

# NORTH PARK FILING NO. 6 REPLAT B

## FINAL PLAT

2021006883 PL 04/07/2021 08:32 AM  
 Page: 1 of 7 Rec Fee 30.00 Doc Fee 5  
 City & County of Broomfield  


A REPLAT OF LOTS 4 THROUGH 11 AND LOTS 18 THROUGH 34, BLOCK 3, LOTS 1 THROUGH 23 AND LOTS 40 THROUGH 43, BLOCK 4, LOTS 1 THROUGH 5, BLOCK 5, LOTS 1 THROUGH 23, BLOCK 6,  
 LOTS 1 THROUGH 29, BLOCK 7, LOTS 1 THROUGH 21, BLOCK 8 AND TRACTS "M", "P", "Q", "DD", "EE", "GG", "HH", "II", "JJ", "KK", "MM", "DDDD", "EEEE" AND "JJJJ" OF NORTH PARK FILING NO.6  
 TOGETHER WITH TRACTS "L", "NN", "KKKK", AND "LLLL" OF NORTH PARK FILING NO. 6, REPLAT A  
 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 7

POINT NO.	DESCRIPTION	NORTHING	EASTING	GRID COORDINATES (NAD 83/92)	COLORADO NORTH (ZONE 0501)
1	CCOB CP LUCY	1243612.944	3137752.765	1243260.090	3138862.481
2	CCOB CP GPS #32	1235911.586	3132336.743	1235590.917	3131447.996
3	N 1/4 COR SEC 4	1243692.407	3139131.709	1243339.530	3138241.034
4	NW COR SEC 4	1243674.081	3136524.864	1243321.210	3135634.928
5	PLAT CORNER	1242255.731	3137185.343	1241903.262	3136295.220
6	PLAT CORNER	1243183.594	3137344.625	1242830.862	3138454.457
7	PLAT CORNER	1243048.355	3137567.239	1242695.661	3136677.008
8	PLAT CORNER	1242798.782	3137836.099	1242446.159	3136945.791
9	PLAT CORNER	1242853.968	3138265.239	1242501.329	3137374.810
10	PLAT CORNER	1242706.965	3138226.587	1242354.368	3137336.169
11	PLAT CORNER	1242686.006	3138436.625	1242333.415	3137546.147
12	PLAT CORNER	1242514.941	3138347.481	1242162.399	3137457.028
13	PLAT CORNER	1242011.177	3137818.340	1241658.777	3136928.037
14	PLAT CORNER	1242426.073	3137575.326	1242073.556	3136685.092
15	PLAT CORNER	1242814.065	3137512.534	1242461.438	3136622.318
16	PLAT CORNER	1242744.944	3137896.907	1242392.336	3137006.582
17	PLAT CORNER	1242717.965	3138009.756	1242365.365	3137119.399
18	PLAT CORNER	1242249.599	3137904.663	1241897.132	3137014.336

N.W. COR. SECTION 4  
 FOUND 2-1/2" ALUMINUM CAP IN A RANGE BOX  
 STAMPED "SBG" "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°00'01.02886"  
 LONGITUDE = 105°00'57.06245"

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 = 1243260.090, E = 3136862.481  
 LATITUDE = 40°00'00.35831"  
 LONGITUDE = 105°00'41.29278"

