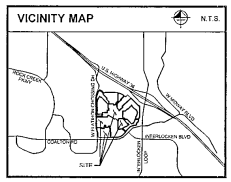
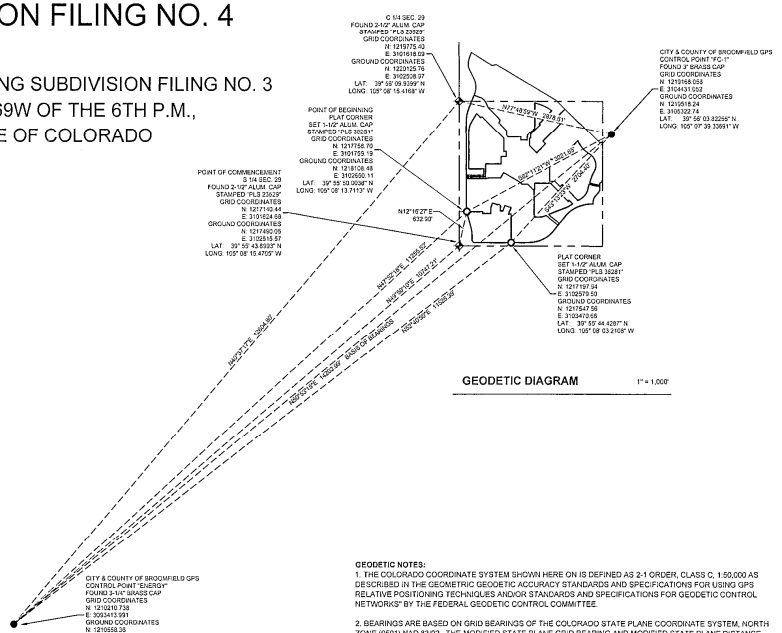
2022011367 PL 09/28/2022 12:19 PM
Page: 1 of 3 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

FLATIRON CROSSING SUBDIVISION FILING NO. 4
MINOR PLAT

A RESUBDIVISION OF A PORTION OF FLATIRON CROSSING SUBDIVISION FILING NO. 3
LOCATED IN THE SE 1/4 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO





GEODETIC DIAGRAM 1" = 1,000'

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

A REPLAT OF LOTS 1, 3, AND 7 FLATIRON CROSSING SUBDIVISION FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2200601 OF THE BROOMFIELD COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO;

CONTAINING AN AREA OF 1,100,518 SQ. FT. OR 25.2644 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF FLATIRON CROSSING SUBDIVISION FILING NO. 4, A REPLAT OF LOTS 1, 3, AND 7 FLATIRON CROSSING SUBDIVISION FILING NO. 3; AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS CERTIFICATE

FLATIRON PROPERTY HOLDING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: MACERICH HHF CENTERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: MACERICH DEPTFORD GP CORP.,
A DELAWARE CORPORATION
ITS MANAGER

BY: Scott Nelson
NAME: Scott Nelson
TITLE: Sr. Vice President

ACKNOWLEDGMENT

STATE OF Arizona)
COUNTY OF Maricopa) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Scott Nelson AS Sr. Vice President OF MACERICH DEPTFORD GP CORP., AS MANAGER OF THE MACERICH HHF CENTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A SOLE MEMBER OF FLATIRON PROPERTY HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THIS 15th DAY OF August, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES January 6, 2023

NOTARY PUBLIC

MORGAN JENNINGS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558788
Expires January 06, 2023

LIENHOLDER CERTIFICATE:

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

BY: [signature]
COMPANY: JPMorgan Chase Bank, N.A.

