

RESOLUTION NO. 18-___

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PARKDALE PRELIMINARY PLAT; IMPOSING CONDITIONS OF APPROVAL; APPROVING THE PARKDALE PRELIMINARY PLAT WITH CONDITIONS; AND SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, following a public hearing noticed in accordance with the Town Code and held on Tuesday, March 13, 2018, and continued to Tuesday, March 27, 2018 and Tuesday, April 24, 2018, considered the Parkdale Preliminary Plat on the application of OEO, LLC, 7353 South Alton Way, Suite, Centennial, CO 80112, such Preliminary Plat being a plat of the following real property; to wit:

A Portion of Section 36, Township 1 North, Range 69 West of the 6th Principle Meridian, Town of Erie, County of Boulder, State of Colorado; and

WHEREAS, the Planning Commission of the Town of Erie, Colorado, conducted a Public Hearing for the Parkdale Preliminary Plat on February 21, 2018, and;

WHEREAS, the Preliminary Plat is detailed on the attached "Exhibit A" Parkdale Preliminary Plat; and,

WHEREAS, said Parkdale Preliminary Plat is incorporated herein and made part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Preliminary Plat has met Municipal Code Title 10, Section 10.7.7.C.10. Approval Criteria:
 - a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open

space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
 - e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
 - f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
3. The Town of Erie Municipal Code shall be followed in the development of the property.
 4. That a detailed Development Agreement will be required at such time as the property is approved for the final plat.
 5. That the following conditions shall be imposed as a condition of approval:
 - a. A Surface Use Agreement between the owner of Parkdale and any mineral rights owners allowing full use of the surface as shown in the Preliminary Plat shall be required prior to Final Plat recordation.
 - b. All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
 - c. Improvements, landscaping, and trails within existing easements or

encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation.

- d. Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
 - e. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils and geotechnical reports and the Colorado Geological Survey (CGS) recommendations.
 - f. Access permits for the SH 7 intersections shall be obtained prior to Final Plat recordation.
 - g. Requirements of the Intergovernmental Agreement between the Town of Erie and Boulder Valley School District shall be met by the developer prior to Final Plat recordation.
 - h. Technical corrections to the Parkdale Preliminary Plat shall be made to the Town's satisfaction.
6. That the Preliminary Plat as proposed, subject to the conditions set forth herein, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Approving the Parkdale Preliminary Plat.

- 1. Based on the above Findings of Fact, the Board of Trustees hereby approves the Parkdale Preliminary Plat application with the conditions of approval listed above.

ADOPTED AND APPROVED THIS 8TH DAY OF MAY, 2018 BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE, COLORADO,
a Colorado municipal corporation

By: _____
Jennifer Carroll, Mayor

ATTEST:

By: _____
Jessica Koenig, Deputy Town Clerk

EXHIBIT A

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES;

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY LINE OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY LINE OF SAID TRACT A, BLOCK 1 AND THE WESTERLY LINE OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 421.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON RAILROAD AS DESCRIBED IN BOOK 113, PAGE 407, SAID RIGHT-OF-WAY LINE ALSO DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020, SAID POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 23°55'02" W 413.13 FEET, A RADIUS OF 5450.80 FEET, AN ARC OF 413.22 FEET, AND A DELTA OF 04°20'37" TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 26°13'11" W ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 525.34 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020 ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 46°29'50" W 461.81 FEET, A RADIUS OF 666.26 FEET, AN ARC OF 471.59 FEET, AND A DELTA OF 40°33'18" TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG SAID BOUNDARY RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING FOUR (4) COURSES:

1) N 89°44'25" E A DISTANCE OF 219.91 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

3) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

4) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36;

THENCE N 00°20'01" W ALONG SAID WEST LINE A DISTANCE OF 1241.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP AS AN 11" WITNESS CORNER, RLS 4846;

THENCE N 89°49'19" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1319.99 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 1.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°14'20" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886 AND ALONG THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;

THENCE N 00°27'02" W ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE POINT OF BEGINNING

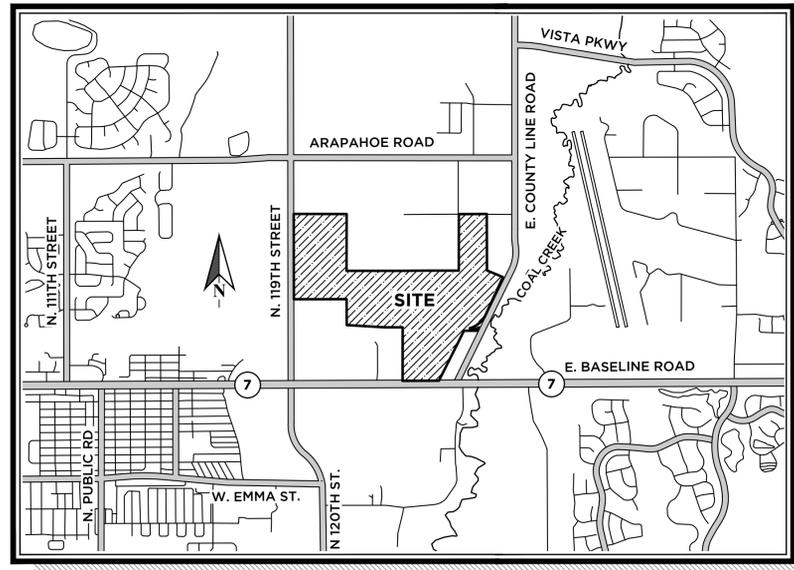
THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 9,516,935 SQUARE FEET, OR 218.4788 ACRES MORE OR LESS.

NOTES:

- 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD. FOR
- KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE. KT ENGINEERING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: NCS-850718-CO, EFFECTIVE DATE: MAY 09, 2017 AT 5:00 PM.
- THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 BEARS S 89°36'44" W AS SHOWN HEREON. BEARINGS ARE GRID BASED ON NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501.

PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017



VICINITY MAP
1" = 2000'

NOTES CONTINUED:

- COORDINATE DATUM: PROJECT COORDINATES ARE GROUND BASED MODIFIED NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501. THE POINT OF ORIGIN FOR SCALING THE PROJECT TO GRID DISTANCES WAS SET AS THE CENTER 1/4 CORNER OF SECTION 36, TOWNSHIP 1 N, RANGE 69 W OF THE 6TH P.M. BEING MONUMENTED AS FOLLOWS: 2.5" ALUMINUM CAP ON A 3/4" REBAR, "RLS 4846." SAID POINT HAS COLORADO STATE PLANE NORTH ZONE COORDINATES OF N: 1245868.3460 E: 3121837.0864 AND A GROUND TO GRID COMBINED SCALE FACTOR OF 0.99972350. LOCAL COORDINATES MATCH GRID COORDINATES AT THIS POINT. THE CONVERGENCE ANGLE AT SAID POINT IS 0.28103142 DEGREES.
- AREA OF THIS SURVEY IS 9,516,935 S.F. OR 218.4788 ACRES MORE OR LESS.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A UNITED STATES (U.S.) FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- TWO WELLS WERE LOCATED WITHIN THE PROJECT BOUNDARY. ARAPAHOE MC#36-5 IS TO BE ABANDONED AND DONEY MC#36-10 IS TO REMAIN OPERATIONAL WITHIN TRACT AV.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP PANEL 0443J, MAP NO. 08013C0443J (REVISED TO REFLECT LOMR, EFFECTIVE: DECEMBER 28, 2012.) NO PORTION OF THE SITE LIES WITHIN THE 100 YR FLOODPLAIN.
- LOCATIONS OF WETLANDS ARE PLOTTED HERON. PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL INVENTORY MAP THE WETLANDS ARE CLASSIFIED AS SEASONALLY FLOODED PALUSTRINE EMERGENT (PEMC). WETLANDS BOUNDARIES HAVE BEEN FIELD LOCATED BY AN QUALIFIED ECOLOGIST. NO MARKERS WERE FOUND. LIMITS SHOWN HEREON PROVIDED BY QUALIFIED ECOLOGIST.
- THE APPARENT GOODHUE DITCH RUNS EAST-WEST ALONG THE SOUTHERN PROPERTY LINE OF THE RICHARD SCHILLAWSKI WITHOUT THE BENEFIT OF RECORDED EASEMENT.
- BLANKET PUBLIC ACCESS EASEMENTS TO BE GRANTED OVER TRACTS A, B, C, H, I, J, K, O, P, Q, T, U, V, W, X, Y, Z, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AU, AX, AY.
- BLANKET DRAINAGE EASEMENTS TO BE GRATED OVER TRACTS A, I, L, M, P, Q, R, S, T, AB, AC, AR, AU, AX.
- BLANKET UTILITY EASEMENTS TO BE GRANTED OVER TRACTS U AND W.

