



WILDFLOWER SUBDIVISION FILING NO. 1

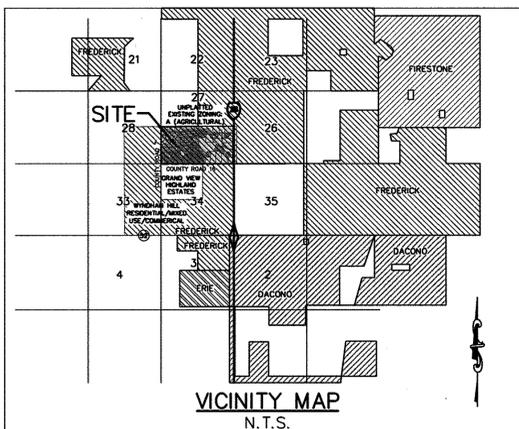
BEING A RE-PLAT OF TRACT OS6, COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 AND A PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT
266.95 ACRES
SHEET 1 OF 8

NOTES:

1. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, T2N, R68W, OF THE 6TH PM, SAID LINE IS ASSUMED TO BEAR NORTH 00°01'12" EAST, AND IS DOCUMENTED AS SHOWN HEREON.
2. LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. LTHRO000206 C-6 WITH AN EFFECTIVE DATE OF APRIL 8, 2008 WAS RELIED UPON FOR THE RECORDING RIGHTS OF EASEMENTS AND EMBODIMENT SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY FORESIGHT WEST SURVEYING, INC.
3. BENCHMARK: THE WEST 1/4 CORNER OF SECTION 27, T2N, R68W OF THE 6TH PM, BEING THE TOP OF A 3" BRASS CAP SET IN RANGE BOX 1.1' BELOW SURFACE OF ROAD, STAMPED "CDOT PLS 18482, 1997" WITH AN ELEVATION OF 4986.00' (SOURCE OF BENCHMARK: FUTURA ENGINEERING, COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1)
4. 10' UTILITY EASEMENTS UNLESS OTHERWISE NOTED ARE GRANTED AND LOCATED ALONG THE FRONT AND REAR LOT LINES FOR THE EXCLUSIVE USE OF TELEPHONE, ELECTRIC, GAS, AND CABLE TELEVISION. OTHER UTILITIES SHALL HAVE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.
5. THERE IS NO FLOODPLAIN THAT AFFECTS THIS SITE.
6. SANITARY SEWER SERVICE WILL BE PROVIDED BY ST. VRAIN SANITATION DISTRICT. THE DEVELOPER SHALL CONSTRUCT AN OFFSITE SEWER CONNECTION TO AN EXISTING SANITARY SEWER LOCATED IN AN EXISTING SUBDIVISION IN THE WEST HALF OF SECTION 26 TO THE NORTHEAST OF THE SITE. THE SEWER OUTFALL WILL BE RUN UNDER INTERSTATE 25 VIA A FUTURE SLEEVE TO BE CONSTRUCTED WITH FUTURE EXPANSION OR BY BORING UNDER HIGHWAY. THE SEWER WILL THEN BE CONSTRUCTED IN THE FRONTAGE ROAD RIGHT-OF-WAY TO THE NORTHEASTERLY CORNER OF THE SITE (TOTAL OUTFALL LENGTH APPROX. 2500 FEET).
7. NEIGHBORHOOD PARK SHALL BE DEDICATED TO THE TOWN OF FREDERICK AND MAINTAINED BY THE WILDFLOWER METROPOLITAN DISTRICT AND/OR IN CONJUNCTION WITH THE WILDFLOWER HOMEOWNERS ASSOCIATION AND/OR CARBON VALLEY PARKS AND RECREATION DISTRICT.
8. EACH LOT WITHIN THE BLI AREAS WILL BE REQUIRED TO PROVIDE OPEN SPACE SO THAT COMBINED WITH THE OPEN SPACE BEING DEDICATED BY THIS PLAT, THE MINIMUM 20% OPEN SPACE REQUIREMENT WILL BE MET.
9. TRACT H LOCATED IN THE P-E ZONING AREA, POCKET PARKS AND OPEN SPACE TRACTS (NOT INCLUDING 200' WELL SETBACKS) WILL BE USED TO FULFILL 20% FUNCTIONAL OPEN SPACE REQUIREMENTS FOR THE R-1 ZONING AREA.
10. PORTIONS OF THE WILDFLOWER DEVELOPMENT ARE UNDERLAIN WITH COAL MINE WORKINGS. BUILDINGS LOCATED ON LOTS 2, 3 AND 4, BLOCK 2 AND LOTS 3 AND 4, BLOCK 3 OF THE BUSINESS/LIGHT INDUSTRIAL AREA SHALL BE CONSTRUCTED WITHIN THE BUILDING ENVELOPES DEPICTED ON THE PLAT. BUILDINGS ON LOTS 1, 2 AND 3, BLOCK 4 OF THE BUSINESS/LIGHT INDUSTRIAL AREA OVER EXISTING MINED-NON-BUILDABLE AREAS SHALL HAVE BUILDING FOOTPRINTS OF 200 SQUARE FEET OR LESS, WITHOUT BASEMENT STRUCTURES SHOULD