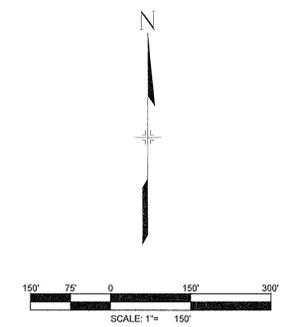
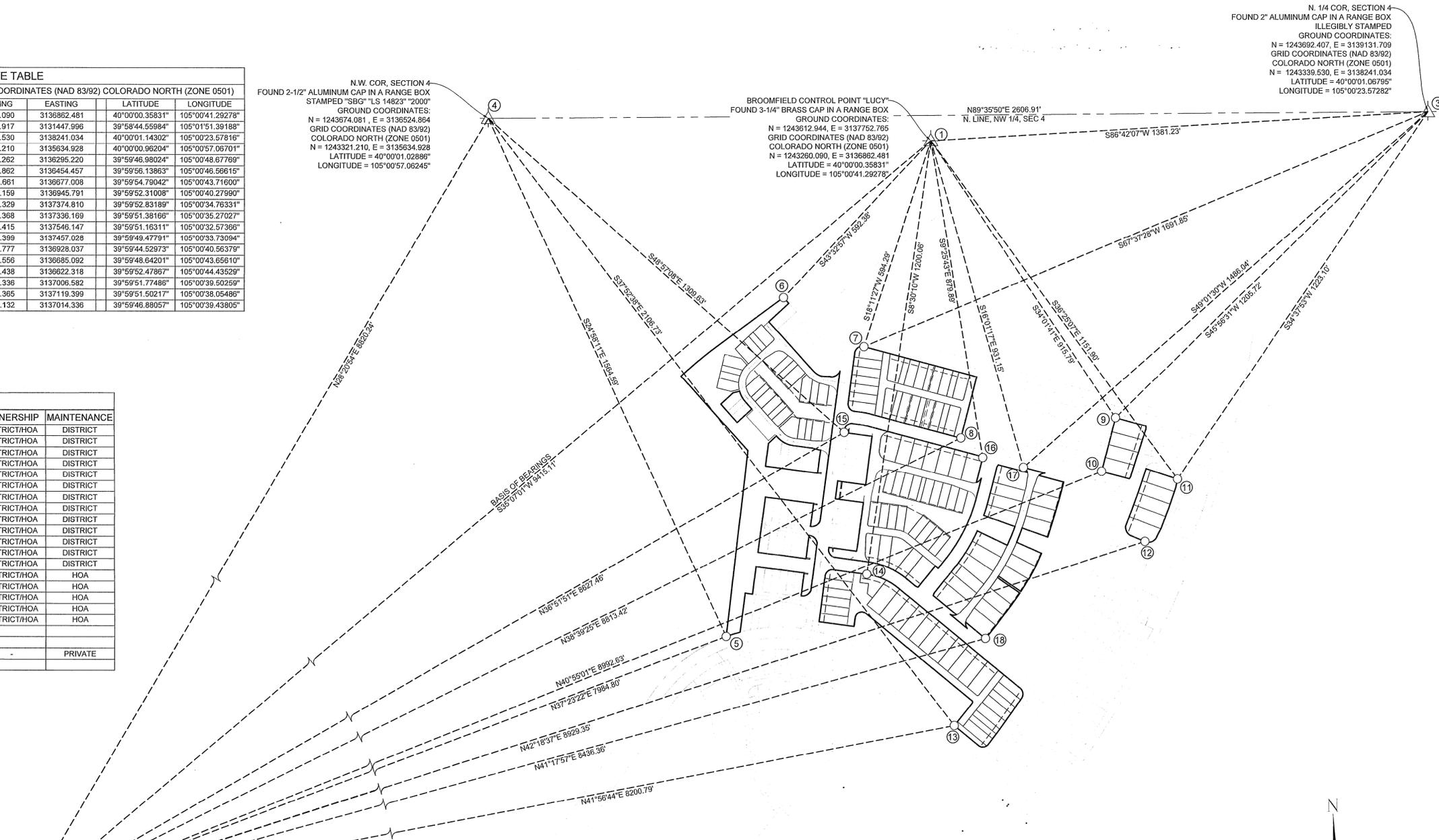
N. 1/4 COR. SECTION 4  
 FOUND 2" ALUMINUM CAP IN A RANGE BOX  
 ILLEGIBLY STAMPED  
 GROUND COORDINATES:  
 N = 1243692.407, E = 3139131.709  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1243339.530, E = 3138241.034  
 LATITUDE = 40°00'01.06795"  
 LONGITUDE = 105°00'23.57282"

