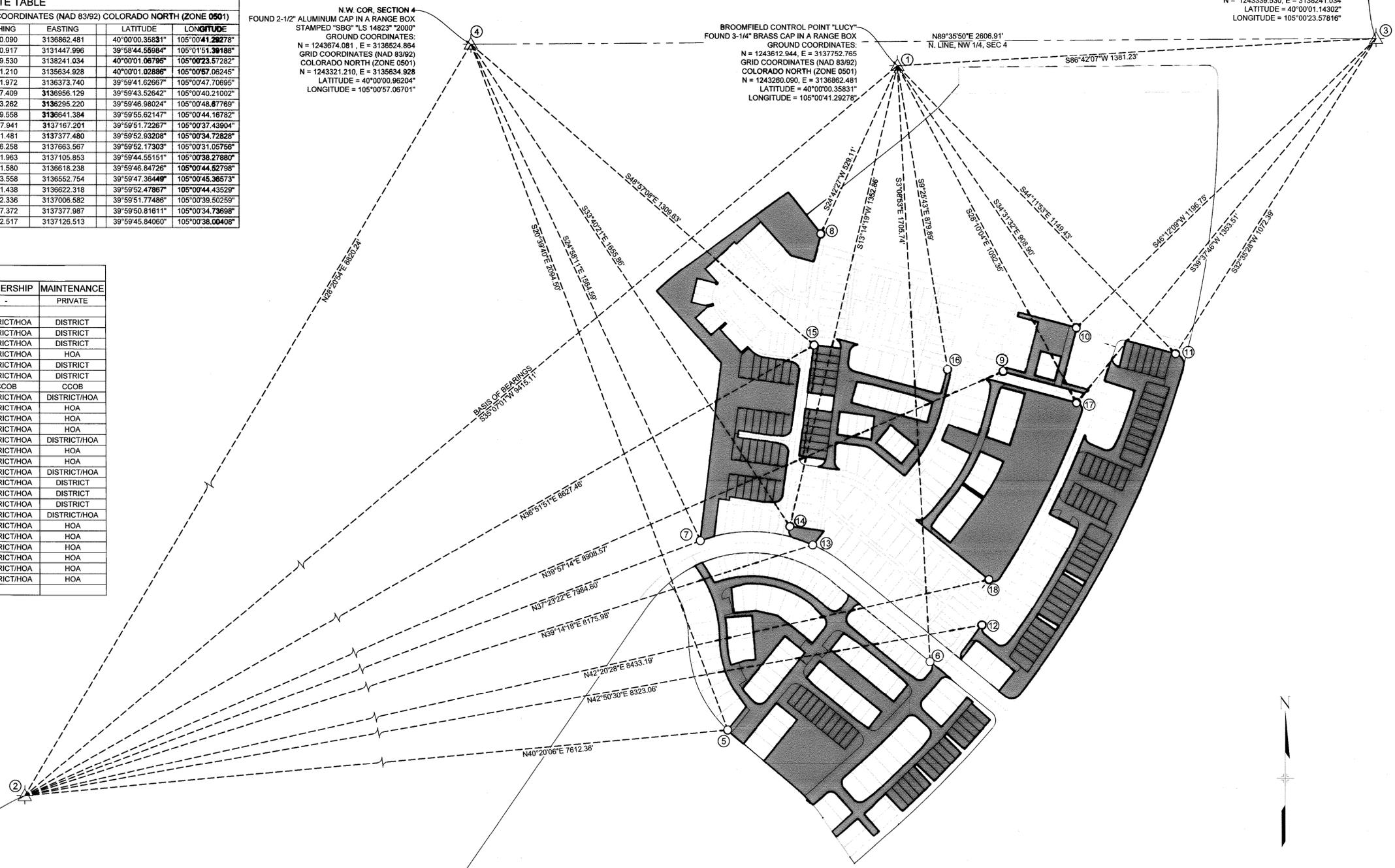
GENERAL LAND USE TABLE	
NET ACREAGE	15.248 AC.
GROSS ACREAGE	15.248 AC.
NUMBER OF LOTS	105
NUMBER OF TRACTS	25
NUMBER OF BUILDABLE LOTS (LAND USE TYPE)	105 (RESIDENTIAL)
NET ACREAGE FOR PUBLIC STREETS	0 AC.

BROOMFIELD CONTROL POINT "GPS NO. 32"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1235911.586, E = 3132336.743
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1235560.917, E = 3131448.996
LATITUDE = 39°58'44.55984"
LONGITUDE = 105°01'51.39188"

N.W. COR. SECTION 4
FOUND 2-1/2" ALUMINUM CAP IN A RANGE BOX
STAMPED "SBO" "LS 14823" "2000"
GROUND COORDINATES:
N = 1243674.081, E = 3136524.864
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243321.210, E = 3135634.928
LATITUDE = 40°00'00.98204"
LONGITUDE = 105°00'57.06701"

BROOMFIELD CONTROL POINT "LUCY"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1243612.944, E = 3137752.765
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243280.090, E = 3136862.481
LATITUDE = 40°00'00.35531"
LONGITUDE = 105°00'41.29278"

N. 1/4 COR. SECTION 4
FOUND 2" ALUMINUM CAP IN A RANGE BOX
ILLEGIBLY STAMPED
GROUND COORDINATES:
N = 1243692.407, E = 3139131.709
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243339.530, E = 3138241.034
LATITUDE = 40°00'01.14302"
LONGITUDE = 105°00'23.57816"



PREPARED BY:
Matrix
1601 Blake Street, Suite 300
Broomfield, CO 80020
Phone 303-472-0000
Fax 303-472-0002

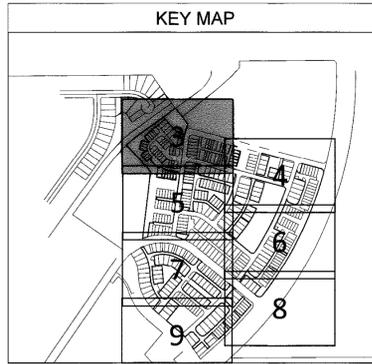
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FINAL PLAT

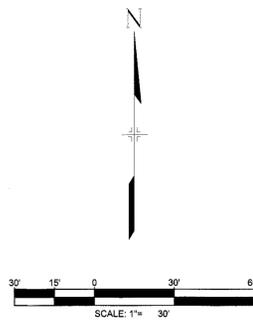
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 City & County of Broomfield

A REPLAT OF LOTS 13 THROUGH 27, BLOCK 1, LOTS 43 THROUGH 51, BLOCK 2, LOTS 35 THROUGH 58, BLOCK 3, LOTS 6 THROUGH 50, BLOCK 5, LOTS 30 THROUGH 41, BLOCK 7
 AND TRACTS "F", "G", "H", "I", "J", "L", "N", "S", "U", "W", "X", "Y", "Z", "CC", "FF", "LL", "NN", "QQ", "RR", "AAAA", "GGGG", "HHHH", "IIII", "KKKK", AND "LLLL"
 NORTH PARK FILING NO.6
 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 3 OF 10