BE CONSTRUCTED ON WORKING WOOD OR CONCRETE FRAME BUILDINGS. MASONRY CAN BE USED ON NON-STRUCTURAL COMPONENTS. RESIDENCES CONSTRUCTED ON LOTS 1-17, BLOCK 7, LOTS 1-13, BLOCK 8, LOTS 1-20, BLOCK 9, LOTS 1-18, BLOCK 10, LOTS 1-21, BLOCK 11, LOTS 1-4 AND 15-20, BLOCK 12, LOTS 1-11, BLOCK 13, LOT 4, BLOCK 21 AND LOTS 1-18, BLOCK 23 SHALL HAVE A FOUNDATION LENGTH OF 45' OR LESS WITHOUT BASEMENTS. ARTICULATED COMPONENTS CAN BE USED TO INCREASE THE SIZE OF THE STRUCTURE.
11. THE ABANDONED AIRSHAFT LOCATED IN A PORTION OF THE NORTH 20' OF TRACT E AND THE ABANDONED MINE SHAFT LOCATED IN THE ROADWAYS OF PRIMROSE COURT AND PRIMROSE LANE SHALL BE STRUCTURALLY SEALED DURING THE DEVELOPMENT PROCESS.
12. PRIOR TO OR CONCURRENTLY WITH THE CONSTRUCTION OF RESIDENCES ON LOTS 1 THROUGH 6, BLOCK 22; LOTS 7 AND 8, BLOCK 5; LOTS 8 AND 9, BLOCK 4; LOTS 1 AND 2, BLOCK 2; LOTS 1 AND 18, BLOCK 23; AND LOTS 7 AND 8, BLOCK 16, THE WILDFLOWER METROPOLITAN DISTRICT NO. 3 OR DEVELOPER SHALL CONSTRUCT FENCING ALONG THE BORDER PERIMETER OF THE GAS PIPELINE EASEMENT. THE ENCUMBERED WILDFLOWER METROPOLITAN DISTRICT NO. 3 OR DEVELOPER SHALL MAINTAIN THE FENCING. THE HOA ASSOCIATION (HOA) SHALL MAINTAIN SUCH FENCING. IF THE EASEMENT AREA WITHIN THE NAMED LOTS HAS NOT BEEN LANDSCAPED PRIOR TO THE CONSTRUCTION OF A RESIDENCE ON THAT LOT, THE INITIAL PURCHASER OF THAT LOT (THE "LOT OWNER") SHALL BE OBLIGATED, WITHIN 6 MONTHS OF ACQUIRING TITLE TO THE LOT, TO INSTALL THE REQUIRED LANDSCAPING ON THE EASEMENT AREA. THE EASEMENT AREA WITHIN EACH LOT SHALL BE LANDSCAPED WITH PROPERLY IRRIGATED NATIVE GRASSES, NO PERMANENT OR TEMPORARY STRUCTURES, PAVED SURFACES, LANDSCAPING ROCK, SMALL SHRUBS, PERMANENT IRRIGATION SYSTEMS, OR TREES SHALL BE LOCATED IN THE EASEMENT AREA, UNLESS THE WILDFLOWER METROPOLITAN DISTRICT NO. 3 OR HOA AGREES TO UNDERTAKE MAINTENANCE. THE EASEMENT AREA WITHIN EACH LOT SHALL BE MAINTAINED BY THE LOT OWNER AND THE PERIMETER FENCING ALONG THE EASEMENT AREA SHALL NOT BE REMOVED OR ALTERED BY THE LOT OWNER, EXCEPT THAT APPROPRIATE MATERIAL PERMITTED IN ACCORDANCE WITH THE DESIGN GUIDELINES AND APPROVED BY THE DESIGN REVIEW COMMITTEE MAY BE INSTALLED ON THE INSIDE OF THE FENCE IN ORDER TO CONTAIN CHILDREN OR PETS.
13. THE PROPERTY IS SUBJECT TO OIL AND GAS SURFACE USE AGREEMENTS THAT MAY PLACE ADDITIONAL RESTRICTIONS ON THE SURFACE DEVELOPMENT OF THE PROPERTY.
14. THE SHARED DITCH/ACCESS EASEMENT SHOWN ON TRACTS J, L, AND P AND ON LOT 3, BLOCK 4 OF THE BUSINESS LIGHT INDUSTRIAL AREA ACKNOWLEDGES THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT THE NEW CONSOLIDATED LOWER BOULDER RESERVOIR AND DITCH COMPANY AND OIL AND GAS COMPANIES RIGHTS AND PRIVILEGES CONSISTENT WITH A FASHION DOES NOT INTERFERE WITH THE USE OF NORTHERN COLORADO WATER CONSERVANCY DISTRICT AND THE NEW CONSOLIDATED LOWER BOULDER RESERVOIR AND DITCH COMPANY, NO DIRECT ACCESS TO RESIDENTIAL OR BUSINESS LIGHT INDUSTRIAL LOTS SHALL BE PERMITTED FROM THE SHARED DITCH/ACCESS EASEMENT.

