

# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO COVER

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Page: 1 of 17 Rec Fee \$9.00 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 BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D AS RECORDED UNDER RECEPTION NUMBER 2021003287 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF BROOMFIELD, SITUATED IN THE WEST HALF OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 4, WHENCE BROOMFIELD GPS CONTROL POINT "LUCY" BEARS NORTH 27°56'39" EAST, A DISTANCE OF 2,590.13 FEET;

THENCE SOUTH 30°41'48" EAST, A DISTANCE OF 885.14 FEET TO THE NORTHWEST CORNER OF NORTH PARK FILING NO. 2 REPLAT G AS SHOWN ON THE PLAT THEREOF AT RECEPTION NO. 2022006117 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF BROOMFIELD, AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SHERIDAN PARKWAY THE FOLLOWING SIX (6) COURSES:

1. NORTH 48°31'47" EAST, A DISTANCE OF 714.64 FEET;
2. SOUTH 68°45'47" EAST, A DISTANCE OF 105.14 FEET;
3. NORTH 41°27'12" EAST, A DISTANCE OF 168.65 FEET;
4. NORTH 48°03'25" EAST, A DISTANCE OF 92.83 FEET;
5. NORTH 48°31'47" EAST, A DISTANCE OF 163.82 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 444.85 FEET, SAID CURVE HAVING A RADIUS OF 2,877.00 FEET, A CENTRAL ANGLE OF 08°51'33", AND A CHORD WHICH BEARS NORTH 44°06'01" EAST A CHORD DISTANCE OF 444.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ALCOYT WAY;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF SHERIDAN PARKWAY AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ALCOYT WAY THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 51°07'18" EAST, A DISTANCE OF 80.52 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 89.41 FEET, SAID CURVE HAVING A RADIUS OF 469.50 FEET, A CENTRAL ANGLE OF 10°54'38", AND A CHORD WHICH BEARS SOUTH 45°39'59" EAST A CHORD DISTANCE OF 89.27 FEET;
3. SOUTH 40°12'40" EAST, A DISTANCE OF 172.95 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 04°47'20" WEST A CHORD DISTANCE OF 28.28 FEET;
5. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 40°12'40" EAST, A DISTANCE OF 34.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 85°12'40" EAST A CHORD DISTANCE OF 28.28 FEET;
7. SOUTH 40°12'40" EAST, A DISTANCE OF 627.48 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 04°47'20" WEST A CHORD DISTANCE OF 28.28 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF ALCOYT WAY ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 40°12'40" EAST, A DISTANCE OF 61.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PROMENADE STREET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF PROMENADE STREET THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 49°47'20" WEST, A DISTANCE OF 313.66 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 232.79 FEET, SAID CURVE HAVING A RADIUS OF 331.00 FEET, A CENTRAL ANGLE OF 40°17'45", AND A CHORD WHICH BEARS SOUTH 69°56'13" WEST A CHORD DISTANCE OF 228.02 FEET;
3. NORTH 89°54'55" WEST, A DISTANCE OF 174.84 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 329.84 FEET, SAID CURVE HAVING A RADIUS OF 499.00 FEET, A CENTRAL ANGLE OF 40°17'45", AND A CHORD WHICH BEARS SOUTH 89°56'13" WEST A CHORD DISTANCE OF 323.09 FEET;
5. SOUTH 49°47'20" WEST, A DISTANCE OF 624.91 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PREBLE CREEK PARKWAY;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PREBLE CREEK PARKWAY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 40°12'40" WEST, A DISTANCE OF 444.60 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 45.65 FEET, SAID CURVE HAVING A RADIUS OF 804.00 FEET, A CENTRAL ANGLE OF 03°15'12", AND A CHORD WHICH BEARS NORTH 41°50'16" WEST A CHORD DISTANCE OF 45.64 FEET;
3. NORTH 43°27'51" WEST, A DISTANCE OF 197.24 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 27.51 FEET, SAID CURVE HAVING A RADIUS OF 804.00 FEET, A CENTRAL ANGLE OF 01°57'37", AND A CHORD WHICH BEARS NORTH 42°29'13" WEST A CHORD DISTANCE OF 27.51 FEET;
5. NORTH 41°50'14" WEST, A DISTANCE OF 38.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,417,086 SQUARE FEET OR 32.53 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 H; 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 CERTIFICATE:

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

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

BY: *Bethany Johnson*  
BETHANY JOHNSON, EXECUTIVE VICE PRESIDENT, GENERAL COUNSEL

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF July, 2023, BY BETHANY JOHNSON, EXECUTIVE VICE PRESIDENT, GENERAL COUNSEL, 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: 6/30/2025

SHERYL A HANEBRINK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2025-4025848  
MY COMMISSION EXPIRES JUNE 30, 2025

## SUBDIVIDER/DEVELOPER CERTIFICATE:

NP DEVELOPMENT, INC., A COLORADO CORPORATION

BY: *Bethany Johnson*  
BETHANY JOHNSON, EXECUTIVE VICE PRESIDENT, GENERAL COUNSEL

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF July, 2023, BY BETHANY JOHNSON, EXECUTIVE VICE PRESIDENT, GENERAL COUNSEL, NP DEVELOPMENT, INC., A COLORADO CORPORATION.

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NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/30/2025

SHERYL A HANEBRINK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2025-4025848  
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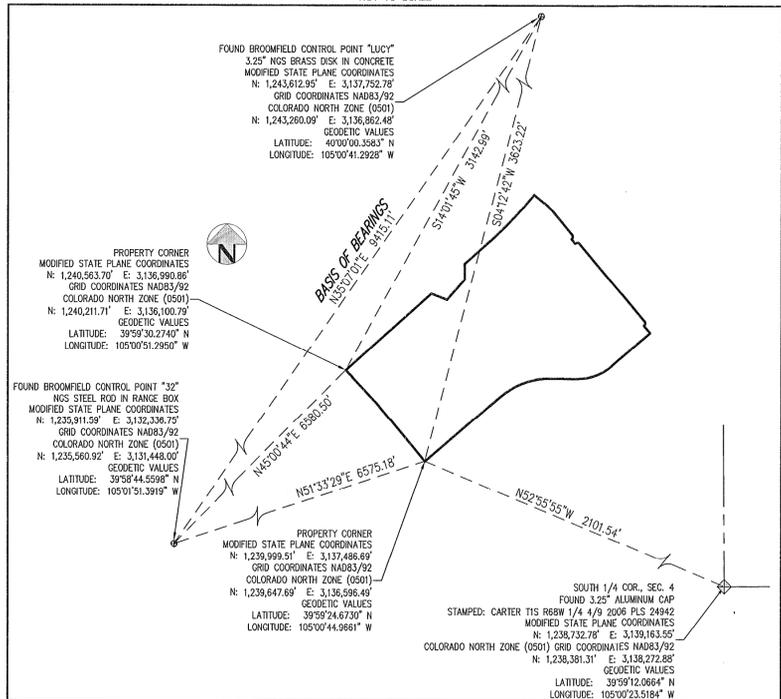


## GENERAL NOTES:

1. THIS PLAT CONTAINS 18 BLOCKS, 233 LOTS AND 65 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 9,415.11 FEET WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERE TO.
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. ABD70780457-4 BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF 07/13/2023 AT 5:00 P.M.
8. DRAINAGE, PUBLIC ACCESS INCLUDING PUBLIC TRAIL ACCESS, UTILITY EASEMENTS AND DRY UTILITY EASEMENTS ARE HEREBY GRANTED OVER ANY 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

NOT TO SCALE



## GENERAL NOTES (CONTINUED):

9. PROJECT BENCHMARK: BROOMFIELD CONTROL POINT "LUCY" ELEVATION = 5,297.00 FEET NAVD 88 DATUM.
10. NO BUILDING PERMIT OR CERTIFICATE 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(0), B.M.C.

## LAND USE REVIEW COMMISSION CERTIFICATE:

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

THIS 15<sup>th</sup> DAY OF December, 2023.

*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY

## CITY COUNCIL CERTIFICATE:

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

THIS 26<sup>th</sup> DAY OF February, 2023.

*[Signature]*  
MAYOR

*[Signature]*  
CITY CLERK

## TITLE COMPANY CERTIFICATION:

I, Scott Bonnets, as Authorized Agent 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. ABD70780457-4, ISSUED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE JULY 13, 2023 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 Authorized Agent

## SURVEYOR'S CERTIFICATE:

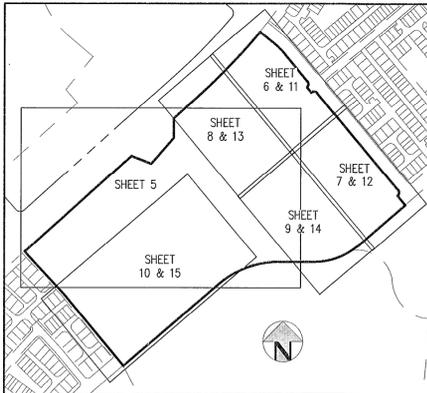
I, SHAWN D. CLARKE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE 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  
SCLARKE@HKS.COM



## KEY MAP

SCALE: 1" = 400'



PLAT AREA SUMMARY			
TYPE	AREA (SF)	AREA (AC)	OWNERSHIP
OVERALL	1,417,086	32.532	NA
LOTS	616,912	14.195	PROPERTY OWNER OF RECORD
TRACTS	586,059	13.455	PROPERTY OWNER OF RECORD
STREET RIGHT OF WAY	214,115	4.915	CITY AND COUNTY OF BROOMFIELD

SHEET INDEX	
1	COVER
2	LOT AND BLOCK BREAKDOWN
3	TRACT TABLES
4	OVERALL BOUNDARY DETAIL
5-10	PLAT SHEETS
11-15	DRY UTILITY EASEMENT DETAILS
16	LINE TABLES
17	CURVE TABLES

PREPARED BY: SDC/JOC HKS PROJECT # 211246

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

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SHEET 1 OF 17

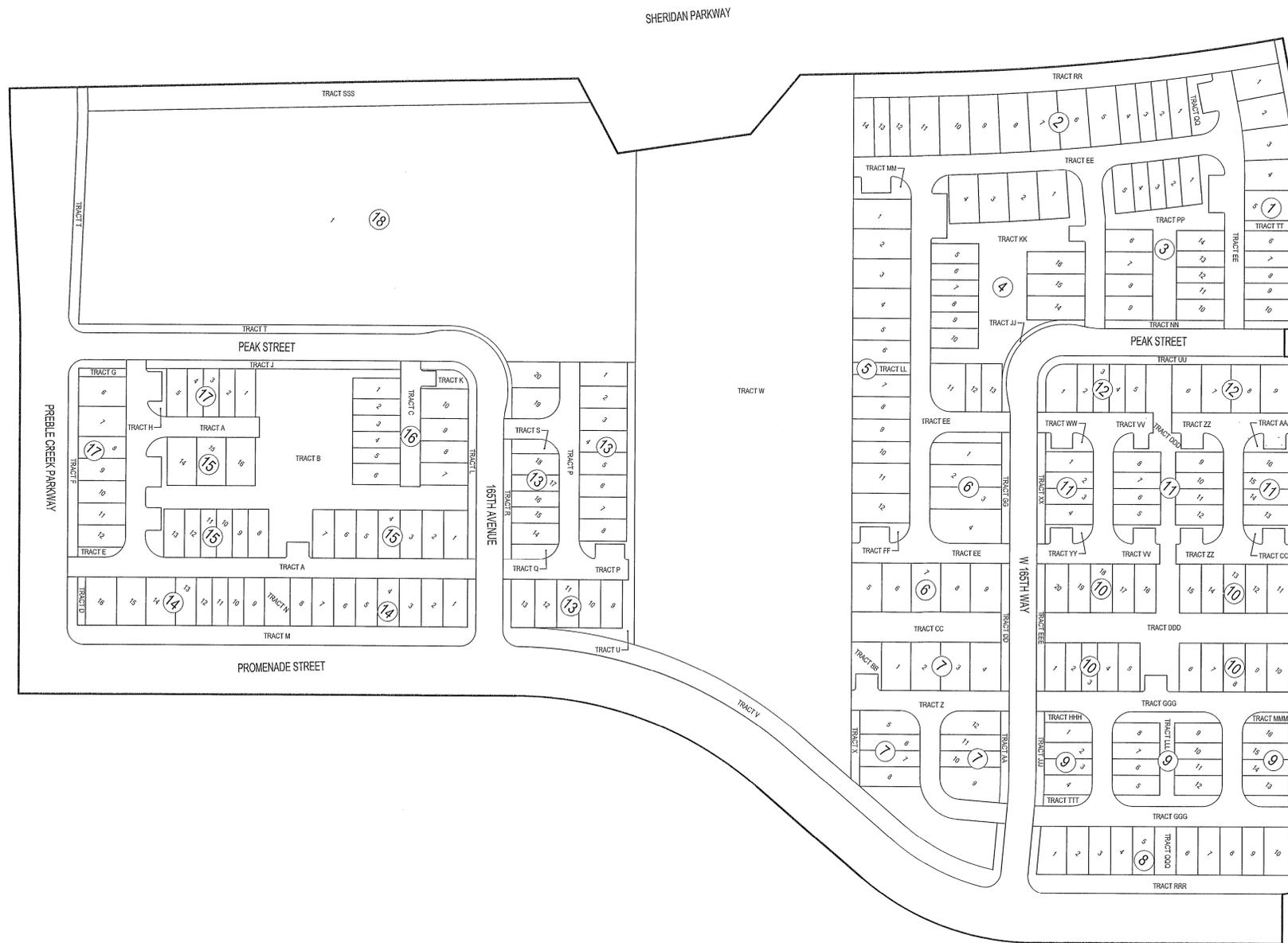
# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