STATE OF New York)
COUNTY OF Ulster) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF September, 20 22 BY James W. Considine

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES 4/22/2023

James W. Considine
Notary Public, State of New York
Qualified in Ulster County
No. 01CO6390913
My Commission Expires April 22, 2023

OWNERSHIP AND MAINTENANCE CHART

	OWNERSHIP	MAINTENANCE
LOT 1	PRIVATE	PRIVATE
LOT 2	PRIVATE	PRIVATE
LOT 3	PRIVATE	PRIVATE
LOT 4	PRIVATE	PRIVATE

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF CERTIFICATION.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE INTENT OF THIS REPLAT IS TO COMBINE PORTIONS OF LOTS 1, 3 AND 7 FROM THE FLATIRON CROSSING SUBDIVISION FILING NO. 3 RECEPTION NO. 2200601.
4. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. 100-N0037818-010-TO2, AMENDMENT NO. 1, EFFECTIVE DATE APRIL 15, 2022, PREPARED BY FIDELITY NATIONAL TITLE.
5. THERE ARE NO KNOWN PLUGGED AND ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE MINOR SUBDIVISION PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ABUTTING PROPERTY, THAT THE SURVEYOR OF RECORD IS AWARE OF.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF BROOMFIELD, COMMUNITY PANEL NUMBER 08507306 7G, MAP EFFECTIVE DATE 09/15/2019. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
7. ALL EXTERIOR CORNERS ARE MONUMENTED WITH A SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38281" OR NAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "PLS 38281" UNLESS OTHERWISE NOTED.
8. THERE ARE NO NEW DEDICATIONS OF EASEMENTS WITH THIS PLAT.

CITY APPROVAL <MINOR PLAT ONLY>

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 27th DAY OF September, 20 22.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

ATTORNEY'S CERTIFICATE:

I, Nancy S. Rendon, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING EASEMENTS TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS. Except for lienholder's interest as per above

ATTORNEY AT LAW. REGISTRATION NO. 52830 DATE: 9/27/22

GEODETIC NOTES:

1. THE COLORADO COORDINATE SYSTEM SHOWN HERE ON IS DEFINED AS 2-1 ORDER, CLASS C, 1:50,000 AS DESCRIBED IN THE GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
2. BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. THE MODIFIED STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN CITY & COUNTY OF BROOMFIELD GPS CONTROL POINTS "ENERGY", BEING A FOUND 3-1/4" BRASS CAP, AND "FC-1", BEING A FOUND 3" BRASS CAP, AS SHOWN HEREON IS N 50°53'15" E, 14,202.99 FEET.
3. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999712850
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

I, DARREN R. WOLTERSTORFF, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

COLORADO LICENSED 38281 PROFESSIONAL LAND SURVEYOR 8/2/22

DARREN R. WOLTERSTORFF, P.L.S. 38281
FOR AND ON BEHALF OF:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET
SUITE 1500, DENVER, COLORADO 80237

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
PHONE: 303-228-2300
CONTACT: DARREN R. WOLTERSTORFF, PLS

No.	DATE	REVISION DESCRIPTION

Kimley»Horn
4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237
Tel. No. (303) 228-2300
www.kimley-horn.com