WILDFLOWER SUBDIVISION FILING NO. 1



DEVELOPER:
RH FREDERICK, LLC
8000 S. CHESTER ST., SUITE 150
CENTENNIAL, CO 80112
(303) 346-6437
(303) 346-6438 fax
CONTACT: MICK RICHARDSON

SURVEYOR:
FORESIGHT WEST SURVEYING, INC.
5340 S. QUEBEC ST., SUITE 300-S
GREENWOOD VILLAGE, CO 80111
(303) 504-4440
(303) 759-0400
CONTACT: JOHN W. CHRISTY

ENGINEER:
PEAK CIVIL CONSULTANTS, INC.
2828 SPEER BLVD.
SUITE 201
DENVER, CO 80211
(720) 855-3859
(720) 855-3860 fax
CONTACT: JEFF FRENCH

LAND USE	AREA	% OF TOTAL
R-1 (RESIDENTIAL DISTRICT)	155.52 AC	58.26%
RESIDENTIAL LOTS (384 LOTS)	82.88 AC	53.29%
OPEN SPACE (SEE TRACT USE SUMMARY TABLE)	12.67 AC*	8.15%
NON FUNCTIONAL OPEN SPACE	1.90 AC	1.22%
DETENTION	3.12 AC	2.01%
DEDICATED RIGHT OF WAY	31.65 AC	20.35%
LOWER BOULDER DITCH RIGHT OF WAY	10.07 AC	6.48%
WELL SITE (INCLUDES AREA THAT MAY BE PLATTED AS LOTS UPON WELL ABANDONMENT)	13.23 AC	8.51%
TOTAL	155.52 AC	100.00%
BLI (BUSINESS/LIGHT INDUSTRIAL)	76.76 AC	28.75%
BUSINESS/LIGHT INDUSTRIAL	61.39 AC	79.98%
DETENTION	1.61 AC	1.97%
DEDICATED RIGHT OF WAY	4.27 AC	5.56%
WELL SITE	7.73 AC	10.07%
LOWER BOULDER DITCH RIGHT OF WAY	1.86 AC	2.42%
TOTAL	76.76 AC	100.00%
P-E (PUBLIC ESTABLISHED DISTRICT)	34.67 AC	12.99%
NEIGHBORHOOD PARK (TRACT H)	16.11 AC*	46.47%
DEDICATED RIGHT OF WAY	0.20 AC	0.58%
WELL SITE	5.34 AC	15.40%
OPEN SPACE (TRACT GG)	3.41 AC	9.84%
WELL SETBACK (TRACT GG)	0.28 AC	0.79 AC
OPEN SPACE (TRACT KK)	3.30 AC	9.52%
WELL SETBACK (TRACT KK)	0.78 AC	2.25%
DETENTION	4.74 AC	13.67%
TOTAL	34.67 AC	100.00%
TOTAL SUBDIVISION AREA	266.95 AC	100.00%

* SEE TRACT USE SUMMARY TABLE FOR A COMPLETE LIST OF TRACTS THAT ARE TO BE INCLUDED AS OPEN SPACE FOR R-1 AREA.

CERTIFICATE OF DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL A. RICHARDSON, RH FREDERICK, LLC, AND COMMUNITY BANKS OF COLORADO, BEING THE OWNER(S), MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS AND STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF WILDFLOWER SUBDIVISION FILING NO. 1 AND DO HEREBY DEDICATE TO THE PUBLIC SUCH STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, AND WATER DISTRIBUTION SYSTEMS ARE DEDICATED TO LEFT HAND WATER DISTRICT, AND SANITARY SEWER SYSTEMS ARE DEDICATED TO ST. VRAIN SANITATION DISTRICT IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

LEGAL DESCRIPTION:
A PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27;
THENCE NORTH 00°01'12" EAST, A DISTANCE OF 2647.25 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27;
THENCE NORTH 89°54'12" EAST, A DISTANCE OF 2646.95 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 27;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 89°43'12" EAST, A DISTANCE OF 2270.38 FEET TO A POINT ON THE WESTERLY LINE OF INTERSTATE HIGHWAY NO. 25;
THENCE ALONG SAID WESTERLY LINE OF INTERSTATE HIGHWAY NO. 25 THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 00°02'59" EAST, A DISTANCE OF 2563.09 FEET;
2. THENCE SOUTH 44°54'49" WEST, A DISTANCE OF 70.76 FEET;
3. THENCE SOUTH 00°07'38" EAST, A DISTANCE OF 20.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 16;
4. THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°52'43" EAST, A DISTANCE OF 176.52 FEET;
5. THENCE SOUTH 00°07'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27;

THENCE SOUTH 89°52'43" WEST, A DISTANCE OF 2397.30 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27;
THENCE SOUTH 89°53'17" WEST, A DISTANCE OF 2649.68 FEET TO THE POINT OF BEGINNING,
CONTAINING 13,064,596 SQUARE FEET, OR 299.92 ACRES, MORE OR LESS.

EXCEPT THAT PORTION LYING WITHIN COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27;
THENCE SOUTH 23°30'10" EAST, A DISTANCE OF 75.18 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°15'01" EAST, A DISTANCE OF 103.76 FEET;
THENCE NORTH 89°40'59" EAST, A DISTANCE OF 1051.30 FEET;
THENCE SOUTH 89°16'01" EAST, A DISTANCE OF 549.80 FEET;
THENCE NORTH 89°55'59" EAST, A DISTANCE OF 262.00 FEET;
THENCE SOUTH 00°05'48" EAST, A DISTANCE OF 58.84 FEET TO THE NORTHEASTERLY CORNER OF TRACT OS6 OF SAID COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID TRACT OS6 THE FOLLOWING SIX (6) COURSES:

1. THENCE SOUTH 89°54'12" WEST, A DISTANCE OF 232.82 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 16°34'23" - AN ARC DISTANCE OF 137.40 FEET (CHORD BEARS SOUTH 81°37'01" WEST, 136.92 FEET);
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 778.00 FEET AND A CENTRAL ANGLE OF 46°15'03" - AN ARC DISTANCE OF 628.03 FEET (CHORD BEARS SOUTH 50°12'18" WEST, 611.11 FEET);
4. THENCE SOUTH 27°04'46" WEST, A DISTANCE OF 60.40 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 27°03'34" - AN ARC DISTANCE OF 354.21 FEET (CHORD BEARS SOUTH 13°32'59" WEST, 350.93 FEET);
6. THENCE SOUTH 00°01'12" WEST, A DISTANCE OF 124.53 FEET;

THENCE NORTH 89°58'48" WEST, A DISTANCE OF 984.29 FEET;
THENCE NORTH 00°01'12" EAST, A DISTANCE OF 1179.03 FEET TO THE POINT OF BEGINNING,
CONTAINING 1,436,156 SQUARE FEET, OR 32.97 ACRES, MORE OR LESS.

CONTAINING A NET AREA OF 11,628,440 SQUARE FEET OR 266.95 ACRES, MORE OR LESS.
AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC ROADS, DITCHES, IRRIGATION, UTILITIES, AVIGATION, INGRESS/EGRESS, OIL AND GAS WELLS, AND ANY OTHER CURRENT USAGE, WHETHER OR NOT OF RECORD.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 26TH DAY OF SEPTEMBER 2008.