LOTS - TRACTS	LAND USE	AREA SQ. FT.	AREA ACRES	OWNERSHIP	MAINTENANCE
TRACT L	OPEN LANDS	81,156	1.863	DISTRICT/HOA	DISTRICT
TRACT M	OPEN LANDS	14,512	0.333	DISTRICT/HOA	DISTRICT
TRACT P	OPEN LANDS	2,184	0.050	DISTRICT/HOA	DISTRICT
TRACT Q	OPEN LANDS	2,023	0.046	DISTRICT/HOA	DISTRICT
TRACT DD	OPEN LANDS	1,370	0.031	DISTRICT/HOA	DISTRICT
TRACT EE	OPEN LANDS	1,795	0.041	DISTRICT/HOA	DISTRICT
TRACT GG	OPEN LANDS	2,481	0.057	DISTRICT/HOA	DISTRICT
TRACT HH	OPEN LANDS	1,977	0.045	DISTRICT/HOA	DISTRICT
TRACT II	OPEN LANDS	1,683	0.039	DISTRICT/HOA	DISTRICT
TRACT JJ	OPEN LANDS	3,836	0.088	DISTRICT/HOA	DISTRICT
TRACT KK	OPEN LANDS	1,916	0.044	DISTRICT/HOA	DISTRICT
TRACT MM	OPEN LANDS	816	0.019	DISTRICT/HOA	DISTRICT
TRACT NN	OPEN LANDS	18,045	0.414	DISTRICT/HOA	DISTRICT
TRACT DDDD	STREET	18,438	0.423	DISTRICT/HOA	HOA
TRACT EEEE	STREET	11,321	0.260	DISTRICT/HOA	HOA
TRACT JJJJ	STREET	16,724	0.384	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		210,769	4.839		
TOTAL LOTS	RESIDENTIAL	298,463	6.852		PRIVATE
REPLAT TOTAL		509,232	11.691		

NET ACREAGE	11.690 AC.
GROSS ACREAGE	11.690 AC.
NUMBER OF LOTS	130
NUMBER OF TRACTS	18
NUMBER OF BUILDABLE LOTS (LAND USE TYPE)	130 (RESIDENTIAL)
NET ACREAGE FOR PUBLIC STREETS	0 AC.

**SHEET INDEX**  
 SHEET 1 TITLE SHEET  
 SHEET 2 GEODETIC TIES AND TABLES  
 SHEET 3 NOTES AND BOUNDARY TABLES  
 SHEETS 4-7 GRAPHIC SHEETS

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# NORTH PARK FILING NO. 6 REPLAT B

## FINAL PLAT

A REPLAT OF LOTS 4 THROUGH 11 AND LOTS 18 THROUGH 34, BLOCK 3, LOTS 1 THROUGH 23 AND LOTS 40 THROUGH 43, BLOCK 4, LOTS 1 THROUGH 5, BLOCK 5, LOTS 1 THROUGH 23, BLOCK 6, LOTS 1 THROUGH 29, BLOCK 7, LOTS 1 THROUGH 21, BLOCK 8 AND TRACTS "M", "P", "Q", "DD", "EE", "GG", "HH", "II", "JJ", "KK", "MM", "DDDD", "EEEE" AND "JJJJ" OF NORTH PARK FILING NO.6 TOGETHER WITH TRACTS "L", "NN", "KKKK", AND "LLLL" OF NORTH PARK FILING NO. 6, REPLAT A 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 7

