

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 1 OF 17)

2021083287 PL 02/19/2021 09:09 AM
Page: 1 of 17 Rec Fee: \$0.00 Doc Fee: \$
City & County of Broomfield

LEGAL DESCRIPTION AND DEDICATIONS:

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

A PARCEL OF LAND BEING LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, RECORDED AT RECEPTION NUMBER 2012016306; LOT 5, NORTH PARK FILING NO. 2 REPLAT C, RECORDED AT RECEPTION NUMBER 2017006888; AND PARCEL A AS DESCRIBED BY QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2016012232; ALL SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID PARCEL A, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE PERIMETER OF SAID PARCEL A THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°41'16" WEST, A DISTANCE OF 1,723.34 FEET;
- 2) SOUTH 00°25'19" EAST, A DISTANCE OF 859.21 FEET;
- 3) SOUTH 89°41'16" WEST, A DISTANCE OF 1,955.80 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5;

THENCE ALONG THE PERIMETER OF SAID LOT 5 THE FOLLOWING TWENTY (20) COURSES:

- 1) SOUTH 00°23'27" EAST, A DISTANCE OF 1,681.40 FEET;
- 2) SOUTH 89°47'54" WEST, A DISTANCE OF 836.90 FEET;
- 3) NORTH 00°12'06" WEST, A DISTANCE OF 938.51 FEET;
- 4) SOUTH 89°47'55" WEST, A DISTANCE OF 1,348.94 FEET;
- 5) SOUTH 00°12'25" WEST, A DISTANCE OF 955.02 FEET;
- 6) SOUTH 34°49'33" WEST, A DISTANCE OF 122.25 FEET;
- 7) SOUTH 00°12'07" EAST, A DISTANCE OF 469.76 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 8) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 35.37 FEET, SAID CURVE HAVING A RADIUS OF 76.50 FEET, A CENTRAL ANGLE OF 26°29'39", AND A CHORD WHICH BEARS SOUTH 13°02'49" WEST A CHORD DISTANCE OF 35.09 FEET;
- 9) SOUTH 25°17'17" WEST, A DISTANCE OF 81.42 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 10) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 84.80 FEET, SAID CURVE HAVING A RADIUS OF 189.51 FEET, A CENTRAL ANGLE OF 25°30'12", AND A CHORD WHICH BEARS SOUTH 12°36'36" WEST A CHORD DISTANCE OF 84.09 FEET;
- 11) SOUTH 00°20'26" EAST, A DISTANCE OF 132.92 FEET;
- 12) SOUTH 89°47'54" WEST, A DISTANCE OF 1,296.99 FEET;
- 13) NORTH 11°00'00" EAST, A DISTANCE OF 408.80 FEET TO A POINT OF CURVATURE;
- 14) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 1,587.11 FEET, SAID CURVE HAVING A RADIUS OF 2,423.00 FEET, A CENTRAL ANGLE OF 37°31'47", AND A CHORD WHICH BEARS NORTH 04°35'50" EAST A CHORD DISTANCE OF 58.69 FEET;
- 15) NORTH 89°50'50" EAST, A DISTANCE OF 281.19 FEET;
- 16) SOUTH 00°21'07" EAST, A DISTANCE OF 5.00 FEET;
- 17) NORTH 89°36'52" EAST, A DISTANCE OF 679.56 FEET;
- 18) NORTH 00°25'25" WEST, A DISTANCE OF 168.85 FEET;
- 19) NORTH 48°31'47" EAST, A DISTANCE OF 163.82 FEET TO A POINT OF CURVATURE;
- 20) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 2,877.00 FEET, A CENTRAL ANGLE OF 00°02'38", AND A CHORD WHICH BEARS NORTH 48°30'28" EAST A CHORD DISTANCE OF 2.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING NINE (9) COURSES:

- 1) CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 2,454.85 FEET, SAID CURVE HAVING A RADIUS OF 2,877.00 FEET, A CENTRAL ANGLE OF 48°53'19", AND A CHORD WHICH BEARS NORTH 24°02'30" EAST A CHORD DISTANCE OF 2,381.05 FEET;
- 2) NORTH 00°24'10" WEST, A DISTANCE OF 67.17 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 65.19 FEET, SAID CURVE HAVING A RADIUS OF 41.50 FEET, A CENTRAL ANGLE OF 90°02'00", AND A CHORD WHICH BEARS NORTH 44°35'50" EAST A CHORD DISTANCE OF 58.69 FEET;
- 4) NORTH 89°50'50" EAST, A DISTANCE OF 281.19 FEET;
- 5) SOUTH 00°21'07" EAST, A DISTANCE OF 5.00 FEET;
- 6) NORTH 89°36'52" EAST, A DISTANCE OF 679.56 FEET;
- 7) NORTH 00°25'25" WEST, A DISTANCE OF 168.85 FEET;
- 8) NORTH 48°31'47" EAST, A DISTANCE OF 163.82 FEET;
- 9) SOUTH 00°02'48" EAST, A DISTANCE OF 2,279.42 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 11,449,630 SQUARE FEET OR 262.85 ACRES, MORE OR LESS.

HAS LAD OUT, PLATED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTH PARK FILING NO. 2 REPLAT D; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND RIGHTS-OF-WAY EXPRESSLY DESIGNATED AS PUBLIC RIGHTS-OF-WAY ON THIS PLAT, AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD THE DRY UTILITY EASEMENTS, THE SANITARY SEWER AND WATER EASEMENTS, THE DRAINAGE EASEMENTS, AND THE EMERGENCY ACCESS EASEMENTS AS EXPRESSLY DESIGNATED AS SUCH ON THIS PLAT (NOT CREATED BY AN AGREEMENT, INSTRUMENT OR METHOD OTHER THAN 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 AND REASONABLY ACCEPTED BY OWNER, PROVIDED, HOWEVER, DEVELOPER RESERVES THE RIGHT, AT ANY TIME, AND FROM TIME TO TIME, TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, MODIFY AND REMOVE FIBER OPTIC UTILITY LINES AND RELATED IMPROVEMENTS OVER AND UNDER THE RIGHTS-OF-WAY EXPRESSLY DEDICATED BY THIS PLAT, ON THE CONDITION THAT: (i) SUCH ACTIONS DO NOT UNREASONABLY INTERFERE WITH THE CITY'S RIGHTS WITH RESPECT TO SUCH RIGHTS-OF-WAY, (ii) SUCH FIBER OPTIC UTILITY LINES THAT CROSS THE RIGHTS-OF-WAY DEDICATED TO THE CITY SHALL CROSS AT ANGLES OF NOT LESS THAN SIXTY (60) DEGREES AND NOT MORE THAN ONE HUNDRED TWENTY (120) DEGREES, EXCEPT AS OTHERWISE APPROVED IN WRITING BY THE CITY, AND (iii) SUCH FIBER OPTIC LINES OR RELATED IMPROVEMENTS SHALL NOT BE LOCATED ABOVE GROUND WITHIN ANY TRAVEL LANES FOR VEHICLES OR BICYCLES, OR ANY PUBLIC SIDEWALKS OR TRAILS.

OWNER/LIENHOLDER CERTIFICATE:

MCWHINNEY COOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MCWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, MANAGER

BY: 
PETER LAUENER
EVP, MASTER PLANNED COMMUNITIES

STATE OF COLORADO }
CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January, 2021, BY PETER LAUENER, EVP, MASTER PLANNED COMMUNITIES, 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:

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/30/2021



SUBDIVIDER/DEVELOPER CERTIFICATE:

NP DEVELOPMENT INC., A COLORADO CORPORATION

BY: 
PETER LAUENER
EVP, MASTER PLANNED COMMUNITIES

STATE OF COLORADO }
CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January, 2021, BY PETER LAUENER, EVP, MASTER PLANNED COMMUNITIES OF NP DEVELOPMENT, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/30/2021



LIENHOLDER CERTIFICATE:

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

BY: 
MARK HAUSMAN, SVP

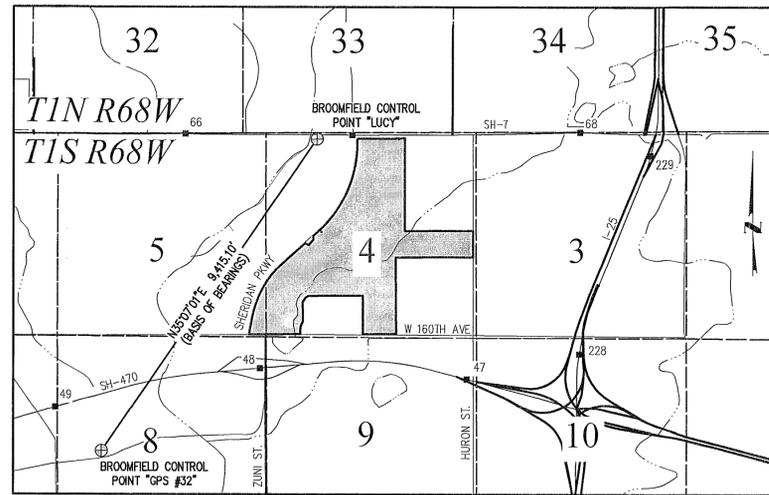
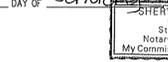
COMPANY: WELLS FARGO BANK, NATIONAL ASSOCIATION

STATE OF COLORADO }
CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2021, BY MARK HAUSMAN, SVP OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/30/2021



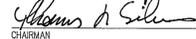
GENERAL NOTES:

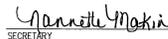
1. THIS PLAT CONTAINS 244 LOTS AND 66 TRACTS.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. FLOODPLAIN: THE PROPERTY IS IN BOTH ZONE A - SPECIAL FLOOD HAZARD AREA (SFHA) AND ZONE X - (OTHER AREAS). ZONE A (SFHA) IS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 080730085G REVISED OCTOBER 2, 2013. ZONE X (OTHER AREAS) IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 080730085G REVISED OCTOBER 2, 2013. IF PORTIONS OF THIS SITE ARE 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.
4. BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH ANGLE DATUM OF 1983 (NAD83) AND BASED UPON THE LINE BETWEEN BROOMFIELD GPS CONTROL MONUMENT "LUCY" & "GPS #32", BOTH MONUMENTED BY A 3" BRASS CAP SET FLUSH IN CONCRETE, SAID LINE BEARING NORTH 35°07'01" EAST, A DISTANCE OF 9,415.10 FEET WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.
5. PROJECT BENCHMARK: ALL ELEVATIONS SHOWN HEREON ARE NAVD83/ U.S. SURVEY FEET AND RELATIVE TO THE CITY AND COUNTY OF BROOMFIELD/ NGS POINT DESIGNATION "LUCY", PID "A13578", HAVING A PUBLISHED ELEVATION OF 5297.00 FT.
6. ALL COORDINATES SHOWN HEREON ARE MODIFIED COLORADO NORTH ZONE (0501) STATE PLANE COORDINATES, NAD 83(92) USING A COMBINED SCALE FACTOR (CSF) OF (0.99971627). STATE PLANE COORDINATES (FT) = (PROJECT COORDINATES (FT) * 0.99971627)
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" PROVIDED BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
8. 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.
9. AS REQUIRED BY SECTION 16-28-180 OF THE BROOMFIELD MUNICIPAL CODE, NOTICE IS HEREBY GIVEN THAT LOT 1, BLOCK 11 CONTAINS, OR IN THE FUTURE COULD CONTAIN, A DWELLING UNIT OR PUBLIC OR PRIVATE SCHOOL WITHIN 1,320 FEET OF A PRODUING OR PROPOSED OIL OR GAS WELL. FOR MORE INFORMATION CONTACT THE CITY AND COUNTY OF BROOMFIELD OR THE COLORADO OIL AND GAS CONSERVATION COMMISSION.
10. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED OVER PRIVATELY OWNED TRACTS GRANTED HEREIN.
11. DRAINAGE EASEMENTS AROUND A STORM SYSTEM SHALL PROVIDE ACCESS TO THE CITY AND COUNTY OF BROOMFIELD AS WELL AS DISTRICT FOR MAINTENANCE PURPOSES.
12. WATER METERS AND SERVICES ARE ALLOWED WITHIN DEDICATED DRY UTILITY EASEMENTS GRANTED HEREIN.
13. LOT 1, BLOCK 9 OF THIS PLAT IS SUBJECT TO THE AFFORDABLE HOUSING COVENANT RECORDED AT RECEPTION NO. 2020019016.
14. THE AREA KNOWN AS "PHASE 1" OF THIS PLAT IS SUBJECT TO THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020019076, AND IS NOT DEPICTED HEREON.
15. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON CERTIFICATION FOR TITLE INSURANCE, COMMITMENT NO. AB07061698-15 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2020 AT 5:00 P.M. (THE "TITLE COMMITMENT").

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION

THIS 8th DAY OF September, 2020


THOMAS A. SILVA
CHAIRMAN

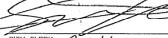

NANNETTE MAKIN
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON

THIS 10th DAY OF November, 2020


MAYOR


CITY CLERK - Deputy



TITLE COMPANY CERTIFICATION:

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. AB07061698-15, ISSUED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE DECEMBER 7, 2020 AT 5:00 P.M., AND THAT BASED ON SUCH TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXECUTION OF THIS PLAT, ALL PERSONS EXERCISING THE DECISION 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 - VICE PRESIDENT AND AUTHORIZED COUNSEL

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, 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.

