

1 of 3
Cover sheet
Replat B

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, INTERPARK FILING NO. 1, IN SAID CITY, COUNTY AND STATE, PER PLAT RECORDED JULY 21, 2005 AT RECEPTION NO. 2005009706 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 1 THE FOLLOWING 5 COURSES:

- 1. NORTH 67°59'34" EAST, 351.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 423.00 FEET;
- 2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'00", AN ARC LENGTH OF 154.67 FEET;
- 3. TANGENT TO SAID CURVE, NORTH 47°02'34" EAST, 315.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 177.00 FEET;
- 4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°22'12", AN ARC LENGTH OF 130.89 FEET;
- 5. TANGENT TO SAID CURVE, NORTH 89°24'46" EAST, 75.48 FEET TO THE WESTERLY RIGHT-OF-WAY OF TELLER STREET AS SHOWN ON SAID PLAT OF INTERPARK FILING NO. 1;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°35'14" WEST, 30.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 226.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 04°38'23" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°38'23", AN ARC LENGTH OF 18.34 FEET;

THENCE NORTH 90°00'00" EAST, 41.67 FEET TO THE EASTERLY RIGHT-OF-WAY OF TELLER STREET AS SHOWN ON SAID PLAT OF INTERPARK FILING NO. 1;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°34'19" EAST, 5.81 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 2, SAID INTERPARK FILING NO. 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 2, NORTH 89°34'00" EAST, 624.98 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 2, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF MAIN STREET AS SHOWN ON SAID PLAT OF INTERPARK FILING NO. 1;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 2 AND SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°37'36" EAST, 269.35 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF REED WAY AS SHOWN ON SAID PLAT OF INTERPARK FILING NO. 1;

THENCE DEPARTING SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY, AND ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°22'24" EAST, 12.00 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 3, BLOCK 3, SAID INTERPARK FILING NO. 1, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID MAIN STREET;

THENCE ALONG SAID NORTHERLY PROLONGATION AND THE EASTERLY LINE OF SAID LOT 3, BLOCK 3 AND LOT 1, BLOCK 3, SAID INTERPARK FILING NO. 1, AND THE WESTERLY RIGHT-OF-WAY OF SAID MAIN STREET THE FOLLOWING 6 COURSES:

- 1. SOUTH 00°37'36" EAST, 406.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 600.00 FEET;
- 2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°43'13", AN ARC LENGTH OF 164.62 FEET;
- 3. TANGENT TO SAID CURVE, SOUTH 15°05'37" WEST, 357.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 740.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°29'47" EAST;
- 4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°40'44", AN ARC LENGTH OF 267.08 FEET;
- 5. SOUTH 89°14'51" WEST, 1.10 FEET;
- 6. SOUTH 00°37'28" EAST, 43.50 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 112TH AVENUE AS SHOWN ON SAID PLAT OF INTERPARK FILING NO. 1;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1. SOUTH 44°12'57" WEST, 32.62 FEET;
- 2. SOUTH 89°03'21" WEST, 431.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID HEREIN ABOVE DESCRIBED REED WAY BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID REED WAY THE FOLLOWING FIVE COURSES:

- 1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'46", AN ARC LENGTH OF 39.27;
- 2. NORTH 00°56'53" WEST, 43.84 FEET THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 305.00 FEET;
- 3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°14'10", AN ARC LENGTH OF 155.63 FEET;
- 4. NORTH 30°11'03" WEST, 334.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 435.00 FEET;
- 5. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°16'09", AN ARC LENGTH OF 146.29 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, INTERPARK FILING NO. 1;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID EASTERLY PROLONGATION AND SAID SOUTHERLY LINE, SOUTH 89°45'42" WEST, 589.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 1, NORTH 12°40'57" WEST, 431.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,574,502 SQUARE FEET OR 36.146 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERPARK FILING NO. 1 REPLAT B; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS, AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED 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.