LEGEND

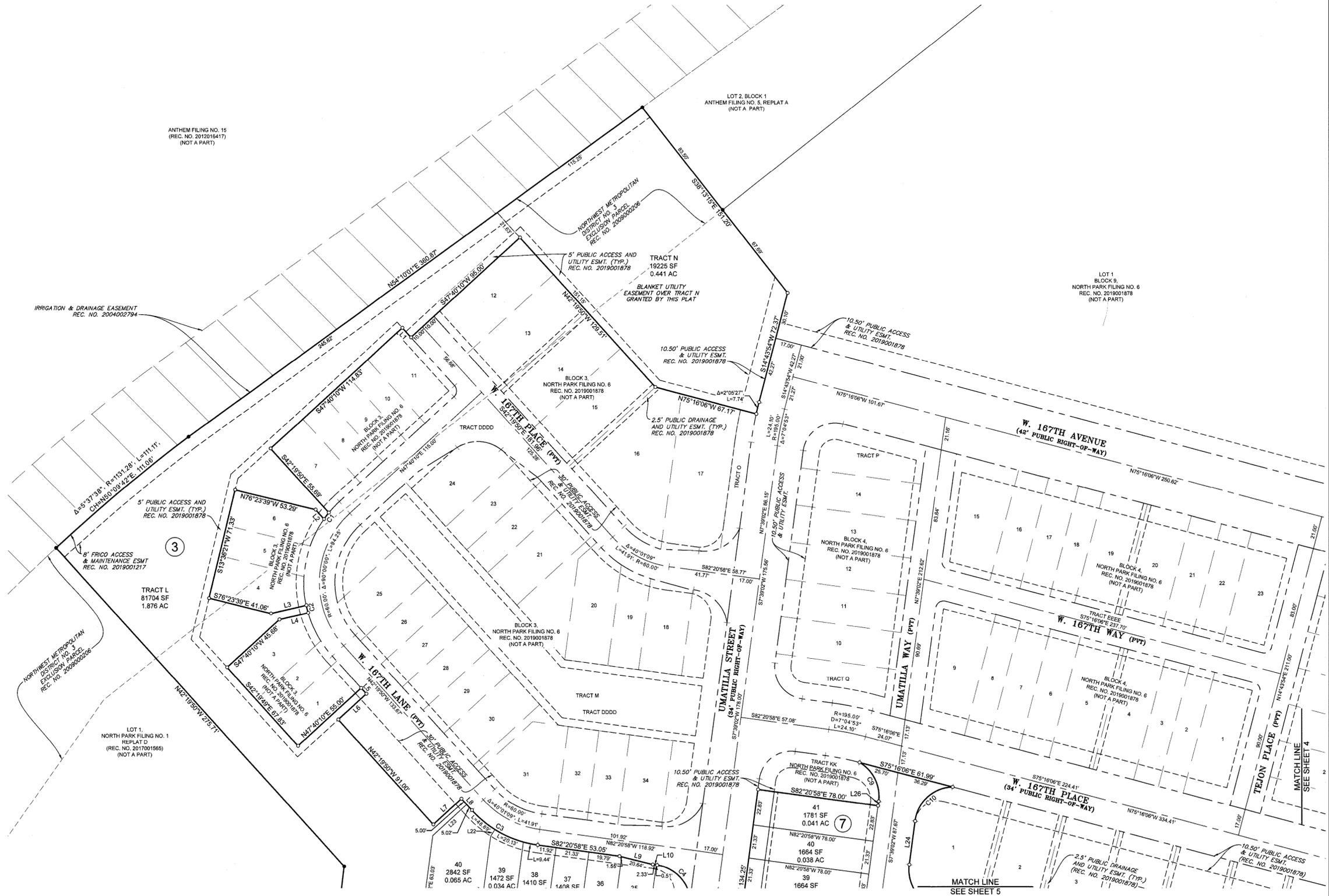
- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" PLS 38467"
- XX XXXX SF
X.XXX AC LOT / TRACT NAME AND AREA
- (X) BLOCK NUMBER
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT-OF-WAY SETBACK LINE
- EASEMENT VACATED BY THIS PLAT



SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 GEODETIC TIES AND TABLES
- SHEETS 3-9 GRAPHIC SHEETS
- SHEET 10 LINE & CURVE TABLES

PREPARED BY:
 1601 Blake Street, Suite 200
 Broomfield, CO 80020
 Phone 303-572-0200
 Fax 303-572-0202



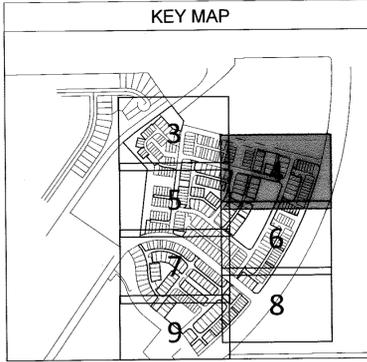
NORTH PARK FILING NO. 6 REPLAT A FINAL PLAT

A REPLAT OF LOTS 13 THROUGH 27, BLOCK 1, LOTS 43 THROUGH 51, BLOCK 2, LOTS 35 THROUGH 58, BLOCK 3, LOTS 6 THROUGH 50, BLOCK 5, LOTS 30 THROUGH 41, BLOCK 7
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