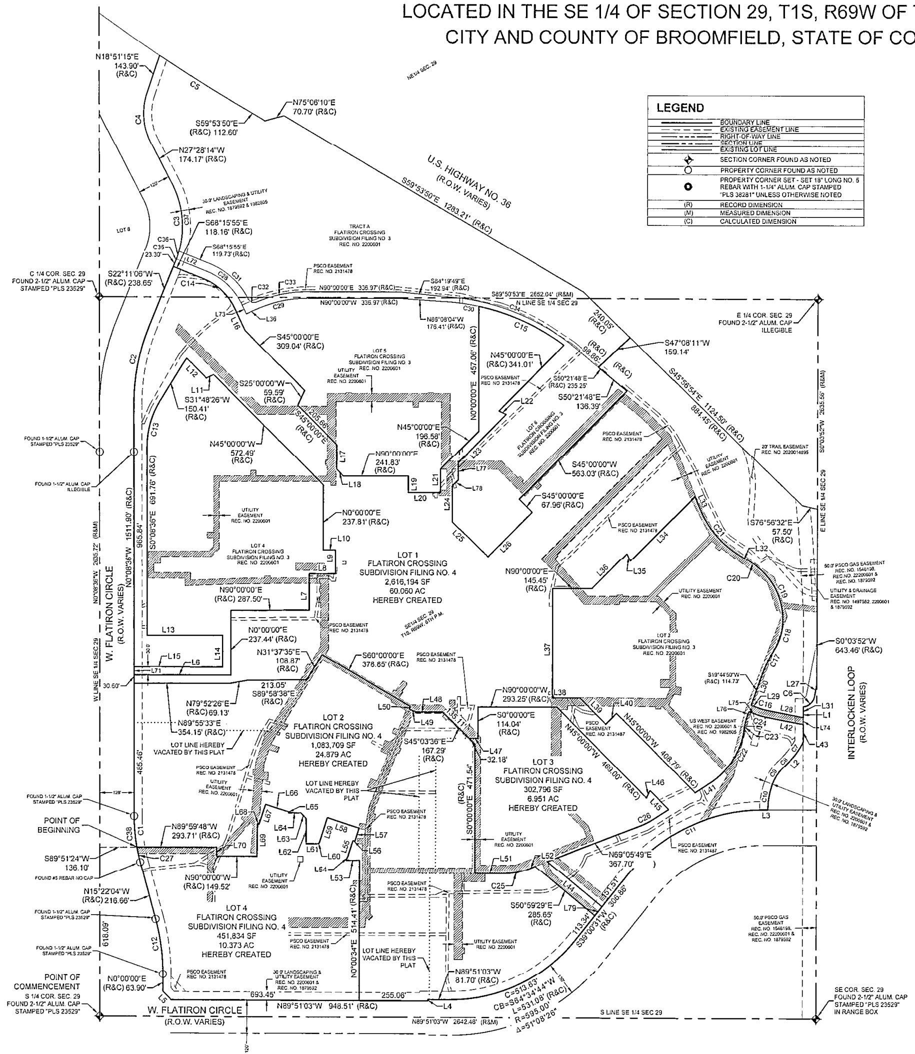
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CAD	DRW	8/2/2022	096292020	1 OF 3

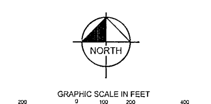
G:\KHA PROJECTS\096292020\DESIGN\PLAT\FINAL PLAT\FINAL PLAT\FLATIRON CROSSING FILING NO. 4.DWG, 8/2/2022 9:17:40 AM, SULLIVAN, CHRIS, XREFS: XREFS: 2 OF 4 MAJOR BASED, XREFS: 3 OF 4

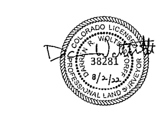
FLATIRON CROSSING SUBDIVISION FILING NO. 4
MINOR PLAT

A RESUBDIVISION OF A PORTION OF FLATIRON CROSSING SUBDIVISION FILING NO. 3
LOCATED IN THE SE 1/4 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2022011367 PL 09/28/2022 12:19 PM
Page: 2 of 3 Rec Fee $0.00 Doc Fee $
City & County of Broomfield







LINE TABLE			
NO.	BEARING	LENGTH	
L1	S00°04'10"W	128.51'	(R&C)
L2	N41°41'44"E	10.37'	(R&C)
L3	S89°58'12"E	17.94'	(R&C)
L4	S00°08'57"W	5.00'	(R&C)
L5	S44°55'31"E	42.48'	(R&C)
L6	N90°00'00"E	356.44'	(R&C)
L7	N00°00'00"E	134.00'	(R&C)
L8	N90°00'00"E	97.04'	(R&C)
L9	N00°00'00"E	89.17'	(R&C)
L10	N90°00'00"W	45.00'	(R&C)
L11	S65°00'00"W	29.80'	(R&C)
L12	N45°00'00"W	101.73'	(R&C)
L13	N90°00'00"E	278.31'	(R&C)
L14	S00°00'00"E	116.27'	(R&C)
L15	N90°00'00"W	326.52'	(R&C)
L16	S25°17'43"E	88.05'	(R&C)
L17	S00°00'00"E	90.73'	(R&C)
L18	S45°00'00"E	33.94'	(R&C)
L19	S00°00'00"E	60.67'	(R&C)
L20	N90°00'00"E	119.17'	(R&C)
L21	N00°00'00"E	86.91'	(R&C)
L22	N65°00'00"W	29.80'	(R&C)
L23	N45°00'00"E	249.02'	(R&C)
L24	N00°00'00"E	133.27'	(R&C)
L25	N45°54'34"W	182.26'	(R&C)
L26	S45°00'00"W	230.67'	(R&C)
L27	N10°57'47"E	45.25'	(R&C)
L28	S79°02'13"E	136.25'	(R&C)
L29	S70°15'10"E	33.48'	(R&C)
L30	S19°44'50"W	114.73'	(R&C)
L31	S00°04'04"W	39.20'	(R&C)
L32	S58°28'25"E	30.33'	(R&C)
L33	S22°17'58"E	48.28'	(R&C)
L34	N45°00'00"E	335.52'	(R&C)
L35	S25°00'00"E	29.80'	(R&C)
L36	N45°00'00"E	181.97'	(R&C)
L36	S64°42'17"W	25.88'	(R&C)
L37	N00°00'00"E	400.67'	(R&C)
L38	N90°00'00"W	101.69'	(R&C)
L39	N45°00'00"W	135.44'	(R&C)