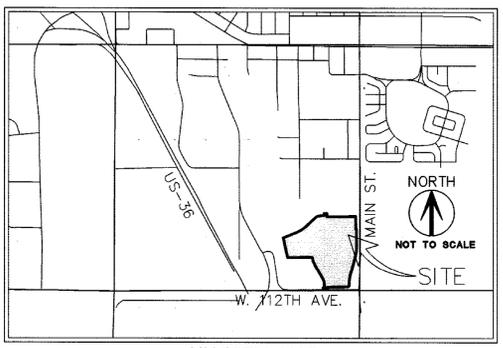
INTERPARK FILING NO. 1 REPLAT B
FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
36.146 ACRES

2017007215 PL 06/14/2017 10:58 AM
Page: 1 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - LOT VACATION SHEET
SHEET 3 - FINAL LOT DETAIL SHEET



VICINITY MAP

GENERAL NOTES:

- 1. THERE ARE 5 LOTS AND 2 TRACTS WITHIN INTERPARK FILING NO. 1 REPLAT B. THE PURPOSE OF TRACT A IS FOR STORM WATER DETENTION AND THE PURPOSE FOR TRACT B IS FOR LANDSCAPING AND RETAINING WALLS.
- 2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BETWEEN BROOMFIELD CONTROL POINT "NGS B 413" AND BROOMFIELD CONTROL POINT "GPS NO. 8" WHICH BEARS NORTH 00°51'04" WEST, BETWEEN THE MONUMENTS SHOWN HEREIN.
- 3. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. THE COMBINED SCALE FACTOR USED TO CONVERT STATE PLANE COORDINATES TO GROUND COORDINATES IS 0.999718845. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING / 0.999718845)
PROJECT EASTING = (STATE PLANE EASTING / 0.999718845)
- 4. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 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" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. 097-C2023721-058-LG1, AMENDMENT NO. 5, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2017 AT 7:00 A.M. PREPARED BY CHICAGO TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
- 6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- 7. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 8. FLOOD ZONE: THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN FLOOD ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED, ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED, OTHER FLOOD AREAS ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08507300896, WITH A REVISED DATE OF OCTOBER 2, 2013.
- 9. THOSE PORTIONS OF REED WAY AND TELLER STREET LYING WITHIN THE PLAT BOUNDARIES SHOWN HEREON ON SHEET 2 ARE TO BE VACATED BY SEPARATE DOCUMENT, REED WAY AND TELLER STREET AS SHOWN HEREON ON SHEET 3 ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD AS PUBLIC RIGHT-OF-WAY. THE TOTAL AREA OF RIGHT-OF-WAY THAT IS BEING DEDICATED ON THIS PLAT IS 151,933 SQUARE FEET OR 3.488 ACRES MORE OR LESS.
- 10. AN ACCESS EASEMENT IS DEDICATED AS SHOWN ON THIS PLAT TO ALLOW CROSS ACCESS AND THE USE OF DRIVES BETWEEN LOT 1, BLOCK 2 AND LOT 2, BLOCK 2.
- 11. A BLANKET DRAINAGE EASEMENT IS DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD AND ACROSS TRACT A FOR MAINTENANCE PURPOSES OF THE DETENTION POND AND DRAINAGE FACILITIES INCLUDED IN THAT TRACT.
- 12. THE INTERPARK FILING NO. 1 REPLAT A WAS VACATED BY ORDINANCE NO. 2046 PRIOR TO RECORDING.
- 13. A SIGN EASEMENT IS DEDICATED AS SHOWN ON THIS PLAT TO THE CITY AND COUNTY OF BROOMFIELD FOR FUTURE BROOMFIELD IDENTIFICATION SIGN.

SURVEYOR'S CERTIFICATE:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

ROBERT D. SNODGRASS, PLS NO. 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



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 THE CERTIFICATION SHOWN HEREON.

NOTE: THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ATTORNEY'S CERTIFICATE:

I, Pamela O. Colquette, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS DISCLOSED BY TITLE COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ AT _____ M. PREPARED BY _____ AND THAT THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Pamela O. Colquitt, REGISTRATION NO. 40853, DATE: 6-5-17

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS 24 DAY OF April, 2017.

Thomas D. Sileno, CHAIRMAN; Charlene Labor, SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 13 DAY OF June, 2017.

Mayor: [Signature]; City Clerk: Jeni K. Robnie, Deputy



OWNER:

RSF E60TH, LLC
8100 E. MAPLEWOOD AVE., SUITE 220
GREENWOOD VILLAGE, CO 80111

BY: [Signature] AS: MANAGER
STATE OF COLORADO }
COUNTY OF DENVER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JUNE, 2017.

BY: JAMES R. HILL, MANAGER OF RSF E 60th, LLC
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: JUNE 27, 2020
NOTARY PUBLIC

SUBDIVIDER:

UNITED PROPERTIES DEVELOPMENT, LLC
1331 17TH STREET, SUITE 604
DENVER, CO 80202

BY: Alicia Rhymes AS: VP
STATE OF COLORADO }
COUNTY OF _____ }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JUNE, 2017.