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**GENERAL NOTES:**

- THIS PLAT CONTAINS 130 LOTS AND 18 TRACTS.
- 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.
- 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.
- 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.
- PROJECT BENCHMARK: CITY AND COUNTY OF BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00' (DATUM = NAVD 88)
- 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).
- 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.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 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.
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
- BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED OVER TRACTS L AND NN AS SHOWN ON THIS PLAT.
- TRACTS "L", "M", "P", "Q", "DD", "EE", "GG", "HH", "II", "JJ", "KK", "MM", "NN", "DDDD", "EEEE", "JJJJ", "KKKK" AND "LLLL" AS SHOWN ON THIS PLAT IS 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.
- TRACT L AS SHOWN ON THIS PLAT IS SUBJECT TO BLANKET EASEMENTS FOR SNOW REMOVAL, CONSTRUCTION AND MAINTENANCE AS DESCRIBED IN GRANT OF EASEMENT RECORDED APRIL 26, 2019 UNDER RECEPTION NO. 2019004137.
- TRACTS "L", "M", "P", "Q", "DD", "EE", "GG", "HH", "II", "JJ", "KK", "MM", AND "NN" AS SHOWN ON THIS PLAT AND IDENTIFIED IN THE LAND USE TABLE, ARE DESIGNATED AS OPEN SPACE LANDS AND SHALL BE OWNED BY THE NORTH PARK METROPOLITAN DISTRICT NO. 1 AND/OR THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THE NORTH PARK METROPOLITAN DISTRICT NO. 1.
- TRACTS "DDDD", "EEEE", "KKKK", AND "LLLL" AS SHOWN ON THIS PLAT ARE TO BE PRIVATE STREETS MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR NORTH PARK METROPOLITAN DISTRICT NO. 1
- TRACTS L, M, P, Q, DD, EE, GG, HH, II, JJ, KK, MM AND NN AS SHOWN ON THIS PLAT ARE SUBJECT TO BLANKET EASEMENTS FOR IMPROVEMENT MAINTENANCE AND DRAINAGE AS DESCRIBED IN QUIT CLAIM DEED RECORDED DECEMBER 30, 2019 UNDER RECEPTION NO. 2019016366.
- TRACTS DDDD, EEEE, KKKK AND LLLL AS SHOWN ON THIS PLAT ARE SUBJECT TO BLANKET EASEMENTS FOR IMPROVEMENT MAINTENANCE AND DRAINAGE AS DESCRIBED IN QUIT CLAIM DEED RECORDED DECEMBER 30, 2019 UNDER RECEPTION NO. 2019016367.
- LOTS 18 THROUGH 34, BLOCK 3 AND LOTS 1 THROUGH 10, BLOCK 8 ARE SUBJECT TO A PARTY WALL AGREEMENT UNDER RECEPTION NO. 2020005923.
- ALL BLOCK NAMES, LOT NAMES, TRACT NAMES AND PROPERTY ADDRESSES REMAIN UNCHANGED AS SHOWN ON AND ASSIGNED BY THE ADDRESS PLAT OF NORTH PARK FILING NO. 6.
- 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.
- THE SUBJECT PROPERTY CONTAINS 509,232 SQUARE FEET (11.691 ACRES), MORE OR LESS.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°47'38"	50.00'	27.75'	S68°13'39"E	27.39'
C2	73°44'23"	25.00'	32.18'	N60°46'50"E	30.00'
C3	73°44'23"	25.00'	32.18'	S60°46'50"W	30.00'
C4	73°44'23"	25.00'	32.18'	S45°28'47"E	30.00'
C5	73°44'26"	25.00'	32.18'	S60°46'50"W	30.00'
C6	5°24'05"	430.50'	40.59'	S72°42'56"W	40.57'
C7	40°01'09"	70.00'	48.89'	S62°20'24"E	47.90'
C8	26°15'11"	70.00'	32.07'	S29°12'14"E	31.79'
C9	73°44'23"	25.00'	32.18'	S45°28'47"E	30.00'
C10	90°00'00"	5.00'	7.85'	N02°40'10"E	7.07'
C11	73°44'23"	25.00'	32.18'	N45°28'47"W	30.00'
C12	68°52'09"	25.00'	30.05'	S87°19'50"E	28.27'
C13	40°01'09"	50.00'	34.92'	N62°20'24"W	34.22'
C14	73°44'23"	25.00'	32.18'	S60°46'50"W	30.00'
C15	7°04'53"	212.00'	26.20'	S78°48'32"E	26.18'
C16	90°00'00"	20.50'	32.20'	S37°20'58"E	28.99'
C17	97°04'53"	20.50'	34.73'	S55°11'28"W	30.73'