LINE TABLE			
NO.	BEARING	LENGTH	
L40	S45°00'00"W	56.00'	(R&C)
L41	S57°28'48"W	67.47'	(R&C)
L42	N79°02'13"W	141.16'	(R&C)
L43	S00°04'04"W	63.95'	(R&C)
L44	N50°59'29"W	261.32'	(R&C)
L45	N45°00'00"W	97.37'	(R&C)
L46	S25°00'00"W	29.80'	(R&C)
L47	N90°00'00"W	33.08'	(R&C)
L48	N89°56'40"E	97.97'	(R&C)
L49	S69°09'53"E	27.69'	(R&C)
L50	S22°16'34"W	10.85'	(R&C)
L51	N90°00'00"E	112.64'	(R&C)
L52	N69°05'49"E	33.22'	(R&C)
L53	N90°00'00"W	49.27'	(R&C)
L54	N23°38'25"E	18.19'	(R&C)
L55	N18°00'00"E	57.66'	(R&C)
L56	S72°00'00"E	7.70'	(R&C)
L57	N17°32'16"E	50.06'	(R&C)
L58	N71°52'30"W	123.55'	(R&C)
L59	S17°58'49"W	96.48'	(R&C)
L60	S53°45'57"W	5.47'	(R&C)
L61	N90°00'00"W	44.80'	(R&C)
L62	N00°00'00"E	91.19'	(R&C)
L63	N45°00'00"W	29.40'	(R&C)
L64	N90°00'00"W	44.80'	(R&C)
L65	N00°00'00"E	3.64'	(R&C)
L66	N72°00'01"W	87.16'	(R&C)
L67	S17°52'49"W	74.59'	(R&C)
L68	N89°58'45"W	7.10'	(R&C)
L69	S00°19'45"W	117.69'	(R&C)
L70	N00°09'40"W	32.33'	(R&C)
L71	S00°08'36"E	30.00'	(R&C)
L72	N68°15'55"W	117.99'	(R&C)
L73	N25°17'43"W	34.16'	(R&C)
L74	N00°04'10"E	128.51'	(R&C)
L75	N70°15'10"W	33.48'	(R&C)
L76	S19°44'50"W	20.21'	(R&C)
L77	N00°00'00"E	65.71'	(R&C)
L78	N45°00'00"E	29.84'	(R&C)
L79	N39°00'31"E	42.01'	(R&C)