LAND SUMMARY CHART:

TYPE	AREA (AC)	% OF TOTAL
RESIDENTIAL AREAS	76.78 AC	35.1 %
POCKET PARKS	2.12 AC	1.0 %
OUTLOT - OIL & GAS	7.83 AC	3.6 %
OPEN SPACE	78.08 AC	35.7 %
PUBLIC R.O.W.	51.90 AC	23.8 %
PRIVATE ALLEYS	1.39 AC	0.6 %
FUTURE DEVELOPMENT	0.38 AC	0.2 %
TOTAL:	218.48 AC	100 %

PARKS AND OPEN SPACE SUMMARY CHART:

TYPE	REQUIRED (AC)	PROVIDED (AC)
POCKET PARKS	0.86 AC	2.12 AC
NEIGHBORHOOD PARK	5.16 AC	0.00 AC
COMMUNITY PARKS	8.60 AC	0.00 AC
OPEN SPACE	29.23 AC	50.79 AC

TRACT SUMMARY CHART:

TRACT	AREA SF	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	145,354 SF	3.337 AC	LANDSCAPE / DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT B	6,000 SF	0.138 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT C	16,000 SF	0.367 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT D	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT E	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT F	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT G	8,703 SF	0.200 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT H	12,919 SF	0.297 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT I	145,008 SF	3.329 AC	LANDSCAPE, DRAINAGE, DETENTION	DISTRICT / HOA	DISTRICT / HOA
TRACT J	12,102 SF	0.278 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT K	6,600 SF	0.152 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT L	13,734 SF	0.315 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT M	24,693 SF	0.567 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT N	67,373 SF	1.547 AC	LANDSCAPE, DRAINAGE	DISTRICT, HOA	DISTRICT, HOA
TRACT O	6,600 SF	0.152 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT P	9,346 SF	0.215 AC	LANDSCAPE, DISTRICT DIRECTOR'S PARCEL	DISTRICT / HOA	DISTRICT / HOA
TRACT Q	56,050 SF	1.287 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT R	3,199 SF	0.073 AC	LANDSCAPE, DRAINAGE	DISTRICT, HOA	DISTRICT, HOA
TRACT S	11,974 SF	0.275 AC	OPEN SPACE, DRAINAGE	TOWN OF ERIE	DISTRICT / HOA
TRACT T	134,765 SF	3.094 AC	OPEN SPACE, DRAINAGE	TOWN OF ERIE	DISTRICT / HOA
TRACT U	38,473 SF	0.883 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT V	46,103 SF	1.058 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT W	40,371 SF	0.927 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT X	24,318 SF	0.558 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT Y	44,761 SF	1.028 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT Z	9,977 SF	0.229 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE
TRACT AA	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT AB	48,478 SF	1.113 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AC	154,480 SF	3.546 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AD	5,252 SF	0.121 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AE	4,170 SF	0.096 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AF	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AG	4,855 SF	0.111 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AH	4,827 SF	0.111 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AI	8,035 SF	0.184 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AJ	4,803 SF	0.110 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AK	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AL	4,775 SF	0.110 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AM	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AN	4,748 SF	0.109 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AO	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AP	33,532 SF	0.770 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT AQ	4,720 SF	0.108 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AR	104,268 SF	2.394 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AS	41,714 SF	0.958 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AT	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT AU	2,146,056 SF	49.267 AC	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
TRACT AV	340,903 SF	7.826 AC	OIL AND GAS OPERATIONS	DISTRICT / HOA	DISTRICT / HOA
TRACT AW	6,533 SF	0.150 AC	OPEN SPACE, DISTRICT CONTROL PARCEL	DISTRICT / HOA	DISTRICT / HOA
TRACT AX	71,965 SF	1.652 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AY	6,384 SF	0.147 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE

DATE SUBMITTED: 05.19.2017		
REVISION NO.	DATE	
1	10/09/2017	
2	01/24/2018	
3	04/16/2018	
4		
5		
PREPARED FOR: OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: 1" = N/A	JOB NO: 0043-1532	BY: BSS
SHEET 1 OF 10		

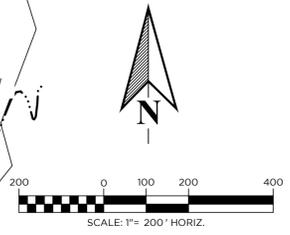
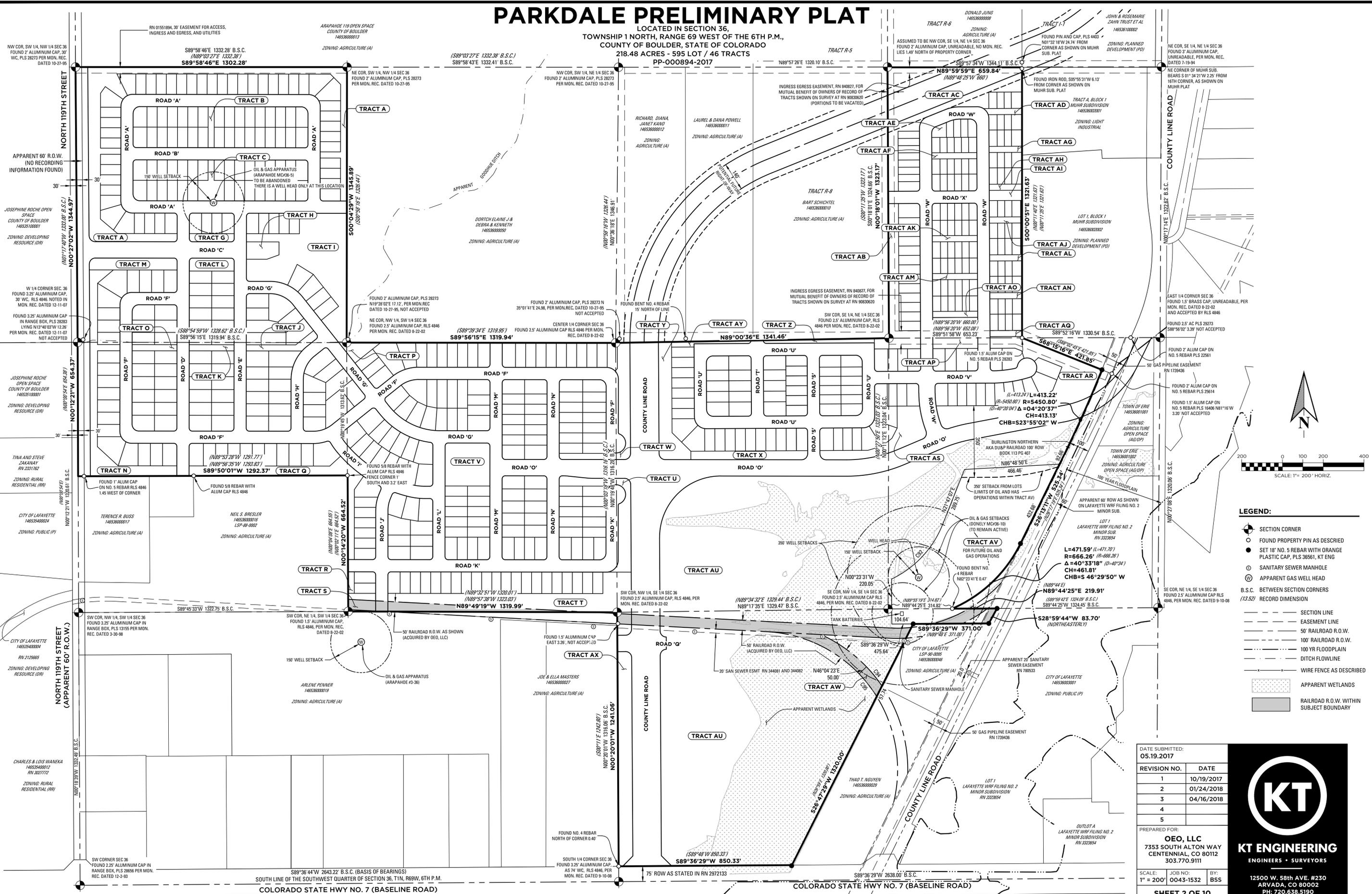


KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017



- LEGEND:**
- SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - SANITARY SEWER MANHOLE
 - ⊕ APPARENT GAS WELL HEAD
 - B.S.C. BETWEEN SECTION CORNERS (1/3.52) RECORD DIMENSION
 - SECTION LINE
 - - - EASEMENT LINE
 - - - 50' RAILROAD R.O.W.
 - - - 100' RAILROAD R.O.W.
 - - - 100 YR FLOODPLAIN
 - - - DITCH FLOWLINE
 - - - WIRE FENCE AS DESCRIBED
 - ▨ APPARENT WETLANDS
 - ▨ RAILROAD R.O.W. WITHIN SUBJECT BOUNDARY

DATE SUBMITTED:
05.19.2017

REVISION NO.	DATE
1	10/19/2017
2	01/24/2018
3	04/16/2018
4	
5	

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 200' JOB NO: 0043-1532 BY: BSS

SHEET 2 OF 10

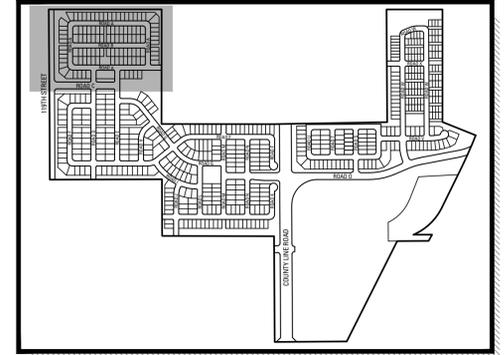
KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

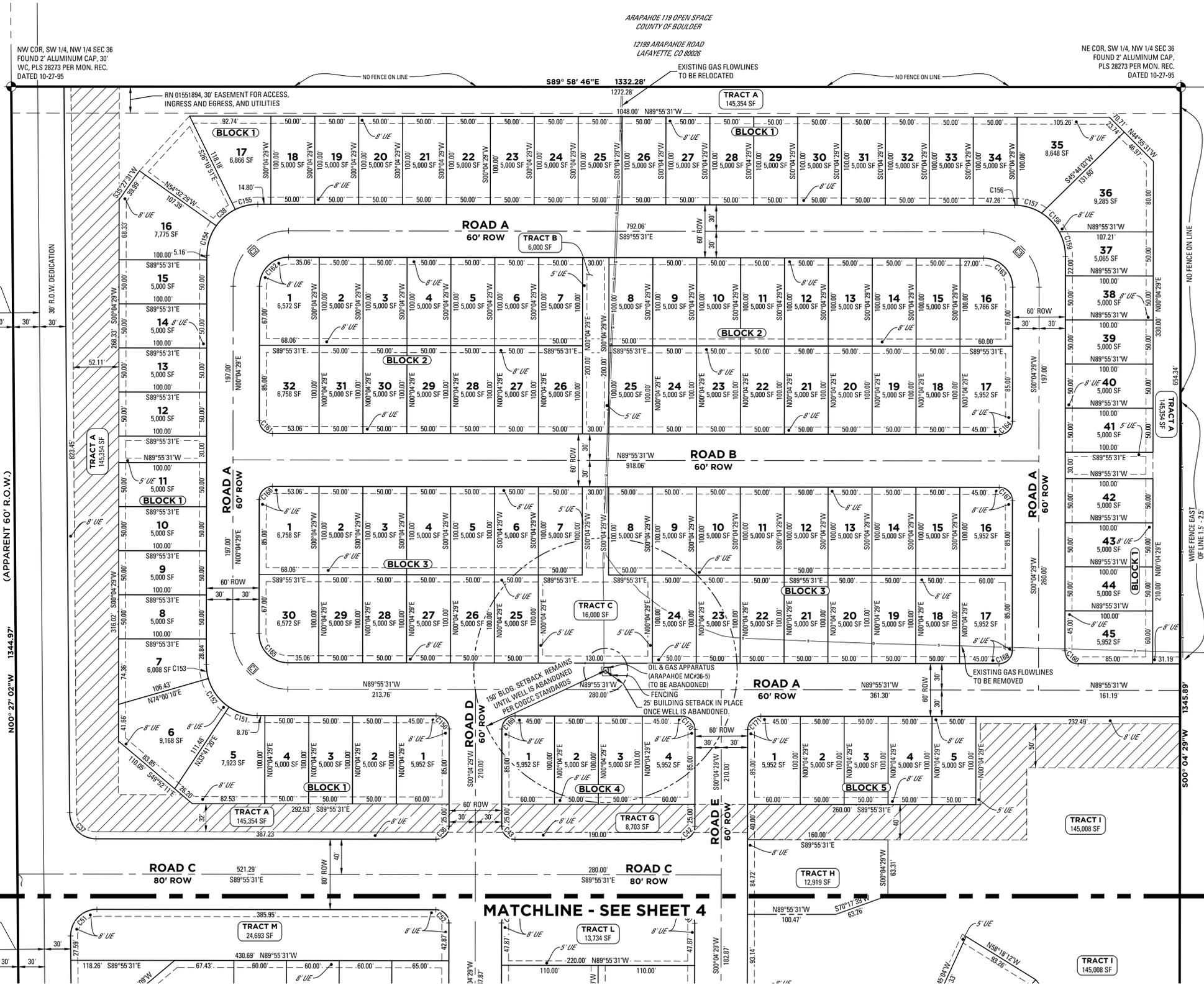
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PARKDALE PRELIMINARY PLAT

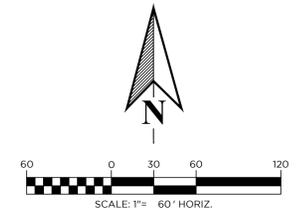
LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017



KEYMAP
NTS



- LEGEND:**
- ◆ SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36661, KT ENG
 - ⊙ APPARENT GAS WELL HEAD
 - UE UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - (13.52) RECORD DIMENSION
 - SECTION LINE
 - - - EASEMENT LINE
 - - - 50' RAILROAD R.O.W.
 - - - 100' RAILROAD R.O.W.
 - - - 100 YR FLOODPLAIN
 - - - DITCH FLOWLINE
 - - - FENCE AS DESCRIBED
 - ▨ EXTRACTOR OIL & GAS EASEMENT BY SEPARATE DOCUMENT



DATE SUBMITTED:		05.19.2017
REVISION NO.	DATE	
1	10/09/2017	
2	01/24/2018	
3	04/16/2018	
4		
5		
PREPARED FOR:		
OEO, LLC		
7353 SOUTH ALTON WAY		
CENTENNIAL, CO 80112		
303.770.9111		
SCALE:	JOB NO:	BY:
1" = 60'	0043-1532	BSS
SHEET 3 OF 10		

KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

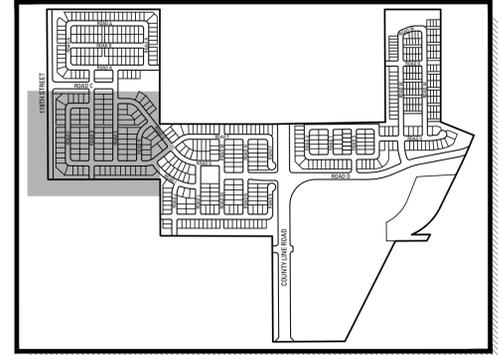
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PARKDALE PRELIMINARY PLAT

