

HIGHLANDS FILING NO. 1 REPLAT F

2021001893 PL 01/28/2021 12:25 PM
 Page: 1 of 4 Rec Fee \$9.89 Doc Fee \$
 City & County of Broomfield

FINAL SUBDIVISION PLAT

A RESUBDIVISION OF LOT 3 OF HIGHLANDS FILING NO. 1 REPLAT B, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 4

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, HIGHLANDS FILING NO. 1 REPLAT B, ACCORDING TO THE PLAT RECORDED SEPTEMBER 23, 2015 AT RECEPTION NO. 2015012132, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 1,336,679 SQUARE FEET (30.69 ACRES) MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "HIGHLANDS FILING NO. 1 REPLAT F", AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE 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 FRANCHISES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THE 12th DAY OF NOVEMBER A.D. 2020

OWNER CERTIFICATE:

VISTA HIGHLANDS DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

BY: [Signature]
 AS: Vice President

NOTARY CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF Wapahoe } ss
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY James R. Juchelich VP OF VISTA HIGHLANDS DEVELOPMENT CORPORATION, A COLORADO CORPORATION THIS 12th DAY OF November 2020

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 12/09/2023
[Signature]
 NOTARY PUBLIC

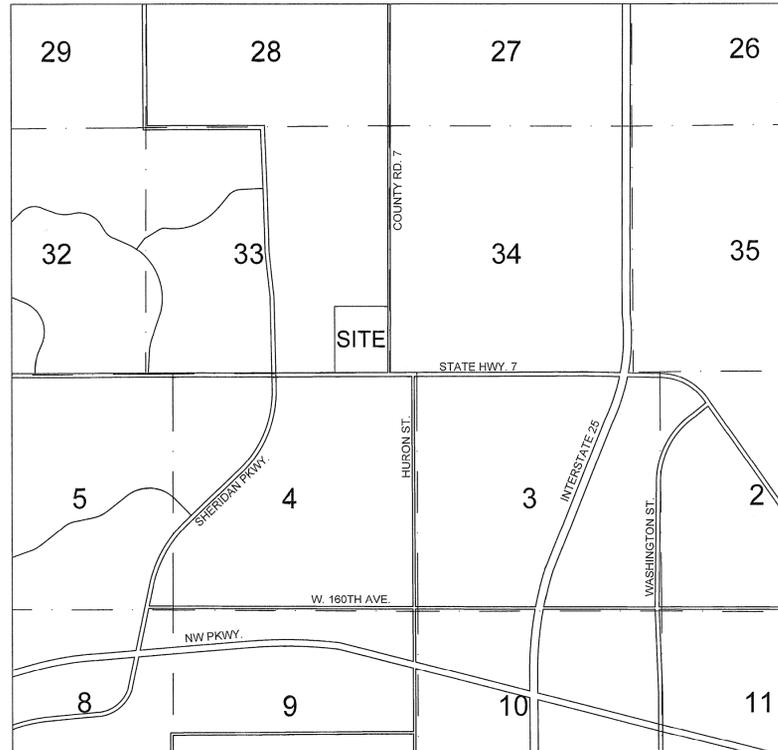
PAT J. CARTWRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20114078117
 MY COMMISSION EXPIRES 12/09/2023

NOTES:

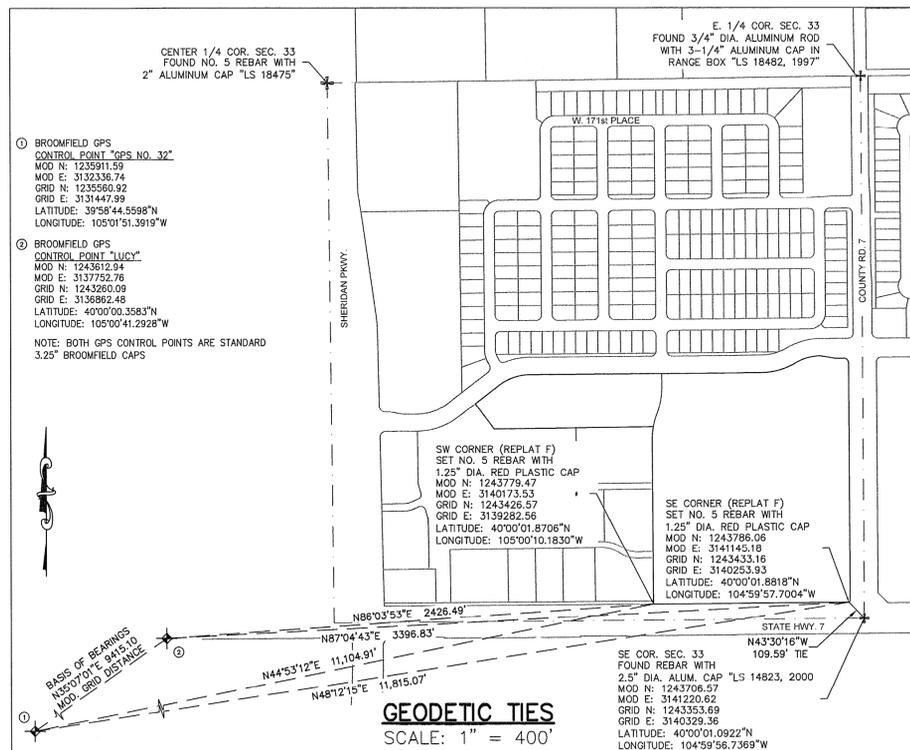
- THERE ARE TEN (10) LOTS AND FOUR (4) TRACTS WITHIN THE HIGHLANDS FILING NO. 1 REPLAT F.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 0850730025F REVISED AUGUST 18, 2004. IF THIS SITE IS NOT WITHIN AN 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.
- PROJECT BENCHMARK: BROOMFIELD CONTROL POINT "LUCY" HAVING A PUBLISHED ELEVATION OF 5297.00 FEET, NAVD 88 DATUM.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE SDP OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.
- SEE OWNERSHIP AND MAINTENANCE TABLE FOR RESPONSIBILITIES ON THE SITE DEVELOPMENT PLAN.
- BLANKET DRAINAGE EASEMENTS SHALL BE DEDICATED OVER AND ACROSS TRACTS C AND D.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CIVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, CIVL CONSULTANTS OF COLORADO, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70612275.1 WITH AN EFFECTIVE DATE OF FEBRUARY 21, 2020 AT 2:46 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

GEODETIC NOTES:

- THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/92). THE STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "LUCY" AND "GPS NO. 32" SHOWN HEREON IS S35°07'01"W, 9415.10 FEET MODIFIED STATE PLANE GROUND DISTANCE. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-1, 1:50,000 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.
- ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE GROUND MEASUREMENTS.
- "GRID" = STATE PLANE GRID
 "MOD" = MODIFIED STATE PLANE GROUND