AARON MURPHY, PLS NO. 38162

FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
PHONE: 303-623-6300



SHEET INDEX	
1	COVER
2	GEODETIC CONTROL DETAIL
3	OVERALL BOUNDARY DETAIL
4-8	PLAT SHEETS
9	PLAT SHEETS LINE & CURVE TABLES
10-12	DRY UTILITY EASEMENT DETAIL
13-14	UTILITY EASEMENT DETAIL
15	DRAINAGE EASEMENT DETAIL
16-17	DRY UTILITY/UTILITY/DRAINAGE EASEMENT DETAIL LINE & CURVE TABLES

TRACT AREA TABLE				
TRACT #	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE
TRACT A	18,983.91	0.42	DISTRICT#0A	DISTRICT#0A
TRACT AA	30,469.21	0.70	DISTRICT#0A	DISTRICT#0A
TRACT AB	803.09	0.02	DISTRICT#0A	DISTRICT#0A
TRACT AC	803.09	0.02	DISTRICT#0A	DISTRICT#0A
TRACT AD	2,173.81	0.05	DISTRICT#0A	DISTRICT#0A
TRACT AE	1,945.91	0.04	DISTRICT#0A	DISTRICT#0A
TRACT AF	1,550.33	0.04	DISTRICT#0A	DISTRICT#0A
TRACT AG	10,174.48	0.23	DISTRICT#0A	DISTRICT#0A
TRACT AH	1,649.33	0.04	DISTRICT#0A	DISTRICT#0A
TRACT AJ	5,500.41	0.14	DISTRICT#0A	DISTRICT#0A
TRACT AK	1,256.80	0.03	DISTRICT#0A	DISTRICT#0A
TRACT AL	1,734.52	0.04	DISTRICT#0A	DISTRICT#0A
TRACT AM	1,548.00	0.03	DISTRICT#0A	DISTRICT#0A
TRACT AN	3,088.91	0.07	DISTRICT#0A	DISTRICT#0A
TRACT AP	590.18	0.01	DISTRICT#0A	DISTRICT#0A
TRACT AQ	1,136.19	0.02	DISTRICT#0A	DISTRICT#0A
TRACT AR	2,417.88	0.06	DISTRICT#0A	DISTRICT#0A
TRACT AS	24,690.33	0.57	DISTRICT#0A	DISTRICT#0A
TRACT AT	42,923.32	0.98	DISTRICT#0A	DISTRICT#0A
TRACT AU	23,457.18	0.54	DISTRICT#0A	DISTRICT#0A
TRACT AV	800.83	0.02	DISTRICT#0A	DISTRICT#0A
TRACT AW	4,992.67	0.11	DISTRICT#0A	DISTRICT#0A
TRACT AX	7,487.34	0.17	DISTRICT#0A	DISTRICT#0A
TRACT AY	6,008.23	0.14	DISTRICT#0A	DISTRICT#0A
TRACT AZ	907,459.90	20.83	DISTRICT#0A	DISTRICT#0A
TRACT B	20,993.91	0.47	DISTRICT#0A	DISTRICT#0A
TRACT BA	15,998.29	0.37	DISTRICT#0A	DISTRICT#0A
TRACT BB	197,517.38	4.53	DISTRICT#0A	DISTRICT#0A
TRACT BC	16,142.46	0.42	DISTRICT#0A	DISTRICT#0A
TRACT BD	33,887.80	0.77	DISTRICT#0A	DISTRICT#0A
TRACT BE	99,128.68	2.28	DISTRICT#0A	DISTRICT#0A
TRACT BF	29,329.48	0.67	DISTRICT#0A	DISTRICT#0A
TRACT BG	51,998.49	1.19	DISTRICT#0A	DISTRICT#0A
TRACT BH	1,502.92	0.04	DISTRICT#0A	DISTRICT#0A
TRACT BI	4,980.68	0.11	DISTRICT#0A	DISTRICT#0A
TRACT BJ	1,319.61	0.03	DISTRICT#0A	DISTRICT#0A
TRACT BK	2,119.67	0.05	DISTRICT#0A	DISTRICT#0A
TRACT BL	4,725.17	0.11	DISTRICT#0A	DISTRICT#0A
TRACT BM	657.55	0.02	DISTRICT#0A	DISTRICT#0A
TRACT BN	1,671.75	0.04	DISTRICT#0A	DISTRICT#0A
TRACT BO	680.00	0.02	DISTRICT#0A	DISTRICT#0A
TRACT BR	18,725.27	0.43	DISTRICT#0A	DISTRICT#0A
TRACT BS	1,200.00	0.03	DISTRICT#0A	DISTRICT#0A
TRACT BT	11,292.93	0.26	DISTRICT#0A	DISTRICT#0A
TRACT C	20,192.61	0.46	DISTRICT#0A	DISTRICT#0A
TRACT D	17,971.11	0.41	DISTRICT#0A	DISTRICT#0A
TRACT E	20,914.78	0.48	DISTRICT#0A	DISTRICT#0A
TRACT F	3,156.85	0.07	DISTRICT#0A	DISTRICT#0A
TRACT G	13,306.06	0.31	DISTRICT#0A	DISTRICT#0A
TRACT H	11,723.32	0.27	DISTRICT#0A	DISTRICT#0A
TRACT I	44,792.37	1.03	DISTRICT#0A	DISTRICT#0A
TRACT J	21,985.97	0.50	DISTRICT#0A	DISTRICT#0A
TRACT K	2,100.00	0.05	DISTRICT#0A	DISTRICT#0A
TRACT L	45,935.77	1.05	DISTRICT#0A	DISTRICT#0A
TRACT M	1,502.13	0.04	DISTRICT#0A	DISTRICT#0A
TRACT N	1,583.19	0.04	DISTRICT#0A	DISTRICT#0A
TRACT O	6,394.06	0.15	DISTRICT#0A	DISTRICT#0A
TRACT P	2,621.77	0.06	DISTRICT#0A	DISTRICT#0A
TRACT S	4,657.50	0.10	DISTRICT#0A	DISTRICT#0A
TRACT T	4,657.50	0.11	DISTRICT#0A	DISTRICT#0A
TRACT U	18,225.38	0.42	DISTRICT#0A	DISTRICT#0A
TRACT V	20,195.18	0.46	DISTRICT#0A	DISTRICT#0A
TRACT W	20,269.99	0.47	DISTRICT#0A	DISTRICT#0A
TRACT X	11,571.09	0.27	DISTRICT#0A	DISTRICT#0A
TRACT Y	11,694.00	0.27	DISTRICT#0A	DISTRICT#0A
TRACT Z	31,487.35	0.72	DISTRICT#0A	DISTRICT#0A

LOT AREA TABLE				
BLOCK (LOT)	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE
1 (LOT 1)	341,348.79	7.84	DISTRICT#0A	DISTRICT#0A
2 (LOTS 1-3)	60,983.45	1.40	DISTRICT#0A	DISTRICT#0A
3 (LOT 1)	132,158.02	3.03	DISTRICT#0A	DISTRICT#0A
4 (LOTS 1-2)	156,184.84	3.59	DISTRICT#0A	DISTRICT#0A
5 (LOTS 1-7)	159,947.69	3.21	DISTRICT#0A	DISTRICT#0A
6 (LOTS 1-9)	233,958.92	5.37	DISTRICT#0A	DISTRICT#0A
7 (LOT 1)	280,303.17	6.44	DISTRICT#0A	DISTRICT#0A
8 (LOT 1)	156,818.93	3.59	DISTRICT#0A	DISTRICT#0A
9 (LOTS 1-2)	246,481.01	5.66	DISTRICT#0A	DISTRICT#0A
10 (LOT 1)	157,456.35	3.62	DISTRICT#0A	DISTRICT#0A
11 (LOT 1)	3,989,692.50	91.59	DISTRICT#0A	DISTRICT#0A

NORTH PARK FILING NO. 2 REPLAT D

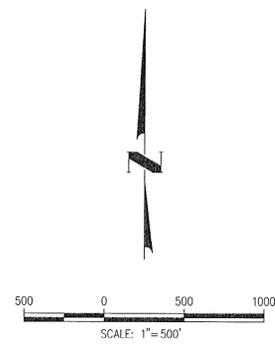
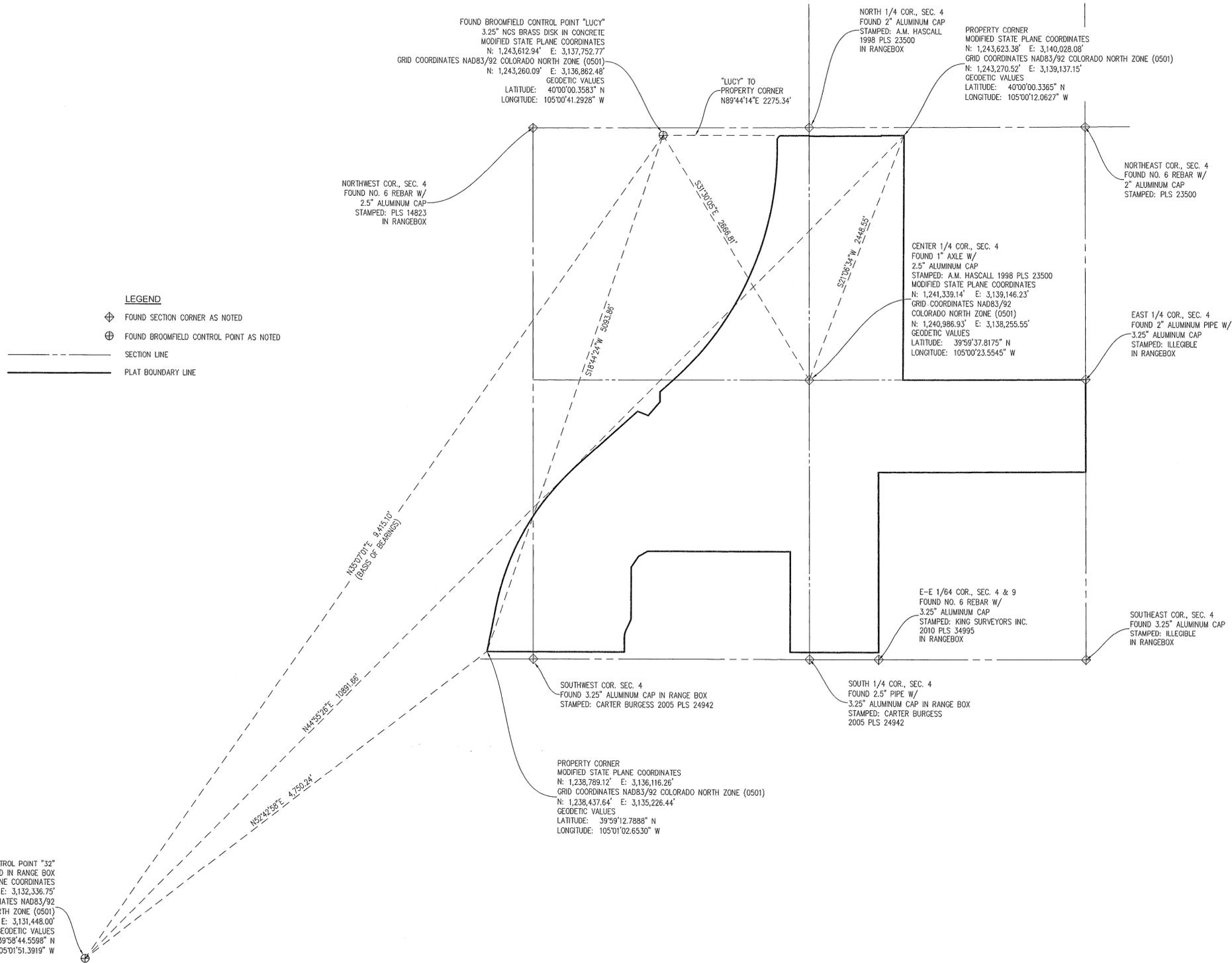
FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 2 OF 17)

2021003287 PL 02/19/2021 08:09 AM
 Page: 2 of 17 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



REPLAT OF PARCELS IN REPLAT A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

PROJECT NUMBER: 180635



PREPARED BY:
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-624-6300 F: 303-623-6311
 HarrisKocherSmith.com

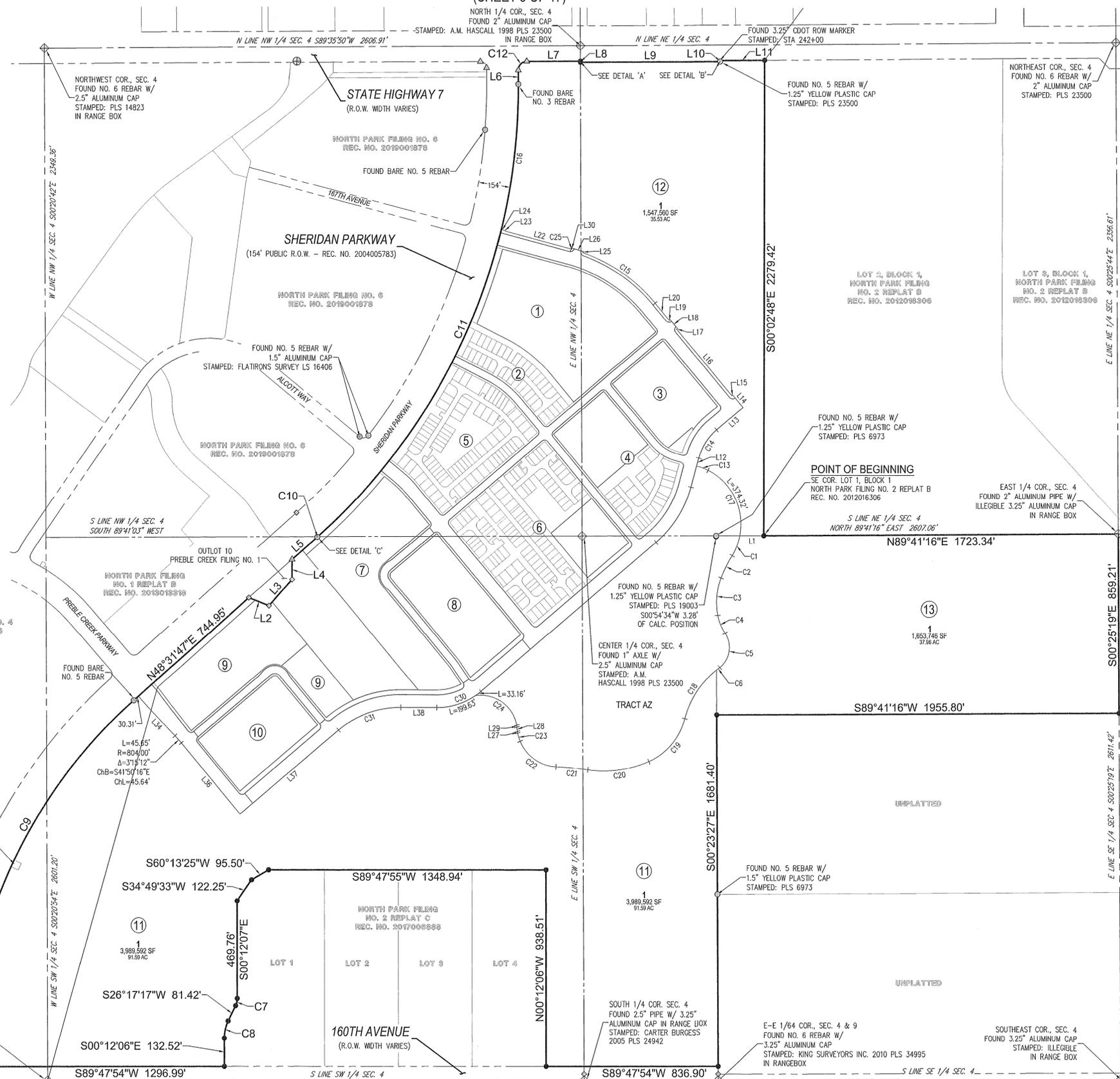
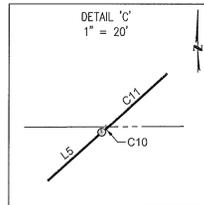
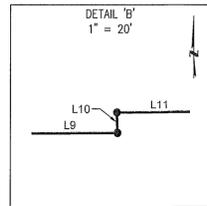
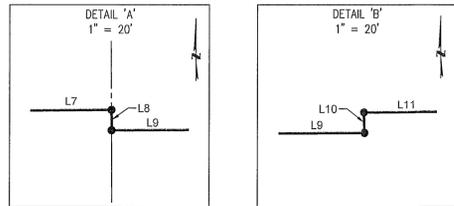
NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

