

NORTH PARK FILING NO. 1 REPLAT C

FINAL SUBDIVISION PLAT

BEING A SUBDIVISION OF LOT 1, BLOCK 2, & TRACT B, NORTH PARK FILING NO. 1 REPLAT B,
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

DEDICATION AND ACKNOWLEDGMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT NP DEVELOPMENT, INC. A COLORADO CORPORATION, AND McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2 AND TRACT B, NORTH PARK FILING NO. 1 REPLAT B,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 17.460 AC (760,543 SQUARE FEET) MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTH PARK FILING NO. 1 REPLAT C; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE AND OPEN LANDS TRACT A AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS INCLUDING BUT NOT LIMITED TO ACCESS 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:

NP DEVELOPMENT, INC. A COLORADO CORPORATION

BY: George E. Rigby III
GEORGE E. RIGBY III, CHIEF DEVELOPMENT OFFICER

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 2014, BY GEORGE E. RIGBY III AS CHIEF DEVELOPMENT OFFICER OF NP DEVELOPMENT, INC. A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 21, 2017

Palm Ann Havins
NOTARY PUBLIC

OWNERS CERTIFICATE:

McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

BY: Jay Hardy
JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 2014, BY JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT, OF McWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, AS MANAGER OF McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 21, 2017

Palm Ann Havins
NOTARY PUBLIC

LENDERS APPROVAL CERTIFICATE:

LENDER SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATION AND GRANT TO THE CITY AND COUNTY OF BROOMFIELD, COLORADO OF LAND AND EASEMENTS FOR PUBLIC AND MUNICIPAL PURPOSES AS SET FORTH IN THIS PLAT.

LENDER: CCOB INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

BY: Jay Hardy
JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 2014, BY JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT OF McWHINNEY REAL ESTATE SERVICES, INC. A COLORADO CORPORATION, AS MANAGER OF CCOB INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 21, 2017

Palm Ann Havins
NOTARY PUBLIC

ATTORNEYS CERTIFICATE:

I, GREGORY A. VALLIN, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING TRACT A AND ANY EASEMENTS AS SHOWN ON THE PLAT, INCLUDING BUT NOT LIMITED TO ACCESS EASEMENTS, TO THE CITY AND COUNTY OF BROOMFIELD, OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL OTHER POSSESSORY INTERESTS AND FREE AND CLEAR OF ALL LIENS, EXCEPT THOSE MONETARY ENCUMBRANCES IDENTIFIED IN A LENDER'S APPROVAL CERTIFICATE HEREON, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

DATE: August 13, 2014
Gregory A. Vallin
SIGNATURE

CERTIFICATION NO. 019017

SEE NOTES 1-3 REGARDING BASIS OF BEARINGS, PROJECT DATUM, AND STATEMENT OF ACCURACY

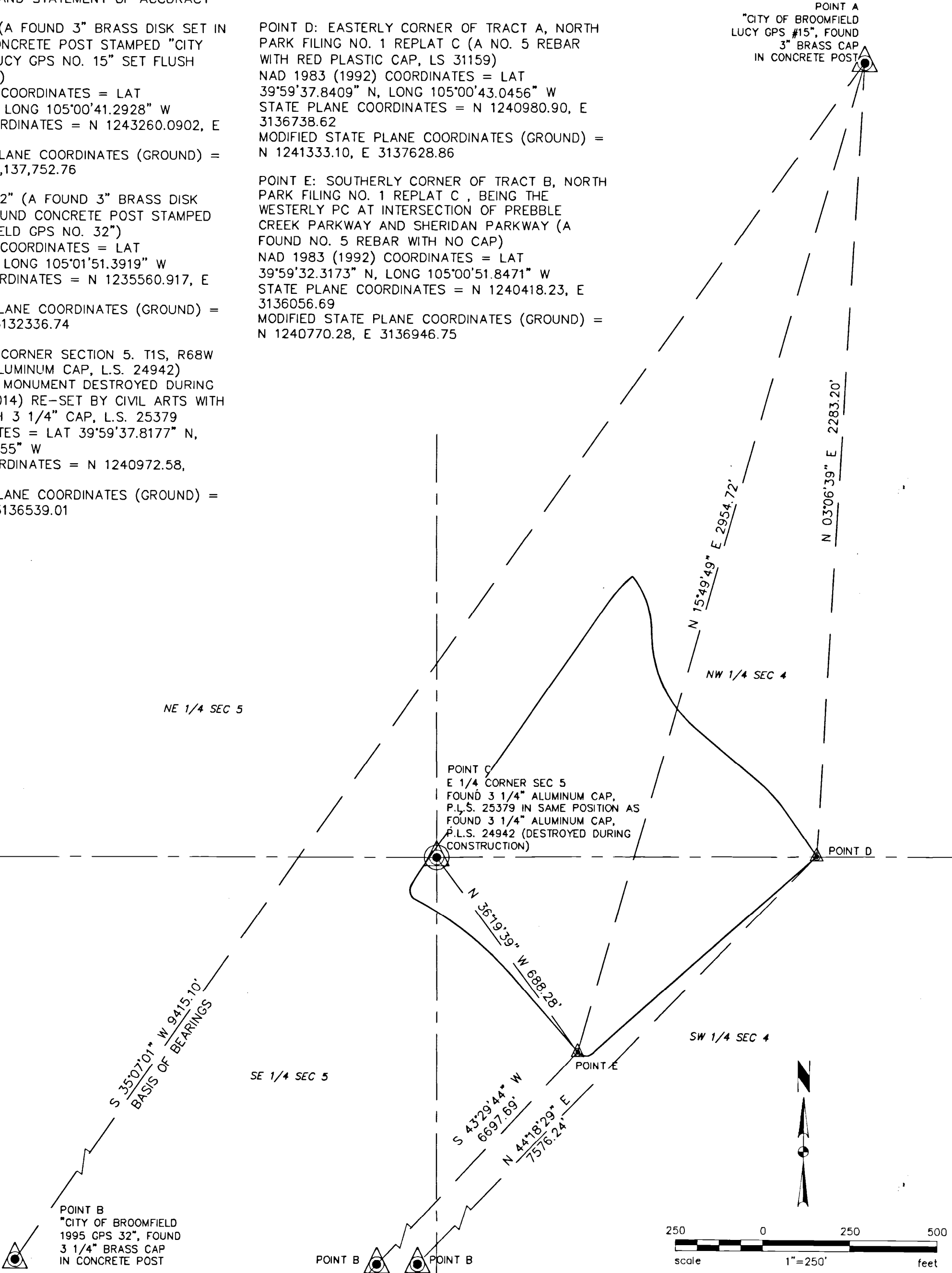
POINT A: "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND)
NAD 1983 (1992) COORDINATES = LAT 40°00'00.3583" N, LONG 105°00'41.2928" W
STATE PLANE COORDINATES = N 1243260.0902, E 3136862.4811
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1243612.94 E 3137752.76