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SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SITE LAYOUT

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City & County of Broomfield

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



80 0 80 160  
SCALE: 1" = 80'



PREPARED BY: SDC/JOC HKS PROJECT # 211246

**HKS HARRIS KOCHER SMITH**

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

2  
SHEET 2 OF 17

FILEPATH: K:\211246\NORTH PARK FILING NO. 2 REPLAT H\211246.DWG LAYOUT: PLAT SITE  
PLOTTER: HP 07/2023 10:36:03 BY: SHAWN CLARKE

PROJECT NUMBER: 211246

# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

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TRACT TABLES

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City & County of Broomfield

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TRACT AREA TABLE					
TRACT	AREA (SQ FT)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
PUBLIC RIGHT-OF-WAY	214,115	4.915	DISTRICT/HOA	DISTRICT/HOA	RIGHT-OF-WAY
Tract A	25,604	0.588	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract AA	1,204	0.028	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract AAA	743	0.017	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract B	34,570	0.794	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract BB	1,958	0.045	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract BBB	1,518	0.035	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract C	4,261	0.098	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract CC	7,235	0.166	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract CCC	743	0.017	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract D	800	0.014	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract DD	1,656	0.038	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract DDD	24,598	0.565	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract E	625	0.014	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract EE	49,721	1.141	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract EEE	1,656	0.038	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract F	3,728	0.086	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract FF	1,048	0.024	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract FFF	1,735	0.040	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract G	830	0.014	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract GG	1,449	0.033	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract GGG	24,097	0.553	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY

TRACT AREA TABLE					
TRACT	AREA (SQ FT)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
Tract H	681	0.016	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract HH	1,048	0.024	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract HHH	704	0.016	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract J	3,358	0.077	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract JJ	1,079	0.025	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract JJJ	1,237	0.028	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract K	928	0.021	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract KK	16,694	0.383	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract L	3,077	0.071	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract LL	1,155	0.027	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract LLL	5,017	0.115	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract M	13,300	0.305	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract MM	1,267	0.029	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract MMM	704	0.016	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract N	1,906	0.044	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract NN	1,573	0.036	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract NNN	1,296	0.030	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract P	12,948	0.297	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract PP	8,879	0.204	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract PPP	715	0.016	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract Q	991	0.023	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract QQ	1,684	0.039	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY

TRACT AREA TABLE					
TRACT	AREA (SQ FT)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
Tract QQQ	1,648	0.038	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract R	1,569	0.036	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract RR	15,997	0.367	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract RRR	9,105	0.209	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract S	991	0.023	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract SS	4,525	0.104	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract SSS	18,725	0.430	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract T	9,570	0.220	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract TT	780	0.018	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract TTT	732	0.017	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract U	3,105	0.071	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract UU	4,544	0.104	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract V	17,814	0.409	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract VV	13,538	0.311	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract W	196,240	4.505	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract WW	763	0.018	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract X	1,327	0.030	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract XX	1,449	0.033	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract Y	7,322	0.168	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract YY	743	0.017	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract Z	10,966	0.252	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY
Tract ZZ	14,128	0.324	DISTRICT/HOA	DISTRICT/HOA	ACCESS, UTILITY, DRY UTILITY

DRAINAGE, PUBLIC ACCESS INCLUDING PUBLIC TRAIL ACCESS, UTILITY EASEMENTS AND DRY UTILITY EASEMENTS ARE HEREBY GRANTED OVER ANY 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.

PUBLIC RIGHT OF WAYS:  
PREBLE CREEK PARKWAY  
PROMENADE STREET  
PEAK STREET  
165TH AVENUE  
16TH WAY

TOTAL RIGHT-OF-WAY AREA DEDICATION = 214,115 SQ. FT. OR 4.915 AC ±

FILEPATH: K:\211246\REVISED\REPLAT\_H\_FINAL\_LAYOUT\_LAYOUT.TBCT  
DATE: 08/01/2023 10:36:06 AM BY: SHAWN G. ABRE

PROJECT NUMBER: 211246



PREPARED BY: SDC/JOC HKS PROJECT # 211246

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

3

SHEET 3 OF 17

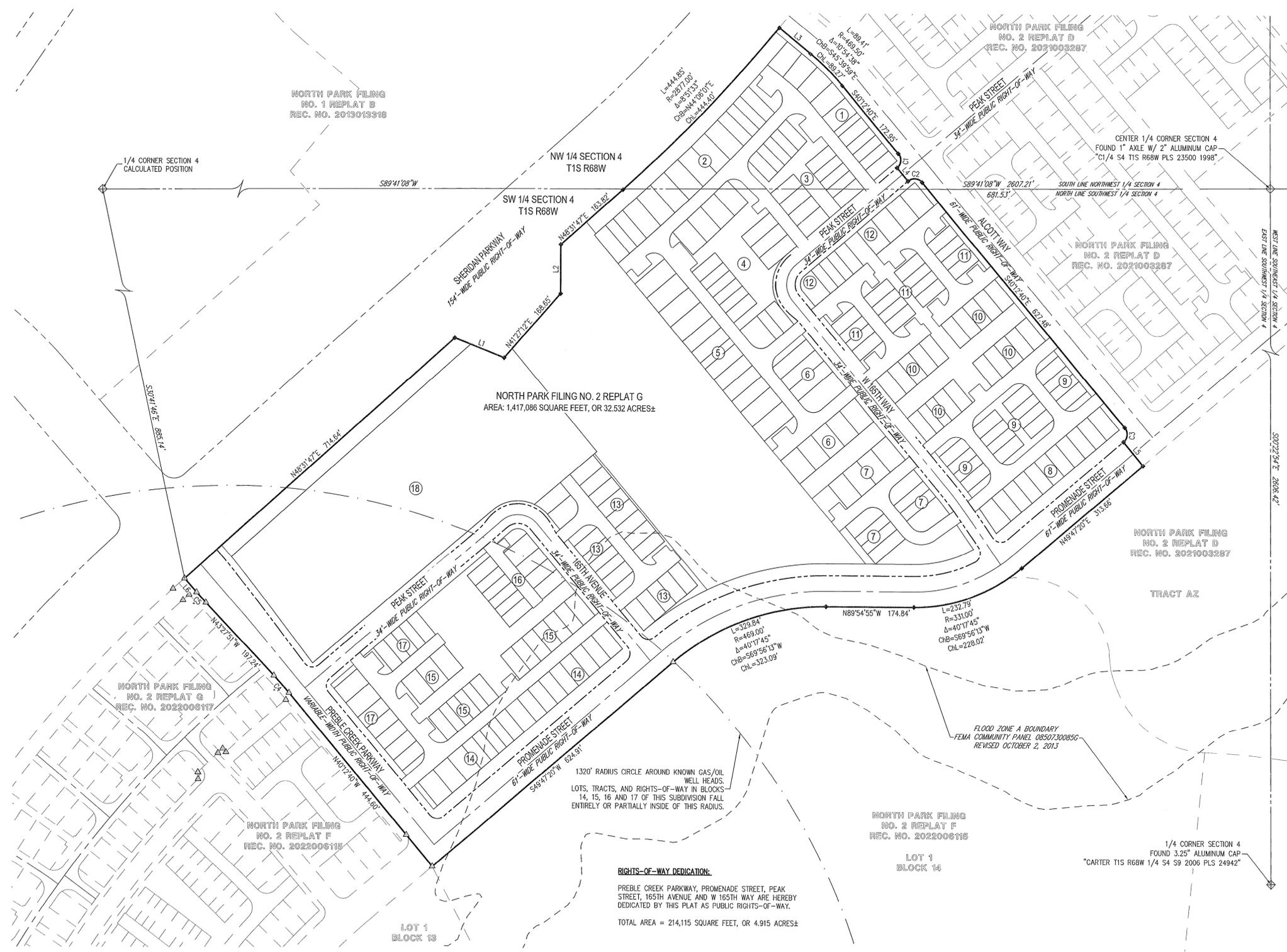
# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D,  
SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
OVERALL BOUNDARY

2023005986 PL 08/01/2023 09:42 AM  
Page: 4 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.



**LEGEND**

- △ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⊕ SECTION CORNER
- ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⑩ BLOCK NUMBER
- BOUNDARY LINE
- LOT/TRACT LINE LINE
- PROPERTY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - FEMA FLOODPLAIN LIMITS
- - - 1320'-RADIUS AROUND OIL/GAS WELL HEAD

**RIGHTS-OF-WAY DEDICATION:**

PREBLE CREEK PARKWAY, PROMENADE STREET, PEAK STREET, 165TH AVENUE AND W 165TH WAY ARE HEREBY DEDICATED BY THIS PLAT AS PUBLIC RIGHTS-OF-WAY.  
TOTAL AREA = 214,115 SQUARE FEET, OR 4.915 ACRES±

FILED IN HKS 211246 REPLAT 211246.DWG LAYOUT: GEGENHUIS  
DATE: 08/01/2023 10:58:54 BY: SWANIN CAWNE

PROJECT NUMBER: 211246



PREPARED BY: SDC/JOC HKS PROJECT # 211246

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

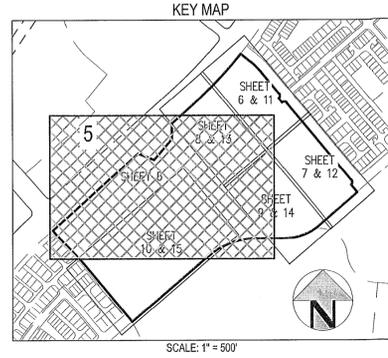
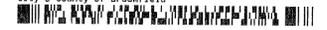
4  
SHEET 4 OF 17

# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
PLAT

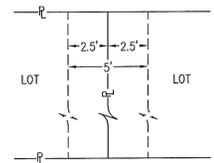
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Page: 5 of 17 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield



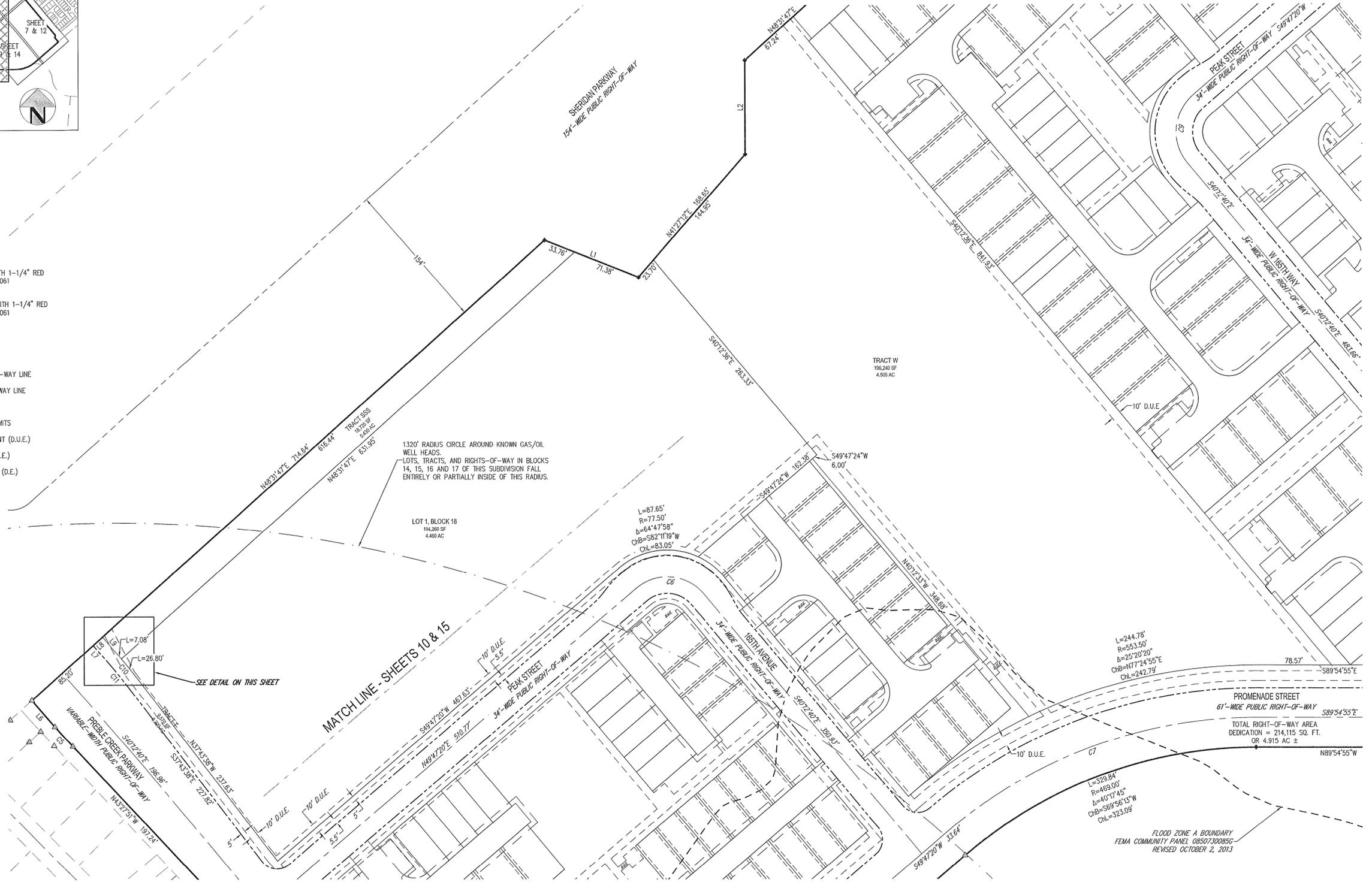
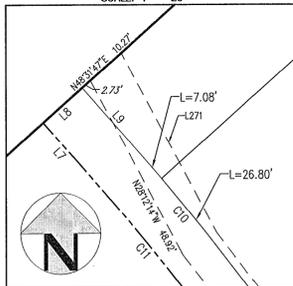
### LEGEND

- △ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⑩ BLOCK NUMBER
- ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- BOUNDARY LINE
- LOT/TRACT LINE LINE
- PROPERTY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - FEMA FLOODPLAIN LIMITS
- - - DRY UTILITY EASEMENT (D.U.E.)
- - - UTILITY EASEMENT (U.E.)
- - - DRAINAGE EASEMENT (D.E.)

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



### DRY UTILITY EASEMENT DETAIL SCALE: 1" = 20'



PREPARED BY: SDC/JOC HKS PROJECT # 211246

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

5  
SHEET 5 OF 17

MATCH LINE - SEE SHEET 4

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HARRIS KOCHER SMITH  
PROJECT NUMBER: 211246  
PLAT FILED IN DISTRICT CLERK'S OFFICE, BROOMFIELD COUNTY, COLORADO, ON 08/01/2023 BY SHAWN CLARKE

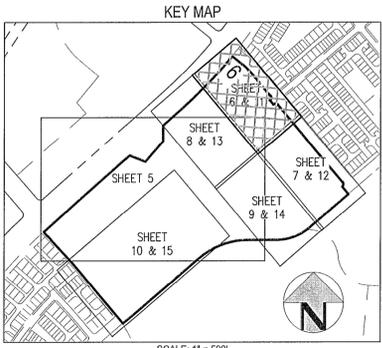
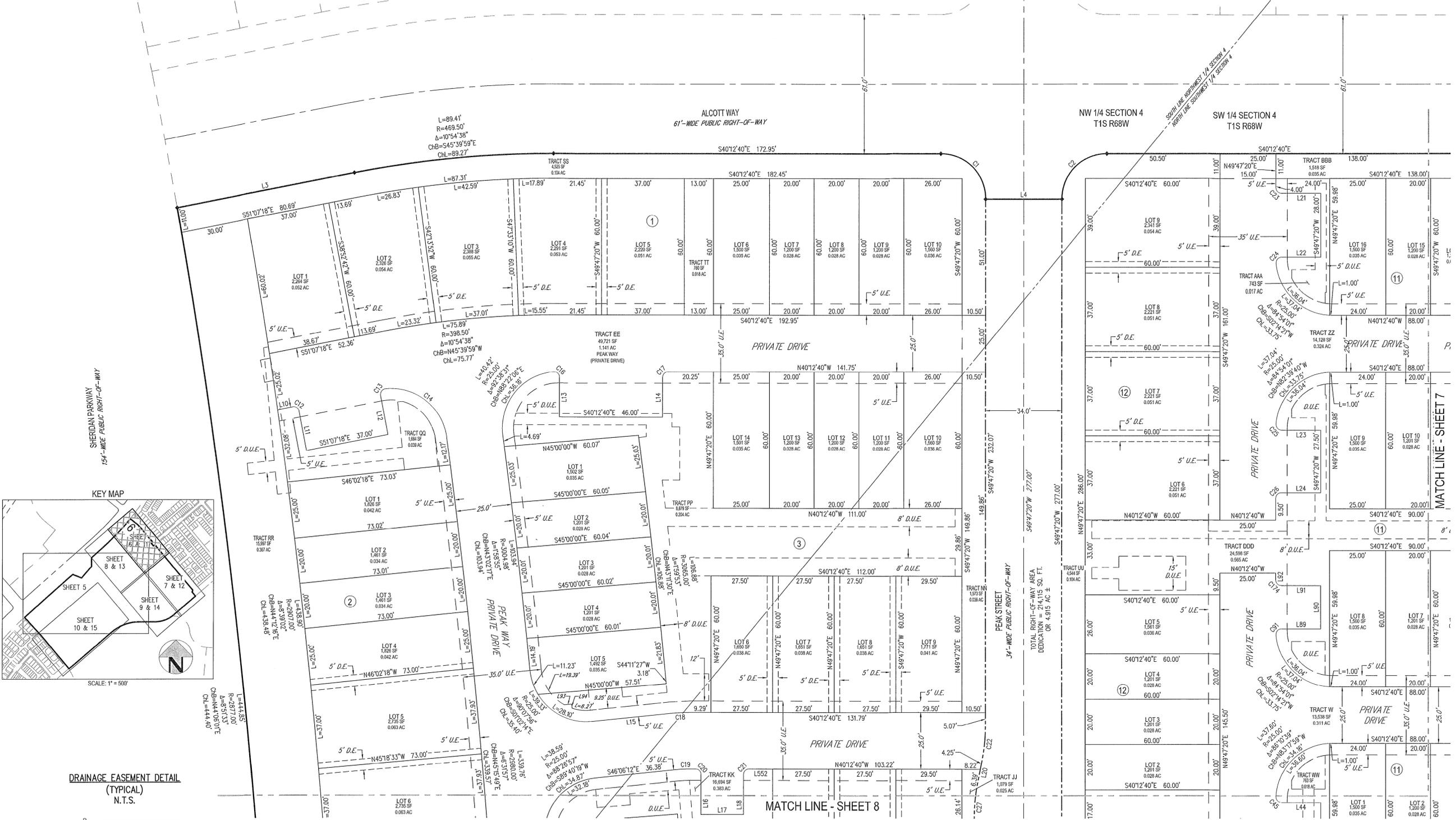
# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

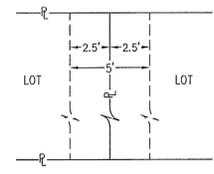
BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO PLAT

2023095986 PL 08/01/2023 09:42 AM  
 Page: 6 of 17 Rec Fee \$8.00 Doc Fee \$  
 City & County of Broomfield

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



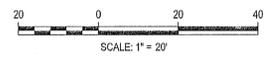
**DRAINAGE EASEMENT DETAIL (TYPICAL) N.T.S.**



- ▲ 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

- LEGEND**
- LOT/TRACT LINE LINE
  - PROPERTY LINE
  - - - PROPOSED RIGHT-OF-WAY LINE
  - - - EXISTING RIGHT-OF-WAY LINE
  - STREET CENTERLINE
  - - - FEMA FLOODPLAIN LIMITS

- - - DRY UTILITY EASEMENT (D.U.E.)
- - - UTILITY EASEMENT (U.E.)
- - - DRAINAGE EASEMENT (D.E.)



PREPARED BY: SDC/JOC HKS PROJECT # 211246

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

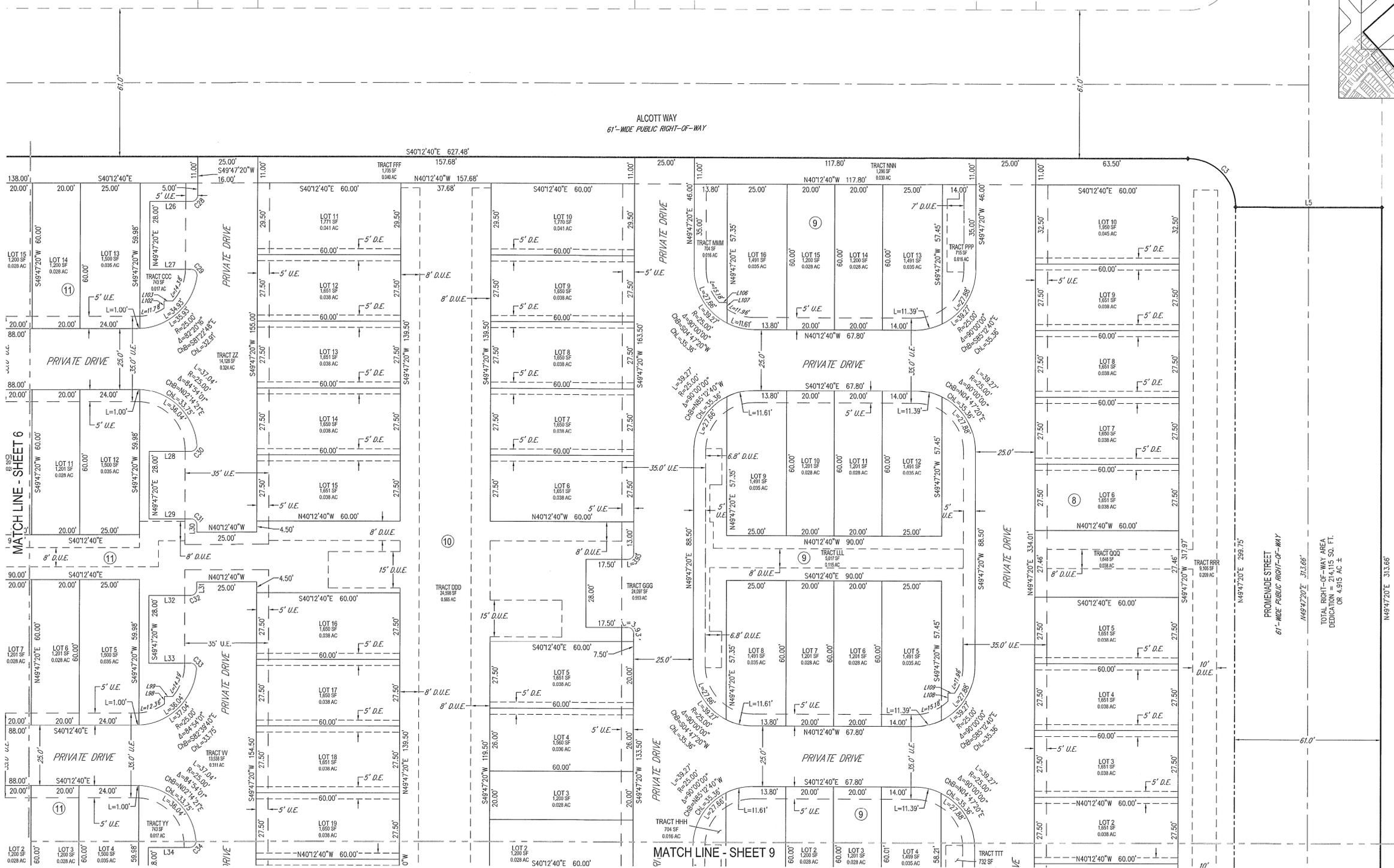
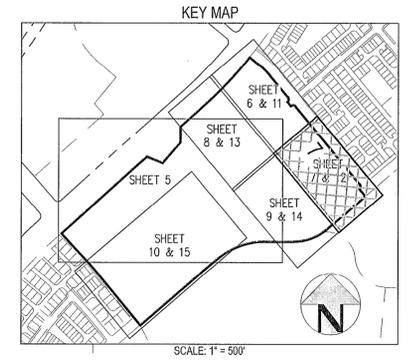
6  
 SHEET 6 OF 17

# NORTH PARK FILING NO. 2 REPLAT H

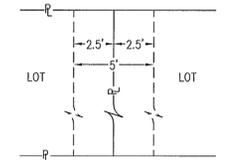
FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO PLAT

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Page: 7 of 17 Rec Fee: \$0.00 Doc Fee: \$  
City & County of Broomfield



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



NORTH PARK FILING  
NO. 2 REPLAT D  
REC. NO. 2021003287

TRACT AZ

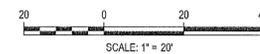
TOTAL RIGHT-OF-WAY AREA  
DEDICATION = 214,115 SQ. FT.  
ON 4.915 AC ±

MATCH LINE - SEE SHEET 4

- △ 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

LEGEND

- LOT/TRACT LINE
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- FEMA FLOODPLAIN LIMITS
- DRY UTILITY EASEMENT (D.U.E.)
- UTILITY EASEMENT (U.E.)
- DRAINAGE EASEMENT (D.E.)