BY: ALICIA RHYMES, VP OF UNITED PROPERTIES DEVELOPMENT
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: JUNE 27, 2020
NOTARY PUBLIC

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122
DEVELOPER: UNITED PROPERTIES DEVELOPMENT, LLC 1331 17TH STREET, SUITE 604 DENVER, COLORADO 80202
DATE OF PREPARATION: 2017-02-24
SCALE: N/A
SHEET 1 OF 3

COVER SHEET

INTERPARK FILING NO. 1 REPLAT B

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
36.146 ACRES

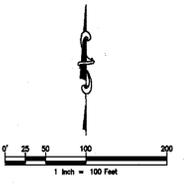
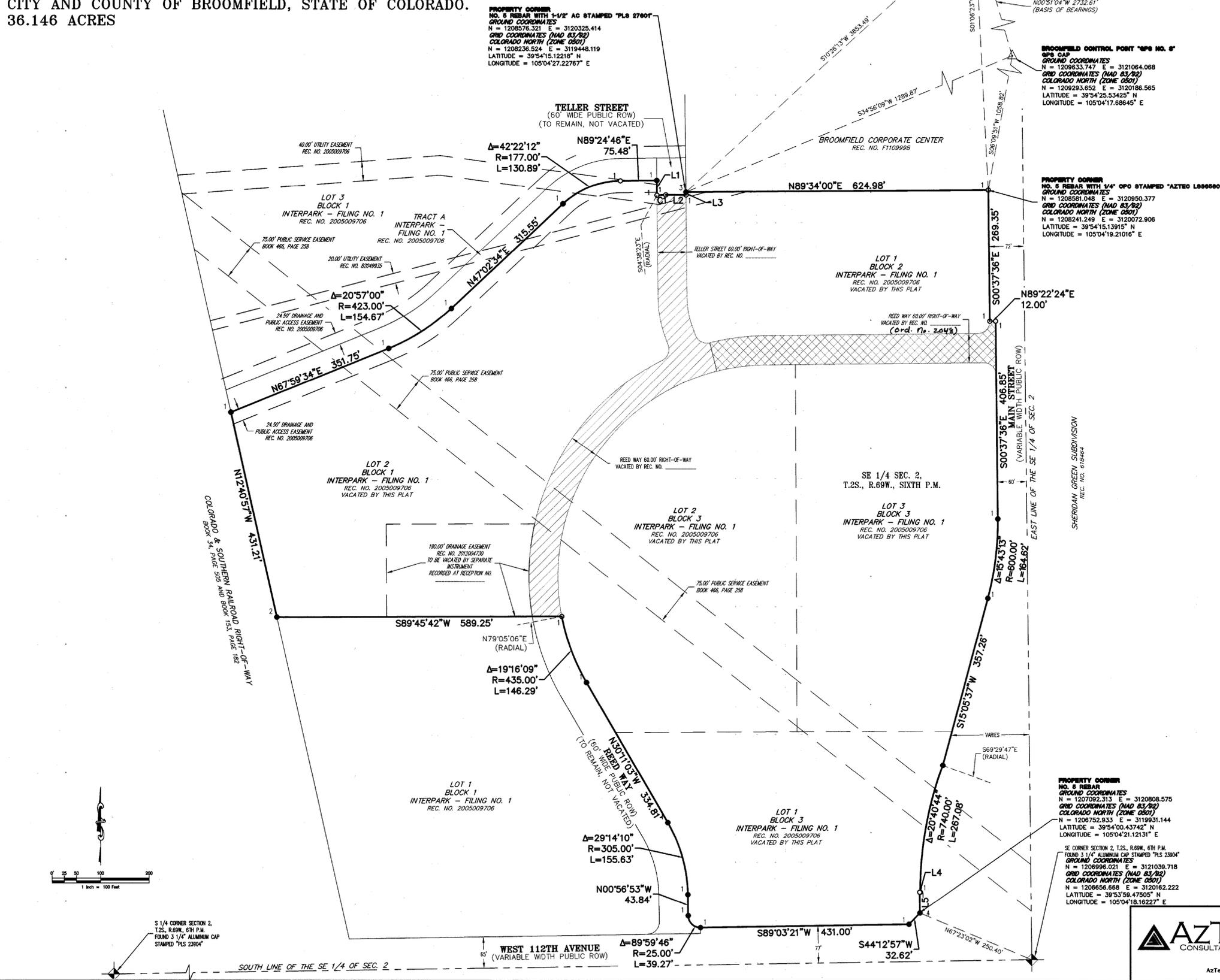
2017087215 PL 06/14/2017 10:58 AM
Page: 2 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