VICINITY MAP
 SCALE: 1" = 1000'



GEODETIC TIES
 SCALE: 1" = 400'

LOT & TRACT OWNERSHIP & MAINTENANCE TABLE			
LOT / TRACT	AREA	OWNERSHIP	MAINTENANCE
LOT 1	9.959 AC.	OWNER	OWNER
LOT 2	2.843 AC.	OWNER	OWNER
LOT 3	1.780 AC.	OWNER	OWNER
LOT 4	2.682 AC.	OWNER	OWNER
LOT 5	1.313 AC.	OWNER	OWNER
LOT 6	0.574 AC.	OWNER	OWNER
LOT 7	1.226 AC.	OWNER	OWNER
LOT 8	1.420 AC.	OWNER	OWNER
LOT 9	1.638 AC.	OWNER	OWNER
LOT 10	5.067 AC.	OWNER	OWNER
TRACT A	0.141 AC.	OWNER	OWNER
TRACT B	0.233 AC.	OWNER	OWNER
TRACT C	0.638 AC.	OWNER	OWNER
TRACT D	0.858 AC.	OWNER	OWNER

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 22 DAY OF June, 2020.

[Signature] CHAIRMAN
[Signature] SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 13 DAY OF October, 2020.

[Signature] MAYOR
[Signature] CITY CLERK-Deputy

ATTORNEY'S CERTIFICATE:

I, [Signature] AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature] REGISTRATION NO. 12383 DATE: Nov 20, 2020

SURVEYOR'S CERTIFICATE:

I, KEVIN J. KUCHARCZYK, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON 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.

COLORADO LICENSE NO. _____ REGISTERED LAND SURVEYOR

DATE _____



DRAINAGE EASEMENT AND ACCESS EASEMENT ACCEPTANCE:

DRAINAGE AND ACCESS EASEMENTS ARE DEDICATED TO THE HIGHLANDS METROPOLITAN DISTRICT NO. 3 FOR THE BENEFIT OF THE DISTRICT FOR THE INSTALLATION, OWNERSHIP, MAINTENANCE AND REPLACEMENT OF DRAINAGE FACILITIES AND STREET IMPROVEMENTS; AND TO ACCOMMODATE THE VEHICLE AND PEDESTRIAN TRAFFIC ASSOCIATED WITH THE PROPERTY.