POINT B: "GPS #32" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32")
NAD 1983 (1992) COORDINATES = LAT 39°58'44.5598" N, LONG 105°01'51.3919" W
STATE PLANE COORDINATES = N 1235560.917, E 3131447.936
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1235911.59, E 3132336.74

POINT C: EAST 1/4 CORNER SECTION 5, T1S, R68W (A FOUND 3 1/4" ALUMINUM CAP, L.S. 24942)
NAD 1983 (1992), MONUMENT DESTROYED DURING CONSTRUCTION (2014) RE-SET BY CIVIL ARTS WITH A # 6 REBAR WITH 3 1/4" CAP, L.S. 25379 (2014)) COORDINATES = LAT 39°59'37.8177" N, LONG 105°00'57.0455" W
STATE PLANE COORDINATES = N 1240972.58, E 3135649.07
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1241324.79, E 3136539.01

POINT D: EASTERLY CORNER OF TRACT A, NORTH PARK FILING NO. 1 REPLAT C (A NO. 5 REBAR WITH RED PLASTIC CAP, LS 31159)
NAD 1983 (1992) COORDINATES = LAT 39°59'37.8409" N, LONG 105°00'43.0456" W
STATE PLANE COORDINATES = N 1240980.90, E 3136738.62
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1241333.10, E 3137628.86

POINT E: SOUTHERLY CORNER OF TRACT B, NORTH PARK FILING NO. 1 REPLAT C, BEING THE WESTERLY P.C. AT INTERSECTION OF PREBBLE CREEK PARKWAY AND SHERIDAN PARKWAY (A FOUND NO. 5 REBAR WITH NO CAP)
NAD 1983 (1992) COORDINATES = LAT 39°59'32.3173" N, LONG 105°00'51.8471" W
STATE PLANE COORDINATES = N 1240418.23, E 3136056.69
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1240770.28, E 3136946.75



SURVEY CONTROL OVERVIEW
GEODETIC TIE DIAGRAM

PLANNING & ZONING COMMISSION APPROVAL:

THIS FINAL PLAT IS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BROOMFIELD THIS 14th DAY OF July, 2014.