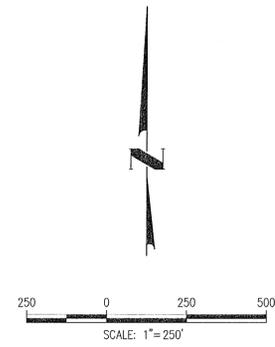
BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

(SHEET 3 OF 17)

2021003287 PL 02/19/2021 08:09 AM
Page: 3 of 17 Reg Fee \$0.00 Doc Fee \$
City & County of Broomfield



- LEGEND**
- ⊗ BLOCK NUMBER
 - # LOT NUMBER
 - ⊕ FOUND SECTION CORNER AS NOTED
 - ⊕ FOUND BROOMFIELD CONTROL POINT AS NOTED
 - △ FOUND #5 REBAR W/ 1.25" YELLOW PLASTIC CAP PLS 24942
 - ◇ FOUND #5 REBAR W/ 1.25" YELLOW PLASTIC CAP ILLEGIBLE
 - FOUND MONUMENT AS NOTED
 - SET NO. 5 X 18" REBAR W/ 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162
 - SECTION LINE
 - LOT LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - PLAT BOUNDARY LINE



PREPARED BY:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

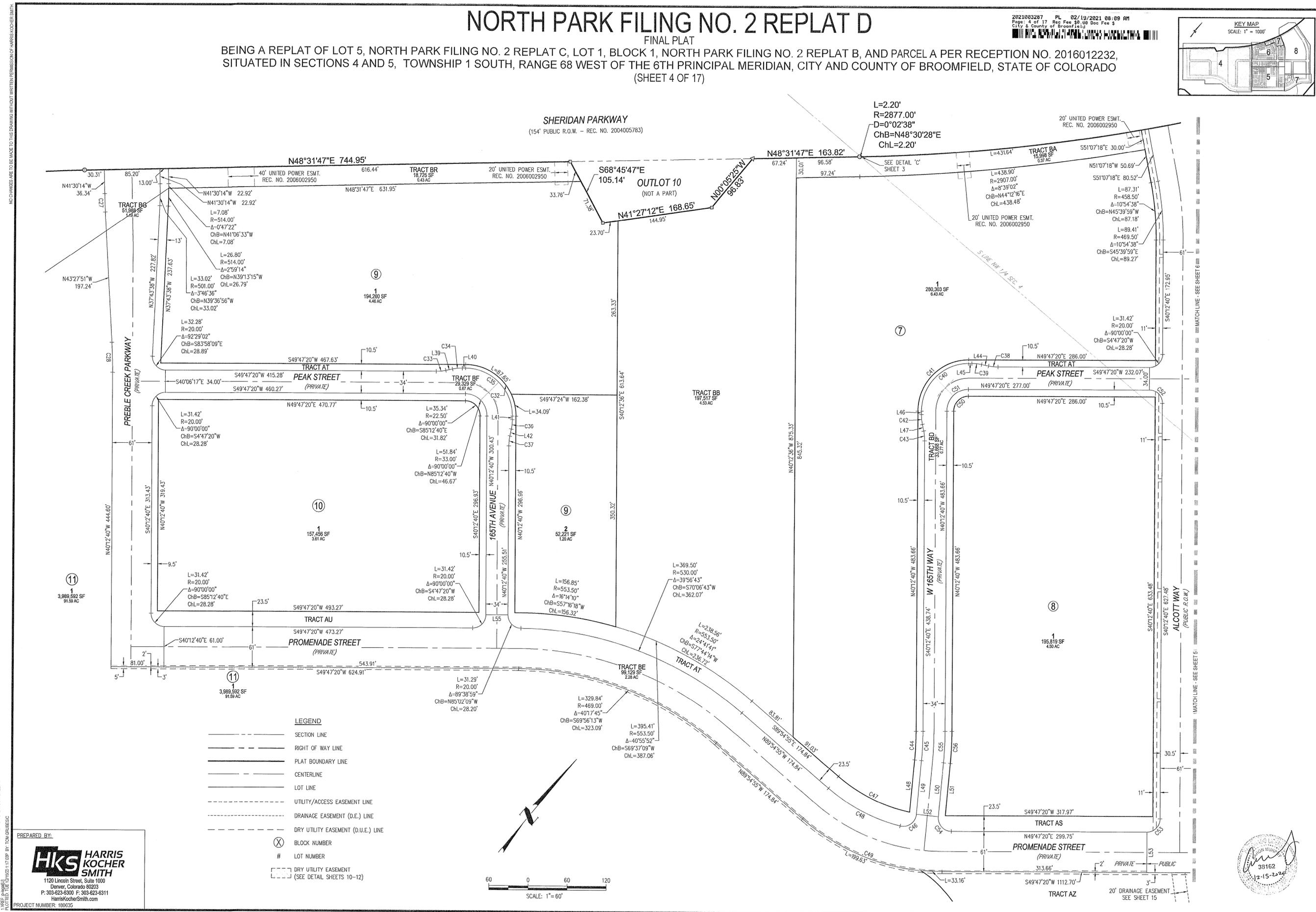
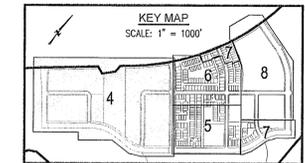
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 4 OF 17)

2021083287 PL 02/19/2021 08:08 AM
Page: 4 of 17 Rec Fee: \$0.00 Doc Fee: \$
City & County of Broomfield

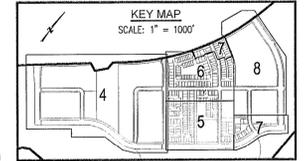


NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

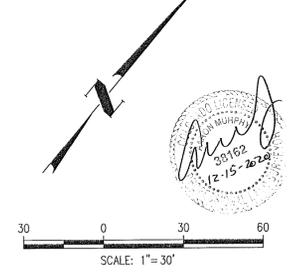
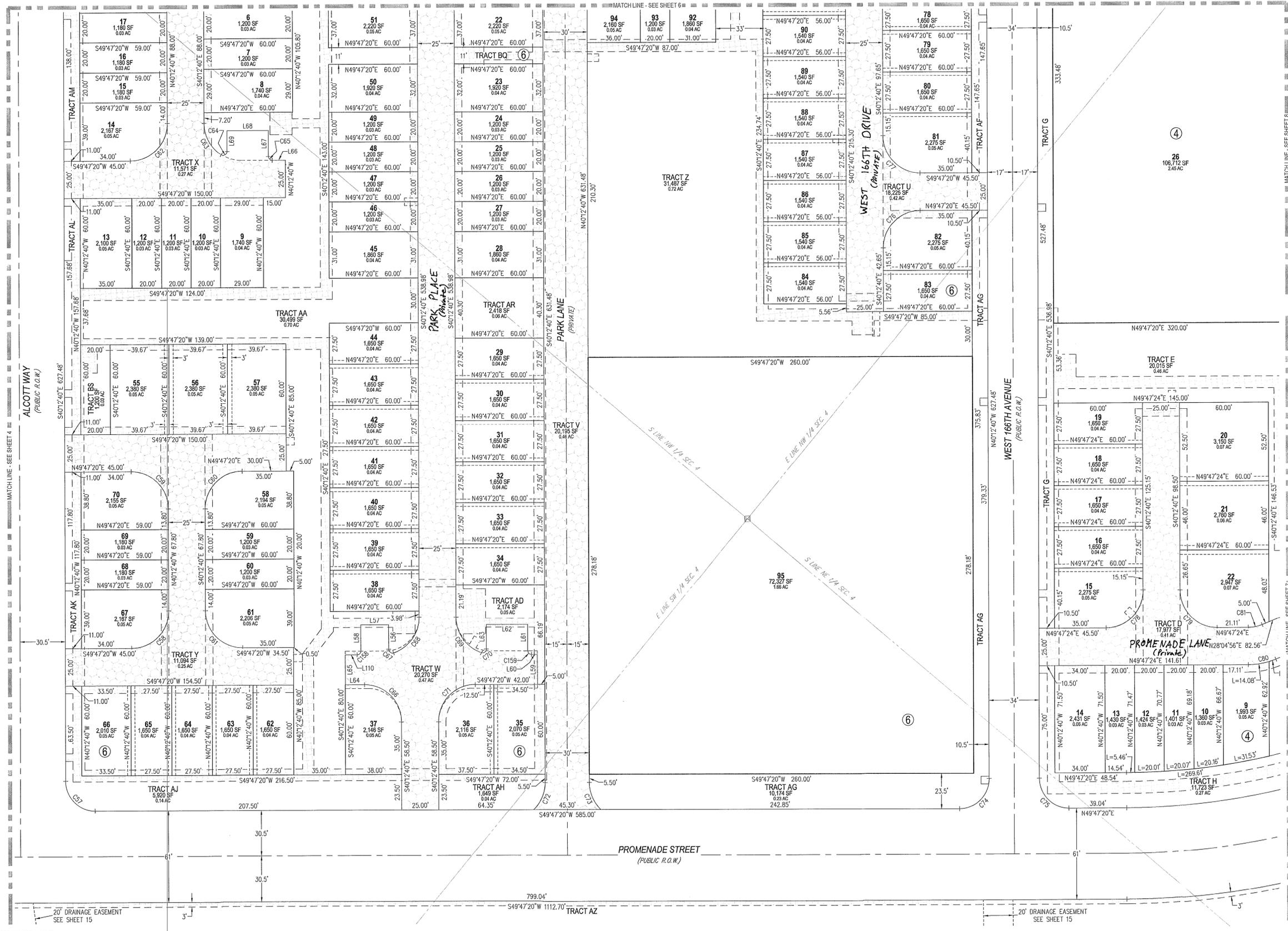
BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 5 OF 17)

2021083287 PL 02/19/2021 08:09 AM
Page: 5 of 17 Rec Fee: \$0.00 Doc Fee: \$3
City & County of Broomfield
11/11/2021 11:42:11 AM



LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- PLAT BOUNDARY LINE
- CENTERLINE
- LOT LINE
- ACCESS EASEMENT
- 2.5' DRAINAGE EASEMENT (D.E.) (UNLESS NOTED OTHERWISE)
- DRY UTILITY EASEMENT
- NATURAL GAS EASEMENT
- ⊗ BLOCK NUMBER
- # LOT NUMBER
- EMERGENCY ACCESS EASEMENT (SEE DETAIL SHEETS 13-14)
- DRY UTILITY EASEMENT (SEE DETAIL SHEETS 10-12)



PREPARED BY:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

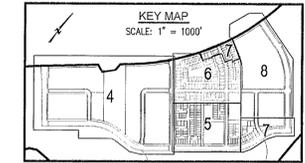
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILE PATH: P:\0803287\REV\PLAT-180635-NEW.DWG LAYOUT SHEET 5
DATE: 02/19/2021 11:42:11 AM P: TOLU@BROOKS.COM
PROJECT NUMBER: 180635

