

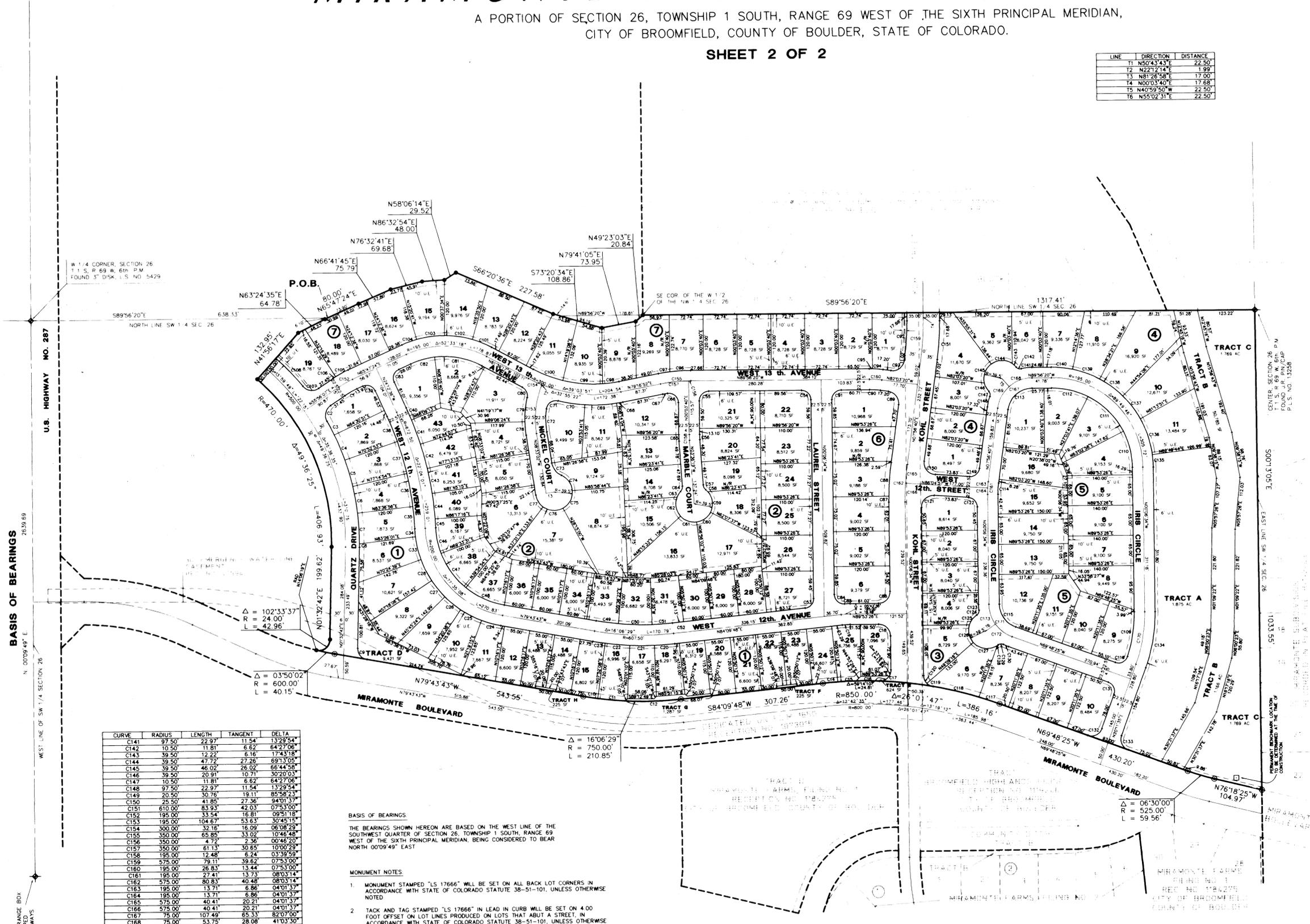
FINAL PLAT MIRAMONTE FARMS - FILING NO. 3