C18	82°55'07"	5.00'	7.24'	N33°48'32"W	6.62'
C19	90°00'00"	5.00'	7.85'	S59°43'54"W	7.07'
C20	90°00'00"	5.00'	7.85'	S30°16'06"E	7.07'
C21	97°04'53"	5.00'	8.47'	N56°11'28"E	7.49'
C22	32°38'19"	20.50'	11.68'	N01°51'17"E	11.52'
C23	25°45'15"	20.50'	9.21'	S31°03'04"W	9.14'
C24	2°35'35"	2611.50'	118.19'	N19°41'18"E	118.18'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C25	90°49'53"	25.00'	39.63'	S66°56'48"W	35.61'
C26	72°58'25"	25.00'	31.84'	N31°08'03"W	29.73'
C27	0°44'36"	2518.82'	32.68'	N22°02'50"E	32.68'
C28	90°00'00"	20.50'	32.20'	S52°39'02"W	28.99'
C29	31°25'39"	178.00'	97.64'	N66°38'09"W	96.42'
C30	85°13'37"	20.50'	30.49'	S08°18'31"E	27.76'
C31	3°35'56"	2484.00'	156.03'	N36°06'16"E	156.01'
C32	71°47'27"	20.00'	25.06'	S86°49'02"E	23.45'
C33	90°00'00"	5.00'	7.85'	N05°55'19"W	7.07'
C34	121°25'39"	18.00'	38.15'	S68°21'51"W	31.40'
C35	90°00'00"	20.50'	32.20'	N37°20'58"W	28.99'
C36	90°00'00"	20.50'	32.20'	N52°39'02"E	28.99'
C37	7°13'45"	178.16'	22.48'	S78°44'00"E	22.46'
C38	29°11'47"	20.50'	10.45'	N60°40'12"W	10.33'
C39	41°03'24"	25.00'	17.91'	N51°31'10"E	17.53'
C40	29°11'47"	20.50'	10.45'	N65°31'13"W	10.33'
C41	28°58'45"	212.00'	107.23'	N66°28'03"W	106.09'
C42	73°44'24"	25.00'	32.18'	S44°31'13"W	30.00'
C43	67°40'38"	25.00'	29.53'	S26°11'17"E	27.84'
C44	81°25'46"	25.00'	35.53'	N47°45'16"E	32.62'
C45	82°55'08"	25.00'	36.18'	N33°48'32"W	33.10'
C46	73°44'26"	25.00'	32.18'	S67°51'41"W	30.00'
C47	74°59'10"	24.90'	32.59'	S37°46'31"E	30.31'
C48	65°52'36"	25.00'	37.47'	N56°11'28"E	34.06'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C49	90°00'00"	5.00'	7.85'	N37°20'58"W	7.07'
C50	31°25'39"	70.00'	38.40'	N66°38'09"W	37.92'
C51	31°25'39"	50.00'	27.43'	S66°38'09"E	27.08'
C52	90°00'00"	5.00'	7.85'	S52°39'02"W	7.07'
C53	71°25'36"	25.00'	31.17'	N28°03'47"W	29.19'
C54	41°03'22"	25.00'	17.91'	N38°28'48"W	17.53'
C55	41°03'22"	25.00'	17.91'	S67°56'37"W	17.53'
C56	3°59'35"	597.75'	41.66'	S21°18'24"W	41.65'
C57	0°29'41"	579.00'	5.00'	N34°00'25"E	5.00'
C58	41°03'22"	25.00'	17.91'	S14°08'01"E	17.53'
C59	41°03'22"	25.00'	17.91'	S87°42'37"E	17.53'
C60	29°11'47"	20.50'	10.45'	N24°28'47"E	10.33'
C61	5°38'33"	559.00'	55.05'	N22°21'33"E	55.03'
C62	4°48'22"	467.00'	39.17'	N17°08'05"E	39.16'
C63	29°11'48"	20.50'	10.45'	N29°19'48"E	10.33'
C64	73°44'23"	25.00'	32.18'	S51°36'06"W	30.00'
C65	73°44'22"	25.00'	32.18'	N22°08'17"W	30.00'
C66	32°13'21"	25.35'	14.26'	N88°23'24"E	14.07'
C67	90°00'00"	5.00'	7.85'	S84°04'41"W	7.07'
C68	32°41'01"	25.00'	14.26'	S55°25'12"W	14.07'
C69	32°41'01"	25.00'	14.26'	N22°44'10"E	14.07'
C70	73°44'23"	25.00'	32.18'	S02°12'29"W	30.00'
C71	73°44'23"	25.00'	32.18'	N75°56'53"E	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°20'22"E	22.41'
L2	S82°20'58"E	2.18'
L3	N82°20'58"W	0.50'
L4	S82°20'58"E	0.50'
L5	N82°20'58"W	0.50'
L6	N82°20'58"W	20.41'
L7	N47°40'10"E	29.50'
L8	S42°19'50"E	5.02'
L9	S75°52'51"E	22.19'
L10	S82°20'58"E	2.33'
L11	S76°47'20"W	18.93'
L12	S42°19'50"E	27.68'
L13	S82°20'58"E	0.50'
L14	S82°20'58"E	2.83'
L15	N47°40'10"E	24.50'
L16	S47°40'10"W	24.50'
L17	S76°47'20"W	23.31'
L18	S42°19'50"E	24.63'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S82°20'58"E	3.30'
L20	N74°47'22"W	21.72'
L21	S82°20'58"E	19.58'
L22	S12°28'42"W	24.14'
L23	N26°59'49"E	25.00'
L24	N67°38'16"W	42.00'
L25	N18°10'28"E	14.09'
L26	N07°39'02"E	4.00'
L27	N07°39'02"E	6.91'
L28	S82°20'58"E	19.58'
L29	S39°04'41"W	35.75'
L30	N50°55'19"W	10.50'
L31	S75°16'58"E	3.22'
L32	N47°36'51"E	15.99'
L33	N11°55'20"E	13.43'
L34	N07°39'02"E	1.08'
L41	S07°39'02"W	1.58'