HIGHLANDS-METROPOLITAN DISTRICT NO. 3
 BY: [Signature] DATE: 11/12/20

NOTARY CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF Wapahoe } ss
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY James R. Juchelich AS VP OF THE HIGHLANDS METROPOLITAN DISTRICT NO. 3 THIS 12 DAY OF November 2020.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 12/09/2023
[Signature]
 NOTARY PUBLIC

PAT J. CARTWRIGHT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20114078117
 MY COMMISSION EXPIRES 12/09/2023

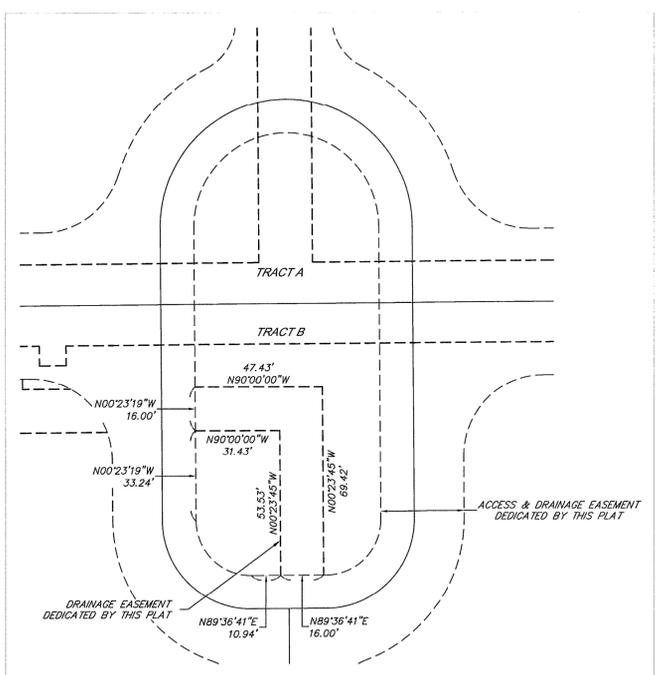
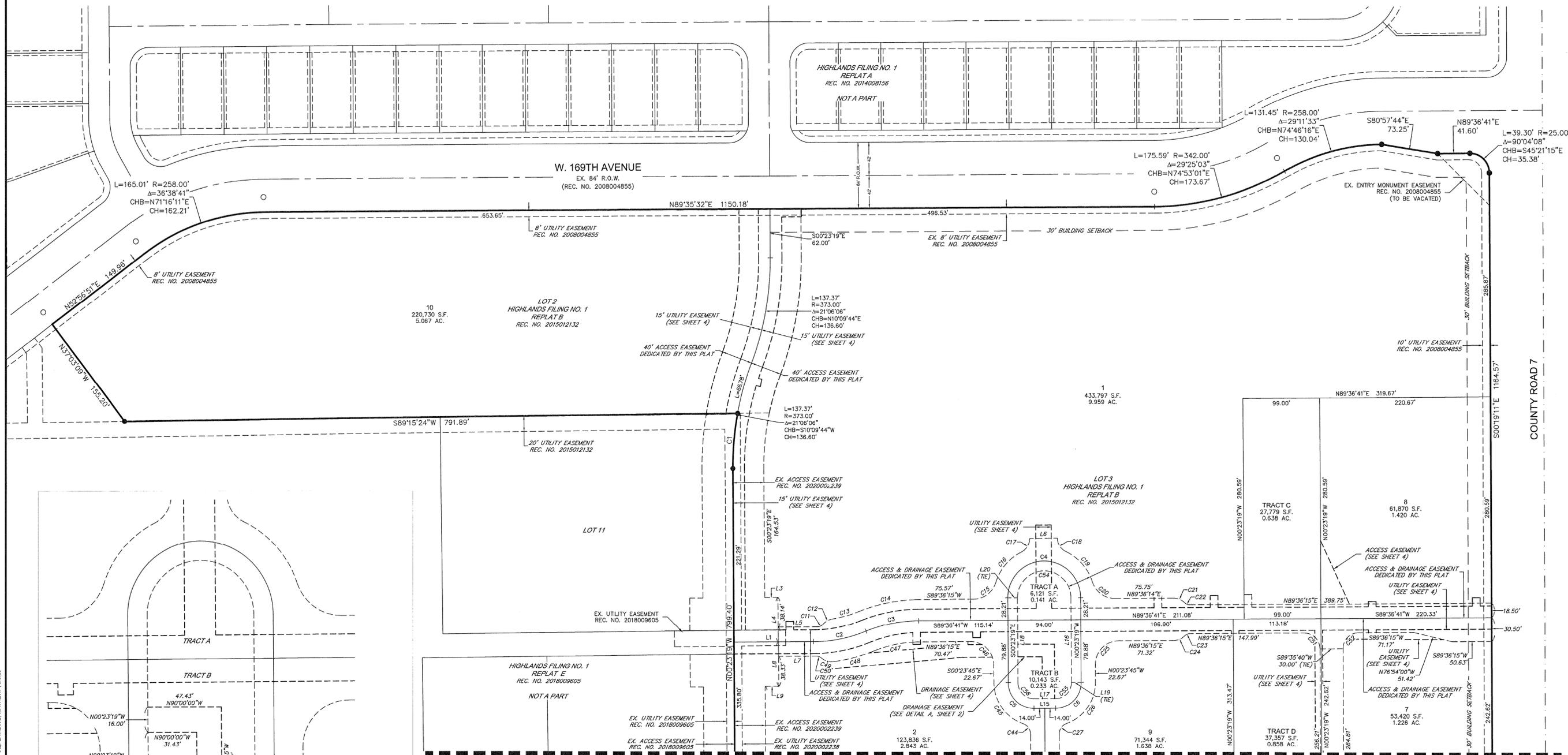
ENGINEER/SURVEYOR
CIVL CONSULTANTS
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