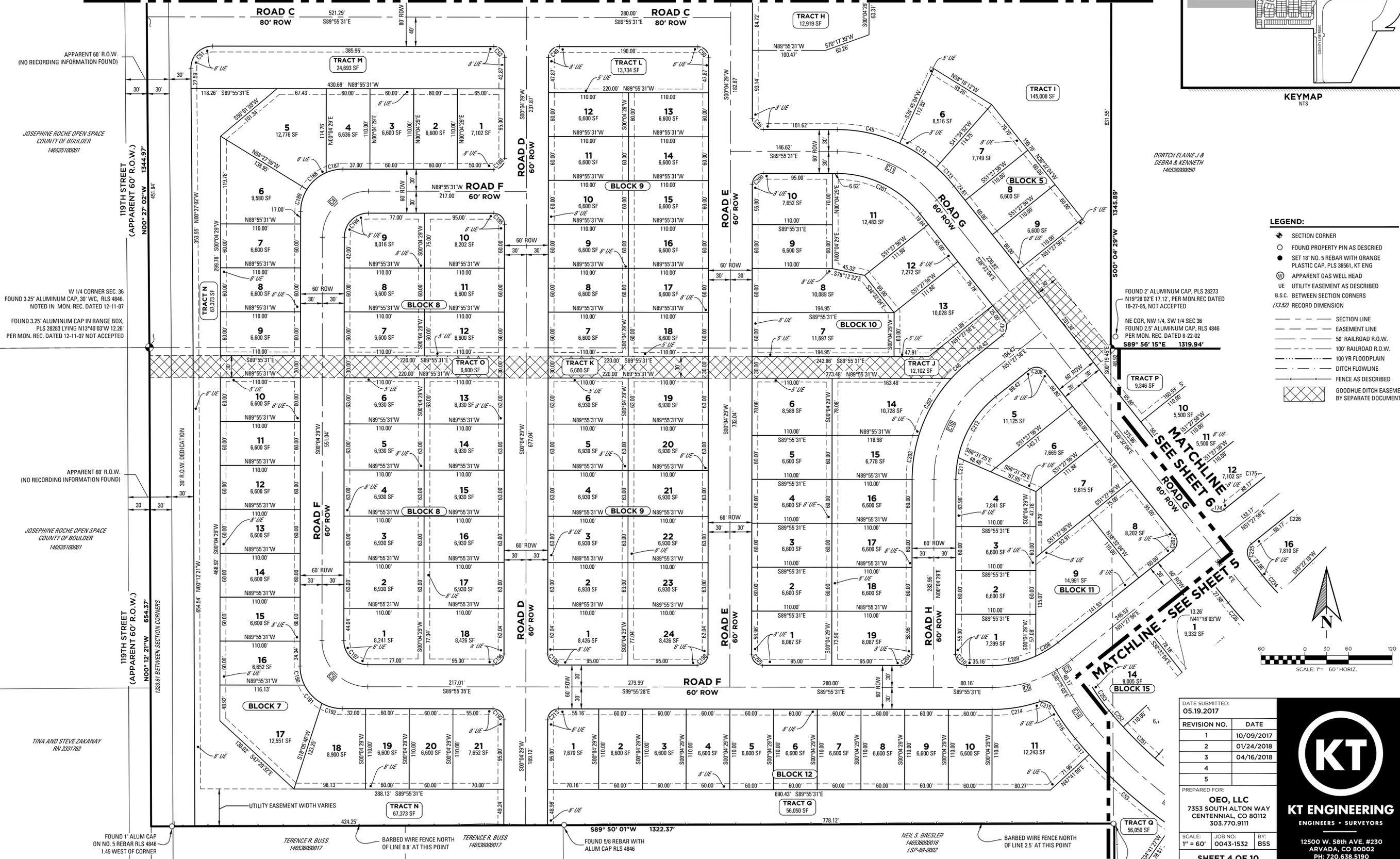
LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017

MATCHLINE - SEE SHEET 3

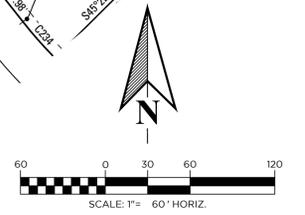
MATCHLINE - SEE SHEET 3



KEYMAP
NTS



- LEGEND:**
- ◆ SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - ⊙ APPARENT GAS WELL HEAD
 - UE UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - /13.52/ RECORD DIMENSION
 - SECTION LINE
 - - - EASEMENT LINE
 - 50' RAILROAD R.O.W.
 - 100' RAILROAD R.O.W.
 - 100 YR FLOODPLAIN
 - - - DITCH FLOWLINE
 - - - FENCE AS DESCRIBED
 - GOODHUE DITCH EASEMENT BY SEPARATE DOCUMENT



DATE SUBMITTED:
05.19.2017

REVISION NO.	DATE
1	10/09/2017
2	01/24/2018
3	04/16/2018
4	
5	

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 60' JOB NO: 0043-1532 BY: BSS

SHEET 4 OF 10

KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

J:\0043\1532\SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\1532-PRE-PLAT-SHEETS.dwg

APPARENT 60' R.O.W. (NO RECORDING INFORMATION FOUND)

119TH STREET (APPARENT 60' R.O.W.)
N00° 27' 02"W 1344.97'
451.04'

JOSEPHINE ROCHE OPEN SPACE
COUNTY OF BOULDER
14653510001

W 1/4 CORNER SEC. 36
FOUND 3.25" ALUMINUM CAP, 30" WC, RLS 4846,
NOTED IN MON. REC. DATED 12-11-07

FOUND 3.25" ALUMINUM CAP IN RANGE BOX,
PLS 28283 LYING N13°40'03"W 12.26'
PER MON. REC. DATED 12-11-07 NOT ACCEPTED

APPARENT 60' R.O.W. (NO RECORDING INFORMATION FOUND)