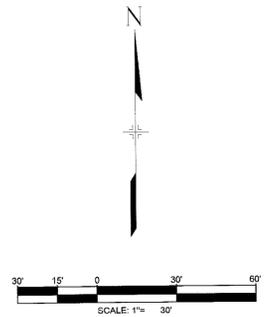
SHEET 4 OF 10

2020018355 PL 11/02/2020 10:17 AM
Page: 4 of 10 Rec Fee 30.00 Doc Fee \$
City & County of Broomfield



LEGEND

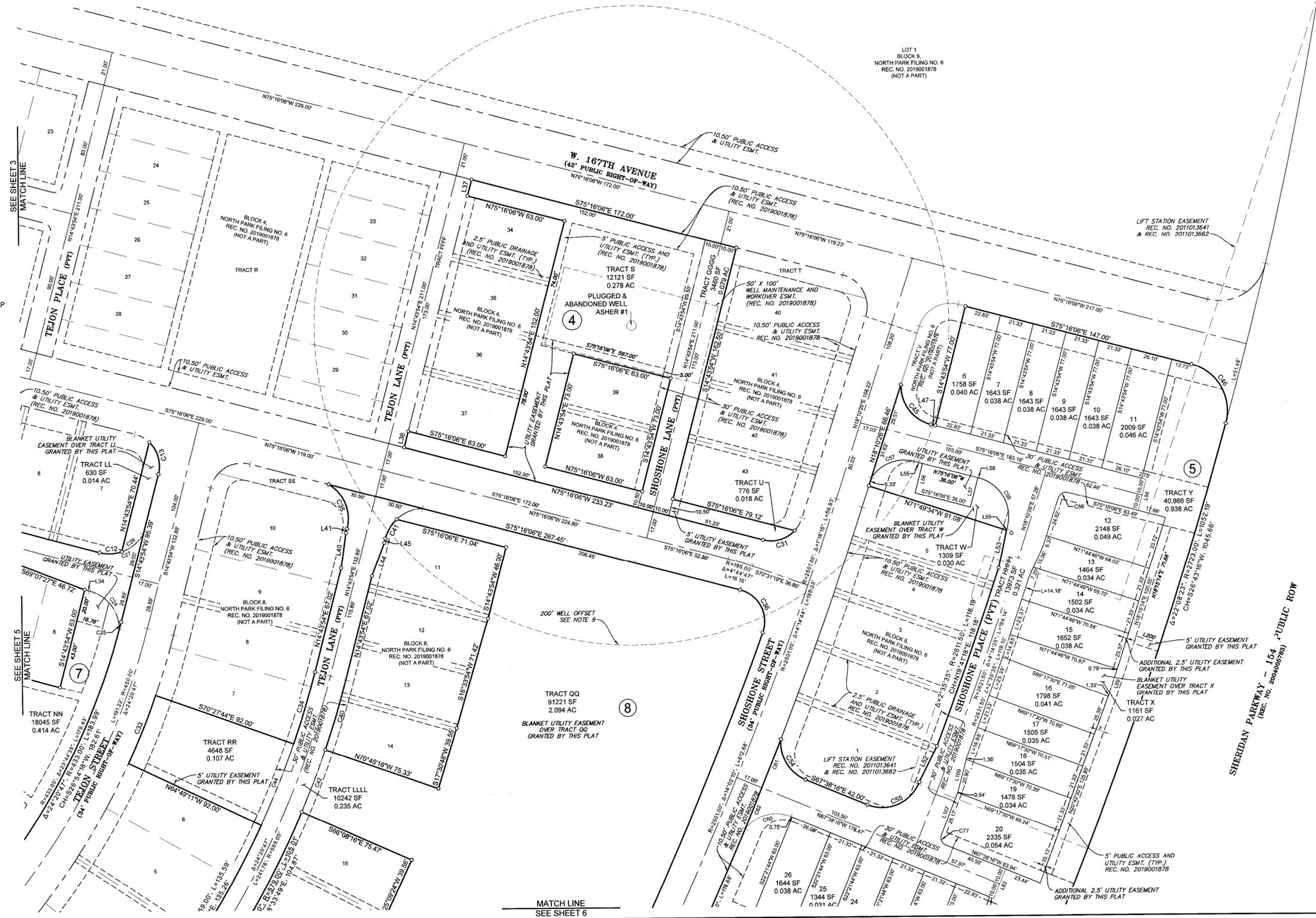
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- | | |
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| SHEET 1 | TITLE SHEET |
| SHEET 2 | GEODETIC TIES AND TABLES |
| SHEETS 3-9 | GRAPHIC SHEETS |
| SHEET 10 | LINE & CURVE TABLES |

PREPARED BY:
Matrix
1601 Hiko Street, Suite 300
Denver, CO 80202
Phone 303-572-0300
Fax 303-572-4002



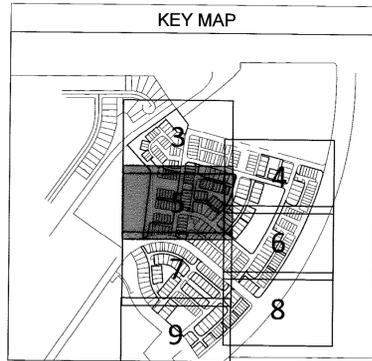
NORTH PARK FILING NO. 6 REPLAT A

FINAL PLAT

2020018355 PL 11/02/2020 10:17 AM
 Page 5 of 10 Rec Fee \$8.00 Doc Fee \$
 City & County of Broomfield

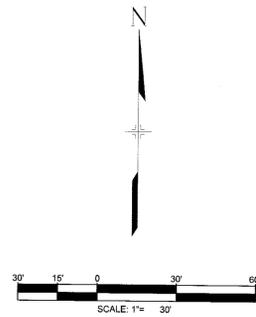

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NORTH PARK FILING NO. 6
 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 5 OF 10



LEGEND

- FOUND MONUMENT (AS NOTED)
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- XX XXXX SF
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SHEET INDEX

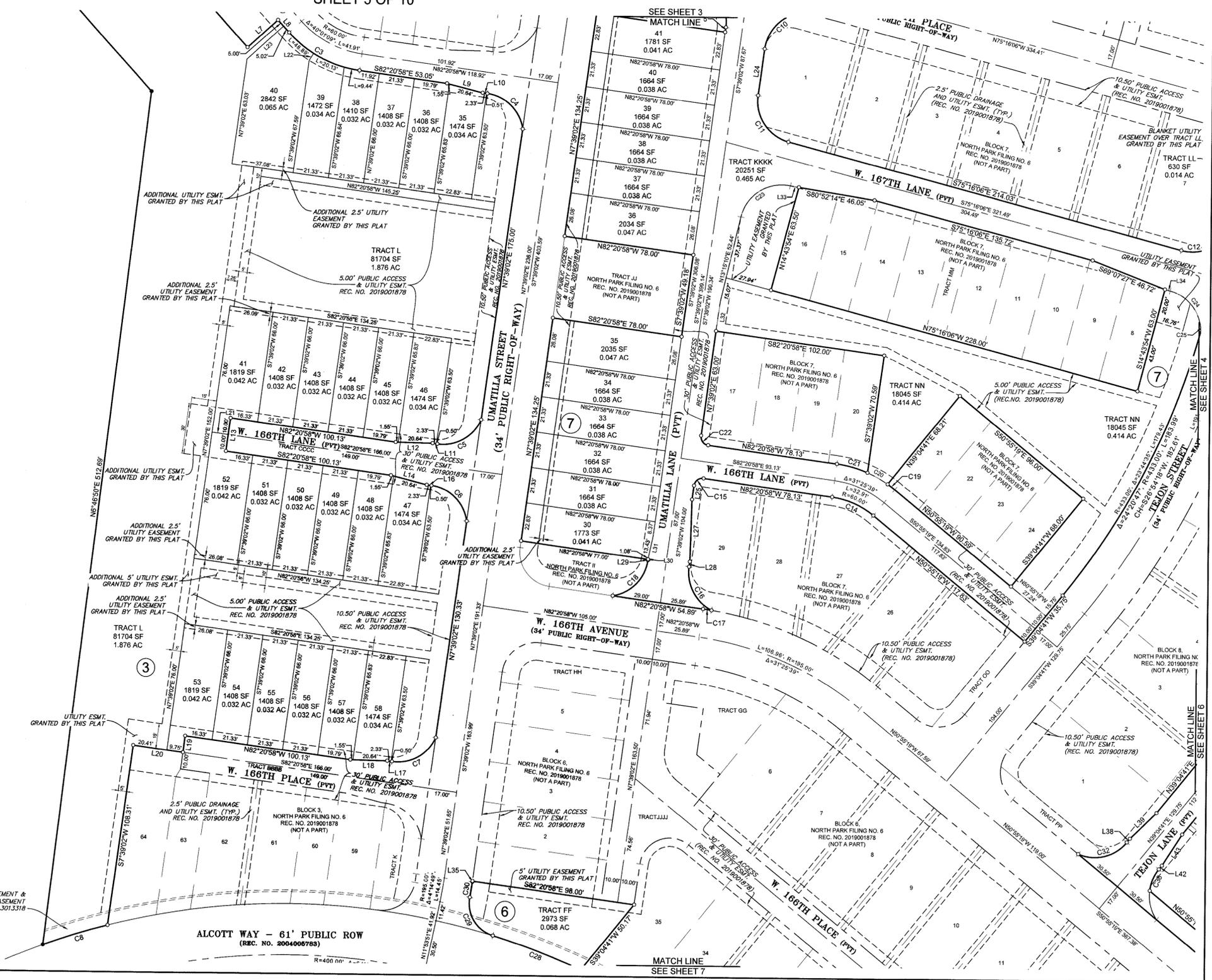
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PREPARED BY:
 Matrix
 1601 Blake Street, Suite 200
 Denver, CO 80202
 Phone 303-752-0300
 Fax 303-752-0202