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

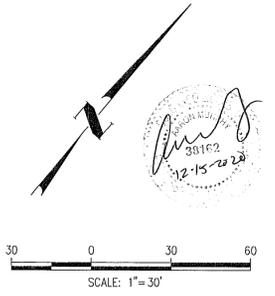
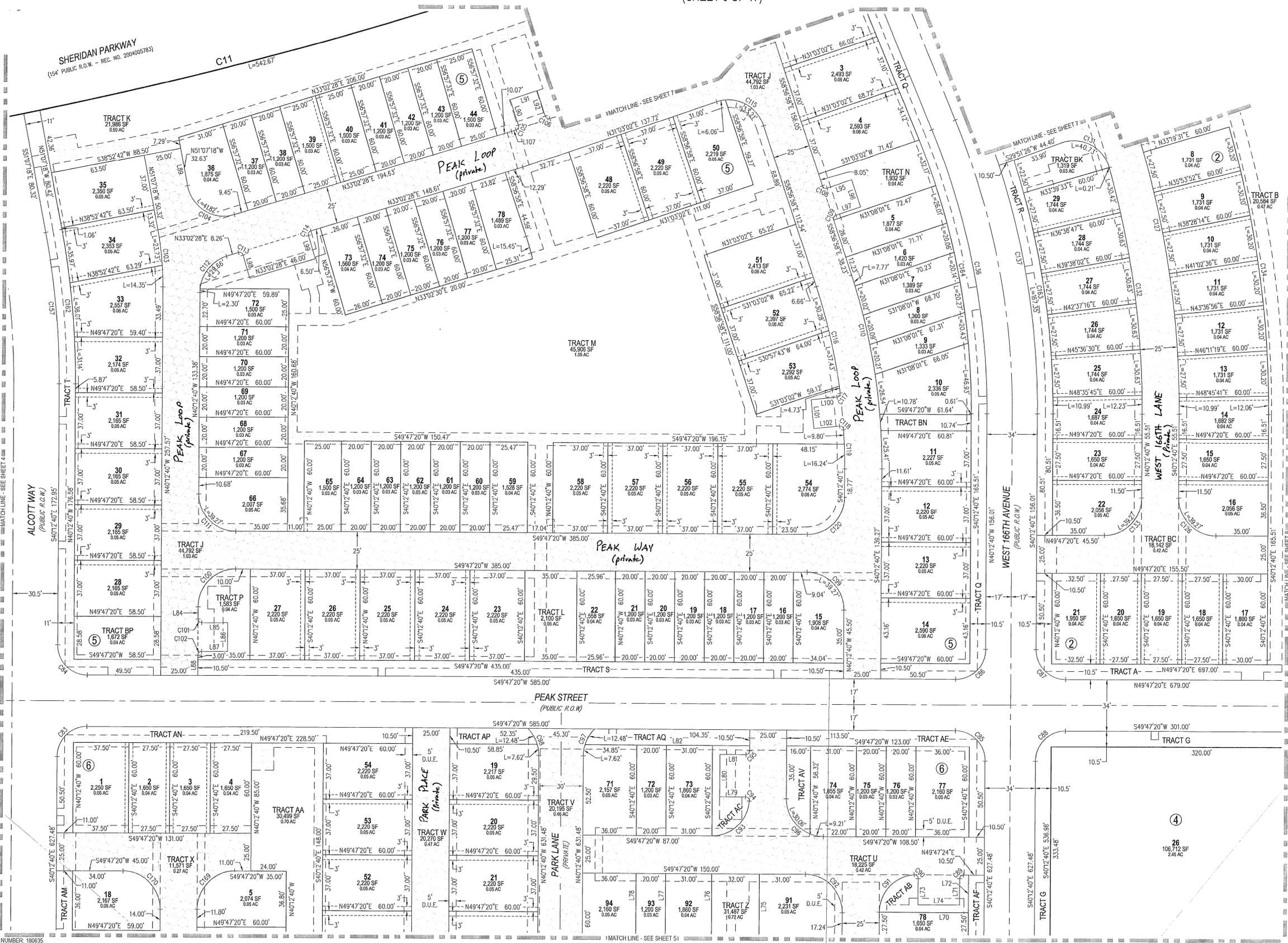
BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 6 OF 17)

2021093287 PL 02/19/2021 08:09 AM
Page 6 of 17 Rec Fee \$9.00 Doc Fee \$
City & County of Broomfield
HARRIS KOCHER SMITH



LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- PLAT BOUNDARY LINE
- CENTERLINE
- LOT LINE
- ACCESS EASEMENT
- 2.5' DRAINAGE EASEMENT (D.E.) (UNLESS NOTED OTHERWISE)
- DRY UTILITY EASEMENT
- NATURAL GAS EASEMENT
- ⊗ BLOCK NUMBER
- # LOT NUMBER
- EMERGENCY ACCESS EASEMENT (SEE DETAIL SHEETS 13-14)
- DRY UTILITY EASEMENT (SEE DETAIL SHEETS 10-12)



PREPARED BY:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P. 303-623-6300 F. 303-623-6311
HarrisKocherSmith.com

FILE PATH: P:\PROJECTS\REPLAT\180635\NEW Dwg LAYOUT SHEET 6
PLOT DATE: 12/15/2023 BY: TOM GRUBBS

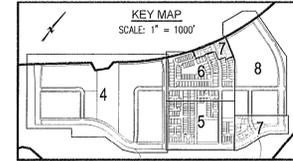
PROJECT NUMBER: 180635

NORTH PARK FILING NO. 2 REPLAT D

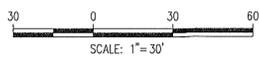
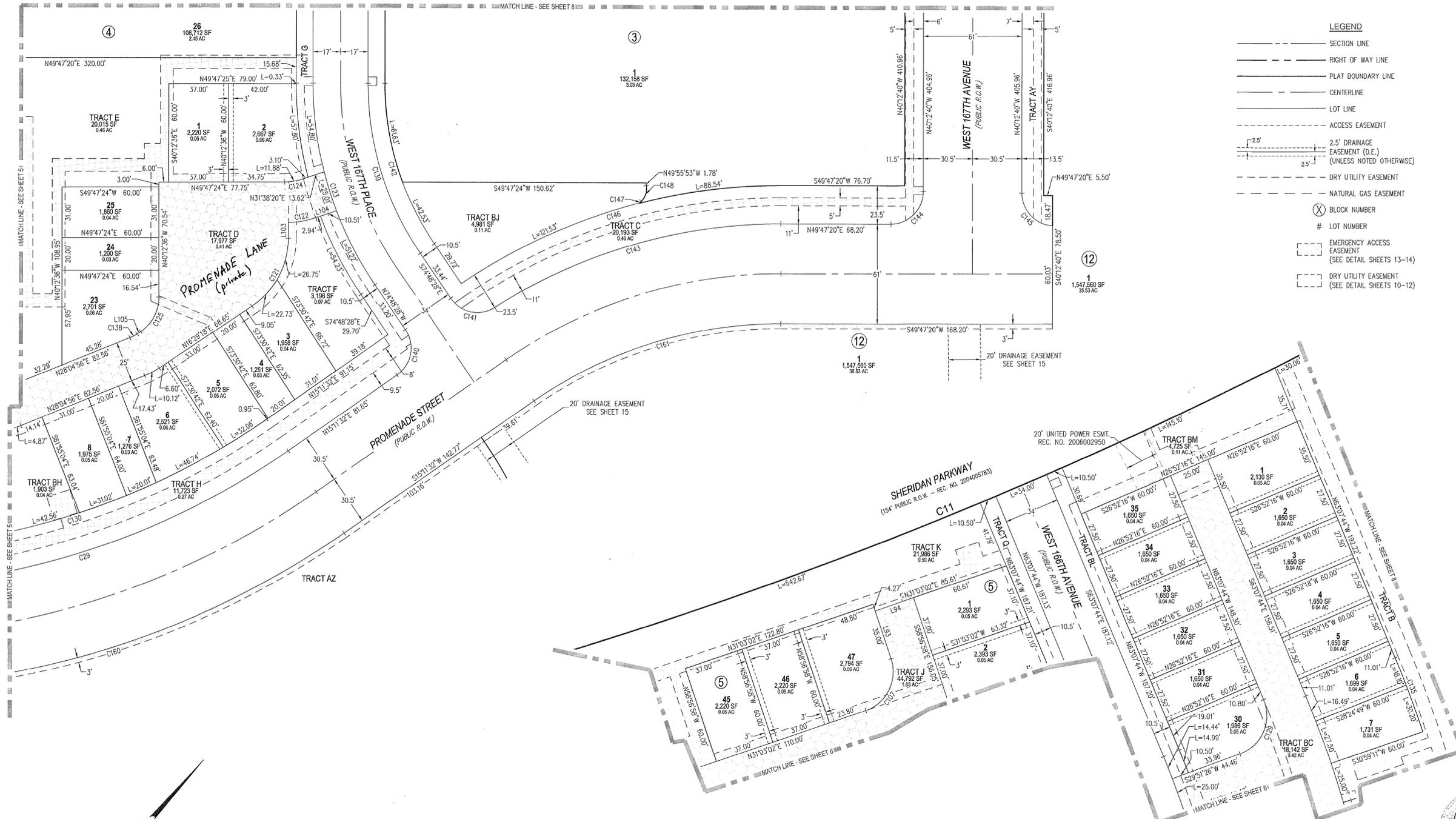
FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 7 OF 17)

2021093287 PL 02/19/2021 08:09 AM
 Page: 7 of 17 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield



- LEGEND**
- SECTION LINE
 - RIGHT OF WAY LINE
 - PLAT BOUNDARY LINE
 - CENTERLINE
 - LOT LINE
 - ACCESS EASEMENT
 - 2.5' DRAINAGE EASEMENT (D.E.) (UNLESS NOTED OTHERWISE)
 - DRY UTILITY EASEMENT
 - NATURAL GAS EASEMENT
 - ⊗ BLOCK NUMBER
 - # LOT NUMBER
 - EMERGENCY ACCESS EASEMENT (SEE DETAIL SHEETS 13-14)
 - DRY UTILITY EASEMENT (SEE DETAIL SHEETS 10-12)



[Signature]
 3/16/21
 12-15-2020

PREPARED BY:

HKS HARRIS
 KOCHER
 SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 9 OF 17)

