

NORTH PARK FILING NO. 2 REPLAT G

FINAL PLAT

BEING A REPLAT OF LOT 1, BLOCK 12, NORTH PARK FILING NO. 2 REPLAT F, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO COVER

202206117 PL 05/16/2022 09:50 AM
Page 1 of 8 Ref 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 12, NORTH PARK FILING NO. 2 REPLAT F RECORDED AT RECEPTION NUMBER _____ CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4;

THENCE NORTH 38°52'00" WEST, A DISTANCE OF 540.02 FEET TO A POINT ON THE BOUNDARY OF TRACT R OF SAID NORTH PARK FILING NO. 2 REPLAT F, SAME POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 12 AND THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG THE COMMON LINE OF THE EAST LINE OF TRACT R AND THE WEST LINE OF LOT 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH 11°00'00" EAST, A DISTANCE OF 41.32 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°31'45", A RADIUS OF 2,393.00 FEET, AN ARC LENGTH OF 1,567.43 FEET, WHOSE CHORD BEARS NORTH 29°45'52" EAST, A CHORD DISTANCE 1,539.56 FEET;
3. THENCE NORTH 48°31'47" EAST, A DISTANCE OF 16.16 FEET TO A POINT ON THE SOUTH LINE OF TRACT A OF SAID NORTH PARK FILING NO. 2 REPLAT F;

THENCE SOUTHEASTERLY ALONG THE COMMON LINE OF THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

1. SOUTH 43°27'52" EAST, A DISTANCE OF 20.35 FEET;
2. THENCE SOUTH 43°27'51" EAST, A DISTANCE OF 233.68 FEET;
3. THENCE SOUTH 40°12'40" EAST, A DISTANCE OF 28.91 FEET TO THE INTERSECTION WITH THE WEST LINE OF TRACT B OF SAID REPLAT F AND A POINT OF CURVATURE;

THENCE DEPARTING THE SAID SOUTH LINE OF TRACT A AND CONTINUING SOUTHERLY ALONG THE COMMON LINE OF THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT B THE FOLLOWING THREE (3) COURSES:

1. ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°19'06", A RADIUS OF 2,077.50 FEET, AN ARC LENGTH OF 156.58 FEET, WHOSE CHORD BEARS SOUTH 49°08'55" WEST, A CHORD DISTANCE 156.55 FEET;
2. THENCE NORTH 43°00'39" WEST, A DISTANCE OF 9.50 FEET;
3. THENCE SOUTH 46°39'46" WEST, A DISTANCE OF 12.83 FEET TO THE INTERSECTION WITH SAID TRACT A OF REPLAT F;

THENCE DEPARTING THE SAID WEST LINE OF TRACT B OF REPLAT F AND CONTINUING SOUTHERLY ALONG THE COMMON LINE OF THE SAID EAST LINE OF LOT 1 AND THE SAID TRACT A OF REPLAT F SOUTH 46°39'46" WEST, A DISTANCE OF 10.50 FEET TO THE INTERSECTION WITH THE RIGHT-OF-WAY OF W 162ND AVENUE OF SAID REPLAT F;

THENCE DEPARTING SAID TRACT A AND CONTINUING SOUTHERLY ALONG THE SAID RIGHT-OF-WAY OF W 162ND AVENUE SOUTH 46°39'46" WEST, A DISTANCE OF 34.00 FEET TO THE INTERSECTION WITH TRACT S OF REPLAT F;

THENCE DEPARTING THE SAID RIGHT-OF-WAY OF WEST 162TH AVENUE AND CONTINUING SOUTHERLY ALONG THE COMMON LINE OF THE SAID EAST LINE OF LOT 1 AND THE WEST LINE OF SAID TRACT S THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 46°39'46" WEST, A DISTANCE OF 10.56 FEET;
2. THENCE SOUTH 46°32'50" EAST, A DISTANCE OF 1.06 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°12'12", A RADIUS OF 9.50 FEET, AN ARC LENGTH OF 14.62 FEET, WHOSE CHORD BEARS SOUTH 00°45'52" WEST, A CHORD DISTANCE 13.22 FEET TO A POINT OF REVERSE CURVATURE;
4. THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°11'44", A RADIUS OF 2,077.50 FEET, AN ARC LENGTH OF 1,239.90 FEET, WHOSE CHORD BEARS SOUTH 27°46'06" WEST, A CHORD DISTANCE 1,221.58 FEET TO THE INTERSECTION WITH THE NORTH LINE OF BLOCK 11, LOT 1 OF THE SAID REPLAT F PLAT;

THENCE DEPARTING THE SAID WEST LINE OF TRACT S AND CONTINUING WESTERLY ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID BLOCK 11, LOT 1 NORTH 76°41'00" WEST, A DISTANCE OF 241.32 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 401,112 SQUARE FEET OR 9.208 ACRES, MORE OR LESS

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTH PARK FILING NO. 2 REPLAT G, 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 UTILITY EASEMENTS, THE DRAINAGE EASEMENTS AND THE EMERGENCY ACCESS EASEMENTS AS EXPRESSLY DESIGNATED AS SUCH ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES AND REASONABLY ACCEPTED BY THE OWNERS.