HIGHLANDS FILING NO. 1 REPLAT F

FINAL SUBDIVISION PLAT

A RESUBDIVISION OF LOT 3 OF HIGHLANDS FILING NO. 1 REPLAT B, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 4

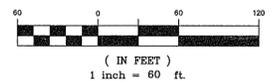
2021001893 PL 01/28/2021 12:25 PM
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DETAIL A

SEE SHEET 3

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET 24" NO. 5 REBAR, WITH A 1-1/2" RED PLASTIC CAP STAMPED "CVL PLS 34591"
	FOUND MAG NAIL & 1" DIA. BRASS TAG "PLS 37990" (19' OFFSET MONUMENT - TYPICAL)



ENGINEER/SURVEYOR
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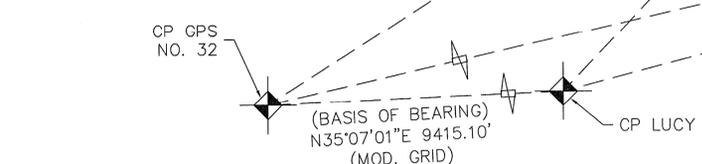
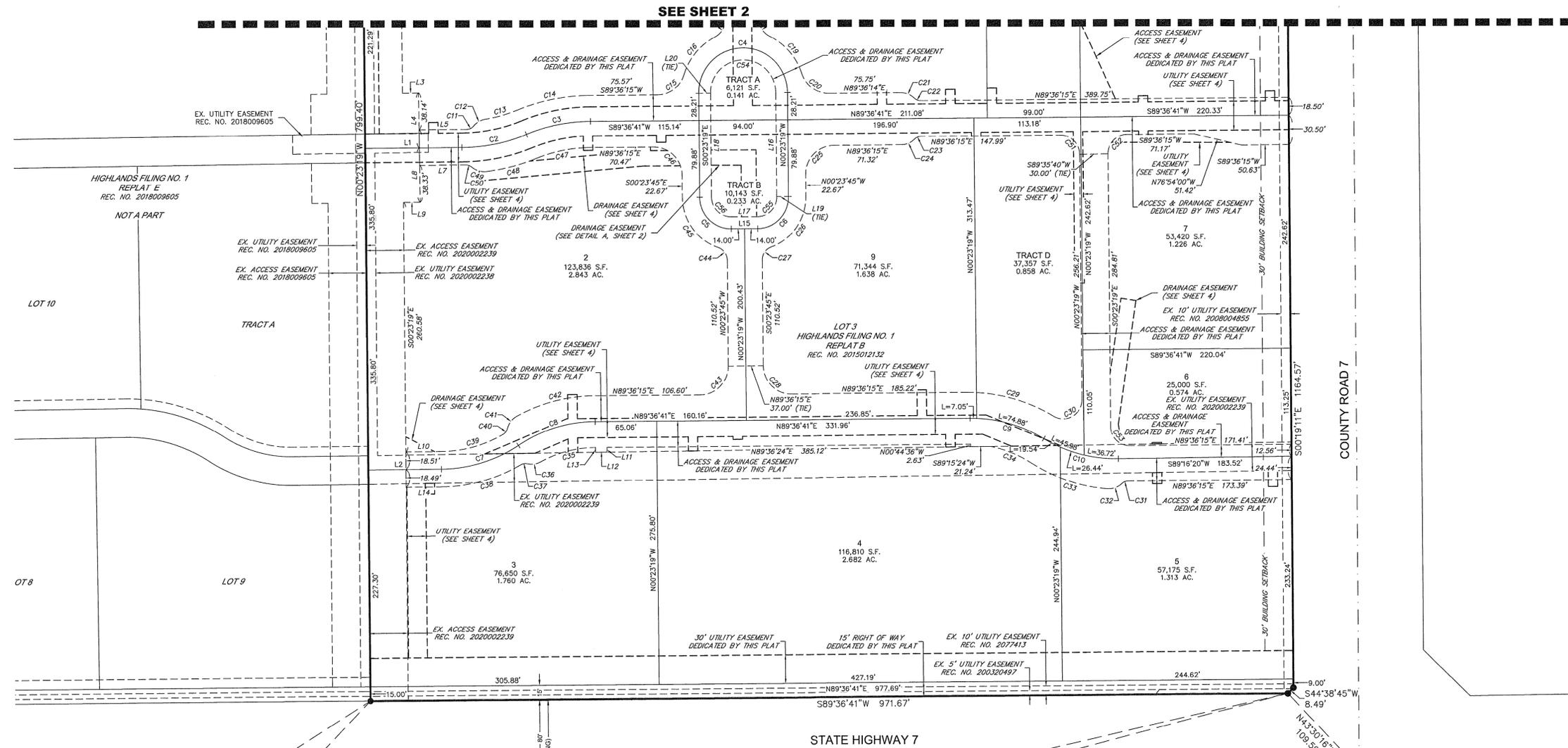
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SHEET 3 OF 4