2021003287 PL 02/19/2021 08:09 AM
 Page: 9 of 17 Reg Fee: \$0.00 Doc Fee: \$
 City & County of Broomfield

PLAT SHEETS LINE & CURVE TABLES

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	288.00'	20'38"04"	103.72'	S21°06'14"W	103.16'
C2	685.99'	10'02'25"	120.21'	S26°24'02"W	120.06'
C3	533.09'	31'25'20"	182.67'	S04°56'18"W	180.39'
C4	224.00'	23'52'20"	93.33'	S22°46'04"E	92.66'
C5	121.07'	86°42'12"	183.21'	S08°36'30"W	166.22'
C6	424.00'	2'40'59"	19.86'	S53°52'21"W	19.85'
C7	76.50'	26'29'39"	35.37'	S13°02'49"W	35.06'
C8	189.51'	25'38'12"	84.80'	S12°36'36"W	84.09'
C9	2423.00'	37'31'47"	1587.11'	N29°45'53"E	1588.89'
C10	2877.00'	0'02'38"	2.20'	N48°30'28"E	2.20'
C11	2877.00'	48°53'19"	2454.85'	N24°02'30"E	2381.05'
C12	41.50'	90°00'00"	65.19'	N44°35'50"E	58.69'
C13	290.38'	11°41'23"	59.24'	N69°33'06"W	59.14'
C14	269.00'	34°35'49"	162.43'	S32°29'26"W	159.97'
C15	804.00'	30°43'35"	431.17'	S55°34'28"E	426.02'
C16	2877.00'	14°03'35"	705.99'	N06°33'38"E	704.22'
C17	288.00'	95°06'13"	478.04'	N16°07'50"W	425.02'
C18	436.16'	37°22'47"	284.55'	S33°17'03"W	279.53'
C19	308.03'	52°01'53"	279.73'	S40°14'20"W	270.21'
C20	549.00'	31°37'03"	302.95'	S82°14'56"W	299.12'
C21	1494.00'	5°59'28"	156.22'	N84°56'16"W	156.14'
C22	197.95'	64°48'20"	223.89'	N55°22'13"W	212.15'
C23	296.20'	8°01'08"	41.45'	N18°10'44"W	41.42'
C24	179.00'	86°51'42"	271.37'	N54°53'57"W	246.12'
C25	804.00'	0°15'41"	3.67'	N75°08'15"W	3.67'
C27	804.00'	1°57'37"	27.51'	N42°29'03"W	27.51'
C28	804.00'	3°15'12"	45.65'	N41°50'16"W	45.64'
C29	470.00'	34°35'48"	283.80'	N32°29'26"E	279.51'
C30	331.00'	40°17'45"	232.79'	N69°56'13"E	228.02'
C31	469.00'	40°17'45"	329.84'	N69°56'13"E	323.09'
C32	77.50'	90°00'00"	121.74'	N85°12'40"W	109.60'
C33	74.50'	11°18'36"	14.71'	S44°08'02"W	14.68'
C34	75.50'	11°18'36"	14.90'	S44°08'02"W	14.88'
C35	72.00'	90°00'00"	113.10'	N85°12'40"W	101.82'
C36	75.50'	11°18'36"	14.90'	N34°33'22"W	14.88'
C37	74.50'	11°18'36"	14.71'	N34°33'22"W	14.68'
C38	74.50'	11°18'36"	14.71'	S55°26'38"W	14.68'
C39	75.50'	11°18'36"	14.90'	S55°26'38"W	14.88'
C40	72.00'	90°00'00"	113.10'	S04°47'20"W	101.82'
C41	77.50'	90°00'00"	121.74'	N04°47'20"E	109.60'
C42	75.50'	11°18'36"	14.90'	S45°51'58"E	14.88'
C43	74.50'	11°18'36"	14.71'	S45°51'58"E	14.68'
C44	472.50'	5°14'34"	43.24'	N37°35'22"W	43.22'
C45	483.00'	5°14'34"	44.20'	S37°35'23"E	44.18'
C46	20.00'	98°34'50"	34.41'	S14°19'20"W	30.32'
C47	246.50'	28°34'38"	122.95'	N75°47'46"E	121.68'
C48	270.00'	26°28'20"	124.75'	S76°50'55"W	123.64'
C49	331.00'	40°17'45"	232.79'	N69°56'13"E	228.02'
C50	22.50'	90°00'00"	35.34'	N04°47'20"E	31.82'
C51	33.00'	90°00'00"	51.84'	N04°47'20"E	46.67'
C52	20.00'	90°00'00"	31.42'	S85°12'40"E	28.28'
C53	20.00'	90°00'00"	31.42'	S04°47'20"W	28.28'
C54	20.00'	95°14'34"	33.25'	S82°35'23"E	29.55'
C55	517.00'	5°14'34"	47.31'	N37°35'23"W	47.29'
C56	527.50'	5°14'34"	48.27'	N37°35'23"W	48.25'
C57	20.00'	90°00'00"	31.42'	S85°12'40"E	28.28'
C58	25.00'	90°00'00"	39.27'	S04°47'20"W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C59	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C60	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C61	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'
C62	25.00'	90°00'00"	39.27'	S04°47'20"W	35.36'
C63	25.00'	57°46'09"	25.21'	N69°05'44"W	24.15'
C64	2.50'	122°13'51"	5.33'	N20°54'16"E	4.38'
C65	2.50'	90°00'00"	3.93'	N85°12'40"W	3.54'
C66	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'
C67	2.50'	108°07'34"	4.72'	S85°43'33"W	4.05'
C68	25.00'	71°52'26"	31.36'	S04°16'27"E	29.34'
C69	25.00'	71°52'26"	31.36'	S76°08'53"E	29.34'
C70	2.50'	108°07'34"	4.72'	N13°51'07"E	4.05'
C71	25.00'	90°00'00"	39.27'	S04°47'20"W	35.36'
C72	25.00'	46°03'16"	20.10'	S17°11'02"E	19.56'
C73	25.00'	46°03'16"	20.10'	N63°14'18"W	19.56'
C74	20.00'	90°00'00"	31.42'	N04°47'20"E	28.28'
C75	20.00'	90°00'00"	31.42'	S85°12'40"E	28.28'
C76	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C77	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'
C78	25.00'	90°00'04"	39.27'	N04°47'22"E	35.36'
C79	25.00'	89°59'56"	39.27'	S85°12'38"E	35.35'
C80	50.00'	21°42'28"	18.94'	N38°56'10"E	18.83'
C81	25.00'	21°42'28"	9.47'	N38°56'10"E	9.42'
C83	20.00'	90°00'00"	31.42'	S04°47'20"W	28.28'
C84	20.00'	90°00'00"	31.42'	S85°12'40"E	28.28'
C85	20.00'	90°00'00"	31.42'	N85°12'40"W	28.28'
C86	20.00'	90°00'00"	31.42'	N04°47'20"E	28.28'
C87	20.00'	90°00'00"	31.42'	S85°12'40"E	28.28'
C88	20.00'	90°00'00"	31.42'	S04°47'20"W	28.28'
C89	2.50'	90°00'00"	3.93'	N04°47'20"E	3.54'
C90	2.50'	93°49'21"	4.09'	S87°07'20"E	3.65'
C91	25.00'	86°10'39"	37.60'	N02°52'40"E	34.16'
C92	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'
C93	25.00'	86°10'39"	37.60'	N06°42'01"E	34.16'
C94	2.50'	93°49'21"	4.09'	N83°17'59"W	3.65'
C95	2.50'	90°00'00"	3.93'	N04°47'22"E	3.54'
C96	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C97	25.00'	46°03'16"	20.10'	N17°11'02"W	19.56'
C98	25.00'	46°03'16"	20.10'	N63°14'18"W	19.56'
C99	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'
C100	25.00'	90°00'00"	39.27'	S04°47'20"W	35.36'
C101	2.50'	90°00'00"	3.93'	S85°12'40"E	3.54'
C102	2.50'	90°00'00"	3.93'	S04°47'22"W	3.54'
C103	200.00'	6°47'55"	23.73'	N47°43'21"W	23.72'
C104	25.00'	95°50'14"	41.82'	N80°57'35"E	37.11'
C105	2.50'	90°00'00"	3.93'	N13°56'58"W	3.54'
C106	2.50'	90°00'00"	3.93'	N76°03'02"E	3.54'
C107	25.00'	90°00'00"	39.27'	N13°56'58"W	35.36'
C108	2.50'	89°56'01"	3.92'	N76°05'01"E	3.53'
C109	2.50'	90°03'59"	3.93'	S13°54'59"E	3.54'
C110	400.00'	18°44'18"	130.82'	N49°34'49"W	130.24'
C111	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C112	25.00'	67°58'44"	29.66'	N00°56'54"W	27.95'
C113	2.50'	90°00'00"	3.93'	N78°02'28"E	3.54'
C114	2.50'	90°00'00"	3.93'	N11°57'32"W	3.54'
C115	25.00'	76°06'48"	33.21'	N82°59'37"E	30.82'
C116	375.00'	11°04'04"	72.44'	N53°24'56"W	72.33'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C117	2.50'	91°29'08"	3.99'	S02°08'24"E	3.58'
C118	2.50'	91°50'46"	4.01'	N89°53'14"E	3.59'
C119	375.00'	2°28'50"	16.24'	S41°27'05"E	16.23'
C120	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C121	50.00'	56°41'54"	49.48'	N11°51'39"W	47.48'
C122	62.50'	15°54'50"	17.36'	N39°35'45"E	17.30'
C123	217.00'	34°35'48"	131.03'	N57°30'34"W	129.05'
C124	37.50'	18°09'05"	11.88'	N40°42'52"E	11.83'
C125	25.00'	56°41'54"	24.74'	N11°51'39"W	23.74'
C126	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C127	612.50'	2°34'22"	27.50'	N52°48'57"W	27.50'
C129	24.83'	93°49'21"	40.66'	N16°38'09"W	36.26'
C130	446.50'	34°35'48"	269.61'	N32°29'26"E	265.53'
C131	25.00'	93°20'29"	40.73'	S76°31'40"W	36.37'
C132	587.50'	2°59'14"	30.63'	N48°52'21"W	30.63'
C133	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C134	672.50'	16°27'49"	193.24'	N48°26'35"W	192.58'
C135	672.50'	4°06'55"	48.30'	N61°04'16"W	48.29'
C136	483.00'	22°55'04"	193.19'	N51°40'12"W	191.91'
C137	517.00'	22°55'04"	206.79'	S51°40'12"E	205.42'
C138	25.00'	11°35'38"	5.06'	N22°17'07"E	5.05'
C139	183.00'	34°35'48"	110.50'	S57°30'34"E	108.83'
C140	25.00'	21°42'28"	9.47'	N29°48'28"W	28.28'
C141	20.00'	87°53'27"	30.68'	N61°14'49"E	27.76'
C142	172.50'	34°35'48"	104.16'	S57°30'34"E	102.58'
C143	330.00'	32°29'15"	187.11'	N33°32'43"E	184.62'
C144	20.00'	90°00'00"	31.42'	N04°47'20"E	28.28'
C145	20.00'	87°08'02"	30.42'	N83°46'41"E	27.57'
C146	353.50'	34°02'55"	210.07'	S32°45'53"W	206.99'
C147	9.98'	8°35'30"	1.50'	N01°19'56"E	1.49'
C148	10.87'	55°33'34"	10.54'	N22°09'06"W	10.13'
C149	20.00'	87°08'02"	30.42'	S03°21'21"W	27.57'
C150	20.00'	90°00'00"	31.42'	N85°12'40"W	28.28'
C151	20.00'	90°00'00"	31.42'	N04°47'20"E	28.28'
C152	20.00'	87°08'02"	30.42'	S83°46'41"E	27.57'
C153	729.50'	35°03'26"	446.35'	N57°44'23"W	439.42'
C154	790.50'	30°09'54"	416.18'	S55°17'37"E	411.39'
C155	20.00'	84°08'45"	29.37'	S28°18'11"E	26.80'
C156	20.00'	85°45'30"	29.94'	N61°51'09"E	27.22'
C157	530.50'	10°54'38"	101.02'	S45°39'59"E	100.87'
C158	2.50'	90°00'00"	3.93'	N04°47'20"E	3.54'
C159	2.51'	89°31'06"	3.92'	S85°12'40"E	3.54'
C160	531.00'	34°35'48"	320.63'	S32°29'26"W	315.78'
C161	269.00'	34°35'49"	162.43'	S32°29'26"W	159.97'
C162	541.50'	10°54'38"	103.12'	N45°39'59"W	102.96'
C163	527.50'	18°34'26"	171.00'	N49°29'53"W	170.26'
C164	472.50'	22°55'04"	188.99'	N51°40'12"W	187.74'
C169	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C170	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'

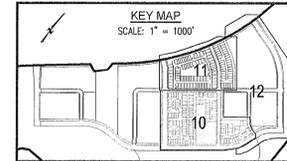
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°41'16"W	116.48'
L2	S68°45'47"E	105.14'
L3	N41°27'12"E	168.65'</

NORTH PARK FILING NO. 2 REPLAT D

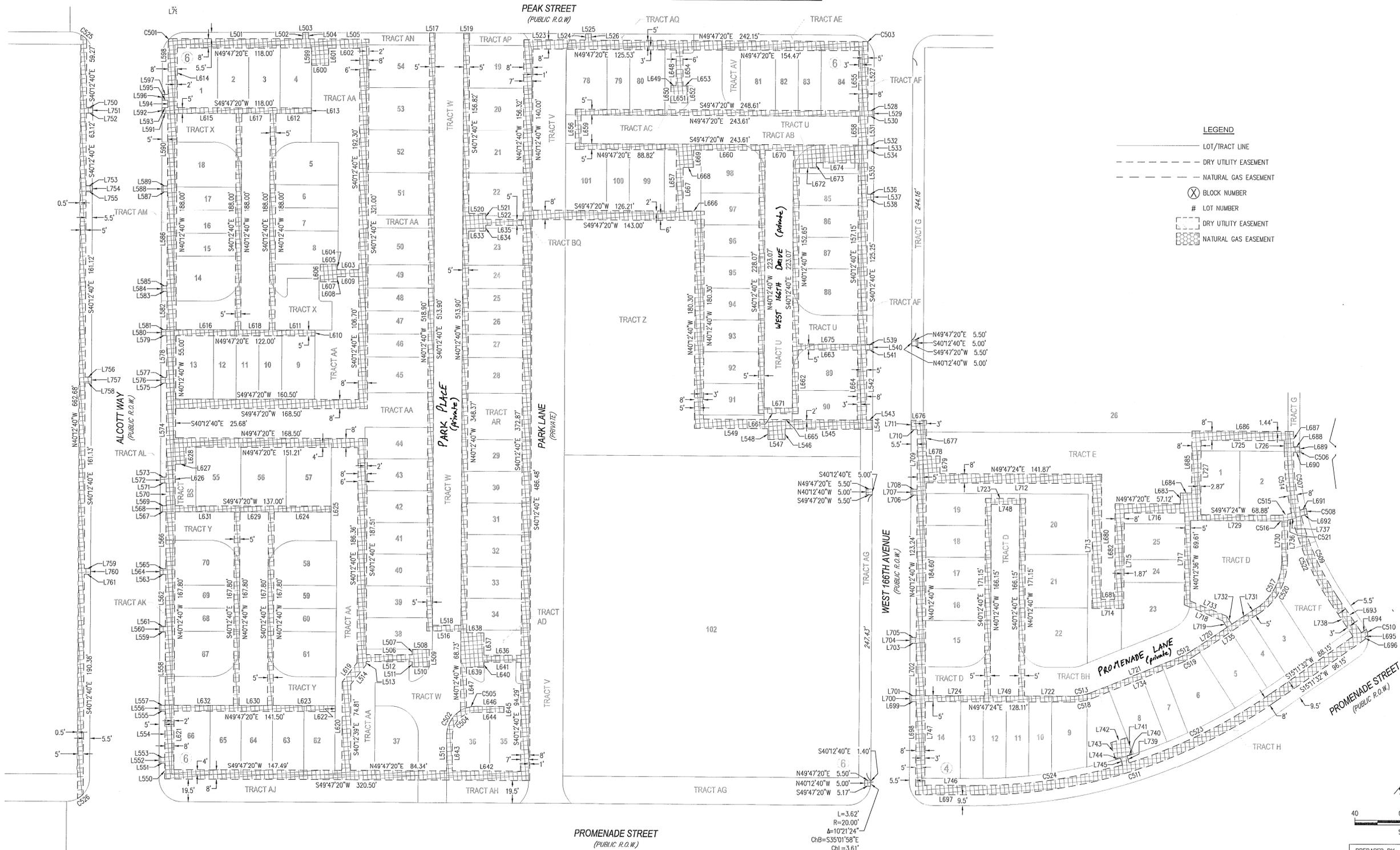
FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 10 OF 17)

2021003287 PL 02/19/2021 09:09 AM
 Page: 10 of 17 Rec Fee \$8.00 Doc Fee \$
 City & County of Broomfield



DRY UTILITY EASEMENT DETAIL



LEGEND

- LOT/TRACT LINE
- - - DRY UTILITY EASEMENT
- - - NATURAL GAS EASEMENT
- ⊗ BLOCK NUMBER
- # LOT NUMBER
- ▭ DRY UTILITY EASEMENT
- ▭ NATURAL GAS EASEMENT



PREPARED BY:

12-15-2021

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80202
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

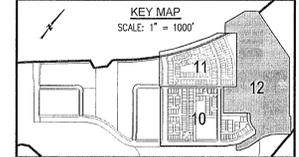
NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 11 OF 17)

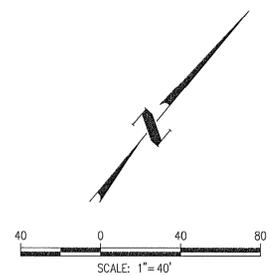
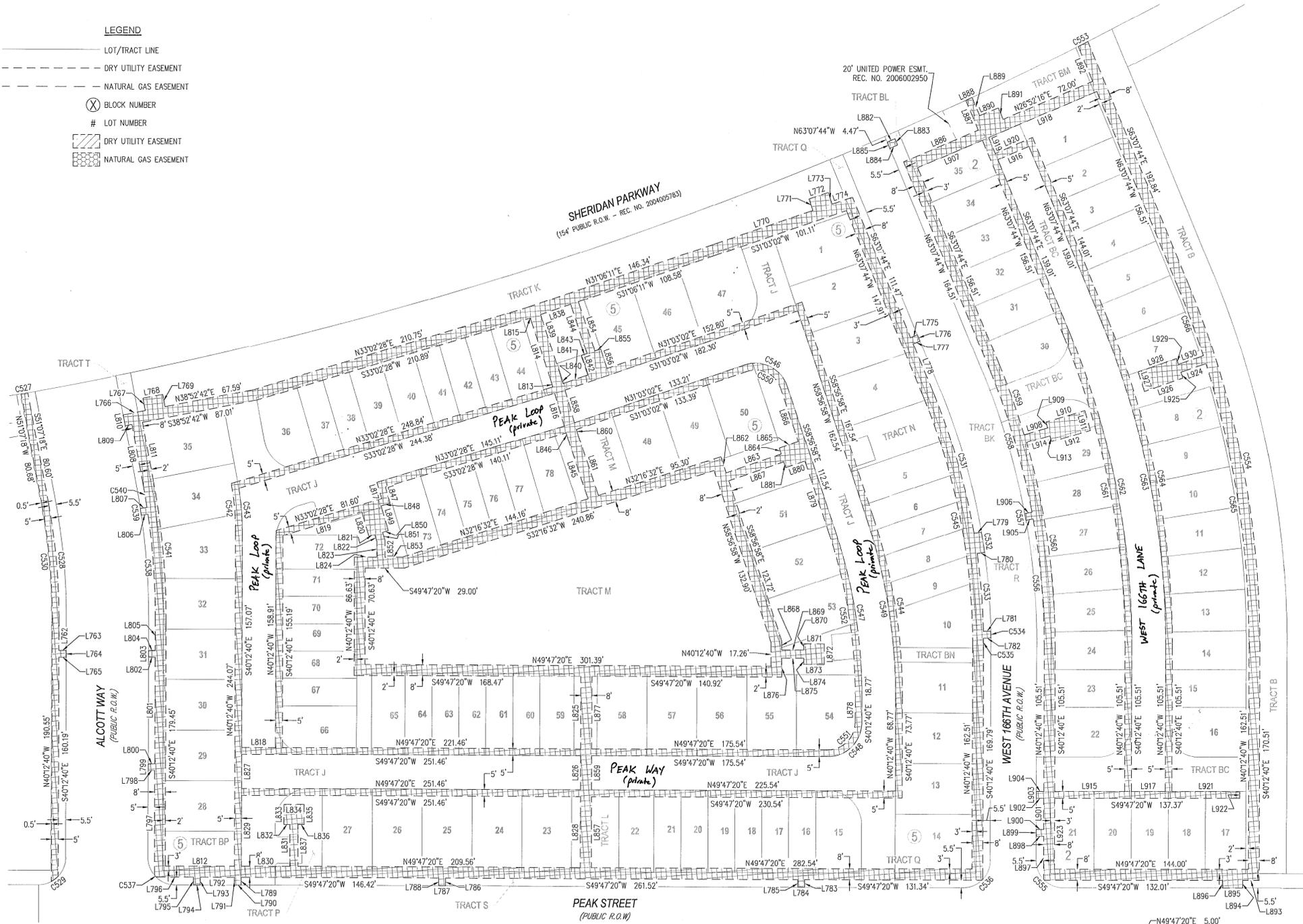
DRY UTILITY EASEMENT