OWNER: *Michael A. Richardson*
MICHAEL A. RICHARDSON
OWNER: *Rh Frederick, LLC*
RH FREDERICK, LLC
BY MICHAEL A. RICHARDSON, MANAGER

STATE OF COLORADO } SS
COUNTY OF ARAPAHOE

THE FORGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF SEPTEMBER 2008 BY MICHAEL A. RICHARDSON, INDIVIDUALLY, AND BY MICHAEL A. RICHARDSON AS MANAGER OF RH FREDERICK, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: *Paula Lindanord*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-26-2009

LIEN HOLDER: *Community Banks of Colorado*
COMMUNITY BANKS OF COLORADO

STATE OF COLORADO } SS
COUNTY OF ARAPAHOE

THE FORGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY L. PAUL GILISTA, AS SENIOR VICE PRESIDENT OF COMMUNITY BANKS OF COLORADO THIS 26TH DAY OF SEPTEMBER, 2008.

WITNESS MY HAND AND OFFICIAL SEAL: *Paula Lindanord*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-26-2009

COVER SHEET
SHEET 1 OF 8
REVISED: 09/25/08
DATE OF PREP: 08/11/05
DRAWN BY: RD
X:\01.10\FINAL PLAT\FPLAT-CONV.DWG
PROJECT NO.: 01.10



FORESIGHT WEST SURVEYING INC.
5340 S Quebec, Greenwood Village, CO 80111 (303) 504-4440

EASEMENT APPROVAL CERTIFICATE:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

- BY UNITED POWER: *AL TREVILLO 9-29-08*
- BY COMCAST: *John Hamburg 9-25-08*
- BY QWEST: *Donna Mastroma 10-25-2008*
- BY SOURCE GAS: *Timothy E. Aronoff 9-29-08*
- BY ST. VRAIN SANITATION DISTRICT: *Ruth R. Ruck 9/25/08*
- BY NEW CONSOLIDATED LOWER BOULDER DITCH RESERVOIR AND DITCH COMPANY: *DAVID YARDLEY 9/26/09*

NOTE: APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

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TRACT (USE)	GENERAL LOCATION	AREA (S.F.)	AREA (AC)	OWNER	MAINT. BY
A (OPEN SPACE)	NEAR ROAD 16	59,768 S.F.	1.37 AC	HOA/WMD	HOA/WMD
B (WELL)	WELL SETBACK (WEST)	152,372 S.F.	3.50 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
C (POCKET PARK)	CENTRAL POCKET PARK	72,322 S.F.	1.66 AC	HOA/WMD	HOA/WMD
D (OIL/GAS SETBACK)	CENTRAL POCKET PARK	42,548 S.F.	0.98 AC	HOA/WMD	HOA/WMD
E (OPEN SPACE)	NEAR ROAD 16	27,501 S.F.	0.63 AC	HOA/WMD	HOA/WMD
F (LANDSCAPE TRACT)	NEAR LOT 21, BLOCK 11	9,420 S.F.	0.22 AC	HOA/WMD	HOA/WMD
E (OPEN SPACE)	NEAR ROAD 16	26,952 S.F.	0.62 AC	HOA/WMD	HOA/WMD
G (WELL)	SOUTH WELL IN PE AREA	108,732 S.F.	2.50 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
H (NEIGHBORHOOD PARK)	PE AREA PARK	719,842 S.F.	16.43 AC	TOWN OF FREDERICK	HOA/WMD
H (OIL/GAS SETBACK)	PE AREA PARK	24,838 S.F.	0.57 AC	TOWN OF FREDERICK	HOA/WMD
I (WELL)	EAST WELLS IN PE AREA	123,800 S.F.	2.84 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
J (IRRIGATION DITCH/ACCESS)	CENTRAL PORTION OF DITCH	248,808 S.F.	5.71 AC	HOA/WMD	DITCH COMPANY
K (WELL)	NORTH PORTION OF DITCH	12,090 S.F.	0.28 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
L (IRRIGATION DITCH/ACCESS)	SOUTH PORTION OF DITCH	80,895 S.F.	1.86 AC	HOA/WMD	DITCH COMPANY
M (WELL)	SOUTHEAST WELL SITE	85,280 S.F.	1.96 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
N (WELL)	NORTHEAST WELL SITE	96,018 S.F.	2.20 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
O (DETENTION)	NORTHEAST PORTION OF B/L AREA	85,580 S.F.	1.91 AC	HOA/WMD	HOA/WMD
P (IRRIGATION DITCH/ACCESS)	WEST OF MARIPOSA DRIVE	184,679 S.F.	4.22 AC	HOA/WMD	DITCH COMPANY
Q (DETENTION)	ABOVE NORTH IRRIGATION DITCH	94,430 S.F.	2.17 AC	HOA/WMD	HOA/WMD
R (DETENTION)	EAST OF MARIPOSA DRIVE NORTH	41,580 S.F.	0.95 AC	HOA/WMD	HOA/WMD
S (NATURAL OPEN SPACE)	NORTH OF CENTRAL DITCH PORTION	80,762 S.F.	1.85 AC	HOA/WMD	HOA/WMD
U (WELL)	WELL SETBACK (NORTH)	110,276 S.F.	2.53 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
U (POCKET PARK)	WEST OF MARIPOSA DRIVE	43,357 S.F.	1.00 AC	HOA/WMD	HOA/WMD
V (LANDSCAPE TRACT)	EAST OF MARIPOSA DRIVE	11,640 S.F.	0.27 AC	HOA/WMD	HOA/WMD
W (LANDSCAPE TRACT)	WEST OF MARIPOSA DRIVE	17,896 S.F.	0.41 AC	HOA/WMD	HOA/WMD
X (LANDSCAPE TRACT)	WEST OF MARIPOSA DRIVE	6,848 S.F.	0.16 AC	HOA/WMD	HOA/WMD
Y (LANDSCAPE TRACT)	WEST OF MARIPOSA DRIVE	9,006 S.F.	0.21 AC	HOA/WMD	HOA/WMD
Z (WELL)	WELL SETBACK (CENTRAL)	157,388 S.F.	3.61 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
AA (OPEN SPACE/POCKET PARK)	EAST OF MARIPOSA DRIVE NORTH	43,567 S.F.	1.00 AC	HOA/WMD	HOA/WMD
BB (WELL)	NORTH OF MAIN DETENTION	145,360 S.F.	3.34 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
CC (DETENTION)	MAIN DETENTION (EAST RESIDENTIAL)	207,130 S.F.	4.76 AC	HOA/WMD	HOA/WMD
DD (LANDSCAPE TRACT)	WEST OF MARIPOSA DRIVE	5,608 S.F.	0.13 AC	HOA/WMD	HOA/WMD
EE (WELL)	SOUTH OF LARKSPUR COURT	94,569 S.F.	2.17 AC	OWNER/DEVELOPER	OWNER/DEVELOPER
FF (OPEN SPACE)	ABOVE NORTH IRRIGATION DITCH	50,105 S.F.	1.15 AC	HOA/WMD	HOA/WMD
GG (NATURAL OPEN SPACE)	PE AREA PARK	148,676 S.F.	3.41 AC	HOA/WMD	HOA/WMD
GG (OIL/GAS SETBACK)	PE AREA PARK	34,286 S.F.	0.79 AC	HOA/WMD	HOA/WMD
HH (OPEN SPACE)	NEAR ROAD 16	19,395 S.F.	0.45 AC	TOWN OF FREDERICK	HOA/WMD
II (OPEN SPACE)	NEAR ROAD 16	13,050 S.F.	0.30 AC	TOWN OF FREDERICK	HOA/WMD
JJ (OPEN SPACE)	NEAR ROAD 16	10,171 S.F.	0.23 AC	TOWN OF FREDERICK	HOA/WMD
KK (NATURAL OPEN SPACE)	PE AREA PARK	143,866 S.F.	3.30 AC	HOA/WMD	HOA/WMD
KK (OIL/GAS SETBACK)	PE AREA PARK	33,824 S.F.	0.78 AC	HOA/WMD	HOA/WMD