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SHEET 1  
 SHEET 2  
 SHEET 3  
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**SHEET INDEX**

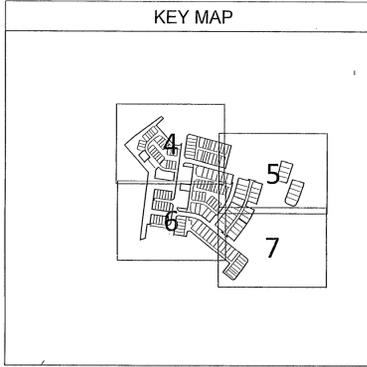
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# NORTH PARK FILING NO. 6 REPLAT B

## FINAL PLAT

A REPLAT OF LOTS 4 THROUGH 11 AND LOTS 18 THROUGH 34, BLOCK 3, LOTS 1 THROUGH 23 AND LOTS 40 THROUGH 43, BLOCK 4, LOTS 1 THROUGH 5, BLOCK 5, LOTS 1 THROUGH 23, BLOCK 6, LOTS 1 THROUGH 29, BLOCK 7, LOTS 1 THROUGH 21, BLOCK 8 AND TRACTS "M", "P", "Q", "DD", "EE", "GG", "HH", "II", "JJ", "KK", "MM", "DDDD", "EEEE" AND "JJJJ" OF NORTH PARK FILING NO. 6 TOGETHER WITH TRACTS "L", "NN", "KKKK", AND "LLLL" OF NORTH PARK FILING NO. 6, REPLAT A 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 4 OF 7