LEGEND

- ✦ FOUND SECTION CORNER MONUMENT AS DESCRIBED
- ▲ CITY OF BROOMFIELD GPS CONTROL POINT
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36580"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "BASELINE CORP PLS 38285"
- FOUND NO. 5 REBAR WITH 1-1/2" BLUE PLASTIC CAP STAMPED "BPC PLS 30830"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AC PLS 27601"
- FOUND NO. 5 REBAR
- ▨ A PORTION OF REED WAY AND TELLER STREET TO BE VACATED BY SEPARATE INSTRUMENT FOLLOWING UNDERGROUND UTILITY RELOCATIONS.
- ▩ A PORTION OF REED WAY TO BE VACATED BY SEPARATE INSTRUMENT.
- ROW RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°35'14"E	30.44'
L2	N90°00'00"E	41.67'
L3	N00°34'19"W	5.81'
L4	S89°14'51"W	1.10'
L5	S00°37'28"E	43.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°38'23"	226.50'	18.34'



LOT VACATION SHEET

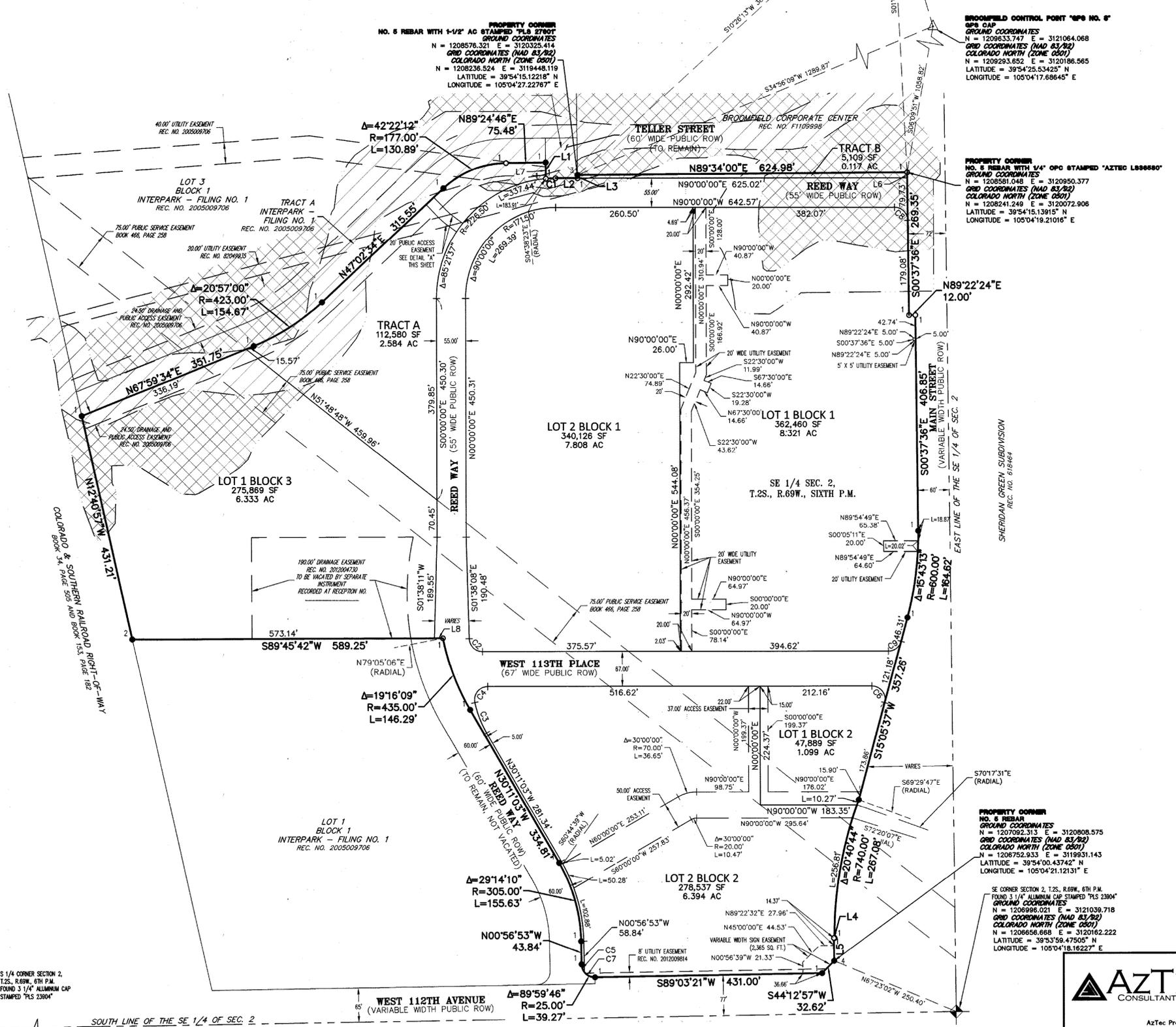
<p>AZTEC CONSULTANTS, INC. 380 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER</p> <p>UNITED PROPERTIES DEVELOPMENT, LLC 1331 17TH STREET, SUITE 604 DENVER, COLORADO 80202</p>	<p>DATE OF PREPARATION:</p> <p>2017-02-24</p>
	<p>SCALE:</p> <p>T=100'</p>	<p>SHEET 2 OF 3</p>

