

HARVEST STATION FILING NO. 3

FINAL PLAT
 5.74 ACRES ±

SITUATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

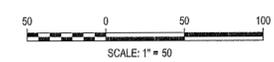
HKS HARRIS
 KOCHER
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 Denver, Colorado 80203
 P: 303-623-4300 F: 303-623-8311
 HarrisKocherSmith.com
 PROJECT#: 211123

CITY AND COUNTY OF BROOMFIELD
 MONUMENTS, GPS NO. 9 A 3-1/2"
 BRASS GIS MONUMENT

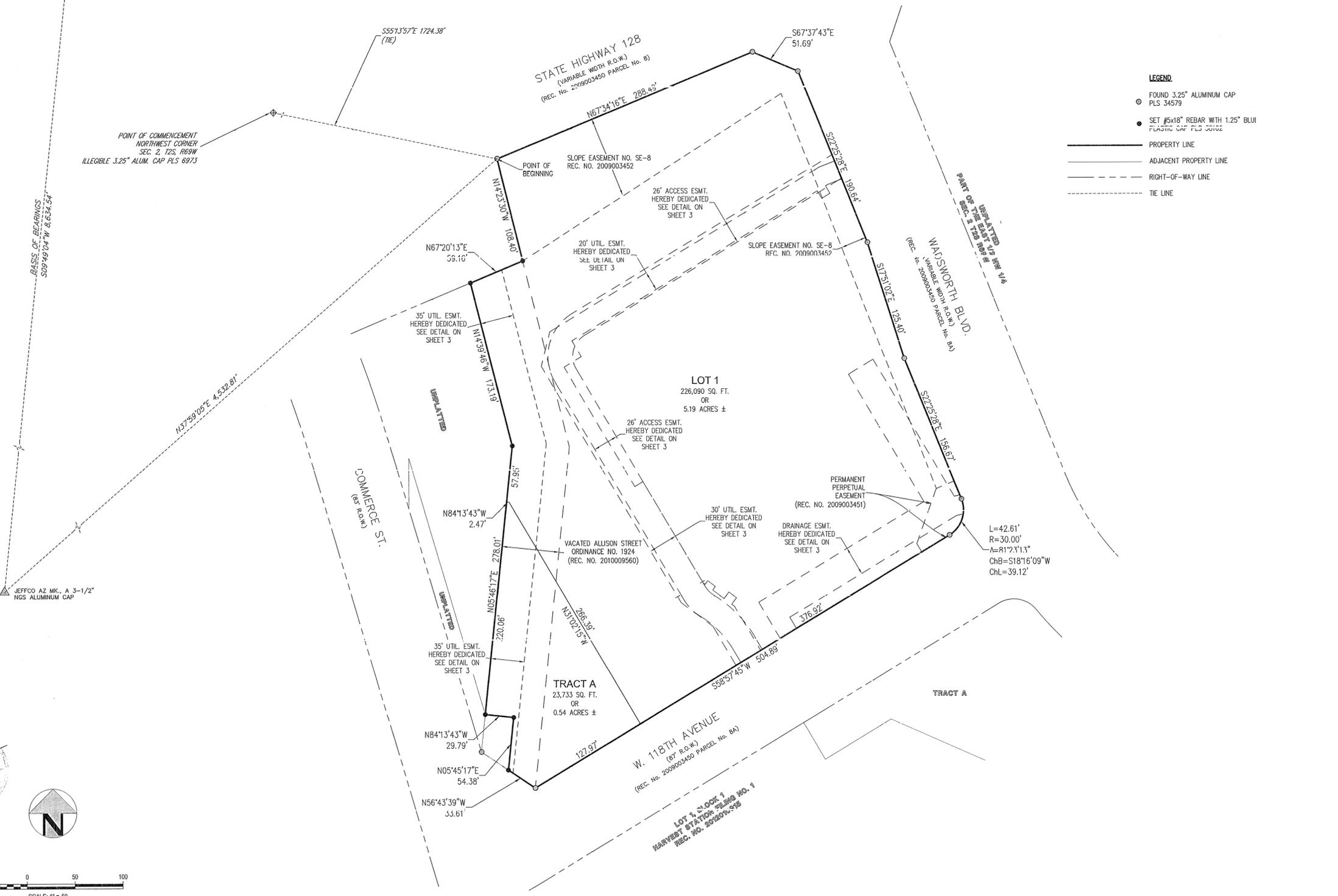
POINT OF COMMENCEMENT
 NORTHWEST CORNER
 SEC. 2, T2S, R69W
 ILLEGIBLE 3.25" ALUM. CAP PLS 6973

BASIS OF BEARINGS
 S09°49'04"W 8,633.54'

EFFCO AZ. MK. A 3-1/2"
 NGS ALUMINUM CAP



- LEGEND**
- FOUND 3.25" ALUMINUM CAP
 PLS 34579
 - SET #5X18" REBAR WITH 1.25" BLUE
 PLASTIC CAP PLS 36102
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - - - TIE LINE