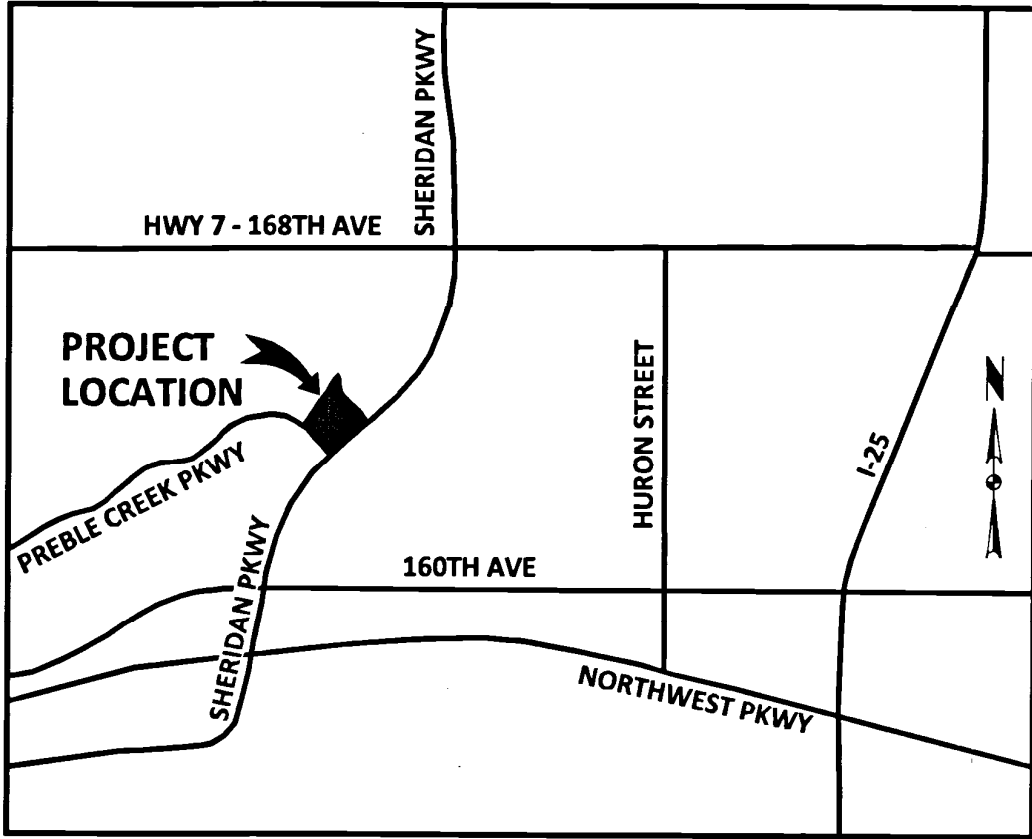
BY: Angela Gieseler
SECRETARY
William D. Silvers
CHAIRMAN

CITY COUNCIL APPROVAL:

THIS FINAL PLAT IS HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 14th DAY OF August, 2014.

BY: Judith L. Kaiser
CITY CLERK, Deputy
John Stokes
MAYOR

2014087931 PL 08/22/2014 08:59 AM
Page: 1 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield



VICINITY MAP
NOT TO SCALE

NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON TWO BROOMFIELD GPS CONTROL MONUMENTS, "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND) AND "GPS #32" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32"). THE GRID BEARING BETWEEN SAID MONUMENTS IS SOUTH 35°07'01" WEST, A GROUND DISTANCE OF 9415.10 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

- PROJECT DATUM: GEODETIC COORDINATES ARE BASED UPON NAD 1983 (1992) ORTHOMETRIC HEIGHTS ARE BASED UPON NAVD 1988 STATE PLANE COORDINATES ARE BASED UPON COLORADO NORTH ZONE 0501 UNITS ARE US SURVEY FEET

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE
PROJECT COMBINED SCALE FACTOR: 0.99971627

PROJECT COORDINATES WERE MODIFIED TO GROUND AT NGS 1ST ORDER HORIZONTAL CONTROL POINT "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND).

DESIGNATION: "CITY OF BROOMFIELD LUCY", NGS PID A13578
NAD 1983 (1992) COORDINATES = LAT 40°00'00.3583" N, LONG 105°00'41.2928" W
ELLIPSOID HEIGHT = 5240.15'
NAVD 88 ELEVATION = 5297.00'

STATE PLANE COORDINATES = N 1,243,260.0902, E 3,136,862.4811
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1,243,612.94 E 3,137,752.76

PROJECT BENCHMARK: "LUCY" AS DESCRIBED ABOVE, ELEVATION 5297.00', NAVD 1988 DATUM.

- STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2ND ORDER, CLASS 1, 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.
- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, WILLIAM H. SMITH & ASSOCIATES P.C. (WHS) RELIED UPON ORDER NO. ABC 70405170 PREPARED BY LAND TITLE GUARANTEE COMPANY DATED MAY 19, 2014. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY WHS. PLEASE REFER TO THE ABOVE CITED TITLE INFORMATION BINDER FOR ADDITIONAL INFORMATION REGARDING THIS SITE.
- NO ACCESS TO ALCOTT WAY IS PERMITTED FROM W. 164TH PLACE, W. 165TH PLACE OR FROM LOTS 27-32 OR LOTS 81-87.
- PARCELS B AND Q ARE PARCELS FOR DRAINAGE AND OPEN LANDS TO BE OWNED BY THE METRO DISTRICT.
- SEE TRACT SUMMARY ON SHEETS 2 AND 3 FOR OWNERSHIP AND MAINTENANCE INFORMATION.

SURVEYOR'S CERTIFICATE:

I, LAINE A. LANDAU, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH PARK FILING NO. 1 REPLAT C WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS 11th DAY OF August

Laine A. Landau
LAINE A. LANDAU
COLORADO PROFESSIONAL LAND SURVEYOR #31159

NOTICE: 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 SHOWN HEREON.

REVISIONS	DESCRIPTION
DATE	BY
3/7/74	L.A.L.
5/27/74	L.A.L.
9/26/74	L.A.L.
7/26/74	L.A.L.
7/26/74	L.A.L.
9/27/74	L.A.L.
5/27/74	L.A.L.