202106683 PL 04/07/2021 08:32 AM  
Page: 3 of 7 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield



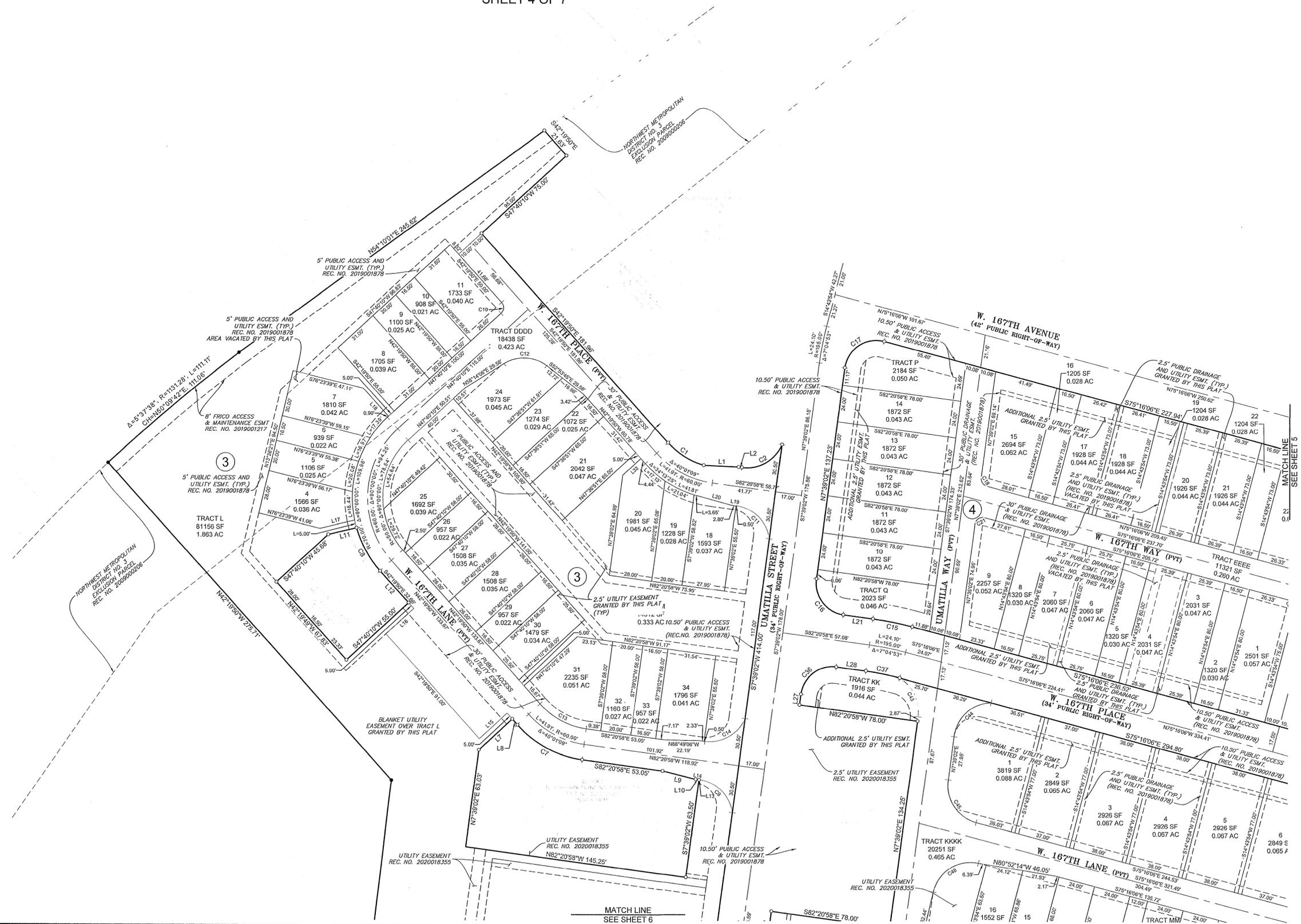
### LEGEND

- 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
SHEET 3	NOTES AND BOUNDARY TABLES
SHEETS 4-7	GRAPHIC SHEETS

PREPARED BY:  
**Matrix**  
1601 Blake Street, Suite 200  
Denver, CO 80202  
Phone: 303-733-0309  
Fax: 303-733-0302



MATCH LINE  
SEE SHEET 6

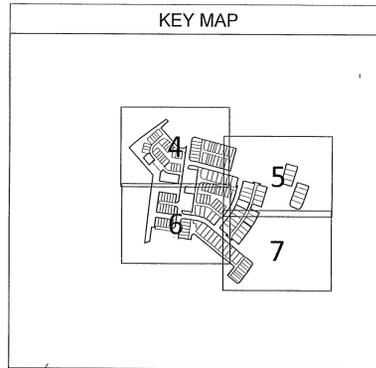
MATCH LINE  
SEE SHEET 5

# NORTH PARK FILING NO. 6 REPLAT B

## FINAL PLAT

2021006983 PL 04/07/2021 08:32 AM  
Page: 4 of 7 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield

A REPLAT OF LOTS 4 THROUGH 11 AND LOTS 18 THROUGH 34, BLOCK 3, LOTS 1 THROUGH 23 AND LOTS 40 THROUGH 43, BLOCK 4, LOTS 1 THROUGH 5, BLOCK 5, LOTS 1 THROUGH 23, BLOCK 6, LOTS 1 THROUGH 29, BLOCK 7, LOTS 1 THROUGH 21, BLOCK 8 AND TRACTS "M", "P", "Q", "DD", "EE", "GG", "HH", "II", "JJ", "KK", "MM", "DDDD", "EEEE" AND "JJJJ" OF NORTH PARK FILING NO. 6 TOGETHER WITH TRACTS "L", "NN", "KKKK", AND "LLLL" OF NORTH PARK FILING NO. 6, REPLAT A 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 7