119TH STREET (APPARENT 60' R.O.W.)
N00° 12' 21"W 654.37'
1220.61 BETWEEN SECTION CORNERS

JOSEPHINE ROCHE OPEN SPACE
COUNTY OF BOULDER
14653510001

TINA AND STEVE ZAKANAY
RN 2331762

FOUND 1" ALUM CAP
ON NO. 5 REBAR RLS 4846
1.45 WEST OF CORNER

TERENCE R. BUSS
14653600017

BARBED WIRE FENCE NORTH
OF LINE 0.9' AT THIS POINT

TERENCE R. BUSS
14653600017

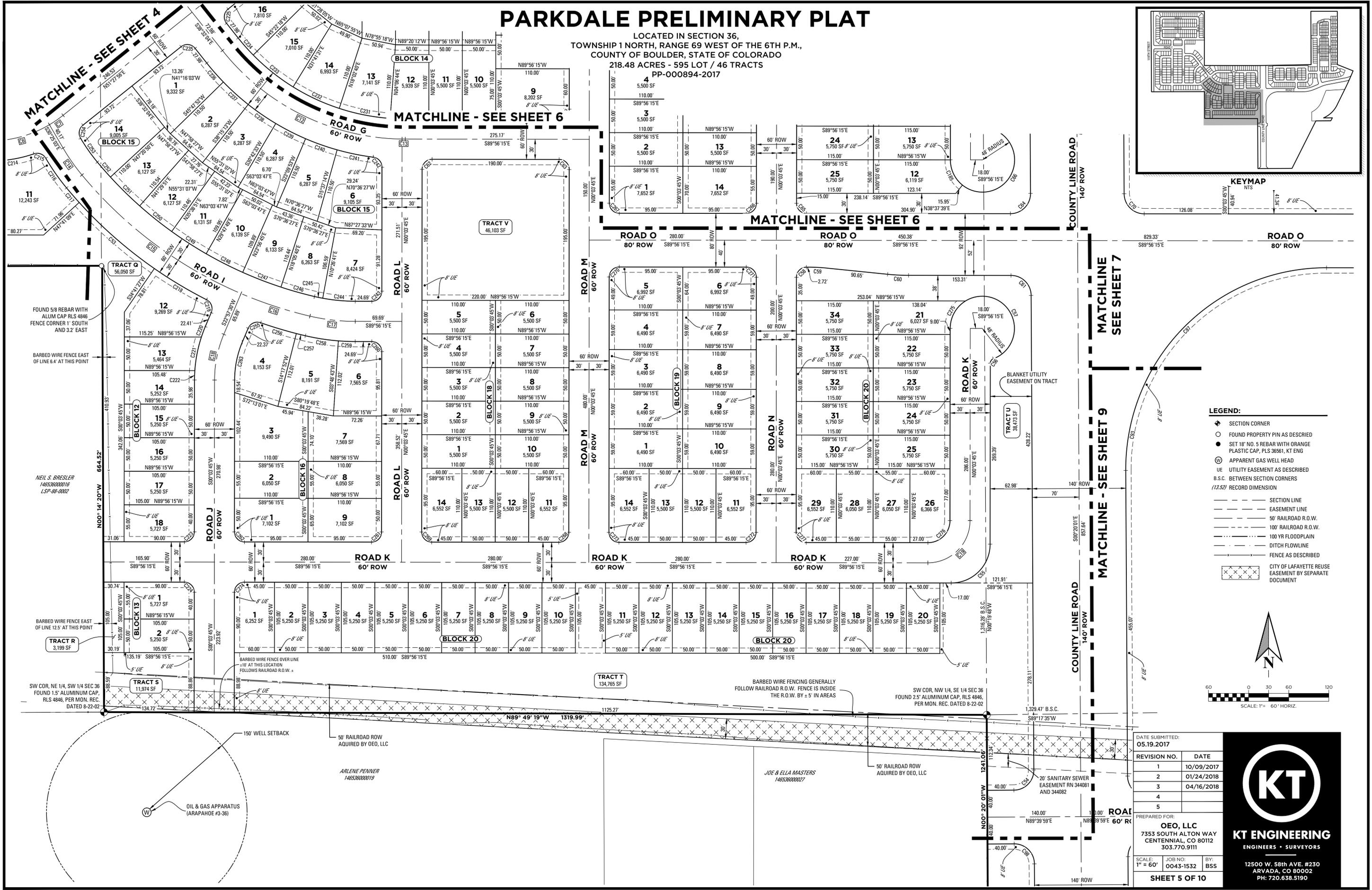
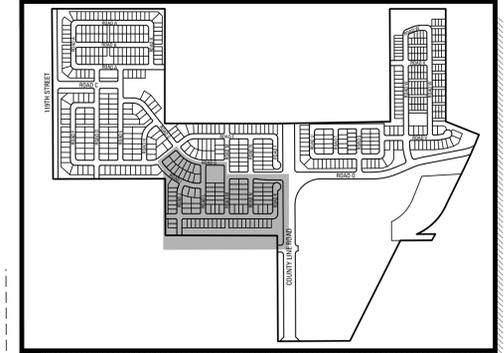
FOUND 5/8 REBAR WITH
ALUM CAP RLS 4846

NEIL S. BRASLER
14653600016
LSP-88-0002

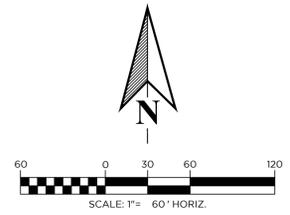
BARBED WIRE FENCE NORTH
OF LINE 2.5' AT THIS POINT

PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017



- LEGEND:**
- ◆ SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 38561, KT ENG
 - ⊙ APPARENT GAS WELL HEAD
 - UE UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - (1/3.52) RECORD DIMENSION
 - SECTION LINE
 - EASEMENT LINE
 - 50' RAILROAD R.O.W.
 - 100' RAILROAD R.O.W.
 - 100 YR FLOODPLAIN
 - DITCH FLOWLINE
 - FENCE AS DESCRIBED
 - CITY OF LAFAYETTE REUSE EASEMENT BY SEPARATE DOCUMENT



DATE SUBMITTED:
05.19.2017

REVISION NO.	DATE
1	10/09/2017
2	10/24/2018
3	04/16/2018
4	
5	

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 60'
JOB NO: 0043-1532
BY: BSS

SHEET 5 OF 10

KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

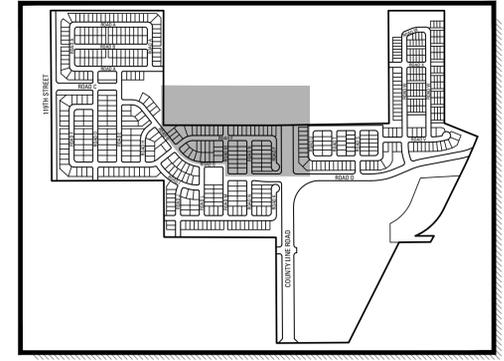
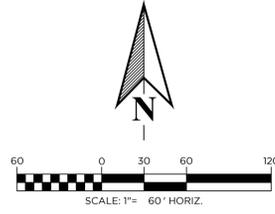
J:\0043\1532\SURVEY\PLAT PRELIMINARY PLAT DRAWINGS\PLAT SHEETS\1532 PRE-PLAT SHEETS.AWG

PARKDALE PRELIMINARY PLAT

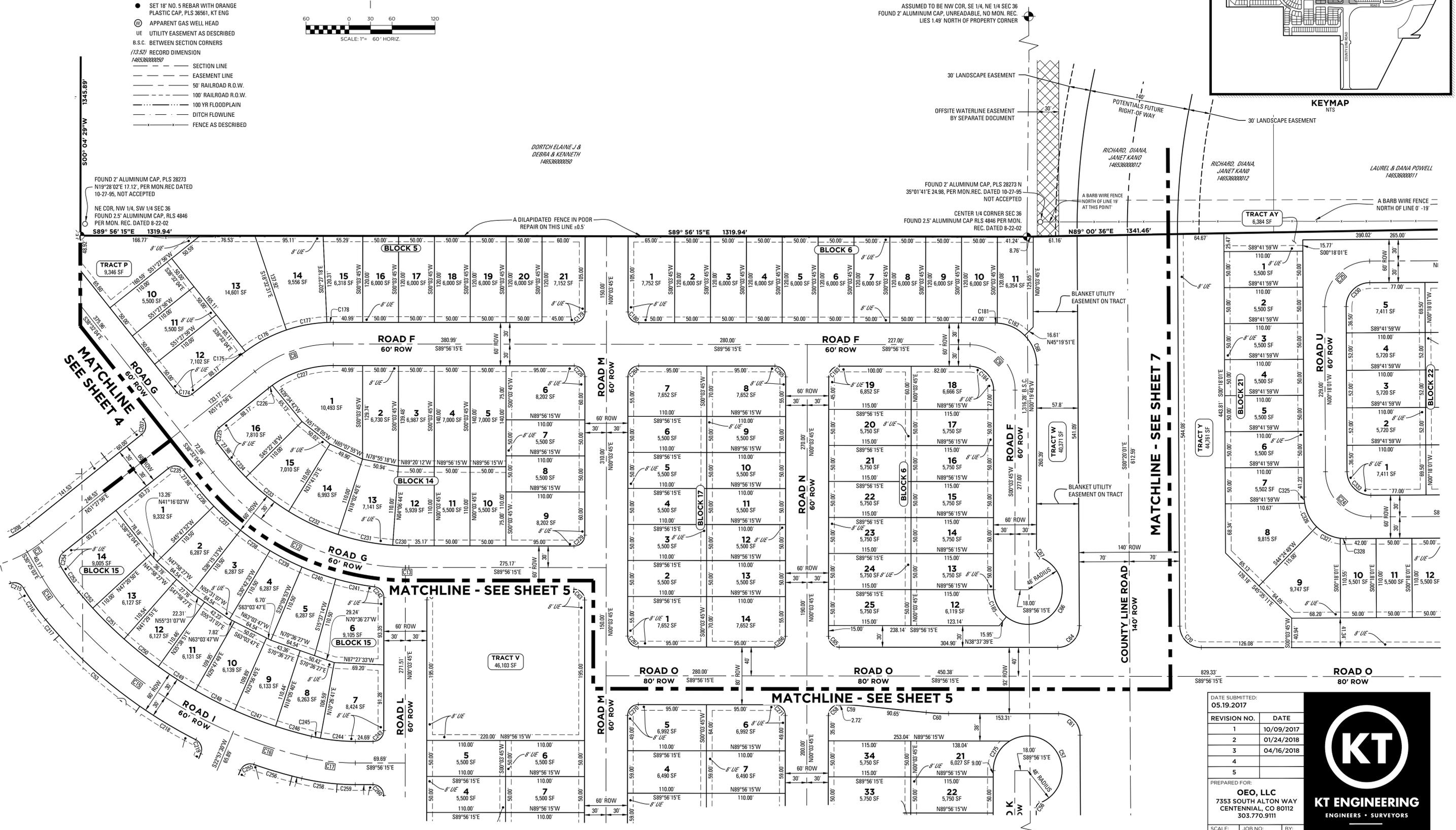
LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017