LOT 1,
 NORTH PARK FILING NO. 1
 REPLAT D
 (REC. NO. 2017001565)
 (NOT A PART)

8' UTILITY EASEMENT &
 7' SIDEWALK EASEMENT
 REC. NO. 2013013318

ALCOTT WAY - 61' PUBLIC ROW
 (REC. NO. 2004006783)



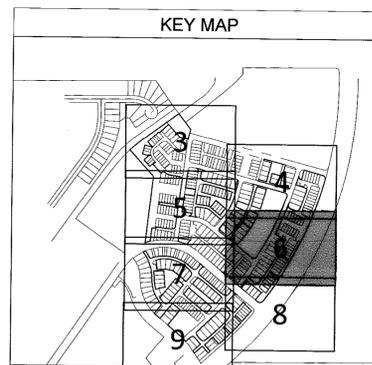
NORTH PARK FILING NO. 6 REPLAT A FINAL PLAT

2020018355 PL 11/02/2020 10:17 AM
Page: 6 of 10 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

A REPLAT OF LOTS 13 THROUGH 27, BLOCK 1, LOTS 43 THROUGH 51, BLOCK 2, LOTS 35 THROUGH 58, BLOCK 3, LOTS 6 THROUGH 50, BLOCK 5, LOTS 30 THROUGH 41, BLOCK 7
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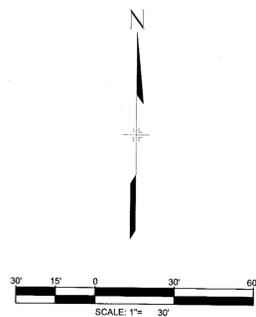
NORTH PARK FILING NO. 6
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 6 OF 10



LEGEND

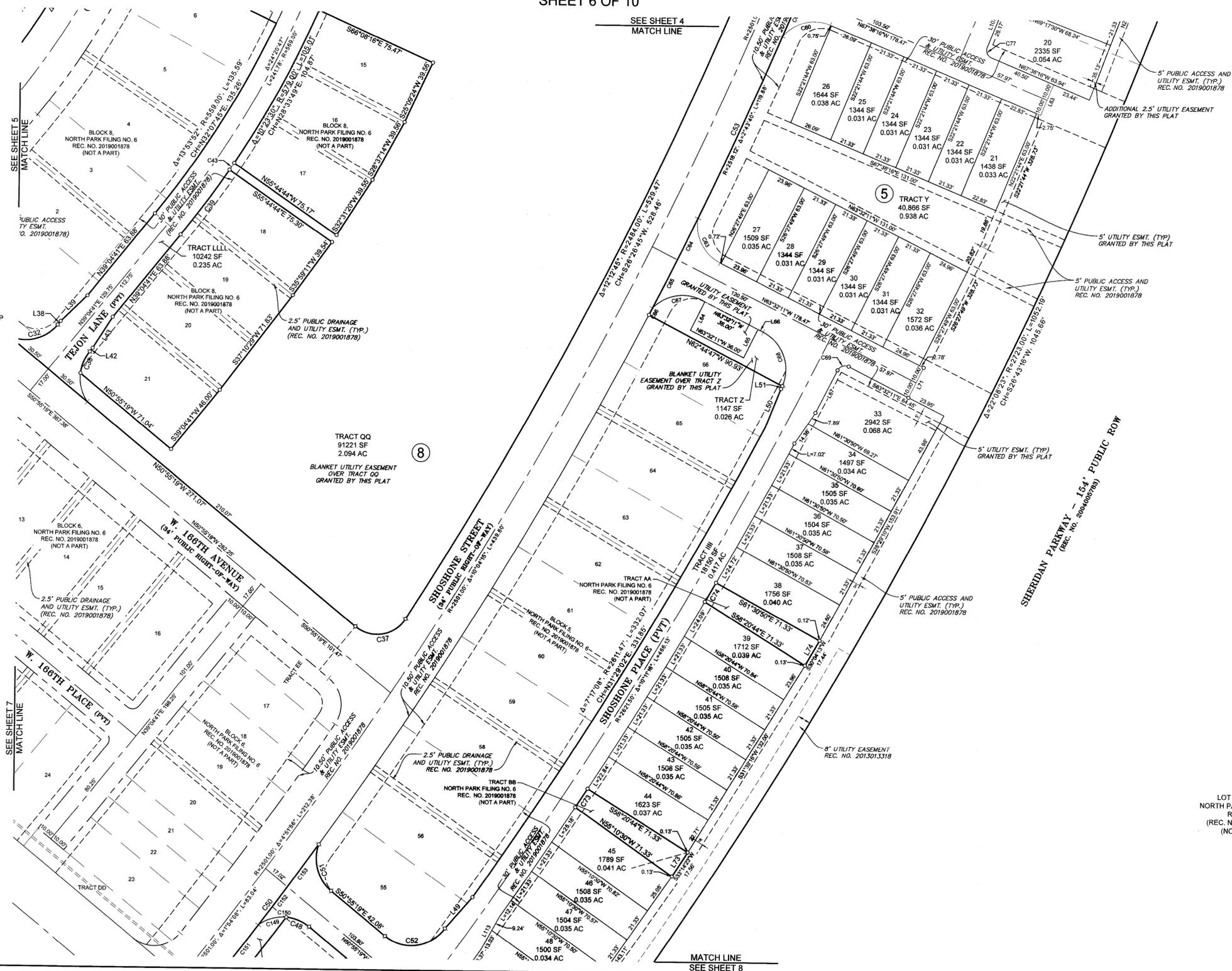
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PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone: 303-733-6200
Fax: 303-973-0202