OWNER/LIENHOLDER CERTIFICATE:

MCWHINNEY COOB LAND INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

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

BY: Bethany Johnson, SVP
2725 ROCKY MOUNTAIN AVENUE #200
LOVELAND, CO 80638

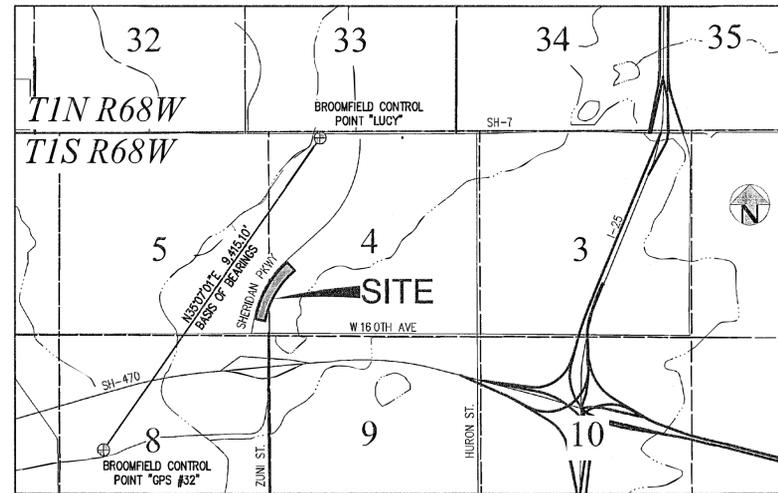
STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April, 2022, BY Bethany Johnson
AS SVP OF McWhinney Real Estate Services, Inc., a Colorado Corporation,
manager OF MCWHINNEY COOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Sheryla Hanebrink
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/30/2025

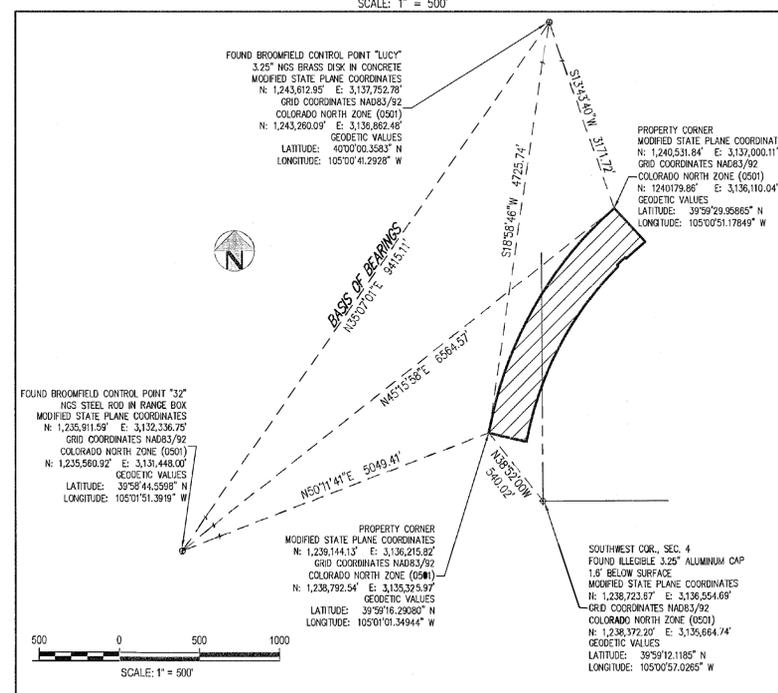
SHERYLA HANEBRINK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2024406668
MY COMMISSION EXPIRES JUNE 30, 2025



GENERAL NOTES:

1. THIS PLAT CONTAINS 2 BLOCKS, 100 LOTS AND 19 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 SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08507300856, DATED OCTOBER 2, 2013. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
4. BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH AMERICAN 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. 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
6. 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.
7. 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 COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABD07048709-2 BY TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF 03/02/2022 AT 5:00 P.M.
8. DRAINAGE, PUBLIC ACCESS AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER PRIVATELY OWNED TRACTS AS GRANTED HEREIN. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO REPLACE ANY STRUCTURES AND/OR LANDSCAPING THAT BECOMES DAMAGED OR REMOVED WITHIN THE PLATTED EASEMENT DURING ANY MAINTENANCE ACTIVITIES.

CITY OF BROOMFIELD GIS LAND POSITIONS



GENERAL NOTES (CONTINUED):

9. PROJECT BENCHMARK: BROOMFIELD CONTROL POINT "LUCY" ELEVATION = 5,297.00 FEET NAVD 88 DATUM.
10. THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY UNPLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN 200 FEET OF LOT BOUNDARIES, PURSUANT TO BMC SECTION 17-28-160 (F) PART OF THE RIGHT-OF-WAY OF ROAD A FALLS WITHIN THE 200 FEET RADIUS. THE ENTIRE PLAT FALLS WITHIN A 1,320 FEET RADIUS OF ABANDONED GAS WELLS. LOCATIONS AND 1,320 FEET RADIUS ARE DETAILED ON PLAT.

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION

THIS 10th DAY OF January 20 22

CHAIRMAN: [Signature] SECRETARY: [Signature]

CITY COUNCIL CERTIFICATE:

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

THIS 5th DAY OF March 20 22

MAYOR: [Signature] CITY CLERK: [Signature]

TITLE COMPANY CERTIFICATION:

I, [Signature] COMMERCIAL TITLE OFFICER 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. ABD07048709-2, ISSUED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE MARCH 02, 2022 AT 5:00 P.M., AND THAT BASED ON SUCH TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXECUTION OF THIS PLAT, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT ARE THE OWNERS OF SUCH LAND IN FEE SIMPLE, SUCH LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT ENCUMBRANCES SET FORTH IN SCHEDULE B - SECTION 2 OF SUCH TITLE COMMITMENT AS OF SUCH DATE OF EXECUTION.

BY: [Signature] COMMERCIAL TITLE OFFICER
NAME - TITLE

SURVEYOR'S CERTIFICATE:

I, SHAWN D. CLARKE, 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.