### LEGEND

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- XX LOT / TRACT NAME AND AREA
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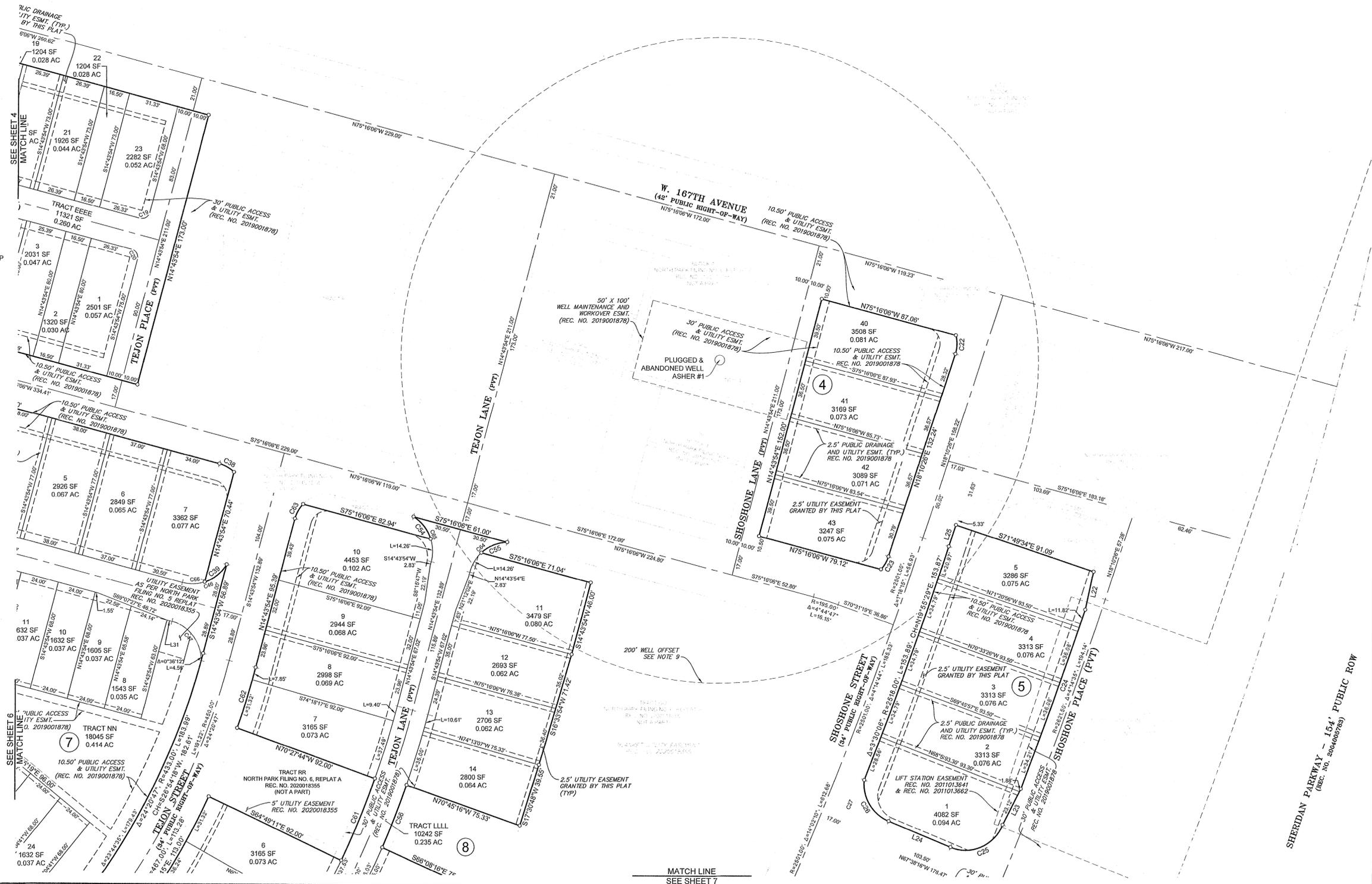


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PREPARED BY:

**Matrix**  
1601 Blake Street, Suite 200  
Denver, CO 80202  
Phone 303-732-0300  
Fax 303-732-0202



SHERIDAN PARKWAY - 154' PUBLIC ROW  
(REC. NO. 2004005785)

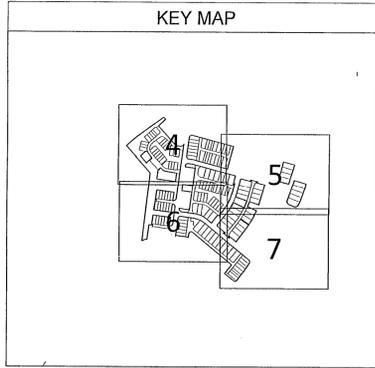


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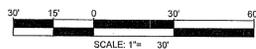
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City & County of Broomfield



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