DRAWN	L.A.L.
CHECKED	L.A.L.
DESIGNED	H.M.
FILENAME	RPLT_C_FINAL_SUB



TST, INC.
CONSULTING ENGINEERS
760 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0257
Fax: 970.226.0204

NORTH PARK FILING NO. 1
REPLAT C

FINAL SUBDIVISION PLAT



WILLIAM H. SMITH
& ASSOCIATES P.C.
SURVEYING CONSULTANTS
224 N. TARBURNE ROAD
FORT COLLINS, CO 80501
PHONE: 970.489.4046
FAX: 970.489.4048
www.williamhsmith.com

JOB NO.	2013019.004
SCALE	1" = 200'
DATE	8/11/2014
SHEET	1 of 3

NORTH PARK FILING NO. 1 REPLAT C

FINAL SUBDIVISION PLAT

BEING A SUBDIVISION OF LOT 1, BLOCK 2, & TRACT B, NORTH PARK FILING NO. 1 REPLAT B,
LOCATED IN THE WEST ½ OF SECTION 4 AND THE EAST ½ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

PRA BUILDING CORPORATION
LOT 1, BLOCK 1, NORTH PARK FILING NO. 1 REPLAT B

MCWHINNEY CCOB LAND INVESTMENTS LLC
LOT 2, BLOCK 1, NORTH PARK FILING NO. 1 REPLAT B

*ACCESS & UTILITY EASEMENT:
SEE DETAIL SHEET 3 OF 3 FOR
EASEMENT DIMENSIONS

*4 ACCESS & UTILITY EASEMENT
EXTENDS 4' INTO LOTS AS SHOWN

LOT & TRACT CURVE TABLES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	44.44'	469.50'	5°29'33"	S 30°46'33"W	44.42'
C2	8.91'	214.00'	2°33'07"	N 49°17'44"W	8.91'
C3	148.78'	284.00'	30°00'59"	N 33°05'41"W	147.09'
C4	248.93'	447.00'	31°54'25"	S 34°02'25"E	245.72'
C5	51.95'	216.00'	13°46'48"	N 48°21'37"W	51.82'
C6	45.79'	284.00'	9°14'13"	N 43°29'04"W	45.74'
C7	43.79'	284.00'	8°14'13"	N 34°14'13"W	43.74'
C8	37.54'	284.00'	7°34'21"	N 25°50'34"W	37.51'
C9	19.68'	284.00'	3°58'12"	N 20°04'18"W	19.67'
C10	34.50'	214.00'	9°14'13"	N 43°29'04"W	34.46'
C11	121.02'	214.00'	32°24'06"	N 10°15'44"W	119.41'
C12	34.50'	214.00'	9°14'13"	N 34°14'13"W	34.46'
C13	28.28'	214.00'	7°34'21"	N 25°50'34"W	28.26'
C14	14.83'	214.00'	3°58'12"	N 20°04'18"W	14.82'
C15	17.82'	447.00'	2°17'04"	N 49°17'44"W	17.82'
C16	31.21'	447.00'	4°00'02"	N 23°39'12"W	31.20'
C17	31.21'	447.00'	4°00'02"	N 27°39'12"W	31.20'
C18	31.12'	447.00'	3°59'19"	N 31°38'53"W	31.11'
C19	31.12'	447.00'	3°59'20"	N 35°38'12"W	31.11'
C20	31.18'	447.00'	3°59'49"	N 39°37'47"W	31.18'
C21	31.18'	447.00'	3°59'48"	N 43°37'35"W	31.17'
C22	24.08'	447.00'	3°05'13"	N 48°27'00"W	24.08'
C23	19.89'	517.00'	2°12'15"	S 19°11'19"E	19.89'
C24	28.79'	517.00'	3°14'54"	S 24°03'35"E	28.79'
C25	36.10'	517.00'	4°00'01"	N 23°39'11"W	36.09'
C26	36.10'	517.00'	4°00'02"	N 27°39'12"W	36.09'
C27	35.99'	517.00'	3°59'19"	N 31°38'53"W	35.98'
C28	35.99'	517.00'	3°59'20"	N 35°38'12"W	35.99'
C29	36.07'	517.00'	3°59'49"	N 39°37'47"W	36.06'
C30	36.06'	517.00'	3°59'48"	N 43°37'35"W	36.06'
C31	27.86'	517.00'	3°05'13"	N 48°27'00"W	27.85'
C32	23.18'	25.00'	5°34'10"E	S 54°10'07"E	22.96'
C33	23.18'	25.00'	5°37'04"E	N 61°18'53"E	22.96'
C34	92.35'	384.00'	13°46'48"	N 48°21'37"W	92.13'
C35	24.66'	384.00'	3°40'48"	N 53°24'37"W	24.66'
C36	38.55'	384.00'	5°45'09"	N 48°41'39"W	38.54'
C37	29.14'	384.00'	4°05'42"	N 43°38'59"E	29.13'
C38	75.04'	312.00'	13°46'48"	N 48°21'37"W	74.86'
C39	20.04'	312.00'	3°40'48"	S 53°24'37"E	20.04'
C40	31.33'	312.00'	5°45'09"	S 48°41'39"E	31.31'
C41	24.67'	312.00'	4°05'42"	S 43°38'59"E	24.67'
C42	1.00'	25.00'	2°17'33"	S 49°40'33"W	1.00'
C43	1.00'	24.99'	2°17'36"	N 49°40'33"E	1.00'
C44	83.59'	386.00'	12°24'26"	N 49°02'48"W	83.42'
C45	4.02'	386.00'	0°35'49"	N 54°57'07"W	4.02'
C46	38.72'	386.00'	5°44'52"	N 51°46'05"E	38.71'