SHAWN D. CLARKE, PLS NO. 38061
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
PHONE: 303-623-6300
SOLARKE@HKS.COM

PLAT AREA SUMMARY			
TYPE	AREA (SF)	AREA (AC)	OWNERSHIP
OVERALL	401,112	9.208	NA
LOTS	246,880	5.635	PROPERTY OWNER OF RECORD
TRACTS	74,212	1.703	PROPERTY OWNER OF RECORD
PRIVATE DRIVES	81,049	1.861	PROPERTY OWNER OF RECORD

SHEET INDEX	
1	COVER
2	OVERALL BOUNDARY DETAIL
3-4	PLAT SHEETS
5-8	UTILITY EASEMENT DETAIL
7	DRAINAGE EASEMENT DETAIL
8	LINE & CURVE TABLES

TRACT AREA TABLE				
TRACT	AREA (SQ FT)	AREA (AC)	OWNERSHIP	MAINTENANCE
TRACT A	33180	0.762	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT B	33495	0.769	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT C	47554	1.092	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT D	4376	0.100	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT E	4384	0.101	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT F	4492	0.103	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT G	4550	0.104	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT H	4613	0.106	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT J	4684	0.108	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT K	4815	0.111	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT L	1000	0.023	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT M	1420	0.033	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT N	759	0.017	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT P	1092	0.025	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT Q	1043	0.024	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT R	844	0.019	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT S	844	0.019	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT T	957	0.022	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD
TRACT U	1149	0.026	PROPERTY OWNER OF RECORD	PROPERTY OWNER OF RECORD

PREPARED BY: SDC/IOC HKS PROJECT # 210229

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

1
SHEET 1 OF 8

NORTH PARK FILING NO. 2 REPLAT G

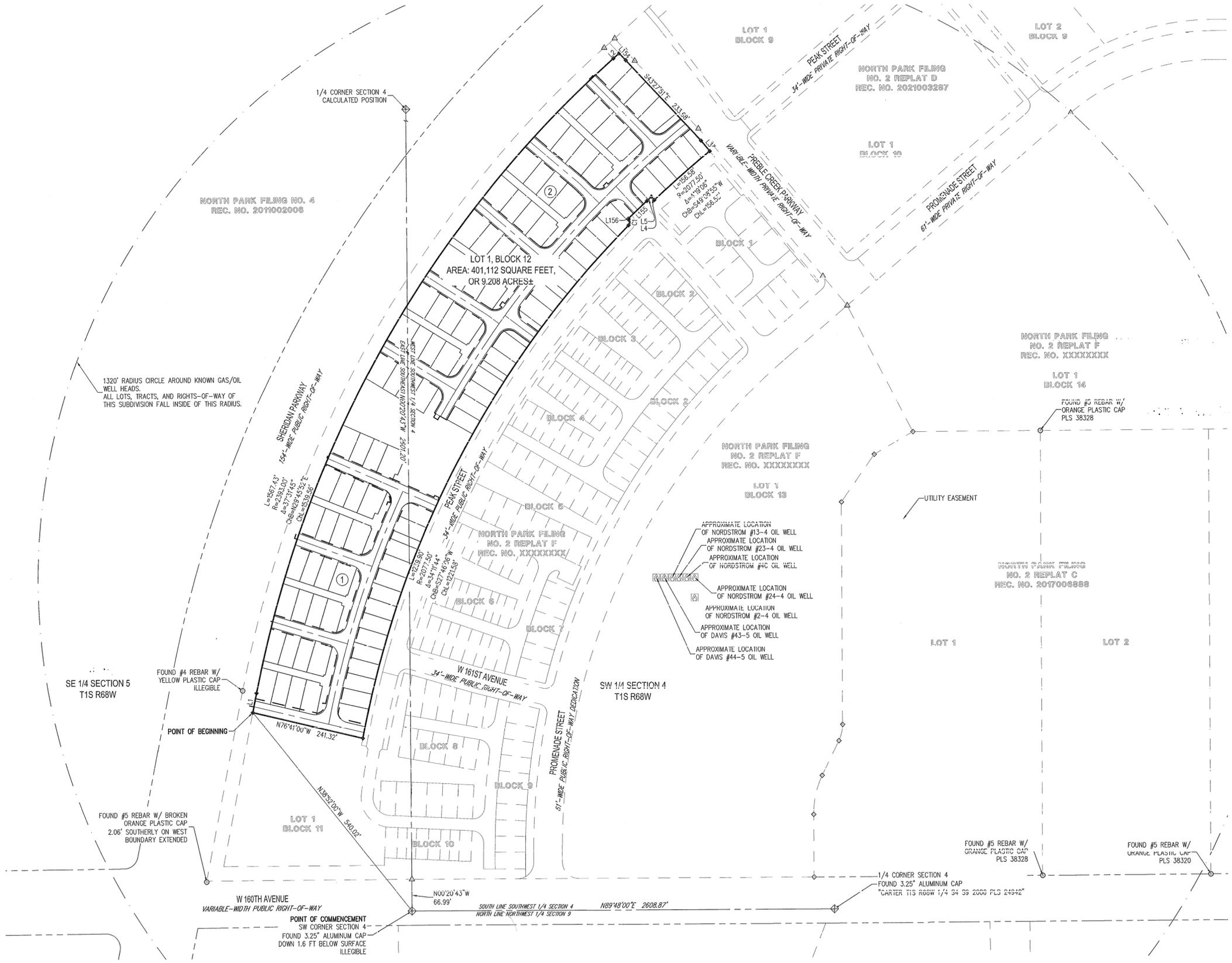
FINAL PLAT

BEING A REPLAT OF LOT 1, BLOCK 12, NORTH PARK FILING NO. 2 REPLAT F, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
OVERALL BOUNDARY

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Page 2 of 8 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.



LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◇ FOUND #5 REBAR W/ ORANGE PLASTIC CAP, 17" DEEP PLS 3806
- △ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⊕ SECTION CORNER
- ◆ SET #5-12" DEPAD WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⑩ BLOCK NUMBER
- ⊠ OIL/GAS WELL HEAD
- BOUNDARY LINE
- LOT/TRACT LINE LINE
- - - - - PROPOSED LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - STREET CENTERLINE
- 1320'-RADIUS AROUND OIL/GAS WELL HEAD

- APPROXIMATE LOCATION OF NORDSTROM #13-4 OIL WELL
- APPROXIMATE LOCATION OF NORDSTROM #23-4 OIL WELL
- APPROXIMATE LOCATION OF NORDSTROM #4C OIL WELL
- APPROXIMATE LOCATION OF NORDSTROM #24-4 OIL WELL
- APPROXIMATE LOCATION OF NORDSTROM #2-4 OIL WELL
- APPROXIMATE LOCATION OF DAVIS #43-5 OIL WELL
- APPROXIMATE LOCATION OF DAVIS #44-5 OIL WELL



100 0 100 200
SCALE: 1" = 100'



PREPARED BY: SDC/JUC HRS PROJECT # 210229

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2
SHEET 2 OF 6

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PROJECT NUMBER: 210229

NORTH PARK FILING NO. 2 REPLAT G

FINAL PLAT

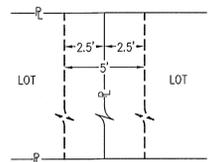
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 Page 3 of 8 Rec Fee \$9.00 Doc Fee \$
 City & County of Broomfield

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◊ SECTION CORNER
- △ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⑩ BLOCK NUMBER
- 1 LOT NUMBER
- ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- BOUNDARY LINE
- LOT/TRACT LINE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- DRY UTILITY EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT

DRAINAGE EASEMENT DETAIL
(TYPICAL)
N.T.S.



FOUND #4 REBAR W/
YELLOW PLASTIC CAP
ILLEGIBLE

POINT OF BEGINNING

LOT 1
BLOCK 11

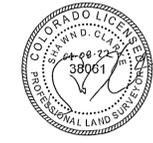
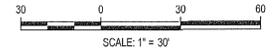
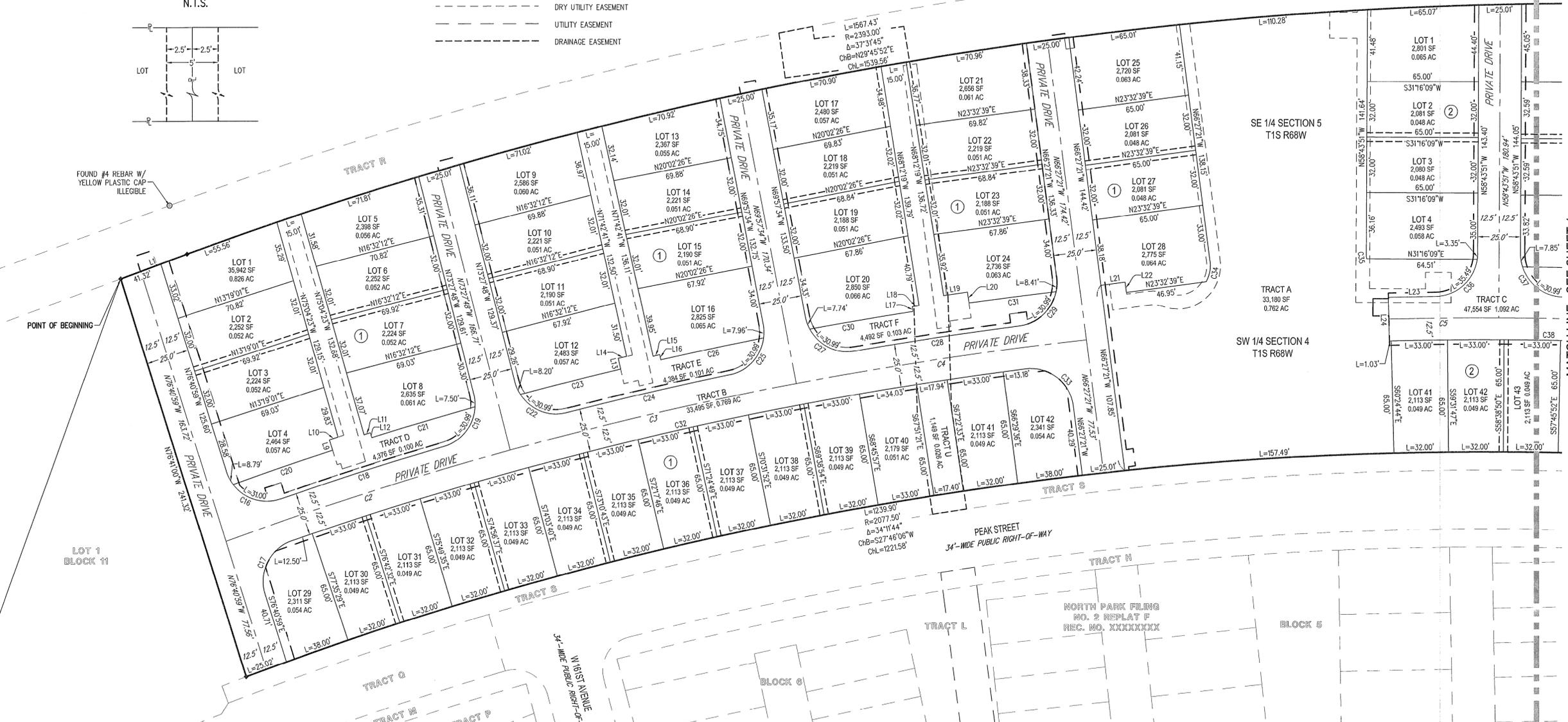
SHERIDAN PARKWAY
154'-WIDE PUBLIC RIGHT-OF-WAY