A PORTION OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 2 OF 2

LINE	DIRECTION	DISTANCE
11	N50°43'43"E	22.50
12	N22°21'4"E	1.99
13	N81°26'58"E	17.00
14	N00°03'40"E	17.68
15	N40°59'50"W	22.50
16	N55°02'31"E	22.50

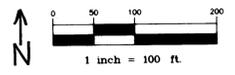
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	172.50	29.67	14.87	09°51'18"
C2	25.50	37.85	23.38	85°02'35"
C3	530.00	33.50	16.78	03°31'19"
C4	530.00	58.90	29.48	06°22'02"
C5	530.00	58.90	29.48	06°22'02"
C6	530.00	58.90	29.48	06°22'02"
C7	530.00	65.79	32.94	07°06'45"
C8	530.00	7.58	3.78	00°49'01"
C9	24.00	34.04	20.60	81°16'25"
C10	750.00	31.45	15.73	02°24'06"
C11	750.00	58.50	29.26	04°28'06"
C12	750.00	120.91	60.59	09°14'13"
C13	850.00	32.31	16.16	02°10'40"
C14	850.00	39.82	19.91	02°41'02"
C15	850.00	50.05	25.03	03°22'28"
C16	850.00	50.05	25.03	03°22'28"
C17	24.00	38.75	25.07	92°30'31"
C18	25.50	40.06	25.50	90°00'00"
C19	172.50	17.24	8.63	05°43'38"
C20	630.00	44.05	22.04	04°00'24"
C21	630.00	53.32	26.68	04°50'58"
C22	630.00	53.32	26.68	04°50'58"
C23	630.00	26.42	13.21	02°24'08"
C24	222.50	42.91	21.52	11°02'59"
C25	222.50	50.57	25.40	13°01'23"
C26	222.50	44.32	22.49	11°24'46"
C27	222.50	48.83	22.49	11°32'42"
C28	222.50	50.91	25.57	13°06'32"
C29	222.50	50.57	25.40	13°01'23"
C30	222.50	17.18	8.59	04°25'24"
C31	650.00	48.12	24.07	04°14'29"
C32	650.00	72.23	36.15	06°22'02"
C33	650.00	72.23	36.15	06°22'02"
C34	650.00	57.78	28.90	05°05'28"
C35	20.50	32.20	20.50	90°00'00"
C36	695.00	28.67	14.34	02°21'49"
C37	695.00	55.58	27.80	04°14'48"
C38	695.00	54.41	27.22	04°29'07"
C39	695.00	54.99	27.51	04°39'01"
C40	695.00	54.99	27.51	04°39'01"
C41	695.00	18.04	9.32	01°34'00"
C42	177.50	56.89	28.59	18°17'54"
C43	177.50	91.83	46.97	28°38'31"
C44	177.50	91.83	46.97	28°38'31"
C45	585.00	47.63	23.83	04°39'55"
C46	585.00	72.65	36.37	06°06'57"
C47	585.00	44.18	22.10	04°37'37"
C48	20.50	30.15	18.55	84°18'22"
C49	20.50	32.14	20.44	89°49'46"
C50	20.50	32.20	20.50	90°00'00"
C51	177.50	11.04	5.52	03°00'00"
C52	15.50	12.82	6.43	48°15'53"
C53	39.50	6.21	3.11	09°00'35"
C54	39.50	6.21	3.11	09°00'35"
C55	39.50	38.05	20.65	55°11'35"
C56	39.50	38.05	20.65	55°11'35"
C57	39.50	44.37	24.85	64°21'28"
C58	39.50	13.84	6.92	28°38'31"
C59	15.50	12.52	6.26	48°15'53"
C60	217.50	13.92	6.96	03°39'59"
C61	20.50	35.40	23.98	98°39'59"
C62	20.50	10.51	5.26	00°10'18"
C63	322.50	13.98	6.99	02°29'04"
C64	322.50	68.27	34.28	12°07'48"
C65	322.50	58.02	29.08	10°18'29"
C66	322.50	34.47	17.21	06°21'01"