2 OF 3
 Lot Vacation Sheet
 Replat B
 SAFECO PRODUCTS • NEW HORE, MINNESOTA
 SAFECO PRODUCTS • NEW HORE, MINNESOTA
 SAFECO PRODUCTS • NEW HORE, MINNESOTA

INTERPARK FILING NO. 1 REPLAT B

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. 36.146 ACRES



LEGEND

- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
- ▲ CITY OF BROOMFIELD GPS CONTROL POINT
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36580"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "BASELINE CORP PLS 38285"
- FOUND NO. 5 REBAR WITH 1-1/2" BLUE PLASTIC CAP STAMPED "BPC PLS 30830"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AC PLS 27601"
- FOUND NO. 5 REBAR
- ▨ FLOOD ZONE "EFFECTIVE FLOODPLAIN (ZONE AE)*"
- ▨ FLOOD ZONE "EFFECTIVE FLOODWAY*"
- OTHER FLOOD AREAS ZONE "X"
- ROW RIGHT-OF-WAY

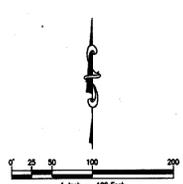
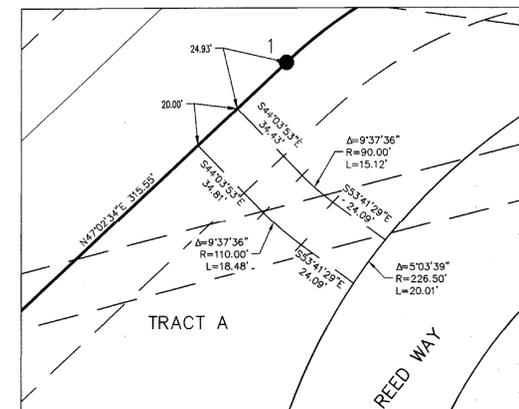
* A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR REVIEW AND APPROVAL (CASE NO. 17-080783R).

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°35'14"E	30.44'
L2	N90°00'00"E	41.67'
L3	N00°34'19"W	5.81'
L4	S89°14'51"W	1.10'
L5	S00°37'28"E	43.50'
L6	S00°37'36"E	10.54'
L7	S00°35'14"E	30.44'
L8	S89°45'42"W	16.11'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	4°38'23"	226.50'	18.34'
C2	88°21'52"	25.00'	38.56'
C3	18°12'41"	194.91'	61.95'
C4	101°58'22"	25.00'	44.49'
C5	36°52'11"	25.00'	16.09'
C6	105°05'36"	25.00'	45.86'
C7	53°07'35"	25.00'	23.18'
C8	89°22'24"	25.00'	39.00'
C9	74°54'23"	25.00'	32.68'



FINAL LOT DETAIL SHEET

<p>Aztec Proj. No: 4817-04</p>	<p>DEVELOPER</p> <p>UNITED PROPERTIES DEVELOPMENT, LLC</p> <p>1331 17TH STREET, SUITE 604 DENVER, COLORADO 80202</p>	<p>DATE OF PREPARATION:</p> <p>2017-02-24</p>
	<p>SCALE:</p> <p>1"=100'</p>	<p>SHEET 3 OF 3</p>

SAFCO PRODUCTS • NEWAHOKE, MINNESOTA
 REGISTERED BY PART NUMBER 0008
 FORMERLY USED BY PART NUMBER 0008
 SAFCO PRODUCTS • NEWAHOKE, MINNESOTA
 REGISTERED BY PART NUMBER 0008
 FORMERLY USED BY PART NUMBER 0008
 SAFCO PRODUCTS • NEWAHOKE, MINNESOTA
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