TRACT R

SE 1/4 SECTION 5
T1S R68W

SW 1/4 SECTION 4
T1S R68W

MATCH LINE - SEE SHEET 4



PREPARED BY: SDC/JOC HKS PROJECT # 210229

HKS HARRIS
Kocher
SMITH

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 Denver, Colorado 80203
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 HarrisKocherSmith.com

3

SHEET 3 OF 8

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

NORTH PARK FILING NO. 2 REPLAT G

FINAL PLAT

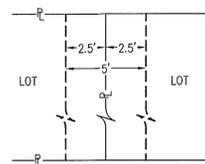
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EASEMENT DETAILS

202206117 PL 05/16/2022 09:50 AM
Page: 5 of 8 Rec Fee \$0.00 Doc Fee \$
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LEGEND

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- LOT/TRACT LINE LINE
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - DRY UTILITY EASEMENT
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT

DRAINAGE EASEMENT DETAIL (TYPICAL) N.T.S.



FOUND #4 REBAR W/ YELLOW PLASTIC CAP - ILLEGIBLE

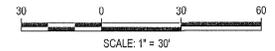
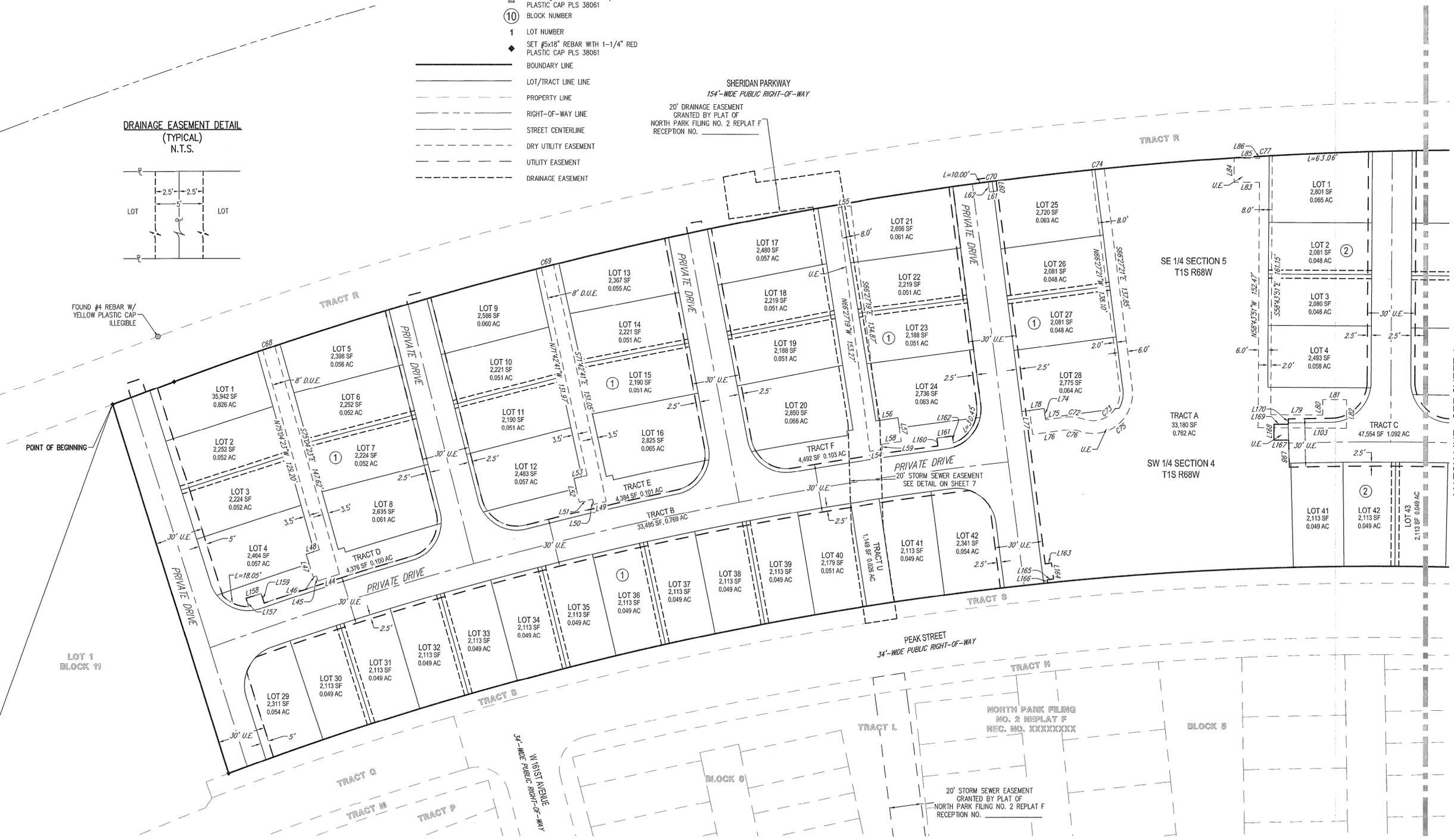
POINT OF BEGINNING

LOT 1 BLOCK 11

SHERIDAN PARKWAY
154'-WIDE PUBLIC RIGHT-OF-WAY
20' DRAINAGE EASEMENT GRANTED BY PLAT OF NORTH PARK FILING NO. 2 REPLAT F RECEPTION NO.