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	10°11'25"	640.00'	113.83'	N05°14'18"W	113.68'	(R&C)
C2	22°19'42"	740.00'	288.38'	S11°01'15"W	286.56'	(R&C)
C3	43°19'33"	332.84'	251.69'	N05°48'27"W	245.73'	(R&C)
C4	46°19'29"	228.84'	185.02'	S04°18'29"E	180.02'	(R&C)
C5	3°18'12"	5920.97'	341.89'	S58°14'44"E	341.84'	(R&C)
C6	73°14'03"	47.00'	60.07'	N47°34'49"E	56.07'	(R&C)
C7	15°53'45"	274.50'	76.16'	N33°44'51"E	75.91'	(R&C)
C8	6°31'23"	239.39'	27.25'	N44°57'25"E	27.24'	(R&C)
C9	29°26'19"	163.50'	84.01'	N33°29'58"E	83.09'	(R&C)
C10	18°20'25"	282.50'	90.43'	N09°36'35"E	90.04'	(R&C)
C11	51°01'16"	640.00'	569.91'	S64°31'09"W	551.27'	(R&M)
C12	15°22'05"	760.00'	203.85'	S07°41'01"E	203.24'	(R&C)
C13	31°57'02"	318.83'	177.79'	S15°49'55"W	175.50'	(R&C)
C14	42°58'12"	220.00'	164.99'	S46°46'49"E	161.15'	(R&C)
C15	23°59'38"	832.00'	348.42'	N65°51'46"W	345.88'	(R&C)
C16	8°47'03"	175.00'	26.83'	S74°38'41"E	26.80'	(R&C)
C17	12°12'54"	499.00'	106.38'	S25°51'17"W	106.18'	(R&C)
C18	31°57'44"	205.24'	114.49'	S15°58'52"W	113.01'	(R&C)
C19	50°51'13"	247.00'	219.23'	S25°25'36"E	212.10'	(R&C)
C20	8°37'12"	332.00'	49.95'	S55°09'49"E	49.90'	(R&C)
C21	37°10'27"	358.64'	232.69'	S41°00'52"E	228.63'	(R&C)
C22	50°19'43"	276.00'	242.44'	S32°18'56"W	234.72'	(R&C)
C23	12°35'45"	199.00'	43.75'	S13°26'58"W	43.66'	(R&C)
C24	8°47'03"	200.00'	30.66'	N74°38'41"W	30.63'	(R&C)
C25	20°54'11"	224.00'	81.72'	N79°32'54"E	81.27'	(R&C)
C26	11°37'01"	276.00'	55.96'	N63°17'18"E	55.86'	(R&C)
C27	5°02'04"	640.00'	56.23'	S12°51'03"E	56.22'	(R&C)
C28	42°58'12"	250.00'	187.49'	N46°46'49"W	183.13'	(R&C)
C29	25°17'43"	476.00'	210.15'	S77°21'08"W	208.44'	(R&C)
C30	8°16'38"	832.00'	120.19'	N81°59'45"W	120.09'	(R&C)
C31	40°19'44"	280.00'	197.08'	S48°06'03"E	193.04'	(R&C)
C32	84°12'55"	25.00'	36.75'	S70°02'39"E	33.53'	(R&C)
C33	22°09'06"	500.00'	193.31'	N78°55'27"E	192.11'	(R&C)
C34	34°46'21"	850.00'	515.86'	S67°44'58"E	507.98'	(R&C)
C35	1°09'16"	331.86'	6.69'	S21°32'09"W	6.69'	(R&C)
C36	5°10'37"	332.84'	30.07'	S18°26'46"W	30.06'	(R&C)
C37	43°19'33"	332.84'	251.69'	N05°48'27"W	245.73'	(R&C)
C38	15°13'28"	640.00'	170.06'	S07°45'20"E	169.56'	(R&C)