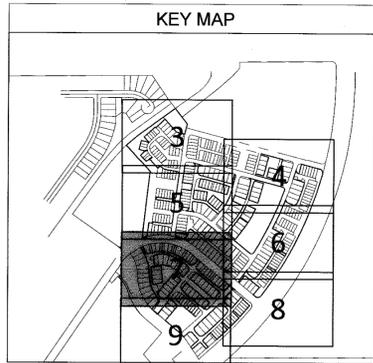
LOT 1, BLOCK 1,
NORTH PARK FILING NO. 1
REPLAT B
(REC. NO. 2012013606)
(NOT A PART)

NORTH PARK FILING NO. 6 REPLAT A FINAL PLAT

2020018355 PL 11/02/2020 10:17 AM
Page 7 of 10 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

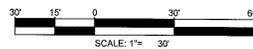
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SHEET 7 OF 10



LEGEND

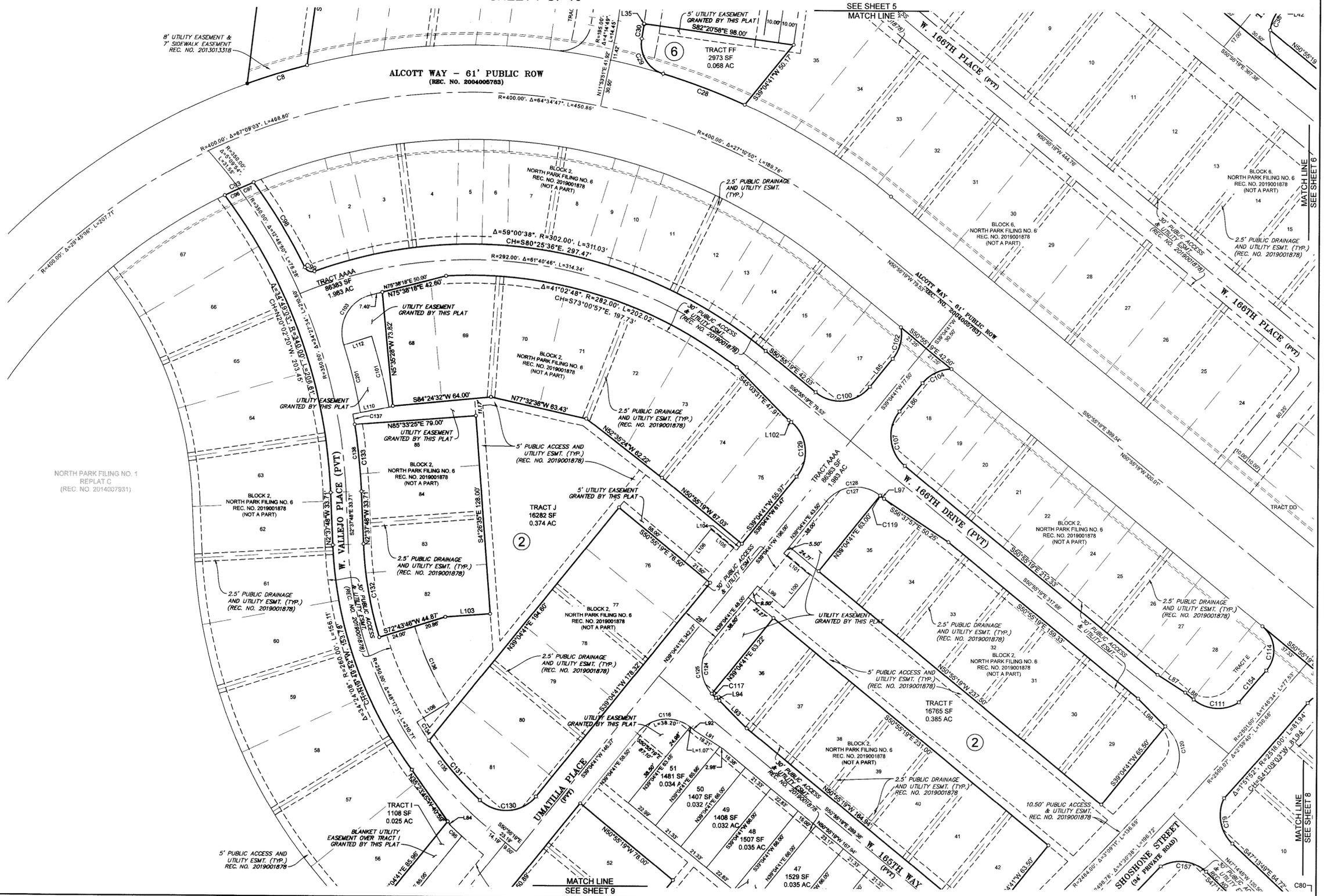
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PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-573-0300
Fax 303-573-0202



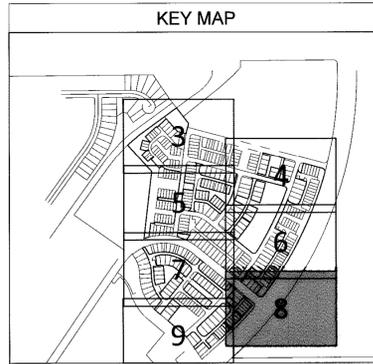
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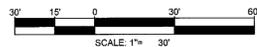
SHEET 8 OF 10