LEGEND:

- ◆ SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
- SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
- ⊙ APPARENT GAS WELL HEAD
- UE UTILITY EASEMENT AS DESCRIBED
- B.S.C. BETWEEN SECTION CORNERS
- (13.52) RECORD DIMENSION
- 146536000000 SECTION LINE
- EASEMENT LINE
- 50' RAILROAD R.O.W.
- 100' RAILROAD R.O.W.
- 100 YR FLOODPLAIN
- DITCH FLOWLINE
- FENCE AS DESCRIBED



KEYMAP



DORTCH ELAINE J &
DEBRA & KENNETH
146536000000

ASSUMED TO BE NW COR, SE 1/4, NE 1/4 SEC 36
FOUND 2" ALUMINUM CAP, UNREADABLE, NO MON. REC.
LIES 1.49' NORTH OF PROPERTY CORNER

FOUND 2" ALUMINUM CAP, PLS 28273 N
35°01'41" E 24.98', PER MON. REC. DATED 10-27-95
NOT ACCEPTED

CENTER 1/4 CORNER SEC 36
FOUND 2.5" ALUMINUM CAP RLS 4846 PER MON.
REC. DATED 8-22-02

RICHARD, DIANA,
JANET KANO
146536000012

RICHARD, DIANA,
JANET KANO
146536000012

LAUREL & DANA POWELL
146536000011

FOUND 2" ALUMINUM CAP, PLS 28273
N19°28'02"E 17.12', PER MON. REC. DATED
10-27-95, NOT ACCEPTED

NE COR, NW 1/4, SW 1/4 SEC 36
FOUND 2.5" ALUMINUM CAP, RLS 4846
PER MON. REC. DATED 8-22-02

S89° 56' 15"E 1319.94'

S89° 56' 15"E 1319.94'

TRACT AY
6,384 SF

S89° 41' 59"W 110.00'

1 5,500 SF

S89° 41' 59"W 110.00'

2 5,500 SF

S89° 41' 59"W 110.00'

3 5,500 SF

S89° 41' 59"W 110.00'

4 5,500 SF

S89° 41' 59"W 110.00'

5 5,500 SF

S89° 41' 59"W 110.00'

6 5,500 SF

S89° 41' 59"W 110.00'

7 5,500 SF

S89° 41' 59"W 110.00'

8 9,815 SF

S89° 56' 15"E 110.00'

9 9,747 SF

S89° 56' 15"E 110.00'

10 5,501 SF

S89° 56' 15"E 110.00'

11 5,500 SF

S89° 56' 15"E 110.00'

12 5,500 SF

SW COR, NW 1/4, SE 1/4 SEC 36
FOUND 2.5" ALUMINUM CAP, RLS 4846,
PER MON. REC. DATED 8-22-02

DATE SUBMITTED:		05.19.2017
REVISION NO.	DATE	
1	10/09/2017	
2	01/24/2018	
3	04/16/2018	
4		
5		
PREPARED FOR:		
OEO, LLC		
7353 SOUTH ALTON WAY		
CENTENNIAL, CO 80112		
303.770.9111		
SCALE:	JOB NO.:	BY:
1" = 60'	0043-1532	BSS
SHEET 6 OF 10		

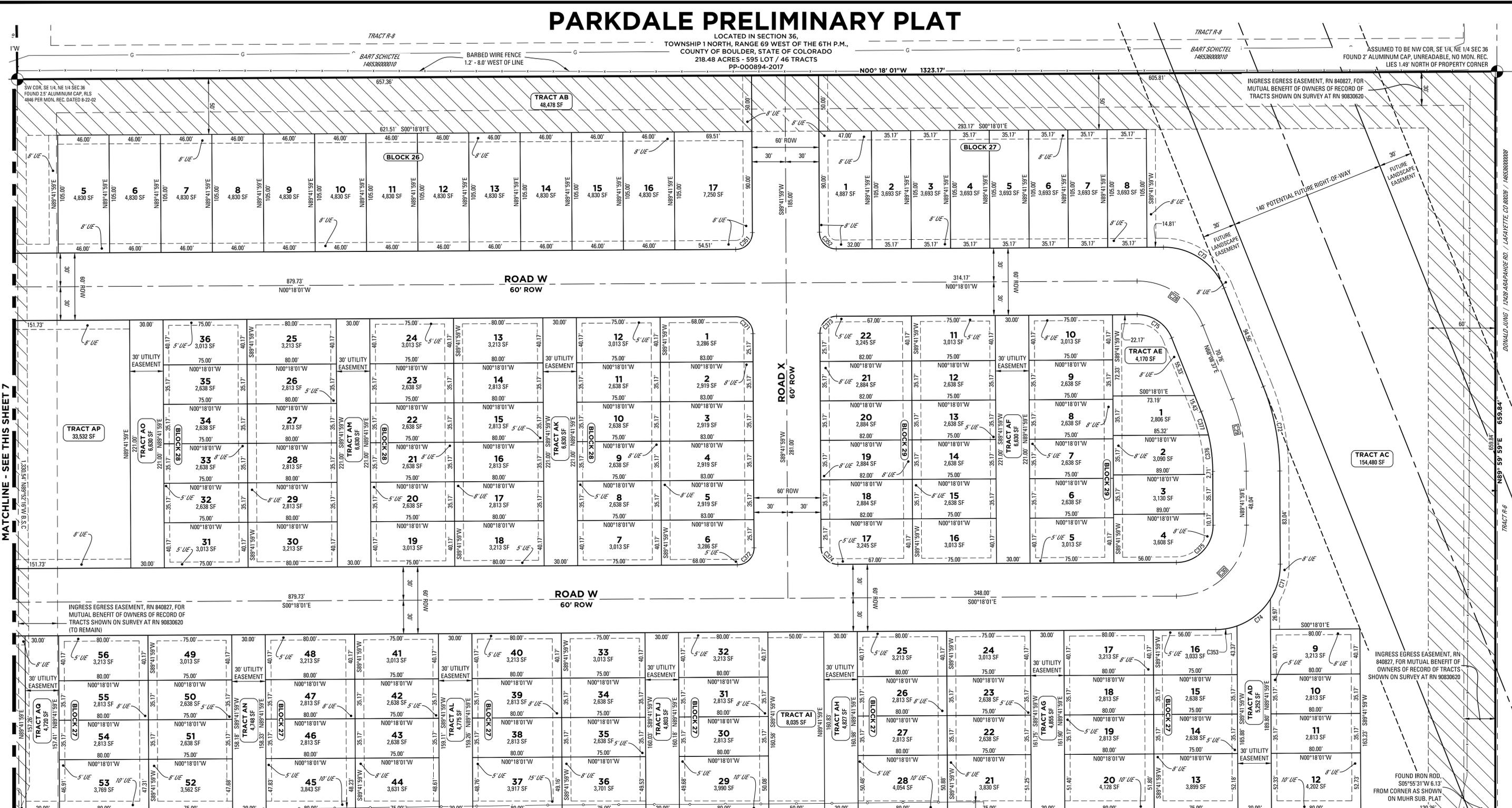
KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017

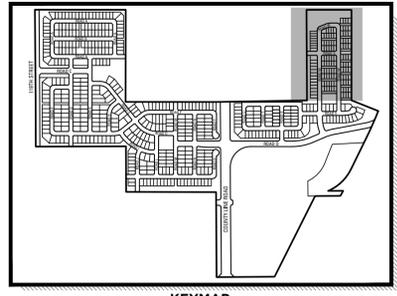
ASSUMED TO BE NW COR. SE 1/4, NE 1/4 SEC 36
FOUND 2" ALUMINUM CAP, UNREADABLE, NO MON. REC.
LIES 1.49' NORTH OF PROPERTY CORNER