C47	40.84'	386.00'	6°03'46"	N 45°52'28"W	40.82'
C48	75.52'	314.00'	13°46'48"	N 48°21'37"W	75.34'
C49	31.50'	314.00'	5°44'52"	N 46°01'54"W	31.49'
C50	31.50'	314.00'	5°44'52"	N 51°46'05"E	31.49'
C51	3.27'	314.00'	0°35'49"	N 54°57'07"W	3.27'
C52	23.18'	25.00'	5°37'04"E	S 08°11'05"E	22.96'
C53	14.86'	25.00'	34°03'21"	S 51°46'39"W	14.64'
C54	14.86'	25.00'	34°03'21"	N 14°43'59"E	14.64'
C55	39.27'	25.00'	90°00'00"	S 79°44'59"W	35.36'
C56	10.34'	469.50'	1°15'45"	S 34°07'07"W	10.34'
C57	68.78'	286.00'	13°46'48"	N 48°21'37"W	68.62'
C58	21.95'	286.00'	4°23'52"	N 53°03'05"W	21.95'
C59	40.24'	286.00'	8°53'41"	N 46°49'18"W	40.21'
C60	6.59'	286.00'	1°19'15"	N 42°07'51"W	6.59'
C61	1.00'	25.00'	2°17'33"	N 40°19'27"W	1.00'
C62	4.98'	216.00'	1°19'15"	S 42°07'51"E	4.98'
C63	30.39'	216.00'	8°53'41"	S 46°49'18"E	30.37'
C64	16.58'	216.00'	4°23'52"	S 53°03'05"E	16.58'
C65	10.00'	447.00'	1°16'55"	N 21°00'43"W	10.00'
C66	10.00'	447.00'	1°16'55"	N 46°15'57"W	10.00'
C67	193.10'	299.00'	37°00'00"	N 36°58'18"E	189.76'
C68	14.16'	432.00'	1°52'40"	N 10°15'44"E	14.16'
C69	19.50'	25.00'	44°42'06"	S 28°08'14"E	19.01'
C70	11.57'	517.00'	1°16'55"	S 21°00'43"E	11.57'
C71	11.57'	517.00'	1°16'55"	S 46°15'57"E	11.57'
C72	1.00'	21.75'	2°17'33"	N 51°08'33"W	21.00'
C73	38.27'	25.00'	87°42'27"	S 83°51'37"W	34.64'
C74	39.27'	25.00'	90°00'00"	S 85°00'23"W	35.36'
C75	44.77'	488.00'	5°15'24"	N 37°22'41"E	44.76'
C76	39.27'	25.00'	90°00'00"	N 10°15'44"E	35.36'
C77	37.50'	25.00'	85°57'04"	S 02°58'09"E	34.08'
C78	253.35'	545.00'	26°38'05"	S 32°37'39"E	251.07'
C79	21.98'	10.00'	125°56'24"	S 82°16'49"E	17.82'
C80	16.09'	25.00'	36°52'12"	S 16°45'37"E	15.81'
C81	39.27'	25.00'	90°00'00"	S 10°15'01"E	35.36'
C82	38.23'	25.00'	87°37'25"	S 83°49'05"W	34.61'
C83	24.95'	25.02'	57°09'01"	S 76°07'11"E	23.93'
C84	43.85'	25.00'	43°59'27"	S 43°59'27"E	43.75'
C85	30.25'	25.00'	69°19'31"	S 00°05'12"E	28.44'
C86	17.22'	25.00'	39°27'42"	N 14°50'43"W	16.88'
C87	13.03'	25.00'	29°51'51"	N 19°49'03"E	12.88'
C88	11.89'	181.00'	3°45'45"	N 31°25'17"E	11.88'
C89	39.27'	25.00'	90°00'00"	N 79°44'59"E	35.36'
C90	16.09'	25.00'	36°52'12"	S 73°41'07"E	15.81'
C91	21.58'	25.00'	49°27'51"	N 30°31'05"W	20.92'
C92	39.27'	25.00'	90°00'00"	S 79°44'59"W	35.36'
C93	58.99'	512.00'	1°18'24"	S 25°41'15"E	11.68'
C94	38.77'	25.00'	88°51'26"	S 08°22'19"E	35.00'
C95	0.47'	286.00'	0°05'41"	N 52°50'53"W	0.47'
C96	11.76'	286.00'	2°21'18"	N 54°04'22"W	11.75'
C97	38.27'	25.00'	87°42'27"	N 85°19'27"E	34.64'
C98	39.27'	25.00'	90°00'00"	N 86°18'13"E	35.36'
C99	41.05'	25.00'	94°04'17"	N 01°29'39"E	36.59'
C100	47.61'	281.00'	9°42'31"	N 50°23'45"W	47.56'
C101	24.41'	25.00'	55°56'39"	S 83°13'21"E	23.45'
C102	39.27'	25.00'	90°00'00"	N 79°44'59"E	35.36'
C103	16.09'	25.00'	36°52'12"	N 36°48'55"W	15.81'
C104	39.27'	25.00'	90°00'00"	S 10°15'01"E	35.36'
C105	9.25'	314.00'	1°41'15"	N 42°18'51"W	9.25'
C106	38.27'	25.00'	87°42'27"	S 85°19'27"E	34.64'
C107	39.27'	25.00'	90°00'00"	S 86°18'13"E	35.36'
C108	23.81'	25.00'	54°34'18"	N 82°32'10"W	22.92'
C109	24.41'	25.00'	55°56'39"	N 77°16'41"W	23.45'
C110	39.27'	25.00'	90°00'00"	S 10°15'01"E	35.36'
C111	38.27'	25.00'	87°42'27"	S 04°40'33"E	34.64'
C112	39.27'	25.00'	90°00'00"	S 03°31'47"W	35.36'
C113	15.78'	314.00'	2°52'48"	N 53°48'37"W	15.78'
C114	12.23'	286.00'	2°26'59"	S 54°01'32"E	12.23'
C115	214.36'	409.00'	30°01'45"	S 34°58'44"E	211.92'