NOTE: WMD STANDS FOR WILDFLOWER METROPOLITAN DISTRICT
*AREA INCLUDED AS 20% FUNCTIONAL OPEN SPACE FOR R-1 AREA. TOTAL 33.41 AC (AREA EXCLUDES ANY NON FUNCTIONAL OPEN SPACE.) 21.56%

ATTEST: *Nanette Stouff*
TOWN CLERK
PLANNING COMMISSION CERTIFICATE OF APPROVAL:
APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 18TH DAY OF AUGUST, 2008.

Tim Williams
CHAIRMAN
Kathy Larson
PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE:
I, JOHN W. CHRISTY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 29TH DAY OF SEPTEMBER, 2008.

John W. Christy
JOHN W. CHRISTY
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #17477 FOR AND ON BEHALF OF FORESIGHT WEST SURVEYING, INC.

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.

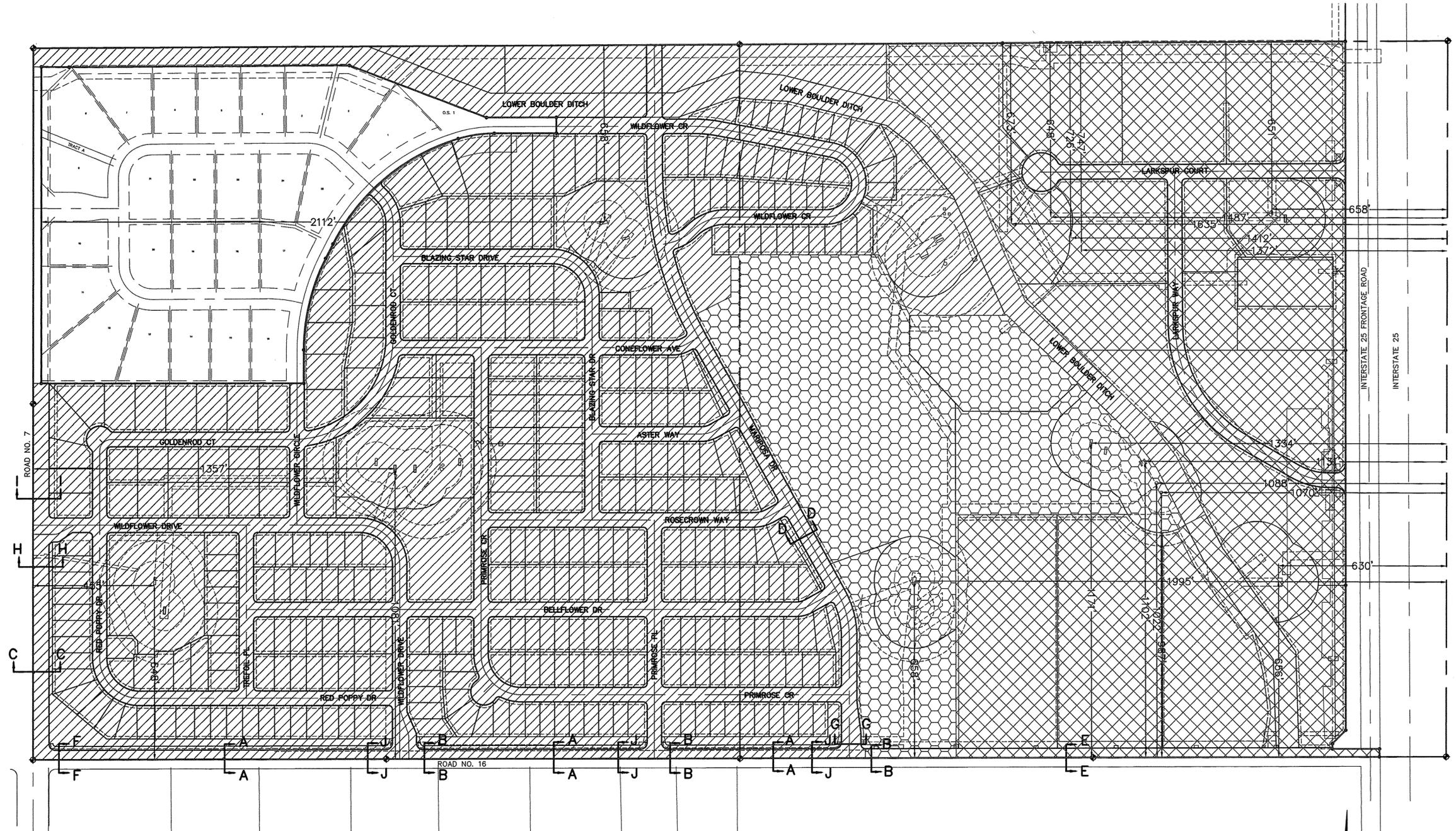
MOAPI CERTIFICATE:
THE FINAL STREET PLANS AND PROFILES AND DRAINAGE PLANS HAVE BEEN APPROVED AND ARE SUBSTITUTED BY AN EXECUTED MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS FOR WILDFLOWER SUBDIVISION FILING NO. 1 AND A RE-PLAT OF TRACT OS6 COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1. THIS 19TH DAY OF AUGUST, 2008 AND RECORDED AT WELD COUNTY CLERK AND RECORDERS OFFICE, RECEPTION NO. 3549478.