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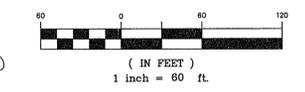
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	70.59'	373.00'	10°50'38"	S5°02'00"W	70.49'
C2	69.78'	185.00'	21°36'36"	N78°48'23"E	69.36'
C3	69.78'	185.00'	21°36'37"	S78°48'23"W	69.36'
C4	147.65'	47.00'	180°00'00"	S89°36'41"W	94.00'
C5	51.84'	33.00'	90°00'00"	S45°23'19"E	46.67'
C6	51.84'	33.00'	90°00'00"	N44°36'41"E	46.67'
C7	86.49'	150.00'	33°02'08"	N73°05'37"E	85.29'
C8	86.49'	150.00'	33°02'08"	S73°05'37"W	85.29'
C9	81.93'	150.00'	31°17'44"	N74°44'27"W	80.92'
C10	82.70'	150.00'	31°35'23"	S74°53'16"E	81.66'
C11	8.20'	9.50'	49°28'28"	N64°52'01"E	7.95'
C12	14.58'	20.50'	40°44'26"	S60°08'19"W	14.27'
C13	35.06'	158.00'	12°42'54"	N74°28'36"E	34.99'
C14	74.88'	212.00'	20°14'18"	S78°14'18"W	74.50'
C15	37.94'	30.00'	72°27'08"	N53°22'41"E	35.46'
C16	52.62'	65.50'	46°01'31"	S40°09'52"W	51.21'
C17	21.64'	19.50'	63°34'23"	N31°23'26"E	20.54'
C18	21.80'	19.50'	64°04'01"	S32°25'46"E	20.69'
C19	53.18'	65.50'	46°31'10"	N41°12'11"W	51.73'
C20	37.94'	30.00'	72°27'10"	S54°10'11"E	35.46'
C21	15.82'	20.50'	44°13'13"	S68°17'08"E	15.43'
C22	7.36'	9.50'	44°23'17"	S68°22'12"E	7.18'
C23	7.25'	9.50'	43°43'25"	S67°14'42"W	7.08'
C24	15.82'	20.50'	44°13'16"	N67°29'37"E	15.43'
C25	47.12'	30.00'	90°00'00"	S44°36'15"W	42.43'
C26	68.60'	55.50'	70°49'02"	N35°00'46"E	64.31'
C27	17.92'	14.50'	70°49'02"	S35°00'46"W	16.80'
C28	47.12'	30.00'	90°00'00"	S45°23'45"E	42.43'
C29	96.22'	177.00'	31°08'52"	N74°49'19"W	95.04'
C30	42.29'	20.00'	121°08'26"	N60°10'54"E	34.84'
C31	7.20'	9.50'	43°25'43"	S68°23'14"W	7.03'
C32	17.03'	20.50'	47°36'02"	N70°59'23"E	16.55'
C33	86.09'	177.00'	27°52'02"	S71°16'36"E	85.24'
C34	46.11'	123.00'	21°28'37"	N68°04'53"W	45.84'
C35	60.53'	123.00'	28°11'48"	S75°32'48"W	59.92'
C36	14.80'	20.50'	41°22'19"	N82°08'04"E	14.48'
C37	7.42'	9.64'	44°07'33"	S80°38'59"W	7.24'
C38	67.83'	168.50'	29°51'55"	N74°40'17"E	66.84'
C39	68.88'	131.50'	30°00'39"	N74°35'56"E	68.09'
C40	7.43'	9.38'	45°24'11"	N37°02'53"E	7.24'
C41	16.87'	20.50'	47°09'17"	S38°01'40"W	16.40'
C42	91.45'	177.00'	29°36'14"	S76°24'26"W	90.44'
C43	47.12'	30.00'	90°00'00"	N44°36'15"E	42.43'
C44	17.92'	14.50'	70°49'03"	N35°48'15"W	16.80'
C45	68.60'	55.50'	70°49'02"	S35°48'16"E	64.31'
C46	47.12'	30.00'	90°00'00"	N45°23'45"W	42.43'
C47	55.03'	157.99'	19°57'23"	S78°11'29"W	54.75'
C48	54.85'	212.02'	14°49'24"	N75°27'42"E	54.70'
C49	16.89'	20.50'	47°12'31"	S73°31'20"E	16.42'
C50	6.71'	9.50'	40°28'41"	N70°09'25"W	6.57'
C51	31.42'	20.00'	90°00'26"	N45°23'32"W	28.29'
C52	31.41'	20.00'	89°59'34"	S44°36'28"W	28.28'
C53	31.42'	20.00'	90°00'26"	S45°23'32"E	28.29'
C54	108.38'	34.50'	180°00'00"	S89°36'41"W	69.00'
C55	32.20'	20.50'	90°00'00"	N44°36'41"E	28.99'
C56	32.20'	20.50'	90°00'00"	S45°23'19"E	28.99'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	102.59'	S89°36'41"W
L2	77.28'	S89°36'41"W
L3	16.88'	S89°16'24"W
L4	56.87'	S0°44'36"E
L5	50.72'	S89°36'15"W
L6	36.00'	S89°05'23"W
L7	49.02'	N89°36'15"E
L8	56.60'	N0°44'36"E
L9	17.59'	S89°16'24"W
L10	37.45'	S89°36'15"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L11	4.98'	S0°23'19"E
L12	12.00'	S89°15'24"W
L13	5.11'	N0°23'19"W
L14	37.46'	S89°36'15"W
L15	28.00'	N89°36'41"E
L16	108.09'	S0°23'19"E
L17	28.00'	S89°36'41"W
L18	108.09'	N0°23'19"W
L19	12.50'	N89°36'41"E
L20	12.50'	S89°36'41"W