LOT & TRACT LINE TABLES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 49°59'37"E	5.75'	L17	S 55°15'01"E	22.01'
L2	N 48°59'41"W	5.75'	L18	N 40°00'23"E	19.67'
L3	S 55°15'01"E	11.29'	L19	S 34°45'03"W	8.14'
L4	S 41°28'13"E	4.91'	L20	S 34°44'59"W	24.00'
L5	N 41°28'13"W	4.91'	L21	N 55°15'01"W	7.50'
L6	N 55°15'01"W	11.29'	L22	S 48°31'47"W	24.00'
L7	N 41°28'13"W	5.42'	L23	S 48°31'47"W	48.00'
L8	S 48°31'47"W	10.00'	L24	N 41°28'13"W	0.50'
L9	N 55°15'00"W	10.00'	L25	S 48°31'47"W	10.00'
L10	S 35°58'58"W	28.01'	L26	S 48°31'47"W	2.35'
L11	N 55°15'01"W	12.68'	L27	S 34°38'52"W	0.49'
L12	N 49°59'41"W	5.67'	L28	N 55°15'01"W	10.00'
L13	S 40°00'23"W	28.00'	L29	N 41°28'13"W	28.00'
L14	S 49°59'37"E	5.67'	L30	S 48°31'47"W	3.00'
L15	N 40°00'23"E	28.00'	L31	S 55°15'01"E	43.50'
L16	S 55°15'01"E	10.72'			

TRACT ID	SQUARE FEET	AREA ACRES	OWNERSHIP (CITY, METRO DISTRICT OR HOA)	RESPONSIBILITY FOR MAINTENANCE
TRACT A	87,206	2.00	CITY & COUNTY OF BROOMFIELD	NP METRO DIST
TRACT B	212,906	4.89	NP METRO DIST	NP METRO DIST
TRACT C	755	0.02	HOA	HOA
TRACT D	755	0.02	HOA	HOA
TRACT E	159	0.00	HOA	HOA
TRACT F	10,615	0.24	HOA	HOA
TRACT G	13,342	0.31	HOA	HOA
TRACT H	899	0.02	HOA	HOA
TRACT I	7,919	0.18	HOA	HOA
TRACT J	1,428	0.03	HOA	HOA
TRACT K	700	0.02	HOA	HOA
TRACT L	57,429	1.32	HOA	HOA
TRACT M	712	0.02	HOA	HOA
TRACT N	6,088	0.14	HOA	HOA
TRACT O	700	0.02	HOA	HOA
TRACT P	1,630	0.04	HOA	HOA
TRACT Q	83,938	1.93	HOA	HOA
TOTAL	520,738	11.95		

NORTH PARK FILING NO. 1
REPLAT C

FINAL SUBDIVISION PLAT



WILLIAM H. SMITH AND ASSOCIATES P.C.
SURVEYING CONSULTANTS
218 N. TIMBERLINE ROAD FORT COLLINS, CO 80504
PHONE: 970-445-4400
FAX: 970-445-4408
www.williamsmith.com

JOB NO. 2013019.004

SCALE 1" = 50'