SEE SHEET 6
MATCH LINE



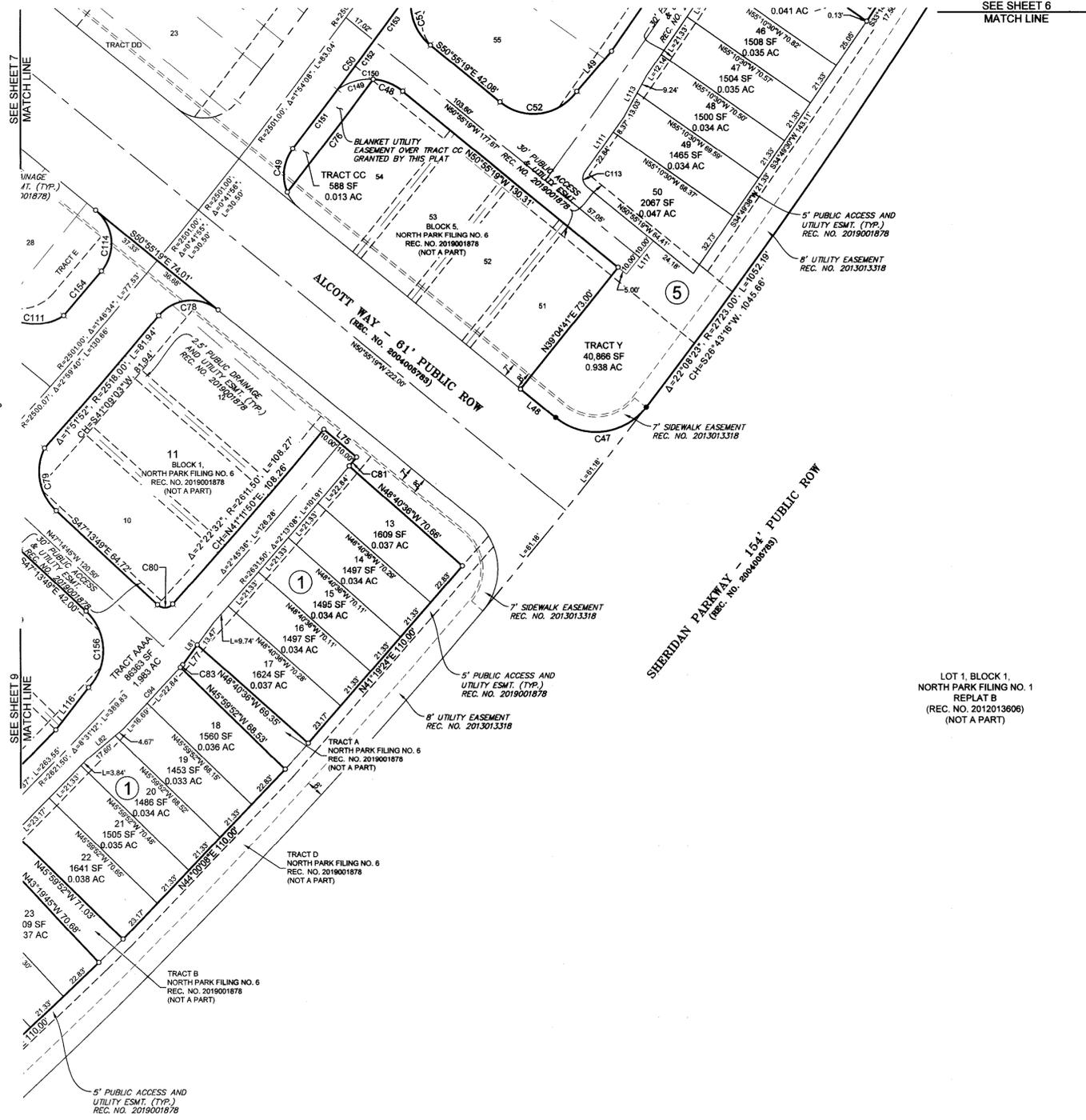
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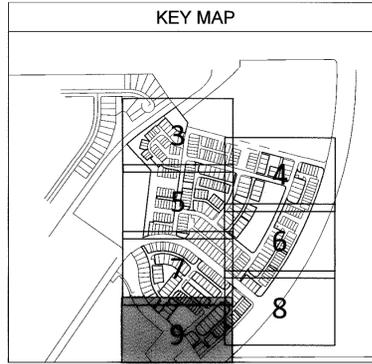
LOT 1, BLOCK 1,
NORTH PARK FILING NO. 1
REPLAT B
(REC. NO. 2012013606)
(NOT A PART)

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2020018355 PL 11/02/2020 10:17 AM
Page: 9 of 10 Reg. Fee: \$0.00 Doc Fee: \$
City & County of Broomfield

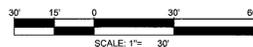
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SHEET 9 OF 10



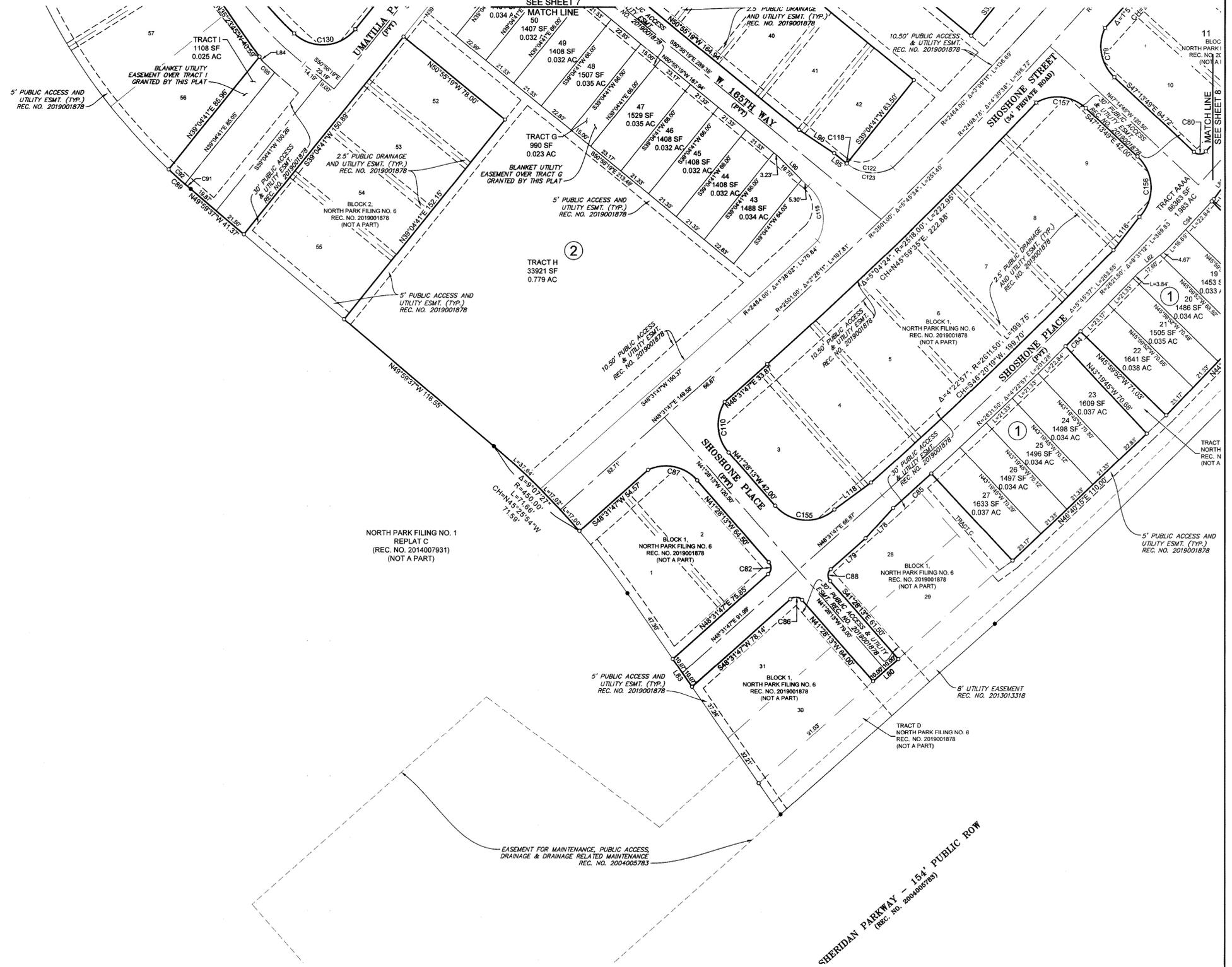
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PREPARED BY:
Matrix
1601 Blake Street, Suite 209
Denver, CO 80202
Phone 303-473-0330
Fax 303-473-0302