PREPARED BY: SDC/JOC HKS PROJECT # 211246

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

7  
SHEET 7 OF 17

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

FILED IN COUNTY OF BROOMFIELD PLAT 211246 HKS PROJECT # 211246  
1. REBAR PLS 38061  
2. SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061  
3. FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061  
4. BLOCK NUMBER  
5. LOT NUMBER

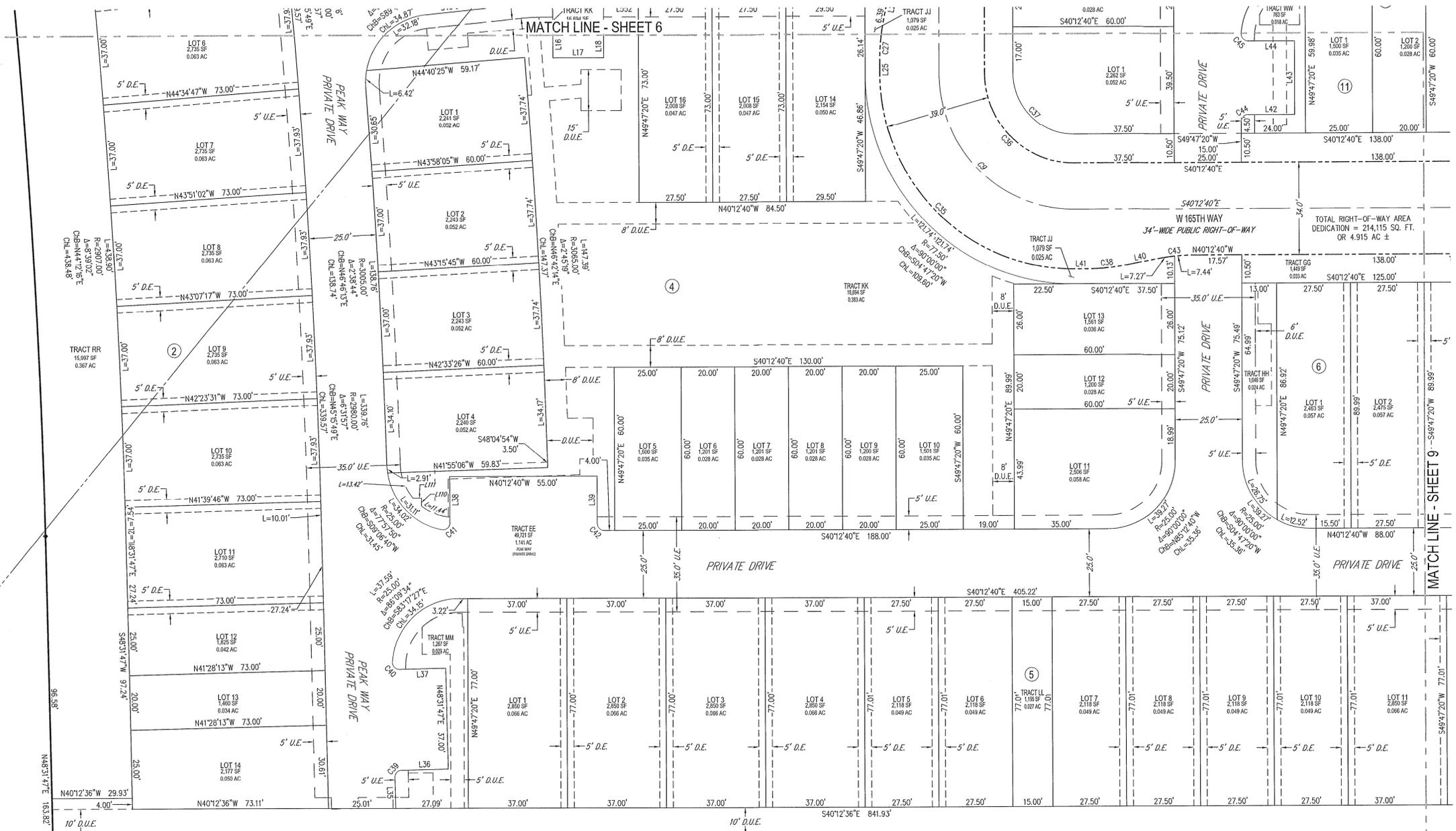
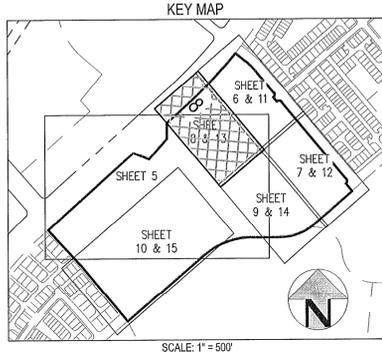
PROJECT NUMBER: 211246

# NORTH PARK FILING NO. 2 REPLAT H

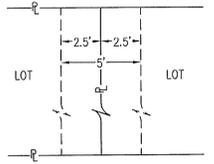
FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO PLAT

202305986 PL 08/01/2023 09:42 AM  
Page: 8 of 17 Reg. Fee: \$0.00 Doc Fee: \$  
City & County of Broomfield



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

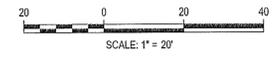
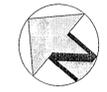


- ▲ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- ⑩ BLOCK NUMBER
- 1 LOT NUMBER
- ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- BOUNDARY LINE

LEGEND

- LOT/TRACT LINE LINE
- PROPERTY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- - - FEMA FLOODPLAIN LIMITS
- - - DRY UTILITY EASEMENT (D.U.E.)
- - - UTILITY EASEMENT (U.E.)
- - - DRAINAGE EASEMENT (D.E.)

TRACT W  
196,240 SF  
4.905 AC



PREPARED BY: SOC/JOC HKS PROJECT # 211246

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

8

SHEET 8 OF 17

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

REVISION: 1. 08/01/2023 SUBMITTER REVISION: 1. 08/01/2023 DWS LAYOUT: SITES 2/2023 PLOTTED: 08/01/2023 PLOTTED BY: SHAWN CLARKE

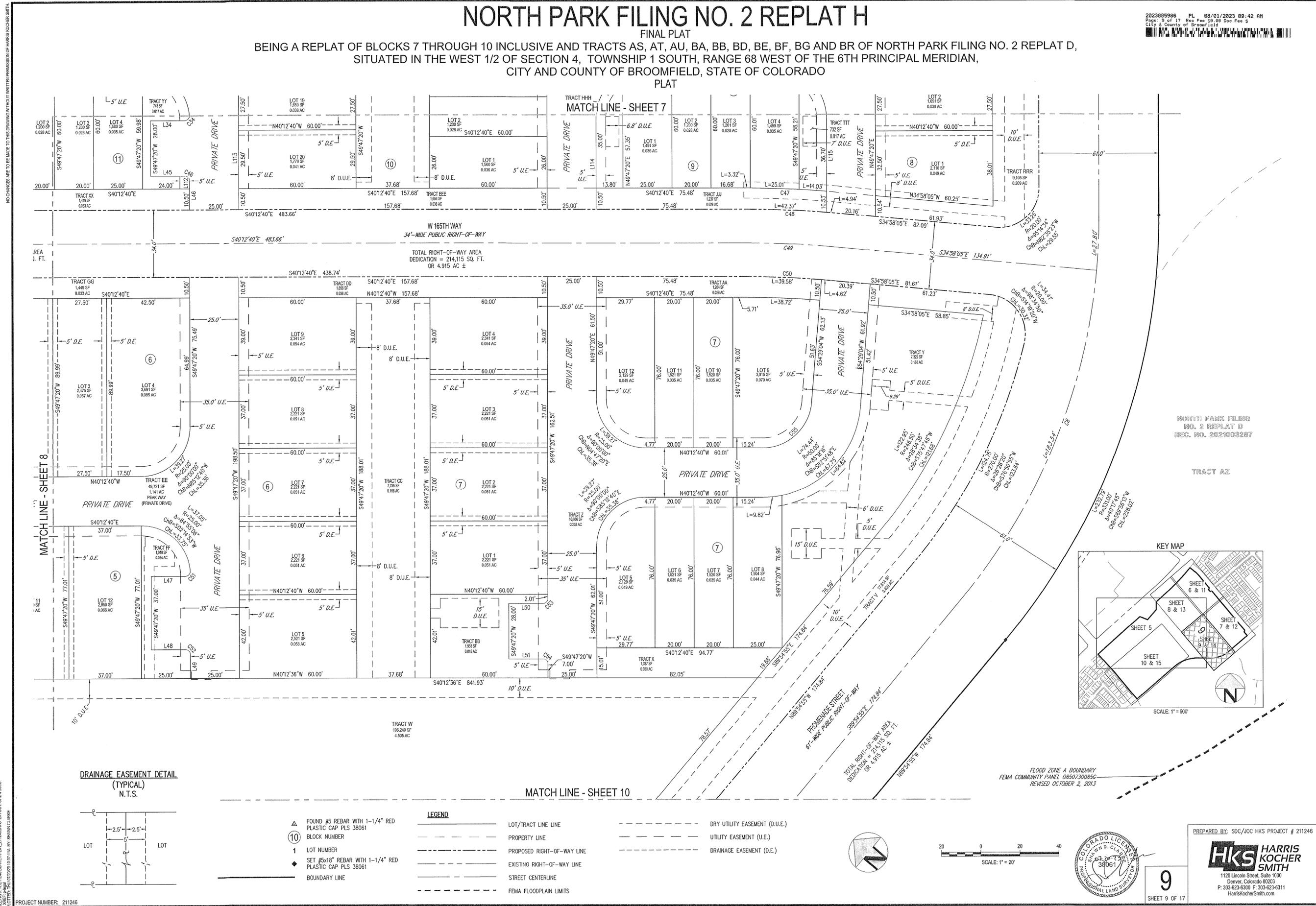
PROJECT NUMBER: 211246

# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

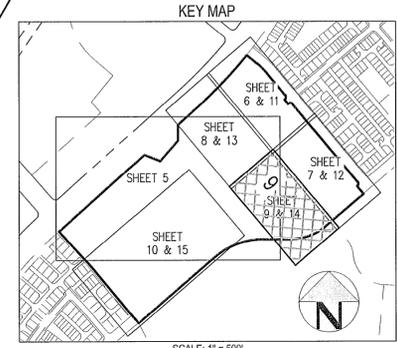
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PLAT

2023005986 PL 08/01/2023 09:42 AM  
Page: 9 of 17 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield



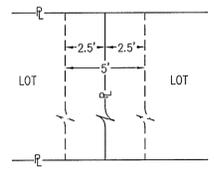
NORTH PARK FILING NO. 2 REPLAT D  
REC. NO. 2021003287

TRACT AZ



FLOOD ZONE A BOUNDARY  
FEMA COMMUNITY PANEL 0850730085C  
REVISED OCTOBER 2, 2013

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

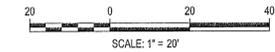


MATCH LINE - SHEET 10

- △ 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

- LEGEND**
- LOT/TRACT LINE LINE
  - PROPERTY LINE
  - - - PROPOSED RIGHT-OF-WAY LINE
  - - - EXISTING RIGHT-OF-WAY LINE
  - STREET CENTERLINE
  - - - FEMA FLOODPLAIN LIMITS

- - - DRY UTILITY EASEMENT (D.U.E.)
- - - UTILITY EASEMENT (U.E.)
- - - DRAINAGE EASEMENT (D.E.)