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

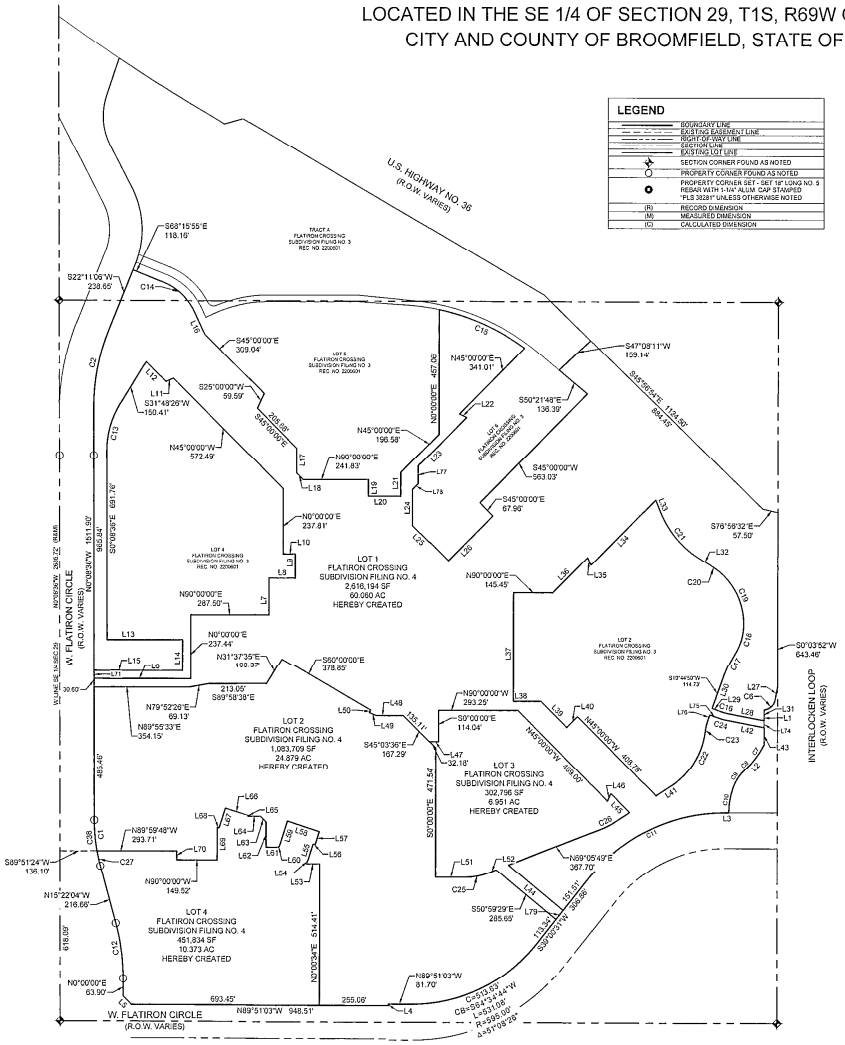
4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CAD	DRW	8/2/2022	096292020	2 OF 3

FLATIRON CROSSING SUBDIVISION FILING NO. 4
MINOR PLAT

A RESUBDIVISION OF A PORTION OF FLATIRON CROSSING SUBDIVISION FILING NO. 3
LOCATED IN THE SE 1/4 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2022011367 PL 09/28/2022 12:19 PM
Page: 3 of 3 Rec Fee $0.00 Doc Fee $
City & County of Broomfield



LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	EXISTING LOT LINE
	SECTION CORNER FOUND AS NOTED
	PROPERTY CORNER FOUND AS NOTED
	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" ALUM. CAP STAMPED "PLS 38281" UNLESS OTHERWISE NOTED
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION

LINE TABLE			
NO.	BEARING	LENGTH	
L1	S00°04'10"W	128.51'	(R&C)
L2	N41°41'44"E	10.37'	(R&C)
L3	S89°56'12"E	17.54'	(R&C)
L4	S00°08'57"W	5.09'	(R&C)
L5	S11°46'31"E	42.12'	(R&C)
L6	N90°00'00"E	305.44'	(R&C)
L7	N00°00'00"E	134.09'	(R&C)
L8	N90°00'00"E	97.04'	(R&C)
L9	N00°00'00"E	89.17'	(R&C)
L10	N00°00'00"W	45.00'	(R&C)
L11	S65°00'00"W	29.90'	(R&C)
L12	N45°00'00"W	101.73'	(R&C)
L13	N90°00'00"E	279.31'	(R&C)
L14	S00°00'00"E	116.27'	(R&C)
L15	N90°00'00"W	326.52'	(R&C)
L16	S25°17'43"E	88.09'	(R&C)
L17	S00°00'00"E	90.73'	(R&C)
L18	S45°00'00"E	33.94'	(R&C)
L19	S00°00'00"E	60.87'	(R&C)
L20	N90°00'00"E	119.17'	(R&C)
L21	N00°00'00"E	96.91'	(R&C)
L22	N65°00'00"W	29.80'	(R&C)
L23	N45°00'00"E	249.02'	(R&C)
L24	N00°00'00"E	133.27'	(R&C)
L25	N45°54'34"W	182.26'	(R&C)
L26	S45°00'00"W	220.67'	(R&C)
L27	N19°57'47"E	45.28'	(R&C)
L28	S79°52'13"E	136.25'	(R&C)
L29	S70°15'10"E	33.48'	(R&C)
L30	S19°44'50"W	114.73'	(R&C)
L31	S00°04'04"W	39.28'	(R&C)
L32	S56°26'25"E	30.33'	(R&C)
L33	S22°17'58"E	48.28'	(R&C)
L34	N45°00'00"E	235.52'	(R&C)
L35	S25°00'00"E	29.80'	(R&C)
L36	N45°00'00"E	181.97'	(R&C)
L37	S64°42'17"W	25.68'	(R&C)
L38	N90°00'00"W	400.67'	(R&C)
L39	N90°00'00"W	101.69'	(R&C)
L39	N45°00'00"W	135.44'	(R&C)