PEAK STREET
34'-WIDE PUBLIC RIGHT-OF-WAY

MATCH LINE - SEE SHEET 4



PREPARED BY: SDC/JOC HKS PROJECT # 210229

HKS HARRIS KOCHER SMITH

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5

SHEET 5 OF 8

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FILED IN: C:\2022\BROOMFIELD\NORTH PARK FILING NO. 2 REPLAT G\PLAT G.DWG LAYOUT: ESM:1
PLOTTER: VED 04/22/2022 2:38:09 PM BY: SHAWN CLARKE

PROJECT NUMBER: 210229

NORTH PARK FILING NO. 2 REPLAT G

FINAL PLAT

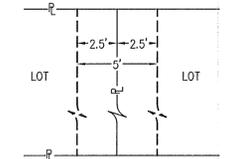
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Page 6 of 8 Rev Fee 30.00 Doc Fee 5
City & County of Broomfield

LEGEND

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- - - DRY UTILITY EASEMENT
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT

DRAINAGE EASEMENT DETAIL (TYPICAL) N.T.S.



NORTH PARK FILING NO. 2 REPLAT D
REC. NO. 2021003267

LOT 1
BLOCK 9



PREPARED BY: SDC/JOC HKS PROJECT # 210229

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-423-6300 F: 303-423-6311
HarrisKocherSmith.com

6

SHEET 6 OF 8

NO CHANGE IS TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

FILED IN COUNTY OF BROOMFIELD PLAT THIS LAYOUT ESBT
NO. 210229 RECORDED 06/02/2022 BY SDC/JOC

PROJECT NUMBER: 210229

NORTH PARK FILING NO. 2 REPLAT G

FINAL PLAT

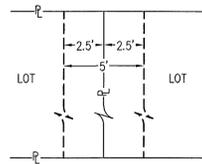
BEING A REPLAT OF LOT 1, BLOCK 12, NORTH PARK FILING NO. 2 REPLAT F, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
DRAINAGE EASEMENT DETAILS

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Page: 7 of 8 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ⊕ SECTION CORNER
- △ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⑩ BLOCK NUMBER
- 1 LOT NUMBER
- ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- BOUNDARY LINE
- LOT/TRACT LINE LINE
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - DRY UTILITY EASEMENT
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT

DRAINAGE EASEMENT DETAIL (TYPICAL) N.T.S.



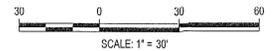
FOUND #4 REBAR W/ YELLOW PLASTIC CAP ILLEGIBLE

POINT OF BEGINNING

SHERIDAN PARKWAY
154'-WIDE PUBLIC RIGHT-OF-WAY
20' DRAINAGE EASEMENT GRANTED BY PLAT OF NORTH PARK FILING NO. 2 REPLAT F RECEPTION NO.

PEAK STREET
34'-WIDE PUBLIC RIGHT-OF-WAY

MATCH LINE - SEE SHEET 4



PREPARED BY: SDC/JOC HKS PROJECT # 210229

HKS HARRIS KOCHER SMITH

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HarrisKocherSmith.com

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SHEET 7 OF 8

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

PROJECT NUMBER: 210229

NORTH PARK FILING NO. 2 REPLAT G

FINAL PLAT

BEING A REPLAT OF LOT 1, BLOCK 12, NORTH PARK FILING NO. 2 REPLAT F, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
LINE AND CURVE TABLES

202206117 PL 05/16/2022 09:50 AM
Page: 8 of 8 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°00'00"E	41.32'
L2	N48°31'47"E	16.16'
L3	S40°12'40"E	28.91'
L4	N43°00'39"W	9.50'
L5	S46°59'21"W	12.83'
L6	N54°15'58"W	25.48'
L8	S40°55'25"E	21.72'
L9	S76°51'16"E	6.28'
L10	S13°08'44"W	5.32'
L11	N13°36'30"E	3.84'
L12	S76°23'30"E	3.00'
L13	N71°42'41"W	6.37'
L14	N18°17'19"E	5.04'
L15	N18°17'19"E	4.00'
L16	S71°42'41"E	3.00'
L17	S67°48'20"E	2.75'
L18	S20°45'48"W	4.01'
L19	N22°42'01"E	14.00'
L20	S67°17'59"E	6.33'
L21	S23°32'39"W	14.29'
L22	N66°27'21"W	6.04'
L23	N30°06'19"E	27.55'

LINE TABLE		
LINE	BEARING	LENGTH
L24	N60°23'22"W	25.09'
L25	S58°43'51"E	6.47'
L26	S31°16'09"W	6.54'
L27	N31°16'28"E	4.00'
L28	S58°43'32"E	2.54'
L29	S54°49'46"E	6.38'
L30	S35°10'14"W	6.56'
L31	N35°09'18"E	3.99'
L32	S54°50'42"E	2.55'
L33	S45°25'38"E	16.51'
L34	N50°10'25"W	6.41'
L35	N39°43'10"E	6.56'
L36	N38°23'50"E	3.99'
L37	S51°36'10"E	2.56'
L38	S46°43'28"W	18.06'
L39	S45°25'38"E	16.51'
L40	S47°05'20"E	6.20'
L41	S42°54'40"W	6.54'
L42	N42°54'24"E	4.00'
L43	S47°05'36"E	2.56'
L44	S13°20'52"W	14.18'
L45	N76°51'16"W	3.28'