PREPARED BY: SDG/JOC HKS PROJECT # 211246

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

9  
SHEET 9 OF 17

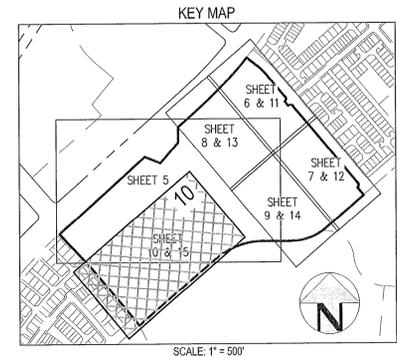
PROJECT NUMBER: 211246

# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

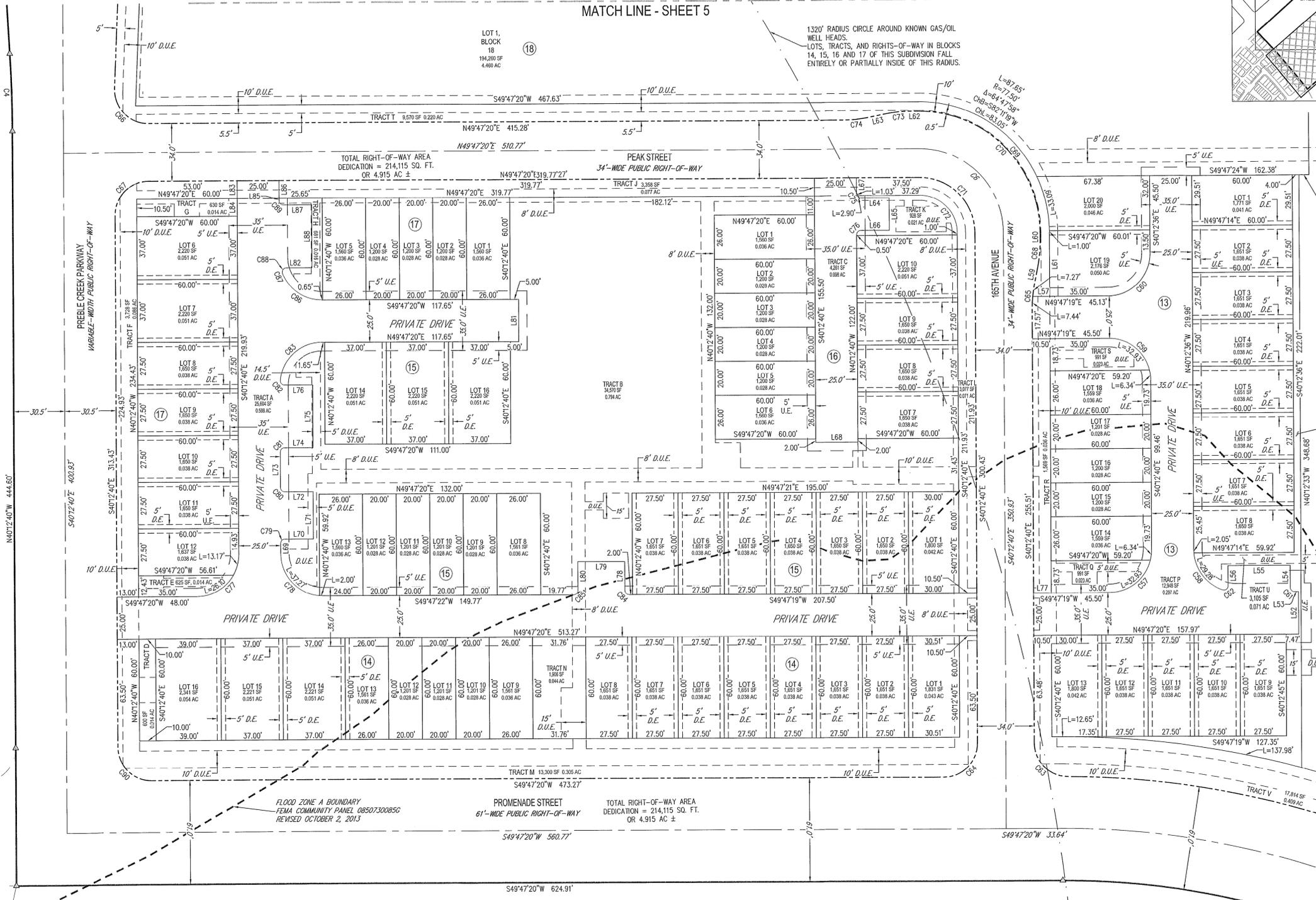
BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
PLAT

2023085986 PL 09/01/2023 09:42 AM  
Page: 18 of 17 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield  
CAB=562.110"W  
CHL=362.07'

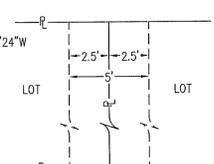


MATCH LINE - SHEET 5

1320' RADIUS CIRCLE AROUND KNOWN GAS/OIL WELL HEADS. LOTS, TRACTS, AND RIGHTS-OF-WAY IN BLOCKS 14, 15, 16 AND 17 OF THIS SUBDIVISION FALL ENTIRELY OR PARTIALLY INSIDE OF THIS RADIUS.



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



MATCH LINE - SHEET 9

- |  |                                  |                                     |
|--|----------------------------------|-------------------------------------|
| △ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061   | — LOT/TRACT LINE LINE            | - - - DRY UTILITY EASEMENT (D.U.E.) |
| ⑩ BLOCK NUMBER   | — PROPERTY LINE                  | - - - UTILITY EASEMENT (U.E.)       |
| 1 LOT NUMBER   | - - - PROPOSED RIGHT-OF-WAY LINE | - - - DRAINAGE EASEMENT (D.E.)      |
| ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061 | — EXISTING RIGHT-OF-WAY LINE     |                                     |
| — BOUNDARY LINE  | — STREET CENTERLINE              |                                     |
|  | - - - FEMA FLOODPLAIN LIMITS     |                                     |



SCALE: 1" = 30'



PREPARED BY: SDC/JDC HKS PROJECT # 211246



10  
SHEET 10 OF 17

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

FILEPATH: K:\211246\SUB\REPLAT\_211246.DWG LAYOUT: SITE 1.SSC  
PLOTTER: HPGL 07/20/23 12:22:14 BY: SHAWN CLARKE

PROJECT NUMBER: 211246

# NORTH PARK FILING NO. 2 REPLAT H

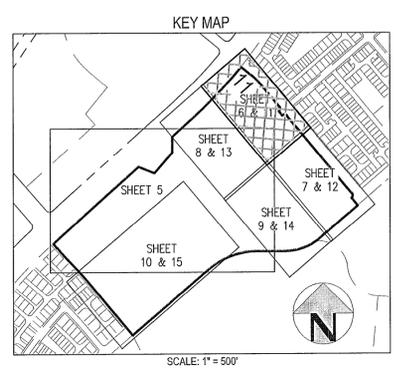
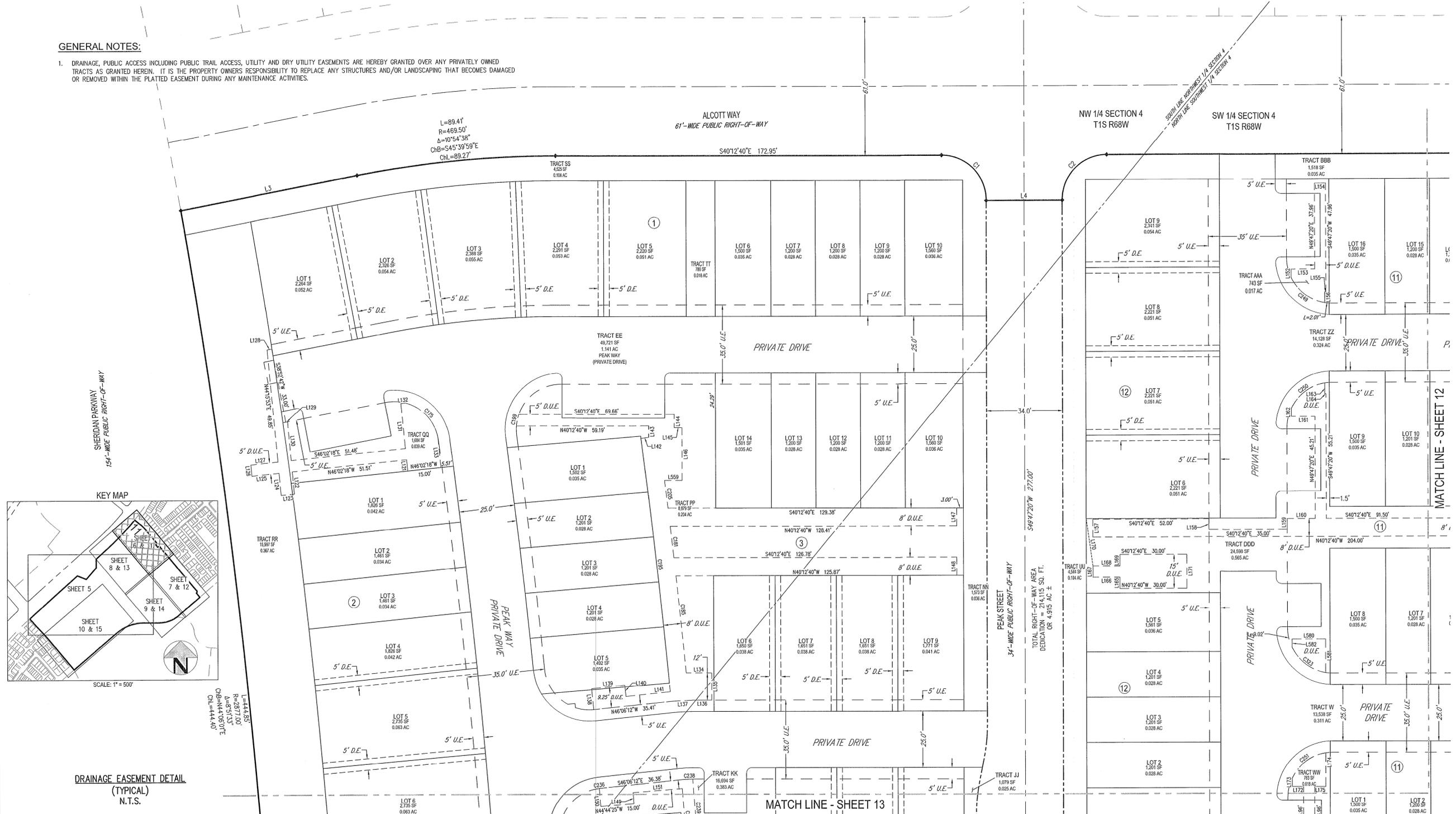
FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
DRY UTILITY EASEMENTS

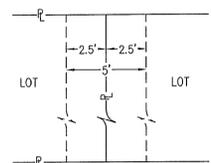
2023009966 PL 08/01/2023 09:42 AM  
Page: 11 of 17 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield

### GENERAL NOTES:

- DRAINAGE, PUBLIC ACCESS INCLUDING PUBLIC TRAIL ACCESS, UTILITY AND DRY UTILITY EASEMENTS ARE HEREBY GRANTED OVER ANY 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.

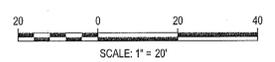


DRAINAGE EASEMENT DETAIL (TYPICAL) N.T.S.



- △ 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

- LEGEND**
- LOT/TRACT LINE LINE
  - PROPERTY LINE
  - - - PROPOSED RIGHT-OF-WAY LINE
  - - - EXISTING RIGHT-OF-WAY LINE
  - STREET CENTERLINE
  - - - FEMA FLOODPLAIN LIMITS
  - - - DRY UTILITY EASEMENT (D.U.E.)
  - - - UTILITY EASEMENT (U.E.)
  - - - DRAINAGE EASEMENT (D.E.)