LEGEND	
+	FND. SECTION CORNER AS DESCRIBED
●	SET 24\"/>



ENGINEER/SURVEYOR
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
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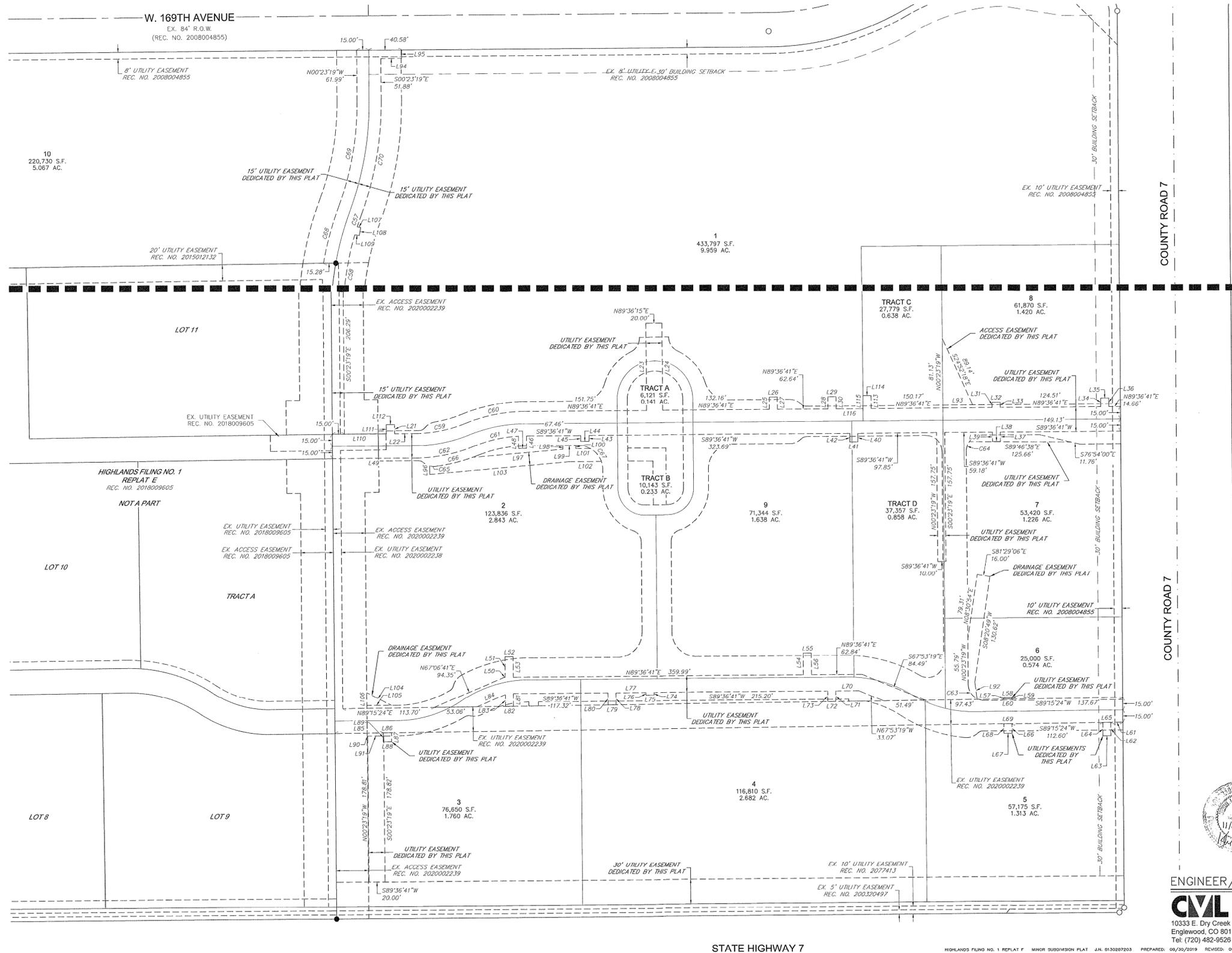
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SHEET 4 OF 4