MATCHLINE - SEE THIS SHEET 7

- LEGEND:**
- ◆ SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - ⊙ APPARENT GAS WELL HEAD
 - UE UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS (13.52) RECORD DIMENSION

- SECTION LINE
- - - EASEMENT LINE
- - - 50' RAILROAD R.O.W.
- - - 100' RAILROAD R.O.W.
- - - 100 YR FLOODPLAIN
- - - DITCH FLOWLINE
- - - FENCE AS DESCRIBED



EAST 1/4 CORNER SEC 36
FOUND 1.5" BRASS CAP, UNREADABLE,
PER MON. REC. DATED 8-22-02
AND ACCEPTED BY RLS 4846

FOUND 2.5" AC PLS 29273
S88°56'02" 3.39' NOT ACCEPTED

DATE SUBMITTED:
05.19.2017

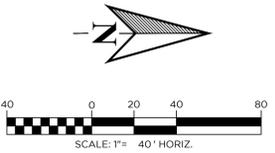
REVISION NO.	DATE
1	10/09/2017
2	01/24/2018
3	04/16/2018
4	
5	

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 40'
JOB NO: 0043-1532
BY: BSS

SHEET 8 OF 10

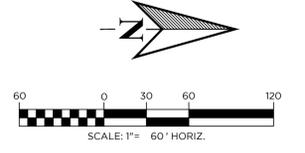
KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190



2:0043 1532 SURVEY PLAT PRELIMINARY PLAT DRAWINGS PLAT SHEETS 1532 PRE-PLAT SHEETS.dwg

PARKDALE PRELIMINARY PLAT

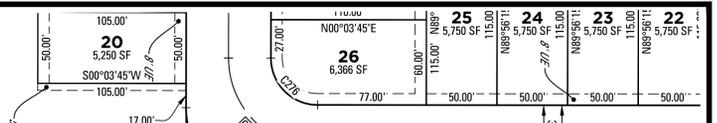
LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017



SOUTH 1/4 CORNER SEC 36
FOUND 3.25" ALUMINUM CAP, AS 74"
WC, RLS 4846, PER MON. REC.
DATED 9-10-08

FOUND NO. 4
REBAR NORTH OF
CORNER 0.40'

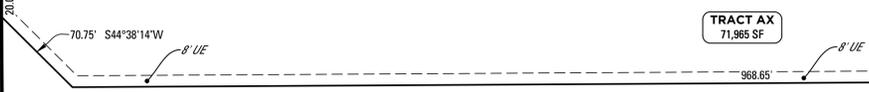
SW COR. NW 1/4, SE 1/4 SEC 36
FOUND 2.5" ALUMINUM CAP, RLS 4846,
PER MON. REC. DATED 8-22-02



MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

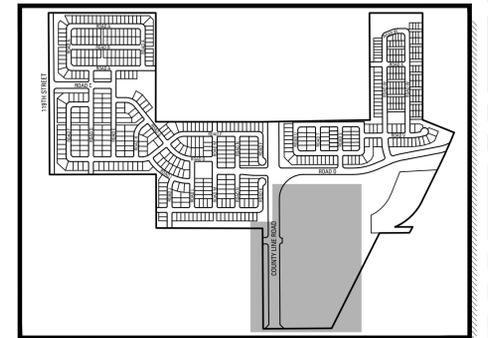
- LEGEND:**
- ◆ SECTION CORNER
 - FOUND PROPERTY PIN AS DESCRIBED
 - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
 - ⊙ APPARENT GAS WELL HEAD
 - UE UTILITY EASEMENT AS DESCRIBED
 - B.S.C. BETWEEN SECTION CORNERS
 - (1/3.52) RECORD DIMENSION
 - SECTION LINE
 - - - EASEMENT LINE
 - · - · - 50' RAILROAD R.O.W.
 - · - · - 100' RAILROAD R.O.W.
 - · - · - 100 YR FLOODPLAIN
 - · - · - DITCH FLOWLINE
 - - - FENCE AS DESCRIBED
 - [Cross-hatched box] CITY OF LAFAYETTE REUSE EASEMENT BY SEPARATE DOCUMENT
 - [Diagonal hatched box] EXTRACTION OIL & GAS EASEMENT BY SEPARATE DOCUMENT
- NOTES:**
- TRACT 'AV' IS RESERVED FOR FUTURE OIL & GAS OPERATIONS AND IS DEFINED ON SHEET 2.



TRACT AU
2,146,056 SF

TRACT AU
2,146,056 SF

TRACT AU
2,146,056 SF



DATE SUBMITTED:
05.19.2017

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1	10/09/2017
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4	
5	

PREPARED FOR:
OEO, LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
303.770.9111

SCALE: 1" = 60' JOB NO: 0043-1532 BY: BSS

SHEET 9 OF 10



KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

SEE SHEET 2 FOR DETAILING
OF TRACTS AV AND AW

PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
218.48 ACRES - 595 LOT / 46 TRACTS
PP-000894-2017