PREPARED BY: SDC/JOC HKS PROJECT # 211246

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

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SHEET 11 OF 17

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

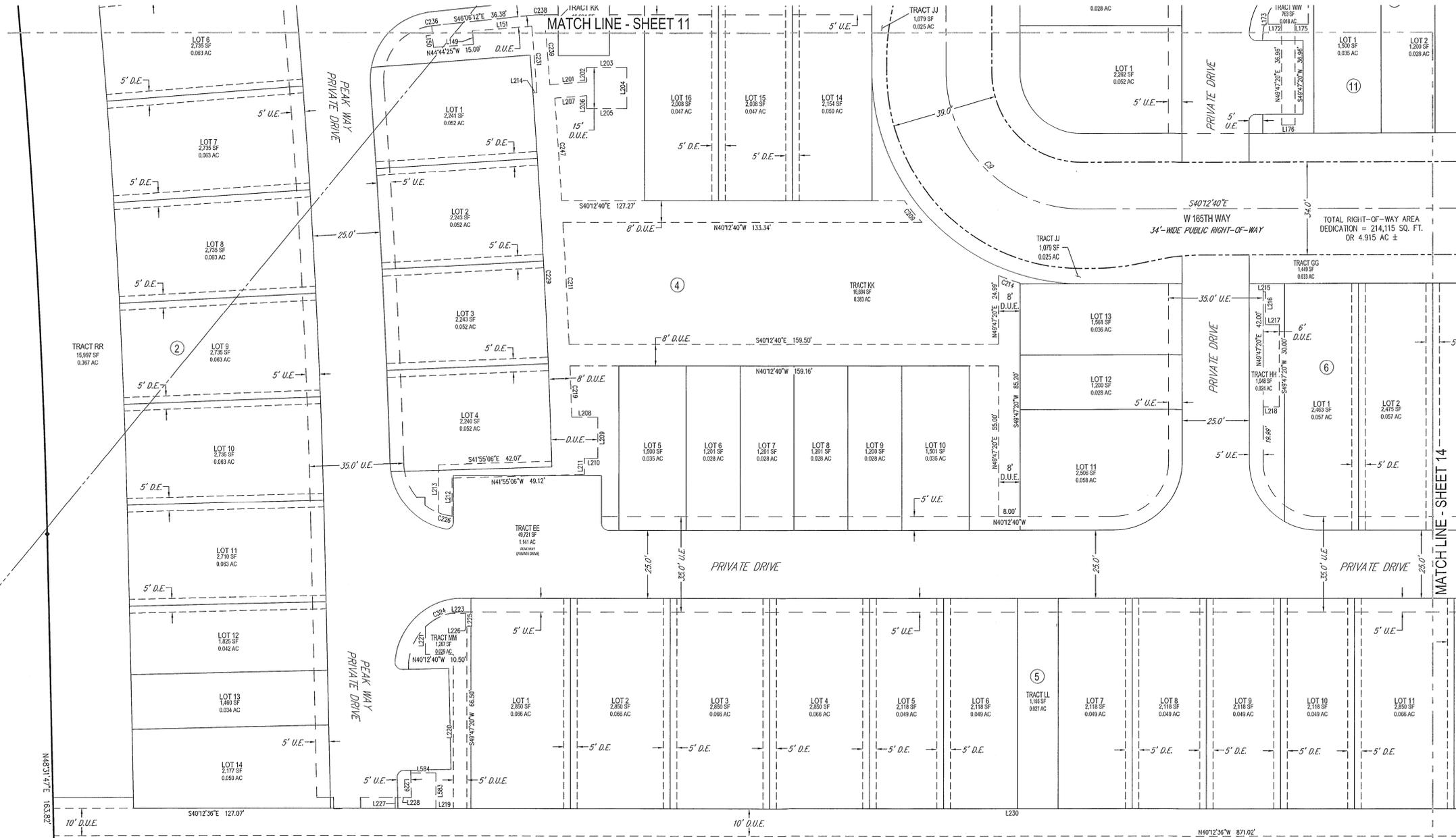
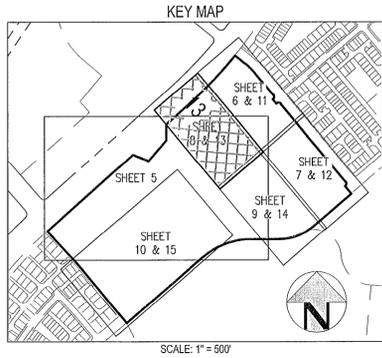


# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
**DRY UTILITY EASEMENTS**

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 City & County of Broomfield



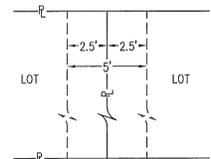
TOTAL RIGHT-OF-WAY AREA DEDICATION = 214,115 SQ. FT. OR 4.915 AC ±

**GENERAL NOTES:**

1. DRAINAGE, PUBLIC ACCESS INCLUDING PUBLIC TRAIL ACCESS, UTILITY AND DRY UTILITY EASEMENTS ARE HEREBY GRANTED OVER ANY 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.

TRACT W  
 196,240 SF  
 4.505 AC

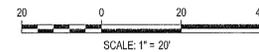
**DRAINAGE EASEMENT DETAIL (TYPICAL)**  
 N.T.S.



- ⑩ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- 1 LOT NUMBER
- ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061
- BOUNDARY LINE

**LEGEND**

- LOT/TRACT LINE LINE
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- FEMA FLOODPLAIN LIMITS
- - - DRY UTILITY EASEMENT (D.U.E.)
- - - UTILITY EASEMENT (U.E.)
- - - DRAINAGE EASEMENT (D.E.)



PREPARED BY: SDG/JOC HKS PROJECT # 211246

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 HarrisKocherSmith.com

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 SHEET 13 OF 17

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

FILEPATH: K:\211246\REVISED\PLAT\_211246.DWG LAYOUT: EMMT 3.2023  
 PLOTTED: THU 07/20/2023 10:37:54 BY: SHAWN CLARKE

PROJECT NUMBER: 211246

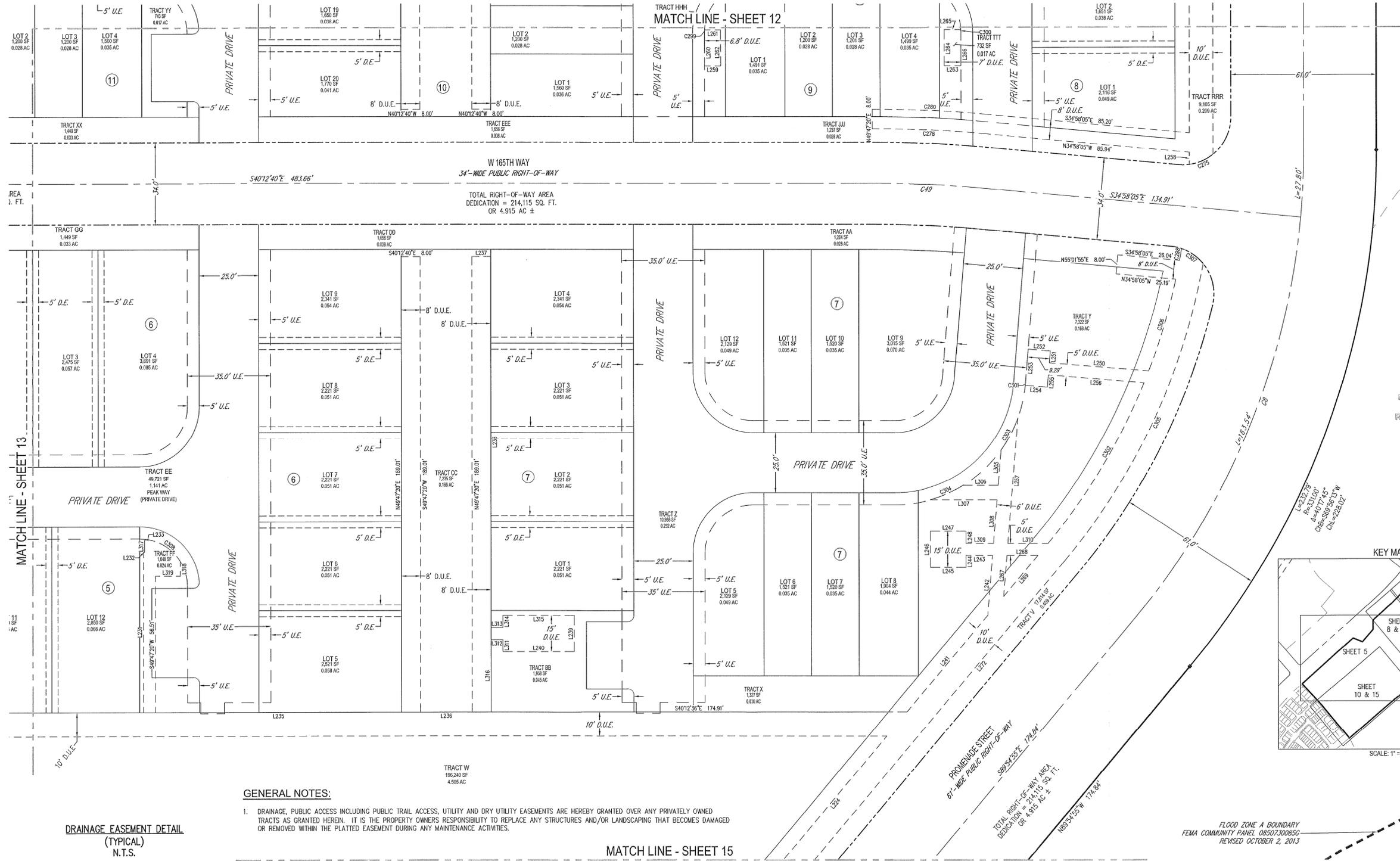
# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
**DRY UTILITY EASEMENTS**

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 City & County of Broomfield

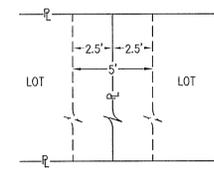
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



**GENERAL NOTES:**

1. DRAINAGE, PUBLIC ACCESS INCLUDING PUBLIC TRAIL ACCESS, UTILITY AND DRY UTILITY EASEMENTS ARE HEREBY GRANTED OVER ANY 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.

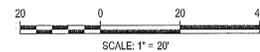
**DRAINAGE EASEMENT DETAIL (TYPICAL) N.T.S.**



**LEGEND**

- |  |     |                            |     |     |                               |
|--|-----|----------------------------|-----|-----|-------------------------------|
| ▲ FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061   | --- | LOT/TRACT LINE             | --- | --- | DRY UTILITY EASEMENT (D.U.E.) |
| ⑩ BLOCK NUMBER   | --- | PROPERTY LINE              | --- | --- | UTILITY EASEMENT (U.E.)       |
| 1 LOT NUMBER   | --- | PROPOSED RIGHT-OF-WAY LINE | --- | --- | DRAINAGE EASEMENT (D.E.)      |
| ◆ SET #5x18" REBAR WITH 1-1/4" RED PLASTIC CAP PLS 38061 | --- | EXISTING RIGHT-OF-WAY LINE | --- | --- |                               |
| ---  | --- | STREET CENTERLINE          | --- | --- |                               |
| ---  | --- | FEMA FLOODPLAIN LIMITS     | --- | --- |                               |

FLOOD ZONE A BOUNDARY  
 FEMA COMMUNITY PANEL 0850730085C  
 REVISED OCTOBER 2, 2013



PREPARED BY: SDC/JOC HKS PROJECT # 211246

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 HarrisKocherSmith.com

**14**  
 SHEET 14 OF 17



# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D,  
SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
LINE TABLES

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City & County of Broomfield



LINE	BEARING	LENGTH
L1	S68°45'47"E	105.14'
L2	N00°05'29"W	96.83'
L3	S51°07'18"E	80.52'
L4	S40°12'40"E	34.00'
L5	S40°12'40"E	61.00'
L6	N41°30'14"W	36.34'
L7	S41°30'14"E	22.92'
L8	N48°31'47"E	13.00'
L9	N41°30'14"W	22.92'
L10	S51°07'18"E	6.80'
L11	S38°52'42"W	17.50'
L12	N38°52'42"E	17.41'
L13	S49°47'20"W	17.41'
L14	N49°47'20"E	17.50'
L15	N46°06'12"W	35.28'
L16	S49°47'20"W	17.46'
L17	S40°12'40"E	19.00'
L18	N49°47'20"E	17.50'
L20	S61°05'56"W	10.64'
L21	S40°12'40"E	17.50'