SITE

SHEET NUMBER

2

2 OF 3

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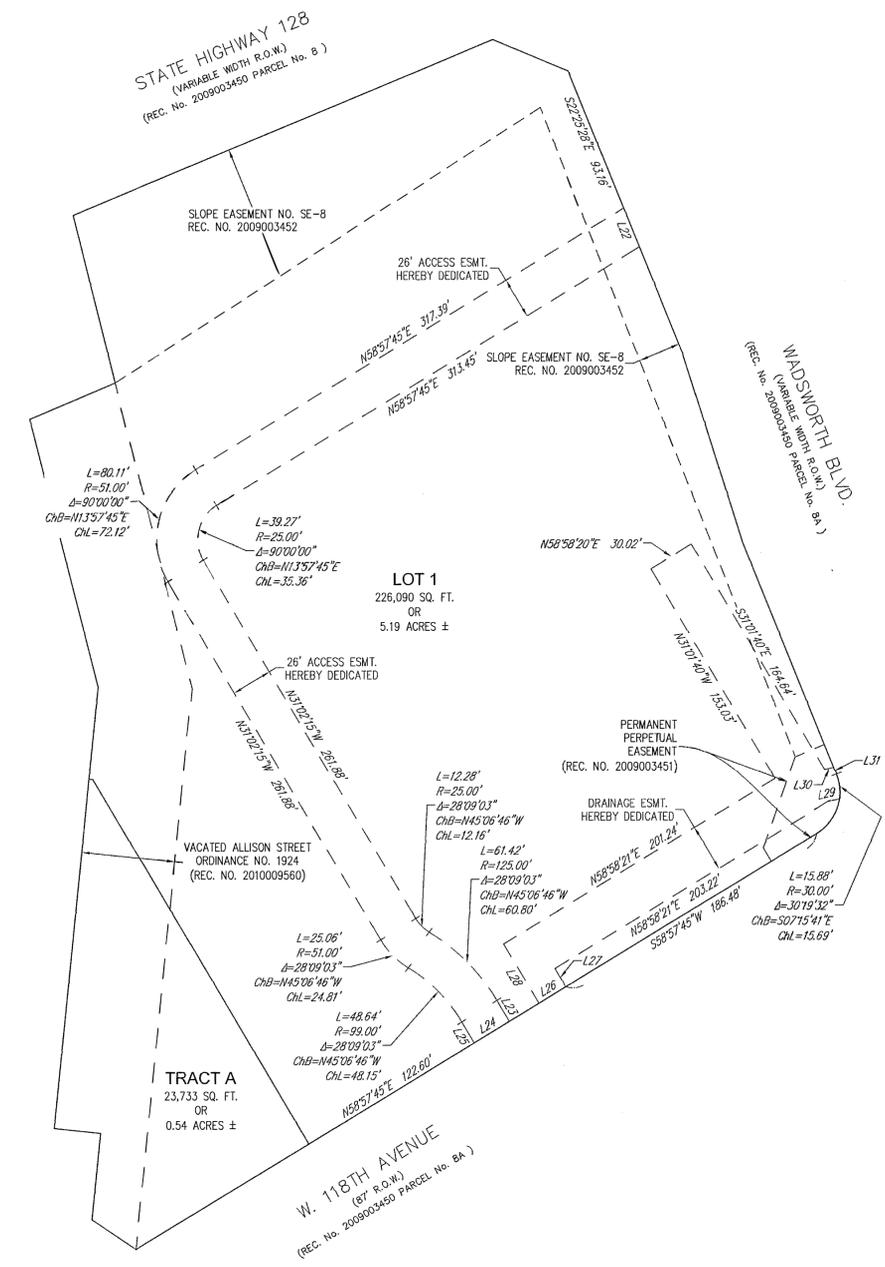
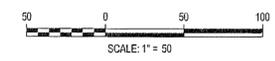
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UTILITY EASEMENT DETAIL

LINE	BEARING	LENGTH
L1	S22°25'28"E	20.00'
L2	N68°38'58"E	15.62'
L3	N58°57'42"E	2.91'
L4	N31°02'18"W	8.97'
L5	N58°57'42"E	10.00'
L6	S31°02'18"E	8.97'
L7	N31°02'15"W	18.97'
L8	N58°57'45"E	21.03'
L9	S13°57'45"W	36.74'
L10	S58°57'45"W	10.00'
L11	N53°32'10"W	2.73'
L12	S36°27'45"W	4.65'
L13	N53°32'15"W	10.00'
L14	N36°27'45"E	4.65'
L15	N53°32'10"W	14.76'
L16	S36°28'21"W	8.36'
L17	N53°31'39"W	10.00'
L18	N36°28'21"E	8.36'
L19	N53°32'10"W	3.76'
L20	N31°02'16"W	52.66'
L21	N58°57'45"E	30.00'
L22	S22°25'28"E	26.30'
L23	N31°02'15"W	15.23'
L24	N58°57'45"E	26.00'
L25	N31°02'15"W	15.23'
L26	S58°57'45"W	20.01'
L27	N31°02'15"W	13.35'
L28	N31°01'39"W	43.38'
L29	N77°12'48"E	6.94'
L30	N77°12'48"E	5.85'
L31	S22°25'28"E	4.44'



ACCESS EASEMENT AND DRAINAGE EASEMENT DETAIL

EASEMENT DETAILS



SHEET NUMBER

3

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