LINE TABLE			
NO.	BEARING	LENGTH	
L40	S45°00'00"W	56.00'	(R&C)
L41	S57°28'48"W	97.47'	(R&C)
L42	N79°02'13"W	141.16'	(R&C)
L43	S00°04'04"W	63.95'	(R&C)
L44	N59°59'29"W	361.32'	(R&C)
L45	N45°00'00"W	97.37'	(R&C)
L46	S25°00'00"W	29.80'	(R&C)
L47	N90°00'00"W	33.06'	(R&C)
L48	N89°56'49"E	97.97'	(R&C)
L49	S69°09'53"E	27.69'	(R&C)
L50	S22°18'34"W	10.65'	(R&C)
L51	N90°00'00"E	112.64'	(R&C)
L52	N69°05'40"E	33.22'	(R&C)
L53	N90°00'00"W	49.27'	(R&C)
L54	N23°39'25"E	18.19'	(R&C)
L55	N18°00'00"E	57.65'	(R&C)
L56	S72°00'00"E	7.70'	(R&C)
L57	N17°32'16"E	50.05'	(R&C)
L58	N71°52'33"W	123.55'	(R&C)
L59	S17°58'49"W	96.48'	(R&C)
L60	S53°45'57"W	5.47'	(R&C)
L61	N90°00'00"W	44.80'	(R&C)
L62	N00°00'00"E	91.19'	(R&C)
L63	N45°00'00"W	29.40'	(R&C)
L64	N90°00'00"W	44.69'	(R&C)
L65	N00°00'00"E	3.64'	(R&C)
L66	N72°00'01"W	87.19'	(R&C)
L67	S17°52'49"W	74.39'	(R&C)
L68	N89°58'45"W	7.10'	(R&C)
L69	S00°19'45"W	117.69'	(R&C)
L70	N00°09'40"W	32.33'	(R&C)
L71	S00°08'36"E	30.00'	(R&C)
L72	N68°15'55"W	117.09'	(R&C)
L73	N29°17'43"W	34.16'	(R&C)
L74	N00°04'10"E	128.51'	(R&C)
L75	N70°15'10"W	33.48'	(R&C)
L76	S19°44'50"W	20.21'	(R&C)
L77	N00°00'00"E	65.71'	(R&C)
L78	N45°00'00"E	29.64'	(R&C)
L79	N39°00'31"E	42.01'	(R&C)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°11'28"	640.00'	113.83'	N05°14'18"W	113.68' (R&C)
C2	22°19'42"	740.00'	288.38'	S11°01'15"W	286.56' (R&C)
C3	43°19'33"	332.64'	251.59'	N26°49'27"W	245.73' (R&C)
C4	45°19'23"	228.64'	165.02'	S04°19'29"E	160.72' (R&C)
C5	91°41'40"	4929.67'	341.49'	S44°11'11"E	341.41' (M&C)
C6	73°14'33"	47.00'	60.07'	N47°34'49"E	56.07' (R&C)
C7	15°53'45"	274.50'	76.16'	N33°44'51"E	75.91' (R&C)
C8	6°31'22"	239.39'	27.25'	N44°57'25"E	27.24' (R&C)
C9	29°26'19"	103.50'	84.01'	N33°29'58"E	83.03' (R&C)
C10	18°20'28"	282.50'	90.43'	N09°36'35"E	90.04' (R&C)
C11	51°01'16"	640.00'	569.91'	S64°31'03"W	551.27' (R&M)
C12	15°22'05"	760.00'	203.85'	S07°41'01"E	203.24' (R&C)
C13	31°31'02"	318.64'	177.75'	S15°43'32"W	175.52' (R&C)
C14	42°58'12"	229.00'	184.99'	S46°46'45"E	181.16' (R&C)
C15	23°39'38"	832.00'	343.42'	N65°51'46"W	340.88' (R&C)
C16	8°47'03"	175.00'	26.83'	S74°38'41"E	26.80' (R&C)
C17	12°12'54"	499.00'	106.38'	S25°51'17"W	106.18' (R&C)
C18	31°37'44"	205.24'	114.43'	S15°58'52"W	113.01' (R&C)
C19	59°51'13"	247.00'	219.23'	S26°25'36"E	212.10' (R&C)
C20	8°37'12"	332.00'	49.95'	S55°09'49"E	49.90' (R&C)
C21	37°10'27"	358.64'	232.69'	S41°03'52"E	228.63' (R&C)
C22	50°19'43"	276.00'	242.44'	S32°18'56"W	234.72' (R&C)
C23	12°30'45"	199.00'	43.75'	S13°26'58"W	43.66' (R&C)
C24	8°47'03"	200.00'	30.66'	N74°38'41"W	30.63' (R&C)
C25	20°54'11"	224.00'	81.72'	N79°32'54"E	81.27' (R&C)
C26	11°37'01"	276.00'	55.96'	N63°17'18"E	55.86' (R&C)
C27	5°10'34"	640.00'	56.22'	S12°51'03"E	56.22' (R&C)
C28	42°53'12"	260.00'	187.49'	N42°46'43"W	183.13' (R&C)
C29	25°17'43"	476.00'	210.15'	S77°21'08"W	208.44' (R&C)
C30	8°16'38"	832.00'	120.19'	N81°09'43"W	120.09' (R&C)
C31	40°19'44"	280.00'	197.08'	S48°08'02"E	193.04' (R&C)
C32	84°12'55"	25.00'	36.75'	S70°02'39"E	33.53' (R&C)
C33	22°09'06"	503.00'	193.31'	N79°53'27"E	192.11' (R&C)
C34	34°46'21"	853.00'	515.89'	S67°44'56"E	507.96' (R&C)
C35	1°09'16"	331.86'	6.69'	S21°52'09"W	6.69' (R&C)
C36	5°10'37"	332.64'	30.07'	S19°26'46"W	30.06' (R&C)
C37	43°19'33"	332.64'	251.59'	N05°49'27"W	245.73' (R&C)
C38	15°13'28"	640.00'	170.06'	S07°45'20"E	169.56' (R&C)

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400
1" = 200' @ 24X36

COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR
DAVID R. WALLACE
38281
8/2/22
REGISTERED
PROFESSIONAL LAND SURVEYOR

No.	DATE	REVISION DESCRIPTION

Kimley»Horn
4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CAD	DRW	8/2/2022	096292020	3 OF 3

DWG NAME: WALLACE PROJ CORP\...\SHEETS\...\FLATIRON CROSSING FINAL PLAT\DRAWING\FLATIRON CROSSING FINAL PLAT.DWG PLOTTED BY: ...\DILLON, CARLY 8/2/2022 9:08 AM LAST SAVED: 8/2/2022 9:12 AM