LINE	BEARING	LENGTH
L22	N40°12'40"W	17.41'
L23	S40°12'40"E	17.41'
L24	N40°12'40"W	17.50'
L25	S49°47'20"W	5.07'
L26	S40°12'40"E	17.50'
L27	N40°12'40"W	17.30'
L28	S40°12'40"E	17.41'
L29	N40°12'40"W	17.50'
L30	N49°47'20"E	3.00'
L31	S49°47'20"W	3.00'
L32	N40°12'40"W	17.50'
L33	S40°12'40"E	17.41'
L34	N40°12'40"W	17.41'
L35	N48°31'47"E	11.46'
L36	S41°28'13"E	17.50'
L37	N41°28'13"W	17.41'
L38	S49°47'20"W	17.13'
L39	N49°47'20"E	17.49'
L40	S51°31'16"E	10.64'
L41	S40°12'40"E	5.07'

LINE	BEARING	LENGTH
L42	S40°12'40"E	17.50'
L43	N49°47'20"E	27.00'
L44	N40°12'40"W	17.45'
L45	S40°12'40"E	17.50'
L46	S49°47'20"W	14.50'
L47	N40°12'40"W	17.41'
L48	S40°12'40"E	17.50'
L49	S49°47'20"W	12.00'
L50	N40°12'40"W	17.50'
L51	S40°12'40"E	17.50'
L52	N40°12'40"W	25.00'
L53	S49°47'37"W	2.50'
L54	N40°12'40"W	13.00'
L55	S49°47'20"W	37.00'
L56	S40°12'40"E	11.88'
L57	N49°47'19"E	10.13'
L59	S28°54'04"E	10.64'
L60	N40°12'40"W	5.07'
L61	N40°12'40"W	37.50'
L62	S49°47'20"W	5.07'

LINE	BEARING	LENGTH
L63	S38°28'44"W	10.64'
L64	N49°47'20"E	17.00'
L65	S40°12'40"E	19.00'
L66	S49°47'20"W	17.00'
L67	S40°12'40"E	9.50'
L68	S49°47'24"W	25.00'
L69	N40°12'40"W	5.98'
L70	N49°47'20"E	17.00'
L71	N40°12'40"W	28.00'
L72	S49°47'20"W	17.00'
L73	N40°12'40"W	20.95'
L74	N49°47'20"E	17.00'
L75	N40°12'40"W	37.00'
L76	S49°47'20"W	16.86'
L77	N49°47'19"E	10.50'
L78	N40°12'36"W	17.00'
L79	S49°47'20"W	28.00'
L80	S40°12'36"E	17.00'
L81	N40°12'40"W	25.00'
L82	N49°47'20"E	15.33'

LINE	BEARING	LENGTH
L83	N40°12'40"W	10.50'
L84	N40°12'40"W	10.50'
L85	N40°12'40"W	1.50'
L86	S40°12'40"E	10.50'
L87	S49°47'20"W	17.00'
L88	N40°12'40"W	37.00'
L89	S40°12'40"E	17.41'
L90	N49°47'20"E	19.00'
L91	N40°12'40"W	17.50'
L92	N49°47'20"E	3.00'
L93	N40°12'40"W	3.34'
L94	N44°47'20"E	1.80'
L98	N49°47'20"E	3.12'
L99	S40°12'40"E	3.46'
L102	N49°47'20"E	3.09'
L103	S40°12'40"E	3.61'
L106	S40°12'40"E	3.25'
L107	N49°47'20"E	57.35'
L108	S49°47'20"W	3.25'
L109	N40°12'40"W	2.76'

LINE	BEARING	LENGTH
L110	N49°47'20"E	3.04'
L111	N40°12'40"W	3.20'
L112	N49°47'20"E	4.00'
L113	N49°47'20"E	29.50'
L114	N49°47'20"E	45.50'
L115	S49°47'20"W	47.24'
L121	N43°57'42"E	5.00'
L122	S44°15'53"W	9.96'
L123	N45°44'07"W	6.00'
L124	N44°15'53"E	9.92'
L125	N46°02'18"W	12.07'
L126	N43°57'42"E	5.00'
L127	S46°02'18"E	12.10'
L128	S51°07'18"E	2.10'
L129	S51°07'18"E	0.81'
L130	S44°15'53"W	17.24'
L131	N43°57'42"E	20.00'
L132	S46°02'18"E	2.21'
L133	S43°57'42"W	13.56'
L134	S40°12'40"E	11.34'

LINE	BEARING	LENGTH
L135	S49°47'20"W	12.00'
L136	N40°12'40"W	8.42'
L137	N43°09'26"W	9.25'
L138	N43°53'48"E	9.25'
L139	S46°06'12"E	15.00'
L140	S43°53'48"W	5.00'
L141	S46°06'12"E	19.92'
L142	S47°42'50"E	3.43'
L143	N49°47'20"E	5.11'
L144	S49°47'20"W	5.86'
L145	S40°12'40"E	3.48'
L146	S49°47'20"W	23.33'
L147	S49°47'20"W	8.00'
L148	S49°47'20"W	8.00'
L149	S45°15'35"W	5.00'
L150	N45°15'35"E	8.06'
L151	N44°44'25"W	22.10'
L152	N49°47'20"E	3.76'
L153	S40°12'40"E	10.50'
L154	S40°12'40"E	5.00'

LINE	BEARING	LENGTH
L155	N40°12'40"W	0.50'
L156	S49°47'20"W	4.81'
L157	N49°47'20"E	8.00'
L158	S49°47'20"W	4.75'
L159	N49°47'20"E	4.75'
L160	S40°12'40"E	12.50'
L161	N40°12'40"W	10.50'
L162	N49°47'20"E	3.76'
L163	S49°47'20"W	4.81'
L164	N40°12'40"E	0.50'
L165	N49°47'20"E	5.00'
L166	N40°12'40"W	12.00'
L167	N49°47'20"E	5.00'
L168	S40°12'40"E	12.00'
L169	N49°47'20"E	5.00'
L170	S41°39'32"W	21.21'
L171	S49°47'20"W	15.00'
L172	N40°12'40"W	5.00'
L173	N49°47'20"E	3.76'
L174	S49°47'20"W	14.81'

LINE	BEARING	LENGTH
L175	N40°12'40"W	5.00'
L176	N40°12'40"W	5.00'
L177	N49°47'20"E	10.75'
L178	S40°12'40"E	19.00'
L179	S49°47'20"W	8.00'
L182	N40°12'40"W	11.00'
L183	S49°47'20"W	10.75'
L185	N49°47'20"E	15.00'
L186	N49°47'20"E	4.50'
L187	N49°47'20"E	8.00'
L188	S40°12'40"E	8.00'
L189	S40°12'40"E	8.00'
L190	S49°47'20"W	8.00'
L191	N40°12'40"W	6.78'
L192	S40°12'40"E	6.78'
L193	S49°47'20"W	15.00'
L194	N40°12'40"W	5.00'
L195	S49°47'20"W	15.46'
L196	S40°12'40"E	1.50'
L197	S49°47'20"W	10.75'

LINE	BEARING	LENGTH
L198	S40°12'40"E	5.00'
L199	S49°47'20"W	15.00'
L200	N37°43'38"W	238.26'
L201	S44°24'50"E	13.61'
L202	N49°47'20"E	5.43'
L203	S40°12'40"E	15.00'
L204	S49°47'20"W	15.00'
L205	N40°12'40"W	15.00'
L206	N49°47'20"E	4.56'
L207	N44°24'50"W	11.75'
L208	S40°12'40"E	9.56'
L209	S49°47'20"W	15.00'
L210	N40°12'40"W	5.00'
L211	S49°47'20"W	5.78'
L212	S49°47'20"W	13.94'
L213	N49°47'20"E	17.62'
L214	S44°24'50"E	1.50'
L215	S40°12'40"E	1.00'
L216	S49°47'20"W	12.00'
L217	S40°12'40"E	5.00'

LINE	BEARING	LENGTH
L218	N40°12'40"W	6.00'
L219	S40°12'36"E	6.55'
L220	N49°47'20"E	56.50'
L221	N49°47'20"E	10.00'
L223	S40°12'40"E	5.67'
L224	S89°54'55"E	70.55'
L225	S49°47'20"W	5.00'
L226	S40°12'40"E	0.50'
L227	N49°47'20"E	4.00'
L228	S40°12'36"E	5.87'
L229	N48°31'47"E	9.04'
L230	S40°12'36"E	405.00'
L231	N49°47'20"E	66.51'
L232	S40°12'40"E	0.50'
L233	S40°12'40"E	2.44'
L235	S40°12'36"E	103.50'
L236	S40°12'36"E	21.68'
L237	S40°12'40"E	8.00'
L238	S49°47'20"W	154.00'
L239	S49°47'20"W	15.00'

LINE	BEARING	LENGTH
L240	N40°12'40"W	30.00'
L241	S89°54'55"E	52.52'
L242	N54°29'04"E	25.03'
L243	N40°12'40"W	11.16'
L244	S49°47'20"W	5.00'
L245	N40°12'40"W	15.00'
L246	N49°47'20"E	15.00'
L247	S40°12'40"E	15.00'
L248	S49°47'20"W	5.00'
L250	S35°30'56"E	41.94'
L251	S54°29'04"W	5.00'
L252	S35°30'56"E	9.29'
L253	N54°29'04"E	14.04'
L254	N35°30'56"W	9.30'
L255	S54°29'04"W	5.00'
L256	N35°30'56"W	40.40'
L257	S54°29'04"W	52.19'
L258	N49°47'20"E	5.05'
L259	N40°12'40"W	6.80'
L260	N49°47'20"E	14.04'

LINE	BEARING	LENGTH
L261	S40°12'40"E	6.78'
L262	S49°47'20"W	15.00'
L263	N40°12'40"W	7.00'
L264	N49°47'20"E	15.00'
L265	S40°12'40"E	6.98'
L266	S49°47'20"W	14.04'
L267	N54°29'04"E	17.15'
L268	S40°12'40"E	13.09'
L269	N89°54'55"W	22.41'
L270	S40°12'40"E	4.21'
L271	S28°12'14"E	50.44'
L272	N89°54'55"W	174.84'
L273	S49°47'20"W	3.50'
L274	N40°12'40"W	6.00'
L275	N49°47'20"E	3.50'
L276	N40°12'40"W	19.00'
L277	S49°47'19"W	3.50'
L278	N40°12'41"W	6.00'
L279	N49°47'19"E	3.50'
L280	S49°47'20"W	3.50'

LINE	BEARING	LENGTH
L281	N40°12'40"W	6.00'
L282	N49°47'20"E	3.50'
L283	S49°47'20"W	9.49'
L284	N40°12'40"W	7.23'
L285	S49°47'20"W	22.90'
L287	N49°47'20"E	50.43'
L288	S49°47'20"W	30.00'
L289	S40°12'40"E	4.97'
L291	N49°47'19"E	15.01'
L292	N49°47'20"E	16.99'
L293	S40°12'40"E	31.73'
L294	S49°47'19"W	2.00'
L295	N40°12'40"W	0.50'
L296	N49°47'20"E	1.06'
L297	S40°12'40"E	9.55'
L298	N49°47'24"E	6.00'
L299	S40°12'39"E	5.00'
L300	N49°47'21"E	15.00'
L301	N40°13'27"W	15.00'
L302	S49°47'21"W	15.00'

LINE	BEARING	LENGTH
L303	S40°12'39"E	5.00'
L304	S49°47'24"W	6.00'
L305	N54°29'04"E	14.73'
L306	S40°12'40"E	14.73'
L307	N40°12'40"W	28.11'
L308	N54°29'04"E	18.06'
L309	S40°12'40"E	11.57'
L310	S40°12'40"E	16.92'
L311	N49°47'20"E	5.00'
L312	N40°12'40"W	5.00'
L313	S40°12'40"E	5.00'
L314	N49°47'20"E	5.00'
L315	S40°12'40"E	30.00'
L316	S49°47'20"W	30.01'
L497	N40°12'36"W	55.75'
L498	S40°12'40"E	6.00'
L49		

# NORTH PARK FILING NO. 2 REPLAT H

FINAL PLAT

BEING A REPLAT OF BLOCKS 7 THROUGH 10 INCLUSIVE AND TRACTS AS, AT, AU, BA, BB, BD, BE, BF, BG AND BR OF NORTH PARK FILING NO. 2 REPLAT D,  
SITUATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
CURVE TABLES