NORTH PARK FILING NO. 6 REPLAT A

FINAL PLAT

2020018355 PL 11/02/2020 10:17 AM
 Page: 18 of 18 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield

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 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 10 OF 10

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°09'31"	70.00'	5.08'	S37°31'04"W	5.08'
C2	4°05'38"	70.00'	5.00'	S14°01'49"E	5.00'
C3	40°01'09"	70.00'	48.89'	S62°20'24"E	47.90'
C4	73°43'01"	25.00'	32.17'	N45°28'06"W	29.99'
C5	73°44'23"	25.00'	32.18'	N60°46'50"E	30.00'
C6	73°44'23"	25.00'	32.18'	N45°28'47"W	30.00'
C7	73°44'26"	25.00'	32.18'	N60°46'50"E	30.00'
C8	5°24'05"	430.50'	40.59'	N72°42'36"E	40.57'
C9	6°40'37"	25.00'	29.53'	S26°11'17"E	27.84'
C10	81°25'46"	25.00'	35.53'	S47°45'16"W	32.62'
C11	82°55'08"	25.00'	36.18'	S33°48'32"E	33.10'
C12	32°41'02"	25.00'	14.26'	N88°23'24"E	14.07'
C13	60°48'13"	20.50'	21.76'	S15°40'12"E	20.75'
C14	31°25'39"	50.00'	27.43'	N66°38'09"W	27.08'
C15	90°00'00"	5.00'	7.85'	S52°39'02"W	7.07'
C16	71°25'30"	25.00'	31.17'	S28°03'47"E	29.19'
C17	1°23'33"	212.00'	5.15'	N81°39'12"W	5.15'
C18	73°44'24"	25.00'	32.18'	S44°31'13"W	30.00'
C19	4°25'47"	70.00'	5.41'	N53°08'13"W	5.41'
C20	11°21'24"	70.00'	13.87'	N61°01'49"W	13.85'
C21	15°38'27"	70.00'	19.11'	N74°31'45"W	19.05'
C22	90°00'00"	5.00'	7.85'	N37°20'58"W	7.07'
C23	85°52'36"	25.00'	37.47'	N56°11'28"E	34.06'
C24	74°58'54"	24.90'	32.59'	S37°46'31"E	30.31'
C25	0°36'12"	433.00'	4.56'	N15°02'00"E	4.56'
C26	41°03'24"	25.00'	17.91'	N51°31'10"E	17.53'
C27	73°44'26"	25.00'	32.18'	S67°51'41"W	30.00'
C28	7°31'58"	430.50'	56.60'	N69°38'20"W	66.56'
C29	83°33'23"	20.00'	29.17'	N31°37'37"W	26.65'
C30	2°30'03"	212.00'	9.25'	N68°54'03"E	9.25'
C31	60°48'13"	20.50'	21.76'	S74°19'48"W	20.75'
C32	73°44'23"	25.00'	32.18'	N75°56'53"E	30.00'
C33	5°36'33"	467.00'	45.99'	N22°21'33"E	45.87'
C34	4°48'22"	559.00'	46.89'	N17°08'05"E	46.88'
C35	73°44'24"	25.00'	32.18'	N22°08'17"W	30.00'
C36	95°36'28"	20.50'	34.21'	S27°27'52"E	30.37'
C37	96°31'34"	20.50'	34.54'	S80°48'54"W	30.59'
C38	32°41'01"	25.00'	14.26'	N22°44'10"E	14.07'
C39	4°49'25"	579.00'	48.75'	N36°39'58"E	48.73'
C40	4°30'49"	579.00'	45.61'	N16°59'19"E	45.60'
C41	32°41'01"	25.00'	14.26'	N31°04'26"E	14.07'
C42	3°59'35"	597.75'	41.66'	S21°18'24"W	41.65'
C43	0°29'41"	579.00'	5.00'	S34°00'25"W	5.00'
C44	5°38'33"	599.00'	55.05'	N22°21'33"E	55.03'
C45	77°10'55"	25.00'	33.68'	N36°40'38"W	31.19'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C46	90°55'11"	30.00'	47.61'	N29°48'30"W	42.77'
C47	91°17'13"	30.00'	47.80'	S83°26'04"W	42.90'
C48	34°41'13"	25.00'	15.14'	N58°16'02"W	14.91'
C49	61°27'23"	20.00'	21.45'	N07°13'02"E	20.43'
C50	2°09'48"	2518.00'	95.07'	N36°51'24"E	95.07'
C51	70°21'26"	25.00'	30.70'	S15°44'36"E	28.81'
C52	93°24'19"	25.00'	40.76'	N82°22'31"E	36.39'
C53	5°34'41"	2518.03'	245.14'	N24°27'53"E	245.04'
C54	72°58'25"	25.00'	31.84'	S31°09'03"E	29.73'
C55	90°49'53"	25.00'	39.63'	N66°56'48"E	35.61'
C56	86°33'28"	5.00'	7.55'	N61°27'10"E	6.86'
C57	70°17'52"	25.00'	30.67'	N69°34'59"E	28.79'
C58	93°26'32"	25.00'	40.77'	S28°32'50"E	36.40'
C59	72°58'25"	25.00'	31.84'	S75°52'32"W	29.73'
C60	0°44'37"	2518.03'	32.68'	N22°02'51"E	32.68'
C61	0°37'47"	2518.00'	27.68'	N22°44'03"E	27.68'
C62	72°58'25"	25.00'	31.84'	S27°02'58"E	29.73'
C63	0°37'47"	2518.00'	27.68'	N26°05'31"E	27.68'
C64	0°44'36"	2518.67'	32.68'	N26°46'43"E	32.68'
C65	0°06'12"	2518.03'	4.54'	S27°12'07"W	4.54'
C66	77°44'45"	25.32'	34.35'	S82°39'30"W	31.78'
C67	86°24'09"	25.02'	37.73'	N20°17'45"W	34.25'
C68	89°43'43"	5.00'	7.83'	N71°35'58"E	7.05'
C69	0°17'27"	2630.34'	13.36'	N33°14'23"E	13.36'
C70	0°17'19"	2631.50'	13.25'	N30°04'12"E	13.25'
C71	1°30'11"	2528.73'	66.33'	S37°35'05"W	66.33'
C72	89°43'43"	5.00'	7.83'	N22°46'24"W	7.05'
C73	88°51'35"	20.00'	31.02'	S84°38'54"W	28.00'
C74	72°58'27"	25.00'	31.84'	S10°44'36"E	29.73'
C75	90°23'06"	5.00'	7.89'	N87°34'39"E	7.09'
C76	0°06'58"	2631.50'	5.33'	S40°04'04"W	5.33'
C77	90°00'00"	5.00'	7.85'	N03°31'47"E	7.07'
C78	0°02'10"	2633.94'	1.66'	S42°47'16"W	1.66'