2021003287 PL 02/19/2021 08:09 AM
Page: 11 of 17 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



LEGEND

- LOT/TRACT LINE
- - - DRY UTILITY EASEMENT
- - - NATURAL GAS EASEMENT
- ⊗ BLOCK NUMBER
- # LOT NUMBER
- ▨ DRY UTILITY EASEMENT
- ▩ NATURAL GAS EASEMENT



Prepared by:
Harris Kocher Smith
12-15-2020

PREPARED BY:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

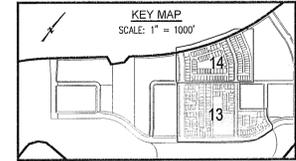
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

NORTH PARK FILING NO. 2 REPLAT D

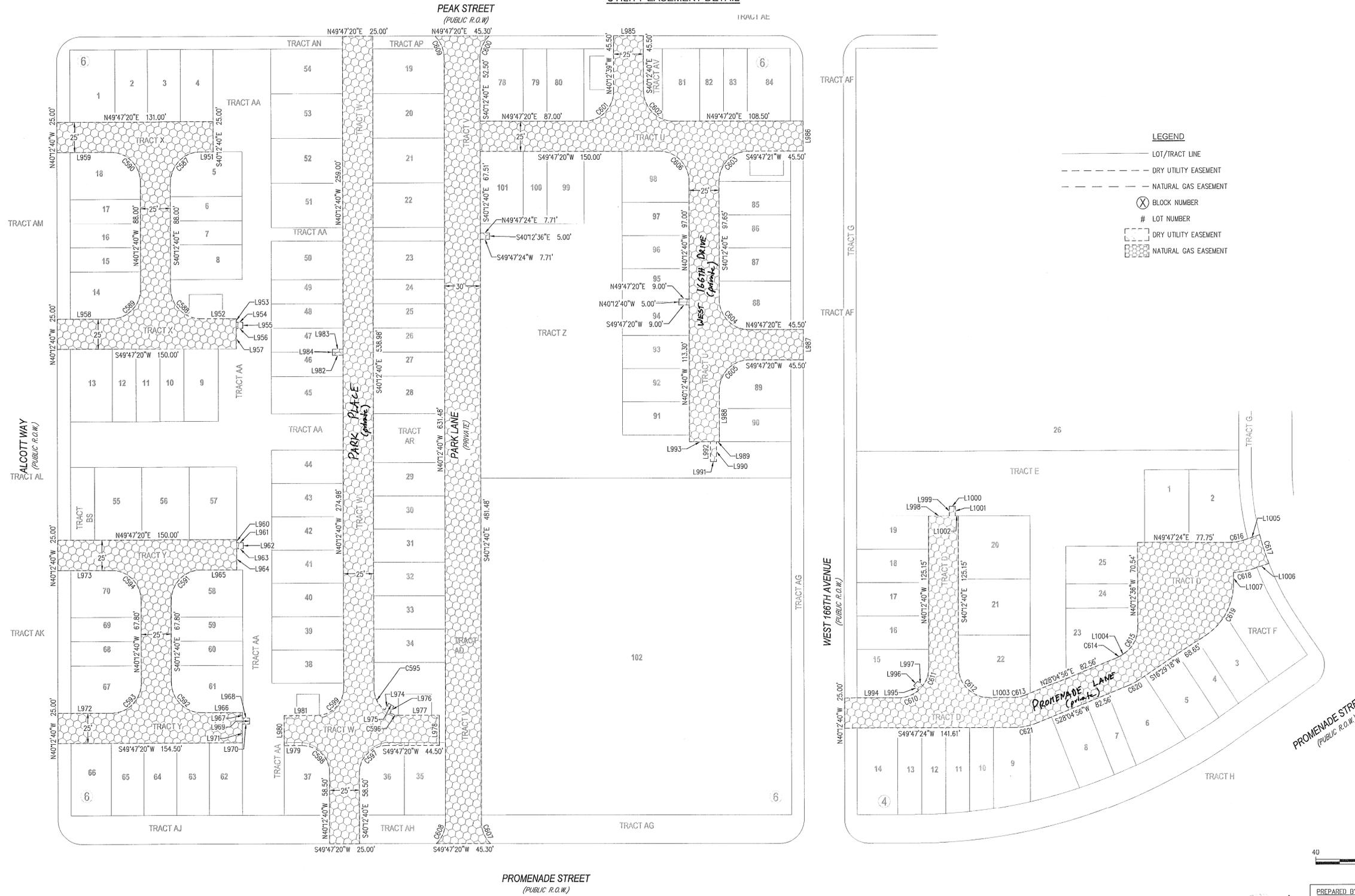
FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 13 OF 17)

2021003287 PL 02/19/2021 08:09 AM
 Page: 13 of 17 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield

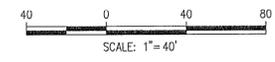


UTILITY EASEMENT DETAIL



LEGEND

- LOT/TRACT LINE
- - - DRY UTILITY EASEMENT
- - - NATURAL GAS EASEMENT
- ⊗ BLOCK NUMBER
- # LOT NUMBER
- ▨ DRY UTILITY EASEMENT
- ▩ NATURAL GAS EASEMENT



PREPARED BY:
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com



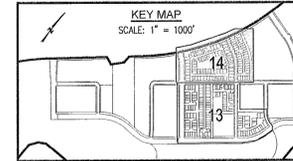
NO CHANGES ARE TO BE MADE TO THIS PLAT WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

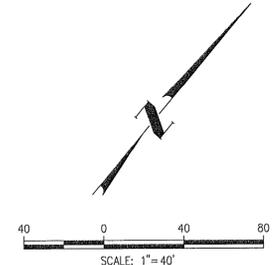
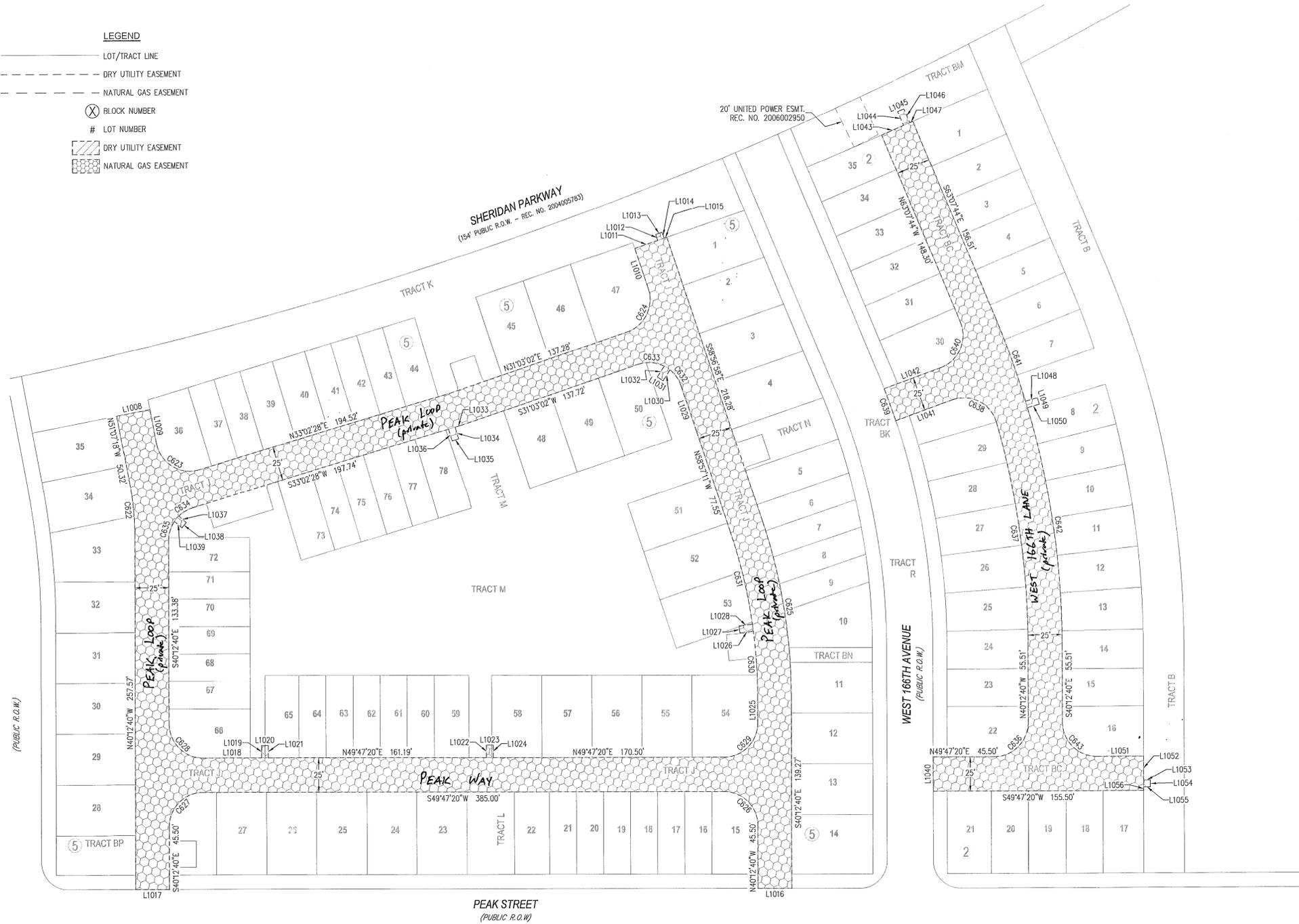
BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 14 OF 17)

2021003287 PL 02/19/2021 09:09 AM
 Page: 14 of 17 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield



UTILITY EASEMENT DETAIL

- LEGEND**
- LOT/TRACT LINE
 - - - DRY UTILITY EASEMENT
 - - - NATURAL GAS EASEMENT
 - ⊗ BLOCK NUMBER
 - # LOT NUMBER
 - ▨ DRY UTILITY EASEMENT
 - ▩ NATURAL GAS EASEMENT



[Handwritten signature]
 3/16/21
 12-13-2021

PREPARED BY:
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

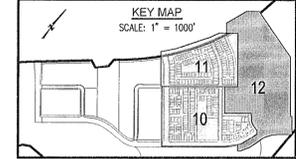
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
 FILED WITH BROOMFIELD COUNTY RECORDER PLAT 02/19/2021 09:09 AM SHEET 14 OF 17
 PROJECT NUMBER: 180635

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 15 OF 17)

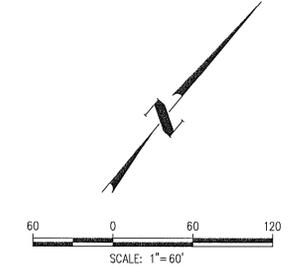
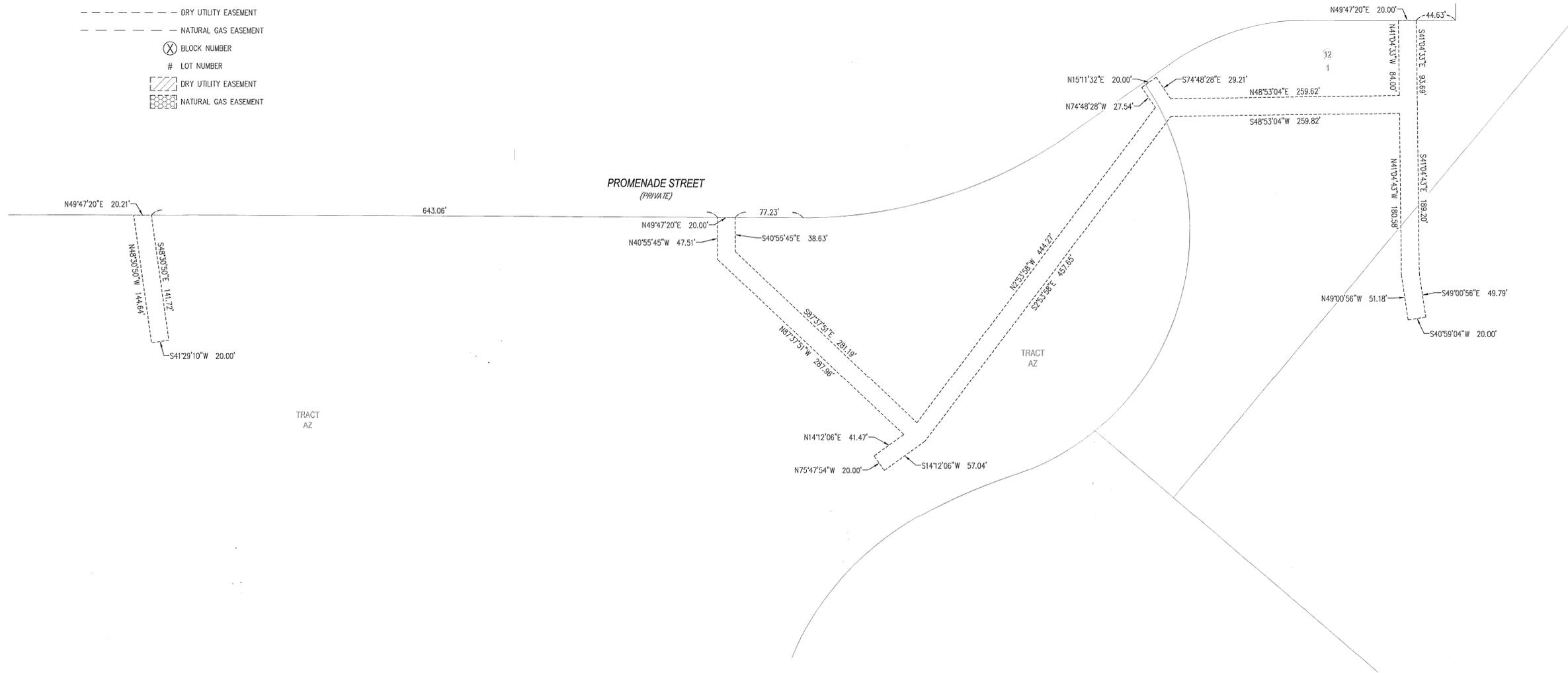
2021083287 PL 02/19/2021 08:09 AM
 Page: 15 of 17 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield



DRAINAGE EASEMENT DETAIL

LEGEND

- LOT/TRACT LINE
- - - DRY UTILITY EASEMENT
- - - NATURAL GAS EASEMENT
- ⊗ BLOCK NUMBER
- # LOT NUMBER
- ▨ DRY UTILITY EASEMENT
- ▩ NATURAL GAS EASEMENT



30162
 12-15-2020

PREPARED BY:

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

FILED IN PL 180635/REPLAT D AT 10:58 AM 12/15/20 BY TOM GRUBBESIC

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 16 OF 17)

2021003287 PL 02/19/2021 08:09 AM
Page 16 of 17 Rec Fee 20.00 Doc Fee 3
City & County of Broomfield

DRY UTILITY, UTILITY, AND DRAINAGE EASEMENT DETAIL LINE & CURVE TABLES

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C501	20.00'	5'03'33"	1.77'	N03°43'41"E	1.77'
C502	25.00'	5'8'40"04"	25.60'	N10°52'38"W	24.49'
C503	20.00'	2'56'16"	1.03'	S85°12'40"E	1.03'
C504	20.00'	9'00'00"00"	31.42'	N04°47'20"E	28.28'
C505	25.00'	18'39'47"	8.14'	S40°27'27"W	8.11'
C506	217.00'	0'17'56"	1.13'	S40°21'38"E	1.13'
C507	222.50'	12'58'36"	50.39'	S46°59'27"E	50.29'
C508	217.00'	1'19'26"	5.01'	S54°01'02"E	5.01'
C509	222.50'	20'02'14"	77.81'	S64°47'21"E	77.42'
C510	20.00'	15'12'26"	5.31'	S55°39'51"E	5.29'
C511	460.50'	34°35'48"	278.06'	S32°29'26"W	273.86'
C512	50.00'	11°35'38"	10.12'	S22°17'07"W	10.10'
C513	50.00'	21°42'29"	18.94'	S38°56'10"W	18.83'
C514	230.50'	13°26'14"	54.06'	S46°55'47"E	53.93'
C515	32.50'	18°57'05"	10.75'	S40°18'52"W	10.70'
C516	37.50'	3°43'48"	2.44'	N47°55'30"E	2.44'
C517	50.00'	56°41'54"	49.48'	S11°51'39"E	47.48'
C518	55.00'	21°42'28"	20.84'	N38°56'10"E	20.71'
C519	55.00'	11°35'38"	11.13'	N22°17'07"E	11.11'
C520	55.00'	56°41'54"	54.43'	N11°51'39"W	52.23'
C521	37.50'	6°42'29"	4.39'	N34°59'34"E	4.39'
C522	230.50'	19°54'45"	80.11'	S64°51'05"E	79.71'
C523	452.50'	17°26'11"	137.71'	S23°54'38"W	137.18'
C524	452.50'	16°24'02"	129.52'	S41°35'19"W	129.08'
C525	20.00'	18'06'34"	6.32'	N87°12'11"E	6.30'
C526	20.00'	18'06'34"	6.32'	S12°22'29"W	6.30'
C527	2877.00'	0'05'59"	5.00'	N39°49'48"E	5.00'
C528	464.00'	10°54'38"	88.36'	S45°39'59"E	88.22'
C529	20.00'	18'06'34"	6.32'	S12°22'29"W	6.30'
C530	459.00'	10°54'38"	87.41'	N45°39'59"W	87.27'
C531	477.50'	12°52'56"	107.36'	S56°41'16"E	107.13'
C532	483.00'	1°46'46"	15.00'	S49°21'03"E	15.00'
C533	477.50'	6°51'41"	57.18'	S45°00'57"E	57.15'
C534	483.00'	0°35'35"	5.00'	S41°17'07"E	5.00'
C535	477.50'	0°46'27"	6.45'	S40°35'53"E	6.45'
C536	20.00'	2°56'16"	1.03'	S04°47'20"W	1.03'
C537	20.00'	5'03'33"	1.77'	N84°09'01"W	1.77'
C538	535.50'	8°23'08"	78.37'	N44°24'14"W	78.30'
C539	530.50'	0°32'24"	5.00'	N48°51'51"W	5.00'
C540	535.50'	1°59'25"	18.60'	N50°07'36"W	18.60'
C541	543.50'	10°54'38"	103.50'	S45°39'59"E	103.34'
C542	195.00'	10°41'34"	36.39'	N45°33'27"W	36.34'
C543	200.00'	9°24'09"	32.82'	S44°54'45"E	32.78'
C544	405.00'	18°44'18"	132.45'	S49°34'49"E	131.86'
C545	469.50'	22°55'04"	187.80'	N51°40'12"W	186.55'
C546	25.00'	9'00'00"00"	39.27'	N76°03'02"E	35.36'
C547	375.00'	18°44'18"	122.64'	S49°34'49"E	122.10'
C548	24.99'	9'00'02'42"	39.27'	S04°47'20"W	35.36'
C549	400.00'	18°44'18"	130.82'	N49°34'49"W	130.24'
C550	19.86'	9'15'52"99"	31.86'	S76°50'19"W	28.55'
C551	20.00'	9'00'00"00"	31.44'	N04°45'18"E	28.30'
C552	370.00'	18°44'18"	121.01'	N49°34'49"W	120.47'
C553	2877.00'	0'09'35"	8.02'	N23°19'28"E	8.02'
C554	682.50'	22°55'04"	272.99'	S51°40'12"E	271.18'
C555	20.00'	2°56'16"	1.03'	N85°12'40"W	1.03'
C556	522.50'	10°20'11"	94.26'	N45°22'45"W	94.13'
C557	517.00'	0°33'15"	5.00'	N50°49'18"W	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C558	522.50'	12'01'59"	109.73'	N57°06'44"W	109.53'
C559	530.50'	5°52'12"	54.35'	S60°11'38"E	54.33'
C560	530.50'	16°23'59"	151.84'	S48°24'39"E	151.33'
C561	582.50'	22°55'04"	232.99'	N51°40'12"W	231.44'
C562	587.50'	22°55'04"	234.99'	S51°40'12"E	233.43'
C563	612.50'	22°55'04"	244.99'	N51°40'12"W	243.36'
C564	617.50'	22°55'04"	246.99'	S51°40'12"E	245.35'
C565	674.50'	17°54'38"	210.85'	N49°09'59"W	209.99'
C566	674.50'	4°29'51"	52.95'	N60°52'48"W	52.93'
C567	20.00'	17°41'00"	6.17'	S14°12'13"W	6.15'
C568	718.50'	35°03'26"	439.62'	N57°44'23"W	432.80'
C569	2877.00'	0'05'58"	5.00'	N15°21'10"E	5.00'
C570	723.50'	0°46'50"	9.86'	S74°52'41"E	9.86'
C571	729.50'	0°23'34"	5.00'	S74°17'23"E	5.00'
C572	723.50'	11°42'05"	147.76'	S68°14'28"E	147.50'
C573	729.42'	0°23'08"	5.00'	S62°11'32"E	5.00'
C574	723.50'	15°51'59"	200.35'	S54°03'40"E	199.71'
C575	729.50'	0°23'34"	5.00'	S45°55'47"E	5.00'
C576	723.50'	5°31'15"	69.71'	S42°58'17"E	69.69'
C577	20.00'	16°57'48"	5.92'	S81°50'56"W	5.90'
C578	797.50'	2°20'27"	308.18'	N51°16'53"W	306.27'
C579	790.50'	0°21'45"	5.00'	N62°31'54"W	5.00'
C580	797.50'	8°44'53"	121.76'	N67°05'07"W	121.65'
C581	20.00'	16°51'12"	5.88'	N13°01'50"W	5.86'
C582	802.50'	31°28'02"	440.74'	S55°56'41"E	435.22'
C583	20.00'	16°51'46"	5.89'	S47°05'18"W	5.87'
C584	797.50'	0°43'58"	10.20'	N74°54'07"W	10.20'
C585	2877.00'	0'05'59"	5.00'	N13°46'45"E	5.00'
C586	802.50'	0°57'08"	13.34'	S74°47'31"E	13.34'
C587	25.00'	9'00'00"00"	39.27'	S04°47'20"W	35.36'
C588	25.00'	9'00'00"00"	39.27'	S85°12'40"E	35.36'
C589	25.00'	9'00'00"00"	39.27'	N04°47'20"E	35.36'
C590	25.00'	9'00'00"00"	39.27'	N85°12'40"W	35.36'
C591	25.11'	89°31'06"	39.22'	S04°47'20"W	35.36'
C592	25.00'	9'00'00"00"	39.27'	S85°12'40"E	35.36'
C593	25.00'	9'00'00"00"	39.27'	N04°47'20"E	35.36'
C594	25.00'	9'00'00"00"	39.27'	N85°12'40"W	35.36'
C595	22.50'	53°40'48"	21.08'	S67°03'04"E	20.32'
C596	22.50'	23°33'40"	9.25'	N61°34'10"E	9.19'
C597	22.50'	9'00'00"00"	35.34'	S04°47'20"W	31.82'
C598	22.50'	9'00'00"00"	35.34'	N85°12'40"W	31.82'
C599	22.50'	9'00'00"00"	35.34'	N04°47'20"E	31.82'
C600	25.00'	46°03'16"	20.10'	S17°11'02"E	19.56'
C601	25.00'	9'00'00"00"	39.27'	N04°47'20"E	35.36'
C602	25.00'	9'00'00"00"	39.27'	S85°12'40"E	35.36'
C603	25.00'	89°59'58"	39.27'	S04°47'19"W	35.36'
C604	25.00'	9'00'00"00"	39.27'	S85°12'40"E	35.36'
C605	25.00'	9'00'00"00"	39.27'	S04°47'20"W	35.36'
C606	25.00'	9'00'00"00"	39.27'	N85°12'40"W	35.36'
C607	25.00'	46°03'16"	20.10'	S63°14'18"E	19.56'
C608	25.00'	46°03'16"	20.10'	N17°11'02"W	19.56'
C609	25.00'	46°03'16"	20.10'	N63°14'18"W	19.56'
C610	25.00'	41°20'23"	18.04'	N29°07'13"E	17.65'
C611	25.00'	37°11'00"	16.22'	N21°37'10"W	15.94'
C612	25.00'	89°59'56"	39.27'	S85°12'38"E	35.35'
C613	25.00'	21°42'28"	9.47'	N38°56'10"E	9.42'
C614	25.00'	11°35'38"	5.06'	N22°17'07"E	5.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C615	25.00'	56°41'54"	24.74'	N11°51'39"W	23.74'
C616	37.50'	18°09'05"	11.88'	N40°42'52"E	11.83'
C617	217.00'	6'36'17"	25.01'	S57°58'54"E	25.00'
C618	62.50'	15°54'50"	17.36'	S39°35'45"W	17.30'
C619	50.00'	56°41'54"	49.48'	S11°51'39"E	47.48'
C620	50.00'	11°35'38"	10.12'	S22°17'07"W	10.10'
C621	50.00'	21°42'28"	18.94'	S38°56'10"W	18.83'
C622	200.00'	10°54'38"	38.09'	N45°39'59"W	38.03'
C623	25.00'	95°30'14"	41.82'	N80°57'35"E	37.11'
C624	25.00'	90°00'00"	39.27'	N13°56'58"W	35.36'
C625	400.00'	18°44'18"	130.82'	S49°34'49"E	130.24'
C626	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'
C627	25.00'	90°00'00"	39.27'	S04°47'20"W	35.36'
C628	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C629	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C630	375.00'	7°24'08"	48.45'	N45°34'44"W	48.41'
C631	375.00'	10°34'20"	69.19'	N53°39'48"W	69.10'
C632	25.00'	33°02'39"	14.42'	N75°28'18"W	14.22'
C633	25.00'	45°28'39"	19.84'	S53°47'21"W	19.33'
C634	25.00'	27°23'31"	11.95'	S19°20'42"W	11.84'
C635	25.00'	34°22'55"	15.00'	S23°01'12"E	14.78'
C636	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C637	587.46'	16°07'51"	165.39'	N48°16'34"W	164.85'
C638	25.00'	93°20'29"	40.73'	S76°31'40"W	36.37'
C639	517.00'	2°46'15"	25.00'	N60°08'34"W	25.00'
C640	25.00'	92°59'09"	40.57'	N16°38'09"W	36.26'
C641	612.50'	5°59'35"	64.07'	S60°07'56"E	64.04'
C642	612.50'	16°27'49"	176.00'	S48°26'35"E	175.39'
C643	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C644	20.00'	15°08'27"	5.29'	S86°46'36"W	5.27'
C645	346.00'	34°35'48"	208.92'	N32°29'26"E	205.76'
C646	20.00'	17°41'00"	6.17'	N85°22'27"E	6.15'
C647	21.73'	6°35'58"	2.50'	S37°54'53"E	2.50'
C648	20.00'	17°41'00"	6.17'	S14°12'13"W	6.15'
C649	341.00'	34°35'48"	205.90'	S32°29'26"W	202.79'
C650	20.00'	16°57'48"	5.92'	S81°50'56"W	5.90'
C651	20.00'	16°57'48"	5.92'	N17°43'45"E	5.90'
C652	177.50'	0°21'55"	1.13'	S40°23'37"E	1.13'
C653	183.00'	0°21'16"	1.13'	N40°23'18"W	1.13'