2023085986 PL 08/01/2023 09:42 AM  
Page: 17 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.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	20.00'	90°00'00"	31.42'	S04°47'20"W	28.28'
C2	20.00'	90°00'00"	31.42'	S85°12'40"E	28.28'
C3	20.00'	90°00'00"	31.42'	S04°47'20"W	28.28'
C4	804.00'	3°15'12"	45.65'	N41°50'16"W	45.64'
C5	804.00'	1°57'37"	27.51'	N42°29'03"W	27.51'
C6	50.00'	90°00'00"	78.54'	N85°12'40"W	70.71'
C7	499.50'	40°17'45"	351.30'	S69°56'12"W	344.10'
C8	300.50'	40°17'45"	211.34'	N69°56'13"E	207.01'
C9	50.00'	90°00'00"	78.54'	S04°47'20"W	70.71'
C10	514.00'	3°46'36"	33.88'	N39°36'56"W	33.87'
C11	501.00'	3°46'36"	33.02'	S39°36'56"E	33.02'
C12	2.50'	90°00'00"	3.93'	S06°10'18"E	3.54'
C13	2.50'	95°05'59"	4.15'	N86°25'41"E	3.69'
C14	25.00'	88°01'10"	38.41'	S02°00'45"E	34.74'
C16	2.50'	95°05'59"	4.15'	S02°14'21"W	3.69'
C17	2.50'	90°00'00"	3.93'	S85°12'40"E	3.54'
C18	87.50'	5°53'32"	9.00'	N43°09'26"W	8.99'
C19	62.50'	8°04'36"	8.81'	S42°03'54"E	8.80'
C20	2.50'	87°48'56"	3.83'	S05°52'52"W	3.47'
C21	2.50'	90°00'00"	3.93'	S85°12'40"E	3.54'
C22	74.50'	11°18'36"	14.71'	N55°26'38"E	14.68'
C23	2.50'	90°00'00"	3.93'	S04°47'20"W	3.54'
C24	2.50'	95°05'59"	4.15'	N87°45'39"W	3.69'
C25	2.50'	95°05'59"	4.15'	S07°20'20"W	3.69'
C26	2.50'	90°00'00"	3.93'	N85°12'40"W	3.54'
C27	75.50'	11°18'36"	14.90'	S55°26'38"W	14.88'
C28	2.50'	90°00'00"	3.93'	S85°12'40"E	3.54'
C29	2.50'	97°39'44"	4.26'	N08°37'12"E	3.76'
C30	2.50'	95°05'59"	4.15'	S87°45'39"E	3.69'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C31	2.50'	90°00'00"	3.93'	N04°47'20"E	3.54'
C32	2.50'	90°00'00"	3.93'	N85°12'40"W	3.54'
C33	2.50'	95°05'59"	4.15'	S07°20'20"W	3.69'
C34	2.50'	95°05'59"	4.15'	N87°45'39"W	3.69'
C35	72.00'	90°00'00"	113.10'	S04°47'20"W	101.82'
C36	33.00'	90°00'00"	51.84'	N04°47'20"E	46.67'
C37	22.50'	90°00'00"	35.34'	N04°47'20"E	31.82'
C38	75.50'	11°18'36"	14.90'	S45°51'58"E	14.88'
C39	2.50'	90°00'00"	3.93'	S86°28'13"E	3.54'
C40	2.50'	95°05'59"	4.15'	N06°04'46"E	3.69'
C41	2.50'	100°20'25"	4.38'	N80°02'27"W	3.84'
C42	2.50'	90°00'00"	3.93'	N04°47'20"E	3.54'
C43	74.50'	11°18'36"	14.71'	N45°51'58"W	14.68'
C44	2.50'	90°00'00"	3.93'	S85°12'40"E	3.54'
C45	2.50'	93°49'21"	4.09'	N06°42'01"E	3.65'
C46	2.50'	90°00'00"	3.93'	S04°47'20"W	3.54'
C47	527.50'	4°36'06"	42.37'	N37°54'37"W	42.36'
C48	517.00'	5°14'34"	47.31'	N37°35'23"W	47.29'
C49	500.00'	5°14'34"	45.75'	N37°35'23"W	45.74'
C50	483.00'	5°14'34"	44.20'	N37°35'23"W	44.18'
C51	2.50'	95°04'54"	4.15'	N87°45'07"W	3.69'
C52	2.50'	90°00'00"	3.93'	S04°47'20"W	3.54'
C53	2.50'	90°00'00"	3.93'	N85°12'40"W	3.54'
C54	2.50'	90°00'00"	3.93'	S04°47'20"W	3.54'
C55	25.00'	85°18'16"	37.22'	N82°51'48"W	33.88'
C56	553.50'	40°55'52"	395.41'	S69°37'09"W	387.06'
C57	25.00'	89°59'36"	39.27'	N04°47'20"E	35.36'
C58	25.00'	71°48'17"	31.33'	S76°06'44"E	29.32'
C59	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C60	25.00'	89°59'55"	39.27'	S04°47'22"W	35.35'
C61	2.50'	90°00'00"	3.93'	N85°12'40"W	3.54'
C62	2.50'	108°11'47"	4.72'	S13°53'14"W	4.05'
C63	20.00'	89°38'59"	31.29'	N85°02'09"W	28.20'
C64	20.00'	90°00'00"	31.42'	S04°47'20"W	28.28'
C65	74.50'	11°18'35"	14.71'	S34°33'22"E	14.68'
C66	20.00'	92°29'02"	32.28'	N83°58'09"W	28.89'
C67	20.00'	90°00'00"	31.42'	N04°47'20"E	28.28'
C68	75.50'	11°18'36"	14.90'	S34°33'22"E	14.88'
C69	77.50'	90°00'00"	121.74'	N85°12'40"W	109.60'
C70	72.00'	90°00'00"	113.10'	N85°12'40"W	101.82'
C71	33.00'	90°00'00"	51.84'	S85°12'40"E	46.67'
C72	22.50'	90°00'00"	35.34'	N85°12'40"W	31.82'
C73	75.50'	11°18'36"	14.90'	S44°08'02"W	14.88'
C74	74.50'	11°18'36"	14.71'	S44°08'02"W	14.68'
C75	2.50'	90°00'00"	3.93'	S85°12'40"E	3.54'
C76	2.50'	90°00'00"	3.93'	S04°47'20"W	3.54'
C77	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'
C78	25.00'	89°59'59"	39.27'	S85°12'39"E	35.36'
C79	2.50'	90°00'00"	3.93'	N04°47'20"E	3.54'
C80	2.50'	90°00'00"	3.93'	N85°12'40"W	3.54'
C81	2.50'	90°00'00"	3.93'	N04°47'20"E	3.54'
C82	2.50'	96°22'46"	4.21'	N82°01'17"W	3.73'
C83	25.00'	83°37'14"	36.49'	N07°58'43"E	33.33'
C84	2.50'	90°00'04"	3.93'	N85°12'38"W	3.54'
C85	2.50'	89°59'56"	3.93'	S04°47'22"W	3.54'
C86	24.98'	63°59'51"	27.90'	S81°45'44"W	26.48'
C87	25.00'	3°51'27"	1.68'	N64°20'09"W	1.68'
C88	2.50'	112°11'46"	4.90'	S06°18'33"E	4.15'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C89	2.50'	89°59'52"	3.93'	N85°12'44"W	3.54'
C90	20.00'	90°00'00"	31.42'	N85°12'40"W	28.28'
C91	2.50'	95°05'59"	4.15'	S87°45'39"E	3.69'
C174	2.50'	90°00'00"	3.93'	N04°47'20"E	3.54'
C175	20.00'	62°46'31"	21.91'	S06°04'13"W	20.83'
C181	3073.00'	0°15'36"	13.95'	S43°05'40"W	13.95'
C185	3073.00'	0°48'22"	43.24'	S43°46'40"W	43.24'
C195	3065.00'	2°06'38"	112.90'	N43°16'00"E	112.89'
C199	20.00'	14°40'31"	5.12'	N61°37'41"E	5.11'
C205	3073.00'	0°13'57"	12.47'	S42°41'52"W	12.47'
C209	80.50'	7°21'38"	10.34'	S10°30'46"W	10.33'
C211	3073.00'	0°50'00"	44.69'	S46°53'52"W	44.69'
C214	80.50'	6°02'02"	8.48'	S20°57'49"E	8.47'
C219	3073.00'	0°20'57"	18.73'	S47°38'18"W	18.73'
C226	20.00'	14°45'18"	5.15'	N26°58'59"W	5.14'
C229	3065.00'	2°31'24"	134.99'	N46°50'53"E	134.98'
C231	3066.50'	0°27'26"	24.48'	N45°21'27"E	24.48'
C236	20.00'	0°20'27"	0.12'	S46°16'26"E	0.12'
C238	57.50'	5°34'59"	5.60'	S43°18'43"E	5.60'
C239	3071.50'	0°28'53"	25.80'	S45°17'56"W	25.80'
C247	3073.00'	0°41'56"	37.49'	S45°58'56"W	37.49'
C249	20.00'	55°31'52"	19.38'	N03°49'07"W	18.63'
C250	20.00'	55°31'52"	19.38'	S76°36'13"E	18.63'
C251	20.00'	55°31'52"	19.38'	S76°36'13"E	18.63'
C259	20.00'	2°44'47"	0.96'	N48°24'56"E	0.96'
C261	20.00'	2°44'47"	0.96'	N51°09'44"E	0.96'
C275	20.00'	31°30'05"	11.00'	N63°08'33"W	10.86'
C278	522.50'	5°14'34"	47.81'	N37°35'23"W	47.80'
C280	530.50'	5°14'34"	48.54'	S37°35'23"E	48.53'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C298	252.50'	1°07'35"	4.96'	N59°38'58"E	4.96'
C299	20.00'	2°44'47"	0.96'	N51°09'44"E	0.96'
C300	20.00'	2°44'47"	0.96'	S48°24'56"W	0.96'
C301	55.00'	0°59'54"	0.96'	N54°59'01"E	0.96'
C302	252.50'	1°43'10"	78.09'	N81°05'16"E	77.78'
C303	55.00'	15°47'30"	15.16'	N77°52'44"E	15.11'
C304	55.00'	15°47'30"	15.16'	S63°36'20"E	15.11'
C305	262.50'	29°57'53"	137.28'	S75°06'08"W	135.72'
C306	252.50'	9°00'09"	39.67'	N66°32'22"E	39.63'
C307	20.00'	32°00'10"	11.17'	S05°28'27"E	11.03'
C308	82.50'	29°47'55"	42.91'	S55°06'37"E	42.42'
C308	20.00'	45°22'23"	15.84'	S04°41'09"E	15.43'
C309	20.00'	53°06'55"	18.54'	N78°25'11"W	17.88'
C310	20.00'	27°45'16"	9.69'	N18°22'40"E	9.59'
C311	20.00'	72°27'52"	25.29'	S76°26'36"E	23.64'
C312	20.00'	47°41'33"	16.65'	S23°30'35"W	16.17'
C313	20.00'	28°11'03"	9.84'	S84°33'41"W	9.74'
C314	20.00'	52°23'50"	18.29'	N78°25'13"E	17.66'
C315	27.50'	90°00'00"	43.20'	S85°12'40"E	38.89'
C316	20.00'	48°33'23"	16.95'	N74°04'02"E	16.45'
C317	82.50'	53°33'51"	77.13'	N76°34'16"E	74.35'
C318	72.50'	90°00'00"	113.88'	N85°12'40"W	102.53'
C319	19.50'	17°56'15"	6.10'	N49°10'17"W	6.07'
C320	20.00'	2°44'47"	0.96'	S51°09'44"W	0.96'
C321	20.00'	16°49'02"	5.87'	S08°56'37"E	5.85'
C322	19.50'	35°39'23"	12.14'	N67°37'02"E	11.94'
C323	20.00'	55°31'52"	19.38'	S03°49'07"E	18.63'
C324	20.00'	30°41'36"	10.71'	S68°23'47"E	10.59'

FILEPATH: K:\211246\HKS\REPLAT\_211246.DWG LAYOUT: CURVE  
PLOTTER: HP\_LJ\_072023 13:28:18A BY: SHAWN CLARKE

PROJECT NUMBER: 211246



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SHEET 17 OF 17

PREPARED BY: SDC/JOC HKS PROJECT # 211246

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