Nanette Stouff
TOWN CLERK

3594971 12/15/2008 01:27P Weld County, CO
 2 of 8 R 81.00 D 0.00 Steve Moreno Clerk & Recorder

WILDFLOWER SUBDIVISION FILING NO. 1

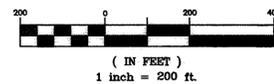
BEING A RE-PLAT OF TRACT OS6, COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
 AND A PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF
 FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 INDEX PLAN
 SHEET 2 OF 8



-  R-1 AREA (155.62 AC)
-  BLI AREA (76.76 AC)
-  P-E AREA (34.67 AC)
-  COUNTRY MEADOWS FILING NO. 1 (33.51 AC)



NOTE:
 SEE SHEET 3 FOR STREET CROSS-SECTIONS



INDEX PLAN
 SHEET 2 OF 8
 REVISED: 09/25/08
 DATE OF PREP: 08/11/05
 DRAWN BY: RD
 PLATT/PLAT-COV.DWG
 PROJECT NO.: 01.10

PEAK CIVIL CONSULTANTS
 CIVIL ENGINEERING & LAND
 DEVELOPMENT SERVICES



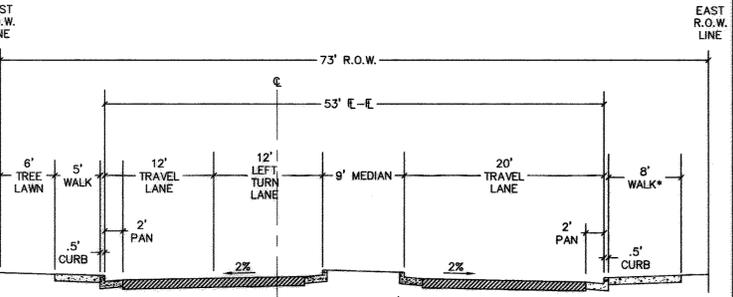
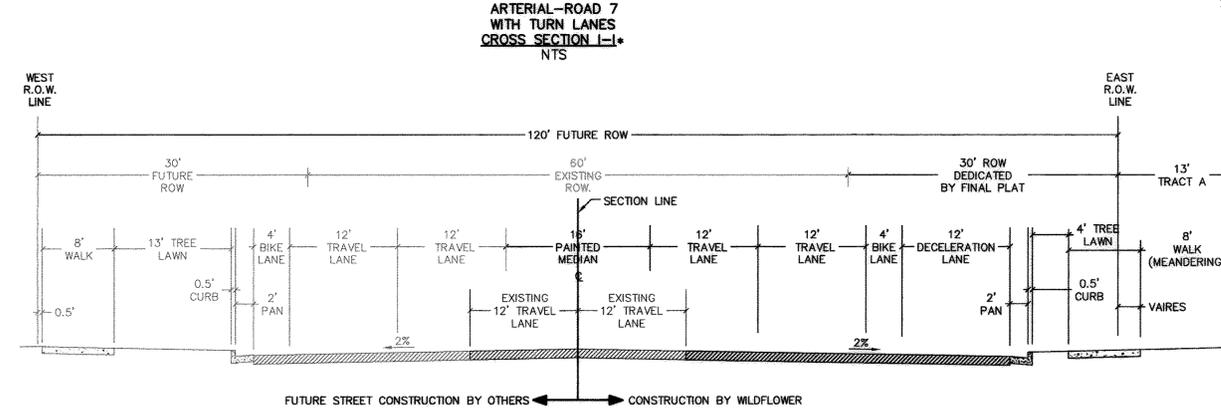
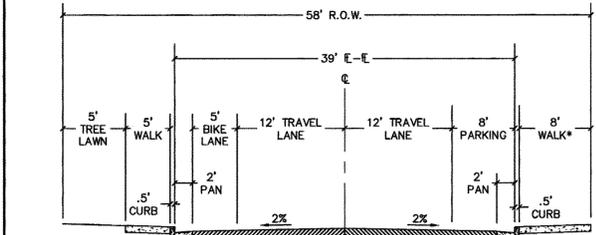
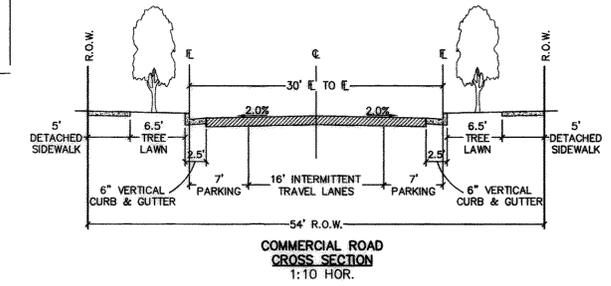
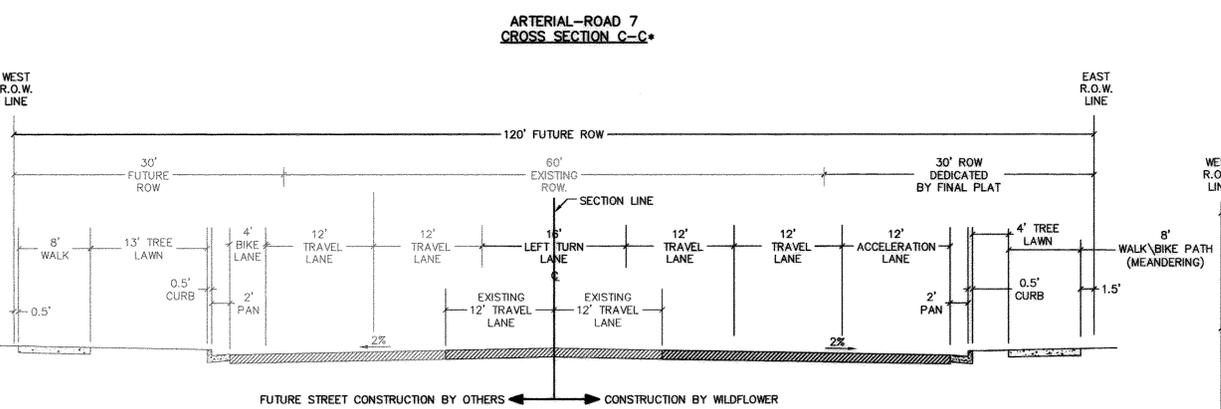
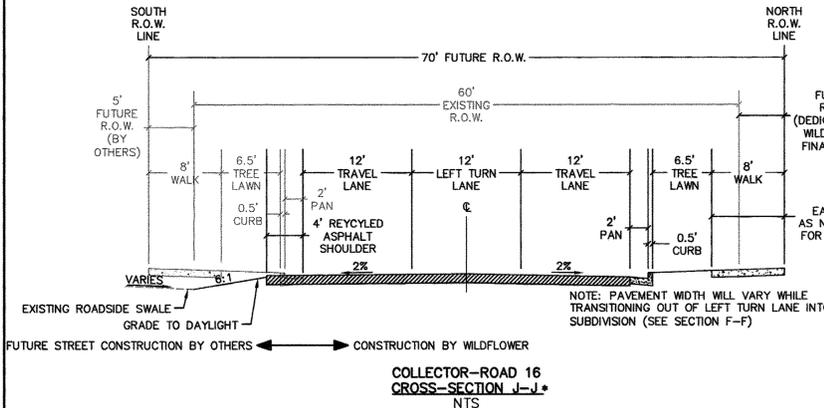
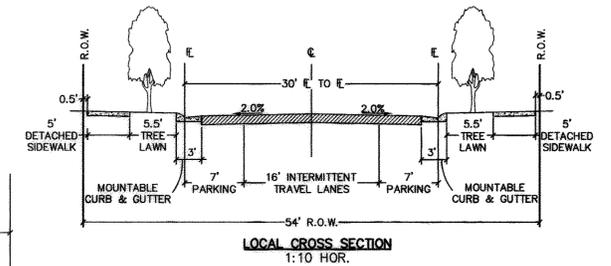
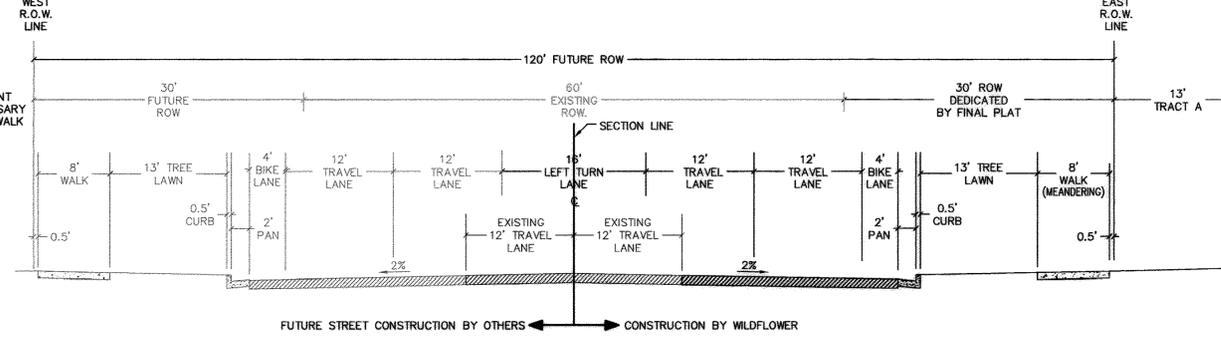
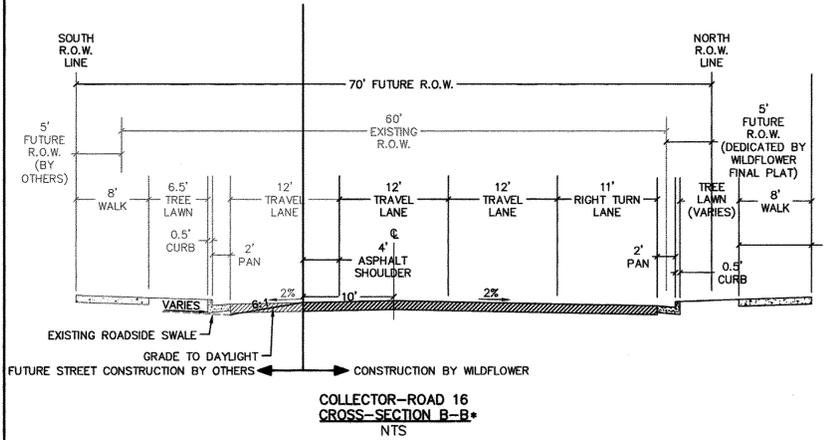
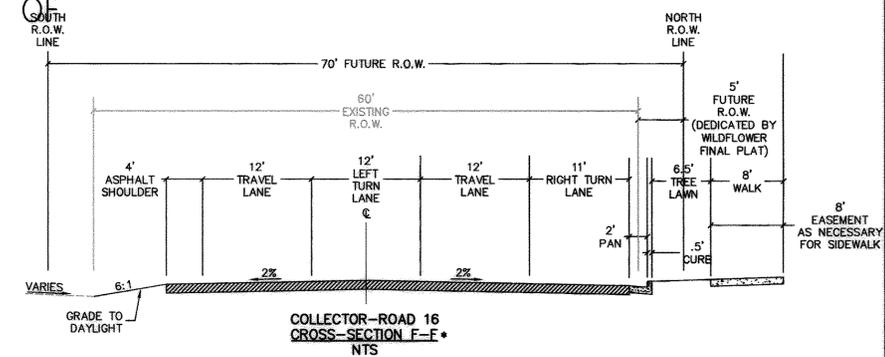
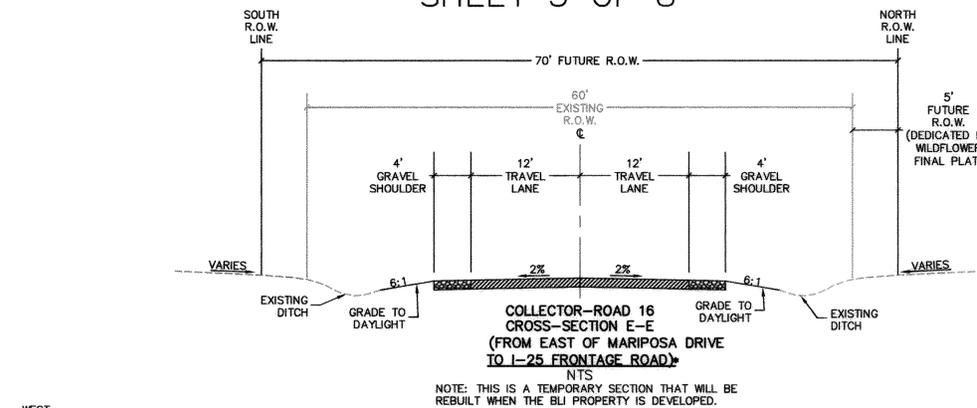
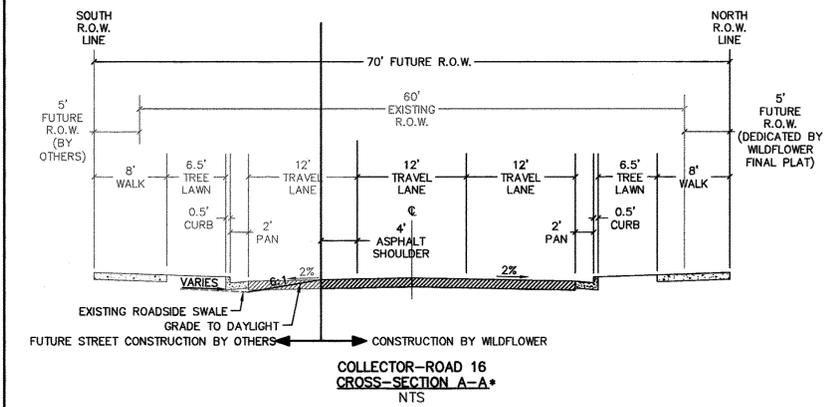
2828 SPEER BLVD., SUITE 201
 DENVER, COLORADO 80211
 720.855.3559 720.855.3560 FAX
 CONTACT: JEFF FRENCH