LINE TABLE		
LINE	BEARING	LENGTH
L501	N49°47'20"E	117.02'
L502	N40°12'40"W	5.50'
L503	N49°47'20"E	5.00'
L504	S40°12'40"E	5.50'
L505	N49°47'20"E	53.26'
L506	N49°47'20"E	40.31'
L507	N40°12'40"W	4.69'
L508	N49°47'20"E	15.00'
L509	S40°12'40"E	15.00'
L510	S49°47'20"W	15.00'
L511	N40°12'40"W	4.31'
L512	S49°47'20"W	40.30'
L513	S40°03'12"E	2.71'
L514	S01°42'06"E	21.43'
L515	N40°12'40"W	31.00'
L516	S49°47'20"W	30.00'
L517	N49°48'02"E	5.00'
L518	N49°47'20"E	25.00'
L519	N49°47'24"E	5.00'
L520	N49°47'20"E	15.00'
L521	N40°12'40"E	5.00'
L522	N49°47'20"E	33.00'
L523	N49°47'20"E	54.13'
L524	N40°12'40"W	5.50'
L525	N49°47'20"E	5.00'
L526	S40°12'40"E	5.50'
L527	S40°12'40"E	59.27'
L528	N49°47'20"E	5.50'

NORTH PARK FILING NO. 2 REPLAT D

FINAL PLAT

BEING A REPLAT OF LOT 5, NORTH PARK FILING NO. 2 REPLAT C, LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT B, AND PARCEL A PER RECEPTION NO. 2016012232, SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 17 OF 17)

2021003287 PL 02/19/2021 08:09 AM
 Page: 17 of 17, Rec Fee \$8.00 Doc Fee \$
 City & County of Broomfield

DRY UTILITY, UTILITY, AND DRAINAGE EASEMENT DETAIL LINE & CURVE TABLES

LINE TABLE														
LINE	BEARING	LENGTH												
L787	S49°47'20"W	5.00'	L844	N58°53'49"W	38.10'	L901	N40°12'40"W	22.96'	L958	N49°47'20"E	45.00'	L1015	N31°03'02"E	2.09'
L788	N40°12'40"W	5.50'	L845	N58°56'58"W	48.03'	L902	S49°47'20"W	5.50'	L959	S49°47'20"W	45.00'	L1016	S49°47'20"W	25.00'
L789	S40°12'40"E	5.50'	L846	N56°52'30"W	3.05'	L903	N40°12'40"W	5.00'	L960	S40°12'40"E	2.50'	L1017	S49°47'20"W	25.00'
L790	S49°47'20"W	5.00'	L847	S56°57'32"E	12.50'	L904	N49°47'20"E	5.50'	L961	N49°47'20"E	5.50'	L1018	N49°47'20"E	43.31'
L791	N40°12'40"W	5.50'	L848	S33°02'28"W	7.00'	L905	S39°10'42"E	5.50'	L962	S40°12'36"E	5.00'	L1019	N40°12'39"W	9.00'
L792	S49°47'20"W	25.51'	L849	S56°57'32"E	10.79'	L906	N39°10'42"E	5.50'	L963	S49°47'20"W	5.50'	L1020	N49°47'21"E	5.00'
L793	S40°12'40"E	5.50'	L850	S33°02'28"W	4.50'	L907	S26°52'16"W	52.00'	L964	S40°12'40"E	17.50'	L1021	S40°12'39"E	9.00'
L794	S49°47'20"W	5.00'	L851	S56°57'32"E	6.15'	L908	N33°39'33"E	18.01'	L965	S49°47'20"W	30.00'	L1022	N40°12'40"W	9.00'
L795	N40°12'40"W	5.50'	L852	S40°12'40"E	12.25'	L909	N56°20'27"W	4.50'	L966	N49°47'20"E	34.50'	L1023	N49°47'24"E	5.00'
L796	S49°47'20"W	27.76'	L853	N49°47'20"E	13.21'	L910	N33°39'33"E	30.00'	L967	S40°12'40"E	4.51'	L1024	S40°12'40"E	9.00'
L797	N40°12'40"W	76.77'	L854	S58°53'49"E	38.10'	L911	S56°20'27"E	15.00'	L968	N49°47'20"E	6.00'	L1025	N40°12'40"W	18.77'
L798	S49°47'20"W	5.00'	L855	N31°06'11"E	4.50'	L912	S33°39'33"W	30.00'	L969	S40°12'36"E	5.00'	L1026	S42°00'17"W	9.89'
L799	N40°12'40"W	5.00'	L856	S58°53'49"E	15.00'	L913	N56°20'27"W	4.50'	L970	S49°47'20"W	6.00'	L1027	N47°59'43"W	5.00'
L800	N49°47'20"E	5.00'	L857	S40°12'40"E	52.00'	L914	S33°39'33"W	17.95'	L971	S40°12'40"E	15.49'	L1028	N42°00'17"E	9.89'
L801	N40°12'40"W	77.88'	L858	S56°52'30"E	25.02'	L915	N49°47'20"E	52.00'	L972	N49°47'20"E	45.00'	L1029	N58°56'31"W	35.00'
L802	S49°47'20"W	5.00'	L859	S40°12'40"E	25.00'	L916	S26°52'16"W	25.00'	L973	S49°47'20"W	45.00'	L1030	S07°43'58"E	9.39'
L803	N40°12'40"W	5.00'	L860	S56°52'30"E	3.07'	L917	N49°47'20"E	25.00'	L974	N10°16'14"W	6.33'	L1031	S82°16'02"W	5.00'
L804	N49°47'20"E	5.00'	L861	S58°56'58"E	48.06'	L918	S26°52'16"W	87.00'	L975	N79°43'46"E	5.00'	L1032	N07°43'56"W	9.39'
L805	N40°12'40"W	21.53'	L862	S58°56'58"E	12.33'	L919	S63°07'44"E	12.50'	L976	S10°16'14"E	6.33'	L1033	S33°02'28"W	5.12'
L806	S41°08'09"W	5.00'	L863	N31°03'02"E	43.17'	L920	N26°52'16"E	30.00'	L977	N49°47'20"E	32.50'	L1034	S56°57'32"E	9.00'
L807	N41°08'09"E	5.00'	L864	N58°56'58"W	4.54'	L921	N49°47'20"E	50.37'	L978	S40°12'40"E	25.00'	L1035	S33°02'28"W	5.00'
L808	N51°07'18"W	43.35'	L865	N31°03'02"E	14.99'	L922	S40°12'40"E	5.00'	L979	S49°47'20"W	15.50'	L1036	N56°57'32"W	9.00'
L809	S38°52'42"W	5.00'	L866	N58°59'48"W	40.50'	L923	S40°12'40"E	52.00'	L980	N40°12'40"W	25.00'	L1037	N89°54'36"E	7.31'
L810	N51°07'18"W	8.00'	L867	S31°03'02"W	43.17'	L924	S30°59'11"W	19.60'	L981	N49°47'20"E	27.50'	L1038	S00°05'24"E	5.00'
L811	S51°07'18"E	43.39'	L868	S40°12'40"E	6.57'	L925	S59°00'49"E	4.50'	L982	S49°47'24"W	9.00'	L1039	S89°54'36"W	7.31'
L812	N49°47'20"E	51.50'	L869	N49°47'20"E	16.44'	L926	S30°59'11"W	30.00'	L983	N49°47'24"E	9.00'	L1040	N40°12'40"W	25.00'
L813	N56°52'30"W	3.38'	L870	N40°12'40"W	4.52'	L927	N59°00'49"W	15.00'	L984	N40°12'36"W	5.00'	L1041	S29°51'26"W	44.40'
L814	N58°56'58"W	49.65'	L871	N49°47'20"E	15.00'	L928	N30°59'11"E	30.00'	L985	N49°47'20"E	25.00'	L1042	N29°51'26"E	44.46'
L815	S31°06'11"W	0.14'	L872	S40°12'40"E	15.00'	L929	S59°00'49"E	4.50'	L986	S40°12'40"E	25.00'	L1043	N26°52'16"E	17.50'
L816	N56°52'30"W	25.00'	L873	S49°47'20"W	15.00'	L930	N30°59'11"E	19.67'	L987	S40°12'40"E	25.00'	L1044	N63°07'44"W	11.00'
L817	N56°57'32"W	12.50'	L874	N40°12'40"W	4.48'	L931	S75°16'06"E	9.85'	L988	S40°12'40"E	42.65'	L1045	N26°52'16"E	5.00'
L818	N49°47'20"E	25.00'	L875	S49°47'20"W	16.44'	L932	N14°43'54"E	6.00'	L989	S49°47'20"W	2.50'	L1046	S63°07'44"E	11.00'
L819	S33°02'28"W	60.89'	L876	S40°12'40"E	14.00'	L933	S75°16'06"E	5.00'	L990	S40°12'40"E	16.21'	L1047	N26°52'16"E	2.50'
L820	N56°57'32"W	18.79'	L877	S40°12'40"E	53.00'	L934	S14°43'54"W	6.00'	L991	S49°47'24"W	5.00'	L1048	N32°51'51"E	9.01'
L821	S33°02'28"W	4.50'	L878	N40°12'40"W	18.75'	L935	S75°16'06"E	52.32'	L992	N40°12'40"W	16.21'	L1049	S56°53'08"E	5.00'
L822	N56°57'32"W	5.27'	L879	N58°59'48"W	56.58'	L936	N14°43'54"E	6.00'	L993	S49°47'20"W	17.50'	L1050	S33°19'31"W	9.00'
L823	N40°12'40"W	11.37'	L880	S31°03'02"W	15.01'	L937	S75°16'06"E	5.00'	L994	N49°47'24"E	45.50'	L1051	N49°47'20"E	35.00'
L824	N49°47'20"E	16.55'	L881	N58°56'58"W	4.46'	L938	S14°43'54"W	6.00'	L995	N87°17'19"W	5.70'	L1052	S40°12'40"E	17.50'
L825	N40°12'40"W	53.00'	L882	N26°52'16"E	6.12'	L939	N15°42'37"E	6.00'	L996	N02°42'41"E	5.00'	L1053	N49°47'20"E	5.00'
L826	N40°12'40"W	25.00'	L883	S63°07'44"E	5.00'	L940	S15°42'37"W	6.00'	L997	S87°17'19"E	5.70'	L1054	S40°12'40"E	5.00'
L827	S40°12'40"E	25.00'	L884	S26°52'16"W	6.12'	L941	N27°48'28"E	6.00'	L998	N49°47'24"E	17.50'	L1055	S49°47'20"W	5.00'
L828	N40°12'40"W	52.00'	L885	N63°07'44"W	5.00'	L942	S27°48'28"W	6.00'	L999	N40°12'36"W	8.00'	L1056	S40°12'40"E	2.50'
L829	S40°12'40"E	52.00'	L886	N26°52'16"E	60.00'	L943	N44°04'13"E	6.00'	L1000	N49°47'24"E	5.00'	L1057	N15°11'27"E	6.76'
L830	N49°47'20"E	35.90'	L887	N63°07'44"W	23.73'	L944	S44°04'13"W	6.00'	L1001	S40°12'36"E	8.00'	L1058	N49°47'20"E	6.00'
L831	N40°12'40"W	30.65'	L888	N25°11'19"E	5.00'	L945	S27°28'06"W	7.00'	L1002	N49°47'24"E	2.50'	L1059	S40°12'40"E	5.00'
L832	S49°35'14"W	4.46'	L889	S63°07'44"E	14.59'	L946	N27°28'06"E	7.00'	L1003	N49°47'24"E	21.11'	L1060	S49°47'20"W	6.00'
L833	N40°12'40"W	15.00'	L890	N26°52'16"E	15.00'	L947	S14°43'54"W	7.00'	L1004	N16°29'18"E	2.61'	L1061	N49°47'20"E	6.00'
L834	N49°47'20"E	15.00'	L891	S63°07'44"E	9.29'	L948	N75°16'06"W	5.00'	L1005	N31°38'20"E	13.62'	L1062	S40°12'40"E	2.50'
L835	S40°12'40"E	15.00'	L892	N63°07'44"W	27.83'	L949	N14°43'54"E	7.00'	L1006	S31°38'20"W	13.46'	L1063	S49°47'20"W	5.90'
L836	S49°47'25"W	4.54'	L893	S49°47'20"W	12.26'	L950	N75°16'06"W	67.38'	L1007	S40°12'36"E	9.33'	L1064	S40°12'40"E	12.28'
L837	S40°12'40"E	30.64'	L894	S40°12'40"E	5.50'	L951	S49°47'20"W	11.00'	L1008	N38°52'42"E	25.00'	L1065	S15°11'27"W	5.10'
L838	S31°06'11"W	23.75'	L895	S49°47'20"W	15.00'	L952	N49°47'20"E	30.00'	L1009	S51°07'18"E	25.34'	L1066	N40°12'40"W	5.50'
L839	S58°56'58"E	49.79'	L896	N40°12'40"W	5.50'	L953	S40°12'40"E	3.02'	L1010	N58°56'58"W	30.73'	L1067	N40°12'40"W	5.50'
L840	S56°52'30"E	3.34'	L897	N40°12'40"W	31.31'	L954	N49°47'20"E	5.50'	L1011	N31°03'02"E	17.91'	L1068	N40°12'40"W	3.87'
L841	N31°00'35"E	19.32'	L898	S49°47'20"W	5.50'	L955	S40°12'36"E	5.00'	L1012	N58°56'58"W	4.62'			
L842	N58°53'49"W	15.00'	L899	N40°12'40"W	5.00'	L956	S49°47'20"W	5.50'	L1013	N31°03'02"E	5.00'			
L843	N31°06'11"E	4.50'	L900	N49°47'20"E	5.50'	L957	S40°12'40"E	16.98'	L1014	S58°56'58"E	4.62'			

[Signature]
 12-15-2020

PREPARED BY:
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
 FILE PATH: P:\HARRIS\REV\PLAT\HARRIS\NEW\DWG_LAYOUT\17.SHEET 17
 1:00 PM 02/19/2021 11:55:45 BY: TOM.GRUBBS

PROJECT NUMBER: 100635