C79	0°16'24"	2629.74'	12.55'	S45°20'12"W	12.55'
C80	0°39'41"	2631.50'	30.38'	S48°11'56"W	30.38'
C81	90°00'00"	5.00'	7.85'	N86°28'13"W	7.07'
C82	73°44'23"	25.00'	32.18'	N78°20'25"W	30.00'
C83	90°00'00"	5.00'	7.85'	S03°31'47"W	7.07'
C84	2°07'51"	350.00'	13.02'	S48°10'10"E	13.02'
C85	0°45'32"	350.00'	4.64'	S49°36'51"E	4.64'
C86	2°07'51"	350.00'	13.02'	S48°10'10"E	13.02'
C87	3°10'49"	369.50'	20.51'	N65°41'58"E	20.51'
C88	0°53'46"	2634.00'	41.19'	S43°13'04"W	41.19'
C89	2°01'54"	265.00'	9.40'	N47°40'38"W	9.40'
C90	1°36'11"	369.50'	10.23'	S64°54'09"W	10.23'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C91	1°35'38"	369.50'	10.28'	S66°29'34"W	10.28'
C92	10°11'36"	360.00'	64.05'	S31°36'31"E	63.96'
C93	83°25'11"	5.00'	7.28'	S68°13'18"E	6.65'
C94	90°00'00"	25.00'	39.27'	N84°04'41"E	35.36'
C95	7°03'50"	384.00'	47.34'	N14°10'14"W	47.31'
C96	49°27'51"	25.00'	21.58'	S15°20'45"E	20.92'
C97	95°08'48"	25.01'	41.53'	N28°40'00"E	36.92'
C98	49°27'51"	25.00'	21.58'	S63°48'37"W	20.92'
C99	90°00'00"	25.00'	39.27'	S05°55'19"E	35.36'
C100	73°44'23"	25.00'	32.18'	N04°36'01"W	30.00'
C101	72°00'57"	25.00'	31.42'	S65°55'48"E	29.39'
C102	87°13'34"	5.00'	7.61'	N07°19'02"W	6.90'
C103	91°10'28"	20.00'	31.83'	N05°30'04"W	28.57'
C104	81°38'18"	25.00'	35.62'	S10°50'10"E	32.68'
C105	90°00'00"	25.00'	39.27'	S84°04'41"W	35.36'
C106	87°35'02"	25.00'	3.75'	N46°37'45"E	3.74'
C107	0°32'12"	25.00'	0.23'	N51°11'25"W	0.23'
C108	0°40'23"	25.00'	0.29'	S51°25'40"E	0.29'
C109	77°02'58"	25.00'	33.62'	S12°23'50"E	31.14'
C110	66°54'08"	25.00'	29.19'	N84°54'35"W	27.56'
C111	67°26'20"	25.00'	29.43'	S84°38'29"E	27.76'
C112	81°24'58"	25.00'	35.52'	N01°37'48"W	32.61'
C113	90°00'00"	25.00'	39.27'	S05°55'19"E	35.36'
C114	89°19'44"	25.00'	38.98'	N83°44'33"E	35.15'
C115	90°00'00"	25.00'	39.27'	S84°04'41"W	35.36'
C116	90°00'00"	25.00'	39.27'	S05°55'19"E	35.36'
C117	93°48'54"	25.00'	40.93'	S85°59'08"W	36.51'
C118	12°05'55"	240.00'	50.68'	N41°03'27"W	50.58'
C119	14°38'26"	240.00'	61.33'	N09°57'01"W	61.16'
C120	6°54'46"	360.00'	43.43'	N06°05'11"W	43.41'
C121	3°24'49"	240.00'	14.30'	N33°19'05"W	14.30'
C122	15°21'25"	242.41'	64.97'	S39°21'02"E	64.78'
C123	14°19'26"	216.00'	54.00'	N24°25'57"W	53.86'
C124	1°05'43"	360.00'	6.88'	N10°05'26"W	6.88'
C125	8°00'29"	360.00'	50.32'	N03°30'03"W	50.28'
C126	40°53'55"	25.00'	17.84'	S73°56'22"W	17.47'
C127	75°35'19"	25.00'	32.98'	N88°42'59"W	30.64'
C128	0°47'16"	2518.56'	34.63'	S37°32'39"W	34.63'
C129	0°39'19"	2518.00'	28.80'	N36°49'21"E	28.80'
C130	0°43'09"	2520.33'	31.64'	N36°08'06"E	31.64'
C131	0°37'48"	2484.00'	27.32'	N40°34'04"E	27.32'
C132	90°00'00"	25.00'	39.27'	N66°28'13"W	35.36'
C133	90°49'53"	25.00'	39.63'	S01°18'52"E	35.61'
C134	72°58'25"	25.00'	31.84'	S83°43'01"E	29.73'
C135	7°03'48"	365.00'	45.00'	N14°10'16"W	44.97'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°19'50"W	8.32'
L2	N42°19'50"W	8.12'
L3	N76°47'20"E	23.31'
L4	S78°47'20"W	18.83'
L5	S42°19'50"E	5.00'
L6	S47°40'10"W	24.50'
L7	S47°40'10"W	24.50'
L8	N42°19'50"E	10.02'
L9	S75°52'51"E	22.19'
L10	S82°20'58"E	2.83'
L11	N82°20'58"W	2.83'
L12	N88°49'06"W	22.19'
L13	S07°39'02"W	20.00'
L14	S75°52'51"E	22.19'
L15	S82°20'58"E	2.83'
L16	N82°20'58"W	2.83'
L17	N88°49'06"W	22.19'
L18	S07°39'02"W	20.00'
L19	S07°39'02"W	27.95'
L20	N82°20'58"W	30.16'
L21	N82°20'58"W	9.75'
L22	S31°50'55"W	5.00'
L23	N47°40'10"E	29.60'
L24	S07°39'02"W	27.95'
L25	S26°27'49"W	19.00'
L26	N63°29'49"W	3.50'
L27	S07°39'02"W	2.87'
L28	N27°02'50"E	28.71'
L29	S07°39'02"W	3.07'
L30	S07°39'02"W	0.90'
L31	S33°14'23"W	1.58'
L32	S30°04'13"W	17.20'
L33	N07°39'02"E	80.31'
L34	S80°52'14"E	6.39'
L35	S75°16'58"E	3.22'
L36	N07°39'02"E	0.49'
L37	N14°43'54"E	10.50'
L38	N14°43'54"E	10.50'

LINE TABLE		
LINE	BEARING	LENGTH
L38	N39°04'41"E	2.83'
L39	N45°32'48"E	22.19'
L40	N35°23'45"W	3.76'
L41	N14°43'54"E	2.83'
L42	N39°04'41"E	2.83'
L43	N32°36'34"E	22.19'
L44	N21°12'02"E	22.19'
L45	N14°43'54"E	2.83'
L46	N75°16'05"W	2.99'
L47	N50°55'19"W	21.23'
L48	N41°06'20"E	25.00'
L49	N21°49'33"E	25.00'
L50	N25°19'22"E	1.90'
L51	N26°59'49"E	25.00'
L52	N12°28'	