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LN.
C1	90°00'00"	63.00'	98.96'	N44°55'31"W	89.10'
C2	90°00'00"	63.00'	98.96'	N45°04'29"E	89.10'
C3	90°00'00"	63.00'	98.96'	S44°55'31"E	89.10'
C4	90°00'00"	63.00'	98.96'	S45°04'29"W	89.10'
C5	90°00'04"	63.00'	98.96'	S44°55'33"E	89.10'
C6	30°29'32"	175.00'	93.13'	N74°49'43"E	92.04'
C7	8°07'01"	175.00'	24.79'	N55°31'27"E	24.77'
C8	38°35'49"	175.00'	117.89'	N70°45'51"E	115.67'
C9	90°00'00"	63.00'	98.96'	S44°56'15"E	89.10'
C10	51°23'27"	175.00'	156.96'	N25°46'13"E	151.76'
C11	51°23'27"	175.00'	156.96'	S64°13'47"E	151.76'
C12	50°36'44"	350.00'	309.17'	S63°50'26"E	299.22'
C13	0°47'26"	350.00'	4.83'	S89°32'31"E	4.83'
C14	9°23'59"	300.00'	49.22'	S35°07'02"E	49.16'
C15	27°11'40"	630.00'	299.02'	S53°24'52"E	296.22'
C16	9°52'28"	630.00'	108.58'	S71°56'56"E	108.44'
C17	13°03'05"	300.00'	68.34'	S83°24'42"E	68.19'
C18	22°53'45"	175.00'	69.93'	S11°30'38"W	69.47'
C19	90°00'00"	63.00'	98.96'	N45°03'45"E	89.10'
C20	22°59'44"	700.00'	280.94'	N78°33'53"E	279.06'
C21	12°12'30"	750.00'	159.81'	N73°10'16"E	159.51'
C22	13°52'00"	475.00'	114.96'	N72°20'32"E	114.68'
C23	90°00'00"	63.00'	98.96'	S44°41'59"W	89.10'
C24	90°00'00"	63.00'	98.96'	N45°18'01"W	89.10'
C25	90°00'00"	63.00'	98.96'	N44°41'59"E	89.10'
C26	90°00'00"	63.00'	98.96'	S45°18'01"E	89.10'
C27	22°37'58"	475.00'	187.63'	N11°37'00"W	186.41'
C28	68°26'38"	63.00'	73.57'	N33°55'18"E	69.27'
C29	21°33'22"	175.00'	65.84'	N78°55'18"E	65.45'
C30	90°00'00"	63.00'	98.96'	S45°18'01"E	89.10'
C31	16°59'37"	610.00'	180.92'	N81°12'11"E	180.26'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C36	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C37	89°28'29"	30.00'	46.85'	N45°11'17"W	42.23'
C38	28°21'38"	58.00'	28.71'	S49°38'20"W	28.42'
C39	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C40	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C41	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C42	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C43	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C44	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C45	24°40'35"	205.00'	88.29'	N77°35'13"W	87.61'
C46	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C47	90°00'00"	15.00'	23.56'	S6°27'56"W	21.21'
C48	9°02'49"	205.00'	32.37'	S46°56'32"W	32.34'
C49	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C50	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C51	90°31'31"	30.00'	47.40'	N44°48'43"E	42.62'
C52	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C53	12°59'42"	660.00'	149.69'	S48°48'42"E	149.37'
C54	90°00'00"	30.00'	47.12'	S44°39'59"W	42.43'
C55	90°00'00"	58.00'	91.11'	N45°03'45"E	82.02'
C56	69°47'26"	7.00'	8.53'	N34°57'28"E	8.01'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C57	191°07'22"	48.00'	160.11'	N25°42'30"W	95.55'
C58	90°00'00"	15.00'	23.56'	N45°03'45"E	21.21'
C59	5°42'41"	286.00'	28.51'	S87°04'54"E	28.50'
C60	5°42'41"	314.00'	31.30'	S87°04'54"E	31.29'
C61	89°36'13"	30.00'	46.92'	S45°08'08"E	42.28'
C62	90°00'00"	15.00'	23.56'	N45°03'45"E	21.21'
C63	90°00'00"	15.00'	23.56'	S44°56'15"E	21.21'
C64	90°23'47"	30.00'	47.33'	S44°52'52"W	42.57'
C65	90°00'00"	15.00'	23.56'	N44°56'15"W	21.21'
C66	198°21'19"	48.00'	166.17'	N29°27'00"E	94.77'
C67	69°47'26"	7.00'	8.53'	N34°49'57"W	8.01'
C68	44°43'55"	58.00'	45.28'	N22°18'12"W	44.14'
C69	90°21'46"	30.00'	47.31'	S44°52'52"W	42.56'
C70	89°36'13"	30.00'	46.92'	N45°08'08"W	42.28'
C71	32°20'48"	58.00'	32.74'	N74°07'37"W	32.31'
C72	21°33'22"	205.00'	77.13'	S78°55'18"W	76.67'
C73	68°26'38"	58.00'	69.29'	S33°55'18"W	65.24'
C74	38°31'52"	58.00'	39.00'	N38°41'17"W	38.27'
C75	68°26'38"	33.00'	39.42'	N33°55'18"E	37.12'
C76	1°25'52"	5450.80'	136.15'	S22°27'40"W	136.15'
C77	18°03'10"	440.00'	138.63'	S70°14'57"W	138.06'
C78	71°7'53"	790.00'	100.62'	S75°37'35"W	100.56'
C79	86°50'53"	30.00'	45.47'	N64°35'55"W	41.24'
C80	12°40'47"	435.00'	96.27'	N14°50'05"W	96.07'
C81	65°48'31"	48.00'	55.13'	N74°23'23"W	52.15'
C82	14°05'41"	515.00'	126.69'	S14°15'45"E	126.37'
C83	88°22'37"	30.00'	46.27'	S22°52'43"W	41.82'
C84	22°59'44"	660.00'	264.89'	S78°33'53"W	263.12'
C85	89°38'14"	30.00'	46.93'	N45°07'08"W	42.29'
C86	58°16'50"	58.00'	59.00'	N28°50'24"E	56.49'
C87	90°23'47"	300.00'	473.31'	N44°51'52"E	425.73'
C88	22°59'44"	740.00'	297.00'	N78°33'53"E	295.01'
C89	12°12'30"	710.00'	151.28'	N73°10'16"E	151.00'
C90	10°25'18"	510.00'	92.77'	N74°03'52"E	92.64'
C91	1°43'23"	5450.80'	163.93'	S25°13'39"W	163.92'
C92	42°55'14"	500.00'	374.55'	N43°14'44"E	365.86'
C93	40°33'18"	666.26'	471.59'	S46°29'50"W	461.81'
C94	9°33'31"	725.00'	120.95'	S39°08'51"E	120.81'
C95	11°55'24"	675.00'	140.47'	N37°57'55"W	140.21'
C96	90°00'00"	30.00'	47.12'	N44°39'59"E	42.43'
C97	90°00'00"	30.00'	47.12'	N45°20'01"W	42.43'
C98	90°00'00"	30.00'	47.12'	S45°20'01"E	42.43'
C99	87°40'30"	15.00'	22.95'	S45°51'44"W	20.78'
C100	90°00'00"	15.00'	23.56'	N45°18'01"W	21.21'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C150	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C151	33°36'51"	58.00'	34.03'	S73°07'05"E	33.54'
C152	40°18'49"	58.00'	40.81'	S36°09'15"E	39.97'
C153	16°04'19"	58.00'	16.27'	S75°7'41"E	16.22'
C154	35°23'02"	58.00'	35.82'	S17°46'00"W	35.25'
C155	26°15'20"	58.00'	26.58'	S76°56'49"W	26.35'
C156	2°42'25"	58.00'	2.74'	N88°34'18"W	2.74'
C157	29°12'49"	58.00'	29.57'	N72°36'41"W	29.25'
C158	29°12'49"	58.00'	29.57'	N43°23'52"W	29.25'
C159	28°51'57"	58.00'	29.22'	N14°21'29"W	28.91'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C160	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C161	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C162	90°00'00"	33.00'	51.84'	N45°04'29"E	46.67'
C163	90°00'00"	33.00'	51.84'	S44°55'31"E	46.67'
C164	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C165	90°00'00"	33.00'	51.84'	N44°55'31"W	46.67'
C166	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C167	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C168	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C169	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C170	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C171	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C172	16°49'48"	205.00'	60.22'	N56°50'02"W	60.00'
C173	9°53'04"	205.00'	35.37'	N43°28'36"W	35.32'
C174	90°00'00"	15.00'	23.56'	N83°32'04"W	21.21'
C175	1°54'36"	205.00'	6.83'	S52°25'14"W	6.83'
C176	18°04'56"	205.00'	64.70'	S62°25'00"W	64.43'
C177	16°05'13"	205.00'	57.56'	S79°30'05"W	57.37'
C178	2°31'04"	205.00'	9.01'	S88°48'14"W	9.01'
C179	90°00'00"	15.00'	23.56'	S45°03'45"W	21.21'
C180	90°00'00"	15.00'	23.56'	N44°56'15"W	21.21'
C181	2°57'54"	58.00'	3.00'	N88°27'18"W	3.00'
C182	42°18'12"	58.00'	42.82'	N65°49'15"W	41.86'
C183	90°00'00"	15.00'	23.56'	N45°03'45"E	21.21'
C184	90°00'00"	33.00'	51.84'	S44°56'15"E	46.67'
C185	51°26'06"	48.00'	43.09'	S25°39'18"E	41.66'
C186	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C187	23°21'46"	58.00'	23.65'	S78°23'36"W	23.49'
C188	35°10'42"	58.00'	35.61'	S49°07'22"W	35.05'
C189	31°27'32"	58.00'	31.85'	S15°48'15"W	31.45'
C190	26°35'13"	58.00'	26.91'	S13°13'07"E	26.67'
C191	34°32'51"	58.00'	34.97'	S43°47'09"E	34.44'
C192	28°51'57"	58.00'	29.22'	S75°29'32"E	28.91'
C193	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C194	90°00'00"	33.00'	51.84'	N45°04'29"E	46.67'
C195	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C196	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C197	90°00'00"	33.00'	51.84'	N44°55'31"W	46.67'
C198	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C199	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C200	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C201	51°23'27"	145.00'	130.06'	S64°13'47"E	125.74'
C202	25°19'31"	205.00'	90.61'	S29°45'22"W	89.88'
C203	17°01'07"	205.00'	60.89'	S85°35'03"W	60.67'
C204	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C205	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C206	90°00'00"	15.00'	23.56'	S83°32'04"E	21.21'
C207	90°00'00"	15.00'	23.56'	S6°27'56"W	21.21'
C208	14°14'14"	145.00'	36.03'	S58°35'03"W	35.94'
C209	24°22'19"	145.00'	61.68'	S77°53'20"W	61.21'
C210	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C211	11°58'00"	145.00'	30.28'	N6°03'29"E	30.23'
C212	39°25'27"	145.00'	99.77'	N31°45'12"E	97.82'
C213	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C214	18°41'49"	205.00'	66.90'	N80°43'35"E	66.60'
C215	78°02'22"	15.00'	20.43'	S69°29'29"E	18.89'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C216	9°22'32"	330.00'	54.00'	S35°08'03"E	53.94'
C217	2°29'41"	660.00'	28.74'	S41°0	