DATE 8/11/2014

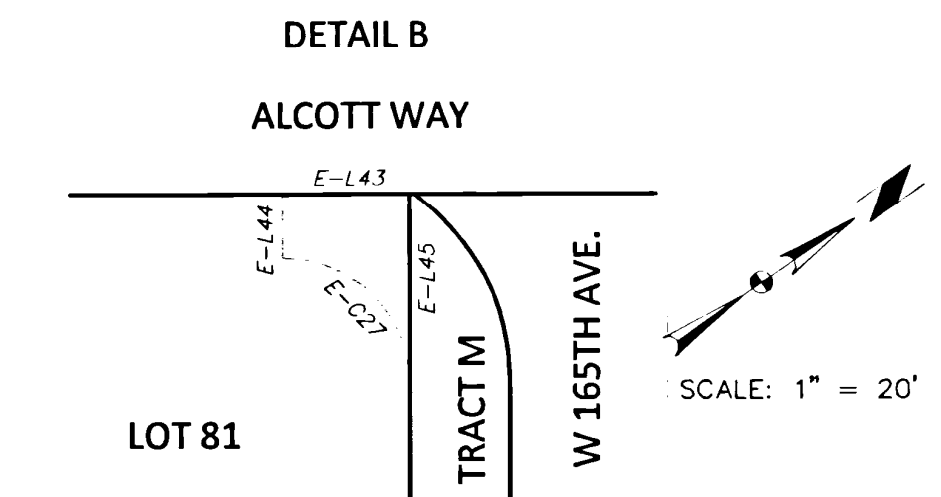
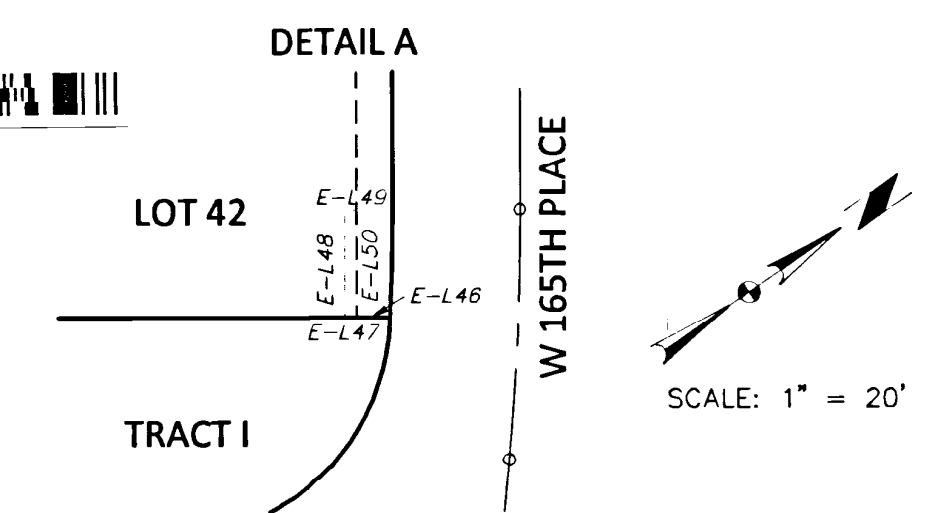
SHEET

2 of 3

NORTH PARK FILING NO. 1 REPLAT C

FINAL SUBDIVISION PLAT
BEING A SUBDIVISION OF LOT 1, BLOCK 2, & TRACT B, NORTH PARK FILING NO. 1 REPLAT B,
LOCATED IN THE WEST ½ OF SECTION 4 AND THE EAST ½ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2014007931 PL 08/22/2014 08:59 AM
Page: 3 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield
*ACCESS & UTILITY EASEMENT
*4 ACCESS & UTILITY EASEMENT
EXTENDS 4' INTO LOTS AS SHOWN



EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
E-C1	32.99'	21.00'	90°00'00"	N 79°44'59" E	29.70'
E-C2	15.32'	21.00'	41°48'37"	S 33°50'40" W	14.99'
E-C3	26.48'	21.00'	72°14'50"	N 70°52'04" E	24.76'
E-C4	26.34'	21.00'	71°52'11"	S 84°06'22" E	24.65'
E-C5	123.28'	218.00'	32°24'06"	S 34°17'15" E	121.65'
E-C6	285.68'	513.00'	31°54'25"	N 34°02'24" W	282.00'
E-C7	1.00'	21.00'	2°48'46"	S 51°21'30" E	1.00'
E-C8	42.57'	464.00'	5°19'24"	S 37°22'41" W	42.56'
E-C9	76.00'	316.00'	13°46'48"	N 48°21'37" W	75.82'
E-C10	1.01'	21.00'	2°45'14"	S 49°54'24" W	1.01'
E-C11	1.00'	21.00'	2°49'46"	S 49°06'20" E	1.00'
E-C12	67.82'	282.00'	13°46'48"	S 48°21'37" E	67.66'
E-C13	32.99'	21.00'	90°00'00"	N 10°15'01" W	29.70'
E-C14	15.32'	21.00'	41°48'37"	N 55°39'18" E	14.99'
E-C15	61.83'	270.00'	13°07'13"	N 48°41'24" W	61.69'
E-C16	16.18'	21.00'	44°08'11"	N 26°37'11" E	15.79'
E-C17	67.11'	318.00'	12°05'33"	N 49°12'15" W	66.99'
E-C18	27.00'	18.00'	85°57'04"	N 02°58'09" W	24.54'
E-C19	27.53'	18.00'	87°37'25"	S 83°49'05" W	24.92'
E-C20	26.48'	21.00'	72°14'50"	S 19°07'36" E	24.76'
E-C21	49.07'	552.00'	5°05'35"	N 43°23'54" W	49.05'
E-C22	39.56'	469.50'	4°49'40"	N 31°04'24" E	39.55'
E-C23	22.00'	21.00'	60°01'43"	N 20°28'26" W	21.01'
E-C24	45.18'	182.00'	13°35'42"	N 41°22'25" W	43.08'
E-C25	25.41'	21.00'	69°19'38"	S 00°05'12" W	23.89'
E-C26	16.14'	321.00'	2°52'48"	N 53°48'37" W	16.13'
E-C27	21.99'	14.00'	90°00'00"	S 79°44'59" W	19.80'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-L1	S 34°44'54" W	55.66'	E-L29	N 55°15'01" E	318.43'
E-L2	S 34°44'59" W	36.00'	E-L30	N 48°31'47" E	257.35'
E-L3	N 55°15'01" W	56.00'	E-L31	S 41°28'13" E	88.39'
E-L4	S 34°44'59" W	230.00'	E-L32	N 48°31'47" E	20.13'
E-L5	S 55°15'01" E	71.65'	E-L33	S 55°15'01" E	147.40'
E-L6	S 34°44'59" W	60.00'	E-L34	N 34°44'59" E	60.40'
E-L7	S 55°15'01" E	341.50'	E-L35	N 55°15'01" W	70.00'
E-L8	S 34°44'59" W	77.00'	E-L36	S 34°44'59" W	7.00'
E-L9	S 55°15'01" E	341.50'	E-L37	N 55°15'01" W	123.40'
E-L10	S 34°44'59" W	33.00'	E-L38	N 40°00'23" E	19.67'
E-L11	N 55°15'01" W	62.40'	E-L39	S 55°15'01" E	17.75'
E-L12	S 34°44'59" W	153.75'	E-L40	S 34°44'59" W	3.00'
E-L13	S 34°44'59" W	60.51'	E-L41	S 55°15'01" E	182.00'
E-L14	N 40°00'23" W	162.42'	E-L42	N 69°17'25" W	98.50'
E-L15	N 40°00'23" E	36.00'	E-L43	S 34°44'59" W	14.00'
E-L16	S 49°59'37" E	128.67'	E-L44	N 55°15'01" W	7.00'
E-L17	N 40°00'23" E	80.26'	E-L45	N 55°15'01" W	21.00'
E-L18	N 34°44'59" E	57.49'	E-L46	S 41°28'13" E	3.77'
E-L19	S 55°15'01" E	10.72'	E-L47	S 34°44'59" W	1.24'
E-L20	N 41°28'13" W	99.41'	E-L48	S 55°15'01" E	11.75'
E-L21	N 48°31'47" E	52.00'	E-L49	S 34°44'59" W	1.24'
E-L22	S 41°28'13" E	60.58'	E-L50	S 55°15'01" E	11.75'
E-L23	N 48°31'47" E	263.00'	E-L51	S 48°31'47" W	59.00'
E-L24	S 41°28'13" E	56.00'	E-L52	S 41°28'13" E	25.00'
E-L25	N 48°31'47" E	65.98'	E-L53	S 48°31'47" W	30.00'
E-L26	S 41°28'13" E	58.17'	E-L54	N 41°28'13" W	25.00'
E-L27	S 55°15'01" E	281.40'	E-L55	S 48°31'47" W	30.00'
E-L28	S 34°44'59" W	230.00'			

TRACT SUMMARY

TRACT ID	SQUARE FEET	AREA ACRES	OWNERSHIP (CITY, METRO DISTRICT OR HOA)	RESPONSIBILITY FOR MAINTENANCE
TRACT A	87,206	2.00	CITY & COUNTY OF BROOMFIELD	NP METRO DIST
TRACT B	212,906	4.89	NP METRO DIST	NP METRO DIST
TRACT C	755	0.02	HOA	HOA
TRACT D	755	0.02	HOA	HOA
TRACT E	159	0.00	HOA	HOA
TRACT F	10,615	0.24	HOA	HOA
TRACT G	13,342	0.31	HOA	HOA
TRACT H	899	0.02	HOA	HOA
TRACT I	7,919	0.18	HOA	HOA
TRACT J	1,428	0.03	HOA	HOA
TRACT K	700	0.02	HOA	HOA
TRACT L	57,429	1.32	HOA	HOA
TRACT M	712	0.02	HOA	HOA
TRACT N	6,088	0.14	HOA	HOA
TRACT O	700	0.02	HOA	HOA
TRACT P	1,630	0.04	HOA	HOA
TRACT Q	33,558	0.77	NP METRO DIST	NP METRO DIST
TRACT R	83,938	1.93	HOA	HOA
TOTAL	520,738	11.95		

NORTH PARK FILING NO. 1

REPLAT C

FINAL SUBDIVISION PLAT



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& ASSOCIATES P.C.
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SHEET

3 of 3