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CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C57	15.26'	358.00'	2°26'35"	S19°29'30"W	15.26'
C58	106.51'	358.00'	17°02'47"	S8°08'04"W	106.12'
C59	64.12'	170.00'	21°36'36"	N78°48'23"E	63.74'
C60	75.43'	200.00'	21°36'36"	S78°48'23"W	74.99'
C61	56.34'	170.00'	18°59'16"	S77°29'42"W	56.08'
C62	75.43'	200.00'	21°36'36"	N78°48'23"E	74.99'
C63	21.87'	20.00'	62°39'17"	S31°42'58"E	20.80'
C64	13.00'	20.00'	37°13'43"	S18°13'32"W	12.77'
C65	7.74'	20.50'	21°37'49"	S86°18'42"E	7.69'
C66	46.85'	212.02'	12°39'39"	N76°32'34"E	46.76'
C67	21.42'	30.00'	40°54'32"	N40°39'38"W	20.97'
C68	72.43'	388.00'	10°41'46"	S15°21'54"W	72.33'
C69	131.85'	358.00'	21°06'06"	N10°09'44"E	131.11'
C70	142.90'	388.00'	21°06'06"	N10°09'44"E	142.09'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L21	11.27'	S0°44'36"E
L22	25.32'	N89°36'41"E
L23	106.31'	N0°23'45"W
L24	106.31'	S0°23'45"E
L25	14.95'	N0°23'46"W
L26	10.00'	N89°36'14"E
L27	14.95'	S0°23'46"E
L28	14.93'	N0°44'36"W
L29	10.00'	N89°15'24"E
L30	14.99'	S0°44'36"E
L31	6.48'	N0°23'45"W
L32	10.00'	N89°36'15"E
L33	6.48'	S0°23'45"E
L34	10.50'	N0°23'45"W
L35	10.00'	N89°36'15"E
L36	10.50'	S0°23'45"E
L37	11.52'	S0°23'45"E
L38	10.00'	S89°36'15"W
L39	11.52'	N0°23'45"W
L40	10.54'	S0°23'45"E
L41	10.00'	S89°36'15"W
L42	10.54'	N0°23'45"W
L43	7.12'	S0°44'36"E
L44	10.00'	S89°15'24"W
L45	7.18'	N0°44'36"W
L46	15.09'	S0°23'45"E
L47	10.00'	S89°36'15"W
L48	14.91'	N0°23'45"W
L49	102.59'	S89°36'41"W
L50	1.15'	N89°36'41"E
L51	25.10'	N0°23'45"W
L52	10.00'	N89°36'15"E
L53	25.11'	S0°23'45"E
L54	26.70'	N0°23'45"W
L55	10.00'	N89°36'15"E
L56	26.70'	S0°23'45"E
L57	1.43'	N0°44'36"W
L58	10.00'	N89°15'24"E
L59	1.43'	S0°44'36"E
L60	10.00'	S89°15'24"W
L61	15.02'	S89°15'24"W
L62	16.34'	S0°23'45"E
L63	10.00'	S89°36'15"W
L64	16.28'	N0°23'45"W
L65	10.00'	N89°15'24"E
L66	11.60'	S0°23'45"E
L67	10.00'	S89°36'15"W
L68	11.54'	N0°23'45"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L69	10.00'	N89°15'24"E
L70	28.89'	S89°36'41"W
L71	13.02'	S0°23'45"E
L72	10.00'	S89°15'24"W
L73	13.08'	N0°23'45"W
L74	3.00'	S0°23'45"E
L75	10.00'	S89°36'41"W
L76	3.00'	N0°23'45"W
L77	37.44'	S89°36'41"W
L78	14.71'	S0°23'45"E
L79	10.00'	S89°15'24"W
L80	14.77'	N0°23'45"W
L81	15.50'	S0°23'45"E
L82	10.00'	S89°15'24"W
L83	14.39'	N0°23'45"W
L84	38.16'	S67°06'41"W
L85	60.00'	N89°15'24"E
L86	10.00'	N89°16'02"E
L87	11.29'	S0°23'45"E
L88	10.00'	S89°36'15"W
L89	11.23'	N0°23'45"W
L90	0.62'	N89°36'15"E
L91	20.00'	N89°36'15"E
L92	20.49'	S7°35'34"E
L93	36.94'	S89°36'15"W
L94	25.58'	N89°19'18"E
L95	10.00'	N0°24'28"W
L96	10.38'	N0°10'54"W
L97	112.78'	N84°56'12"E
L98	4.46'	N0°00'00"E
L99	16.00'	N89°36'15"E
L100	3.83'	S0°00'00"E
L101	17.90'	N89°36'14"E
L102	39.18'	S89°36'14"W
L103	174.51'	S84°56'12"W
L104	34.03'	S62°50'57"E
L105	30.18'	S89°36'15"W
L106	15.74'	N0°23'19"W
L107	4.37'	S79°29'36"E
L108	10.00'	S10°30'24"W
L109	5.59'	N79°29'36"W
L110	67.27'	N89°36'41"E
L111	11.21'	N0°44'36"W
L112	10.00'	N89°15'24"E
L113	16.00'	S0°23'19"E
L114	10.00'	N89°36'41"E
L115	16.00'	S0°23'19"E
L116	33.66'	S89°36'41"W



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STATE HIGHWAY 7

HIGHLANDS FILING NO. 1 REPLAT F MINOR SUBDIVISION PLAT JAN. 01/2021/2021 PREPARED: 08/30/2019 REVISED: 09/09/2020 SHEET 4 OF 4