LINE TABLE		
LINE	BEARING	LENGTH
L46	S13°08'44"W	2.08'
L47	N76°51'16"W	15.00'
L48	N13°08'44"E	8.82'
L49	S18°01'07"W	8.00'
L50	N71°05'11"W	3.29'
L51	S18°17'19"W	8.58'
L52	N71°42'41"W	15.00'
L53	N18°17'19"E	8.54'
L54	S22°41'26"W	8.00'
L55	N23°32'41"E	8.00'
L56	N22°42'01"E	12.24'
L57	S67°17'59"E	15.00'
L58	S22°42'01"W	12.46'
L59	S66°27'19"E	3.28'
L60	S66°27'21"E	6.38'
L61	S23°32'39"W	5.00'
L62	N66°27'21"W	6.39'
L74	S66°27'21"E	7.04'
L75	N23°32'39"E	11.77'
L76	S23°32'39"W	21.06'
L77	N66°27'21"W	15.04'
L78	N23°32'39"E	9.29'

LINE TABLE		
LINE	BEARING	LENGTH
L79	N31°16'09"E	32.63'
L80	N58°43'51"W	9.49'
L81	N31°16'09"E	15.00'
L82	S58°43'51"E	17.52'
L83	S31°16'09"W	16.08'
L84	N58°43'51"W	15.00'
L85	N31°16'09"E	16.08'
L86	N58°43'51"W	1.24'
L98	N60°23'47"W	14.30'
L103	S31°16'09"W	55.63'
L104	N31°16'09"E	10.04'
L105	S33°27'35"W	13.55'
L106	N58°43'51"W	3.63'
L107	S31°16'09"W	4.50'
L108	N58°43'51"W	15.00'
L112	S35°41'32"W	9.06'
L113	N54°13'45"W	7.30'
L114	N35°46'15"E	9.13'
L115	S53°41'44"E	7.29'
L116	N66°57'35"E	5.81'
L117	N53°41'44"W	7.29'
L118	N37°28'22"E	9.25'

LINE TABLE		
LINE	BEARING	LENGTH
L119	S52°31'38"E	7.20'
L120	S36°54'22"W	9.10'
L121	S05°38'27"W	5.81'
L122	N35°10'14"E	10.02'
L123	S37°53'22"W	13.72'
L124	N52°17'29"W	3.57'
L125	S35°13'10"W	4.50'
L126	N54°49'46"W	15.00'
L127	S42°20'48"W	13.62'
L128	N50°16'50"W	3.60'
L129	S39°49'35"W	4.49'
L130	N50°10'25"W	15.00'
L131	N39°43'10"E	10.07'
L132	S46°37'30"W	10.83'
L133	N43°20'14"W	4.62'
L134	N46°39'46"E	10.83'
L135	S43°20'14"E	4.62'
L139	N47°05'20"W	3.51'
L140	S42°54'40"W	4.50'
L141	N47°05'20"W	15.00'
L142	N42°54'40"E	10.04'
L143	S46°32'10"W	10.29'

LINE TABLE		
LINE	BEARING	LENGTH
L144	N43°27'50"W	15.00'
L145	N46°32'10"E	10.29'
L146	S43°27'50"E	15.00'
L147	N43°27'25"W	8.45'
L148	N41°02'07"W	6.53'
L149	N48°57'53"E	15.00'
L150	S41°02'07"E	7.05'
L152	S40°12'40"E	3.00'
L153	N43°00'39"W	3.00'
L154	S43°27'52"E	20.35'
L155	S46°39'46"W	55.06'
L156	S46°32'50"E	1.06'
L157	N76°40'59"W	5.42'
L158	N13°19'01"E	10.00'
L159	S76°40'59"E	6.32'
L160	N66°27'21"W	4.98'
L161	N23°32'39"E	10.00'
L162	S66°27'21"E	4.47'
L163	N23°22'51"E	3.99'
L164	S66°37'09"E	10.00'
L165	S23°22'51"W	4.01'
L166	S66°27'21"E	1.96'