C67	172.50	49.38	24.86	16°24'10"
C68	35.50	35.23	19.22	56°51'41"
C69	35.50	42.32	21.44	67°07'29"
C70	39.50	45.34	25.54	65°46'16"
C71	39.50	45.34	25.54	65°46'16"
C72	39.50	45.34	25.54	65°46'16"
C73	39.50	45.34	25.54	65°46'16"
C74	39.50	45.34	25.54	65°46'16"
C75	39.50	45.34	25.54	65°46'16"
C76	39.50	45.34	25.54	65°46'16"
C77	39.50	45.34	25.54	65°46'16"
C78	217.50	29.07	14.58	05°58'43"
C79	217.50	52.15	26.20	13°44'12"
C80	20.50	26.65	15.59	74°29'54"
C81	172.50	104.89	54.00	34°08'54"
C82	172.50	114.54	58.20	37°48'58"
C83	20.50	32.20	20.50	90°00'00"
C84	20.50	33.32	21.65	93°07'31"
C85	217.50	140.00	70.00	00°00'00"
C86	20.50	40.06	20.03	00°00'00"
C87	610.00	13.01	6.51	01°13'20"
C88	610.00	72.73	36.41	08°49'54"
C89	610.00	72.73	36.41	08°49'54"
C90	172.50	23.73	11.89	07°53'09"
C91	20.50	32.28	20.56	90°10'14"
C92	540.00	74.30	37.21	07°53'09"
C93	25.50	40.06	20.03	00°00'00"
C94	217.50	22.69	11.35	05°28'38"
C95	217.50	7.24	3.62	01°34'24"
C96	372.50	45.19	22.65	03°49'46"
C97	372.50	24.80	12.40	01°49'46"
C98	277.50	35.41	17.73	07°18'43"
C99	277.50	85.85	43.27	17°43'32"
C100	277.50	67.94	34.14	14°01'34"
C101	217.50	44.60	22.30	07°53'09"
C102	217.50	60.63	30.31	08°03'54"
C103	217.50	60.63	30.31	08°03'54"
C104	217.50	60.63	30.31	08°03'54"
C105	217.50	30.62	15.33	06°03'54"
C106	217.50	6.80	3.40	01°47'24"
C107	25.50	37.85	23.38	85°02'35"
C108	530.00	83.02	41.51	03°31'19"
C109	302.50	97.32	49.08	18°25'59"
C110	172.50	80.81	41.16	26°50'28"
C111	172.50	108.35	56.03	35°59'17"
C112	172.50	81.29	41.41	27°00'01"
C113	62.50	75.24	45.73	82°07'00"
C114	172.50	24.25	12.14	06°03'14"
C115	25.50	63.88	38.55	69°41'51"
C116	20.50	32.87	21.18	91°52'10"
C117	850.00	46.64	23.33	03°06'39"
C118	850.00	101.77	50.94	06°51'35"
C119	24.00	14.89	7.69	35°13'11"
C120	24.00	18.49	9.73	44°08'53"
C121	25.50	41.85	27.36	84°01'37"
C122	20.50	30.78	19.51	85°58'23"
C123	97.50	12.40	6.21	01°17'19"
C124	10.50	11.81	6.82	64°27'06"
C125	39.50	27.05	14.08	39°14'20"
C126	39.50	40.44	22.19	48°39'59"
C127	39.50	57.32	35.04	83°08'37"
C128	39.50	2.05	1.03	02°58'51"
C129	10.50	11.81	6.82	64°27'06"
C130	97.50	12.40	6.21	01°17'19"
C131	20.50	32.20	20.50	90°00'00"
C132	24.00	37.70	24.00	90°00'00"
C133	24.00	37.70	24.00	90°00'00"
C134	347.50	123.14	62.22	20°18'09"
C135	217.50	26.81	13.42	07°03'02"
C136	217.50	81.99	41.49	21°35'59"
C137	217.50	61.99	31.21	16°19'45"
C138	217.50	61.99	31.21	16°19'45"
C139	217.50	61.99	31.21	16°19'45"
C140	217.50	46.24	23.21	12°10'56"