LINE TABLE		
LINE	BEARING	LENGTH
L167	S31°16'09"W	9.15'
L168	N58°43'51"W	10.00'
L169	N31°16'09"E	8.86'
L170	N60°23'47"W	3.28'
L171	N53°41'44"W	5.90'
L172	N36°18'16"E	10.00'
L173	S53°41'44"E	6.54'
L174	N45°25'38"W	4.34'
L175	N44°34'22"E	10.00'
L176	S45°25'38"E	5.09'
L177	N66°58'29"W	26.27'
L178	S66°58'29"E	7.34'
L179	N04°41'56"E	33.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	9.50'	88°12'12"	14.62'	S00°45'52"W	13.22'
C2	2155.00'	4°38'05"	174.32'	S13°24'57"W	174.28'
C3	2155.00'	4°33'44"	171.59'	S18°00'52"W	171.55'
C4	2155.00'	4°33'19"	171.33'	S22°34'23"W	171.28'
C5	2155.00'	1°42'31"	64.26'	S30°24'53"W	64.26'
C6	2155.00'	4°27'54"	167.93'	S33°30'05"W	167.89'
C7	2155.00'	0°33'54"	21.25'	S36°00'59"W	21.25'
C8	2155.00'	3°50'57"	144.77'	S38°13'25"W	144.75'
C9	2155.00'	4°25'28"	166.41'	S42°21'38"W	166.37'
C10	2155.00'	1°20'03"	50.18'	S45°14'23"W	50.18'
C11	2155.00'	3°10'11"	119.21'	S47°29'30"W	119.20'
C12	2155.00'	2°06'12"	79.11'	S50°07'41"W	79.10'
C13	150.00'	3°18'07"	8.64'	N55°55'01"W	8.64'
C14	150.00'	4°46'07"	12.48'	N47°48'42"W	12.48'
C15	150.00'	4°01'32"	10.54'	S42°56'11"E	10.54'
C16	25.00'	91°12'00"	39.79'	N57°43'01"E	35.72'
C17	25.00'	88°45'27"	38.73'	S32°18'16"E	34.97'
C18	2167.50'	2°39'00"	100.25'	N13°26'31"E	100.24'
C19	25.00'	88°13'48"	38.50'	N29°20'53"W	34.81'
C20	2197.00'	1°36'02"	61.37'	S12°18'42"W	61.37'
C21	2197.00'	1°38'27"	62.92'	S14°33'33"W	62.92'
C22	25.00'	89°48'35"	39.19'	N61°37'55"E	35.30'
C23	2184.50'	1°35'03"	60.40'	S16°53'57"W	60.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C24	2167.50'	2°35'03"	97.76'	N18°01'09"E	97.75'
C25	25.00'	89°16'15"	38.95'	N25°19'27"W	35.13'
C26	2184.50'	1°36'34"	61.37'	S19°07'35"W	61.36'
C27	25.00'	88°46'09"	38.73'	N65°39'21"E	34.97'
C28	2167.50'	2°34'37"	97.49'	N22°33'35"E	97.48'
C29	25.00'	90°18'15"	39.40'	N21°18'14"W	35.45'
C30	2184.50'	1°36'32"	61.34'	S21°27'20"W	61.34'
C31	2184.50'	1°20'41"	51.27'	S23°47'46"W	51.27'
C32	2142.50'	1°14'05"	440.68'	N17°58'00"E	439.90'
C33	25.00'	89°41'06"	39.13'	S68°42'06"W	35.26'
C34	19.00'	36°17'08"	12.03'	N47°57'21"W	11.83'
C35	9.00'	14°02'32"	2.21'	S65°45'07"E	2.20'
C36	25.00'	89°01'12"	38.84'	N14°13'15"W	35.05'
C37	25.00'	89°01'12"	38.84'	N76°45'33"E	35.05'
C38	2142.50'	5°43'26"	214.04'	N32°25'20"E	213.95'
C39	25.00'	91°01'12"	39.71'	N80°47'39"E	35.67'
C40	2167.50'	2°29'32"	94.28'	N33°29'43"E	94.27'
C41	25.00'	92°18'33"	40.28'	N11°24'46"W	36.06'
C42	2184.50'	1°31'22"	58.06'	S32°23'26"W	58.06'
C43	25.00'	85°43'39"	37.41'	N79°34'06"E	34.01'
C44	2167.50'	2°27'49"	93.20'	N37°56'11"E	93.19'
C45	25.00'	89°01'12"	38.84'	N05°20'30"W	35.05'
C46	2184.50'	1°29'47"	57.05'	S36°49'57"W	57.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C47	2184.50'	1°32'11"	58.58'	S39°01'12"W	58.57'
C48	25.00'	89°01'12"	38.84'	N85°38'18"E	35.05'
C49	2167.50'	2°27'52"	93.23'	N42°21'38"E	93.22'
C50	25.00'	89°01'12"	38.84'	N00°55'02"W	35.05'
C51	2184.50'	1°31'40"	58.25'	S41°16'19"W	58.25'
C52	2184.50'	1°30'15"	57.35'	S43°27'39"W	57.35'
C53	137.50'	4°46'07"	11.44'	N47°48'42"W	11.44'
C54	25.00'	91°00'34"	39.71'	N08°11'28"W	35.67'
C55	2142.50'	7°38'46"	285.91'	N41°08'12"E	285.70'
C56	25.00'	91°42'11"	40.01'	S89°11'20"E	35.88'
C57	162.50'	4°46'07"	13.52'	N47°48'42"W	13.52'
C58	25.00'	89°01'12"	38.84'	S89°56'14"E	35.05'
C59	2167.50'	2°31'21"	95.43'	N46°48'50"E	95.42'
C60	25.00'	93°01'28"	40.59'	N01°33'47"E	36.28'
C61	2184.50'	1°32'08"	58.55'	S45°42'02"W	58.55'
C62	2184.50'	1°33'20"	59.31'	S47°55'03"W	59.31'
C63	25.00'	85°00'39"	37.09'	S87°27'16"E	33.78'
C64	2167.50'	1°06'45"	42.09'	S50°35'47"W	42.09'
C65	2184.50'	1°41'48"	64.69'	S50°16'06"W	64.69'
C66	25.00'	90°19'35"	39.41'	N01°49'34"E	35.46'
C67	2142.50'	4°13'02"	157.70'	N49°05'53"E	157.67'
C68	2393.00'	0°11'30"	8.01'	N12°30'36"E	8.01'
C69	2393.00'	0°11'30"	8.00'	N16°53'17"E	8.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C70	2393.00'	0°07'11"	5.00'	N23°43'07"E	5.00'
C72	28.00'	26°18'23"	12.86'	N36°41'50"E	12.74'
C73	17.00'	116°18'23"	34.51'	N08°18'10"W	28.88'
C74	2393.00'	0°11'30"	8.00'	N25°19'23"E	8.00'
C75	25.00'	116°18'23"	50.75'	S08°18'10"E	42.47'
C76	20.00'	26°18'23"	9.18'	S36°41'50"W	9.10'
C77	2393.00'	0°11'31"	8.01'	N27°52'03"E	8.01'
C86	2172.50'	0°21'29"	13.57'	S46°47'09"W	13.57'
C87	2077.50'	4°19'06"	156.58'	S49°08'55"W	156.55'
C88	2080.50'	0°10'14"	6.19'	N51°13'13"E	6.19'
C89	2080.50'	3°43'57"	135.53'	N48°51'20"E	135.51'</