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C141	97.50	22.97	11.54	13°29'54"
C142	10.50	11.81	6.82	64°27'06"
C143	39.50	12.22	6.16	17°43'18"
C144	39.50	47.72	27.26	69°13'05"
C145	39.50	46.02	26.02	68°44'58"
C146	39.50	20.91	10.71	30°20'03"
C147	10.50	11.81	6.82	64°27'06"
C148	97.50	22.97	11.54	13°29'54"
C149	20.50	30.78	19.11	85°58'23"
C150	25.50	41.85	27.36	94°01'37"
C151	610.00	83.93	42.03	07°53'09"
C152	195.00	33.54	16.81	09°51'18"
C153	195.00	104.67	53.63	30°45'15"
C154	300.00	32.16	16.09	06°08'29"
C155	350.00	65.85	33.02	10°46'48"
C156	350.00	4.72	2.36	00°48'20"
C157	350.00	61.13	30.65	10°00'29"
C158	195.00	12.48	6.24	03°39'59"
C159	575.00	79.11	39.62	07°53'09"
C160	195.00	26.83	13.44	07°53'09"
C161	195.00	27.41	13.73	08°03'14"
C162	575.00	80.83	40.48	08°03'14"
C163	195.00	13.71	6.86	04°01'37"
C164	195.00	13.71	6.86	04°01'37"
C165	575.00	40.41	20.21	04°01'37"
C166	575.00	40.41	20.21	04°01'37"
C167	75.00	107.49	65.33	82°07'00"
C168	75.00	53.75	28.08	41°03'00"
C169	75.00	53.75	28.08	41°03'00"
C170	325.00	115.16	58.19	20°18'09"
C171	75.00	91.23	52.22	69°41'51"
C172	75.00	45.62	23.54	34°50'56"
C173	75.00	45.62	23.54	34°50'56"

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED TO BEAR NORTH 00°09'49" EAST.

- MONUMENT NOTES**
- MONUMENT STAMPED "LS 17666" WILL BE SET ON ALL BACK LOT CORNERS IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.
 - TACK AND TAG STAMPED "LS 17666" IN LEAD IN CURB WILL BE SET ON A 4.00 FOOT OFFSET ON LOT LINES PRODUCED ON LOTS THAT ABUT A STREET, IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.
 - DENOTES FOUND #5 REBAR WITH CAP STAMPED "LS 17666" AT ALL POINTS ON PLAT BOUNDARY, UNLESS OTHERWISE NOTED.
 - ◆ DENOTES FOUND MONUMENT AS NOTED.
 - DENOTES SET #5 REBAR WITH CAP STAMPED "LS 17666", UNLESS OTHERWISE NOTED.
 - PERMANENT BENCHMARK LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION.



SW CORNER, SECTION 26
T. 1 S., R. 69 W., 6TH P.M.
2" BELOW ASPHALT STAMPED BOX
COLORADO DEPT. OF HIGHWAYS

P.L.S. NO. 10102

NOLTE and ASSOCIATES
Engineers / Planners / Surveyors
8950 So. Ridgeway Boulevard, Highlands Ranch, Colorado 80128
(303) 791-0866

OWNER AND SUBDIVIDER
JOHNSTONE FARM PROPERTIES LLC
GERALD H. MITCHEM, MANAGER
21802 NORTH CALLE ROYALE
SCOTTSDALE, ARIZONA 85255

REVISED APRIL 13, 1994
DATE OF PREPARATION: 11-19-93
SCALE: 1" = 100'
SHEET 2 OF 2