3594971 12/15/2008 01:27P Weld County, CO
 3 of 8 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

WILDFLOWER SUBDIVISION FILING NO. 1

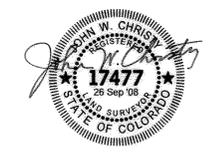
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 AND A PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 2 NORTH,
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 FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 8



*8' WALK MAY MEANDER ALONG COMMUNITY PARK FRONTAGE. A SIDEWALK EASEMENT WILL BE PROVIDED WHERE THE WALK IS OUTSIDE THE RIGHT-OF-WAY.

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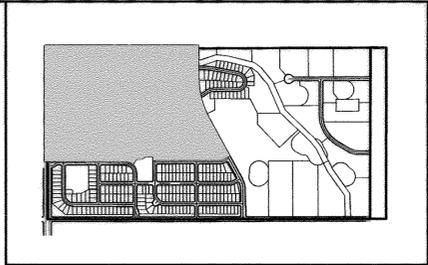
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 SHEET 3 OF 8
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 X:101.10/FINAL PLAT/PLAT-COV.DWG
 PROJECT NO.: 01.10



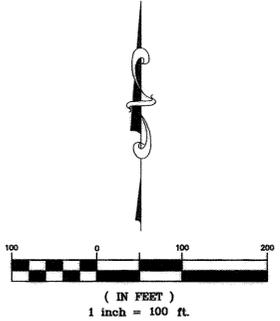
* SEE SHEET 2 FOR SECTION LOCATIONS

WILDFLOWER SUBDIVISION FILING NO. 1

BEING A RE-PLAT OF TRACT OS6, COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
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 FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 FINAL PLAT
 SHEET 4 OF 8



KEY MAP
NTS

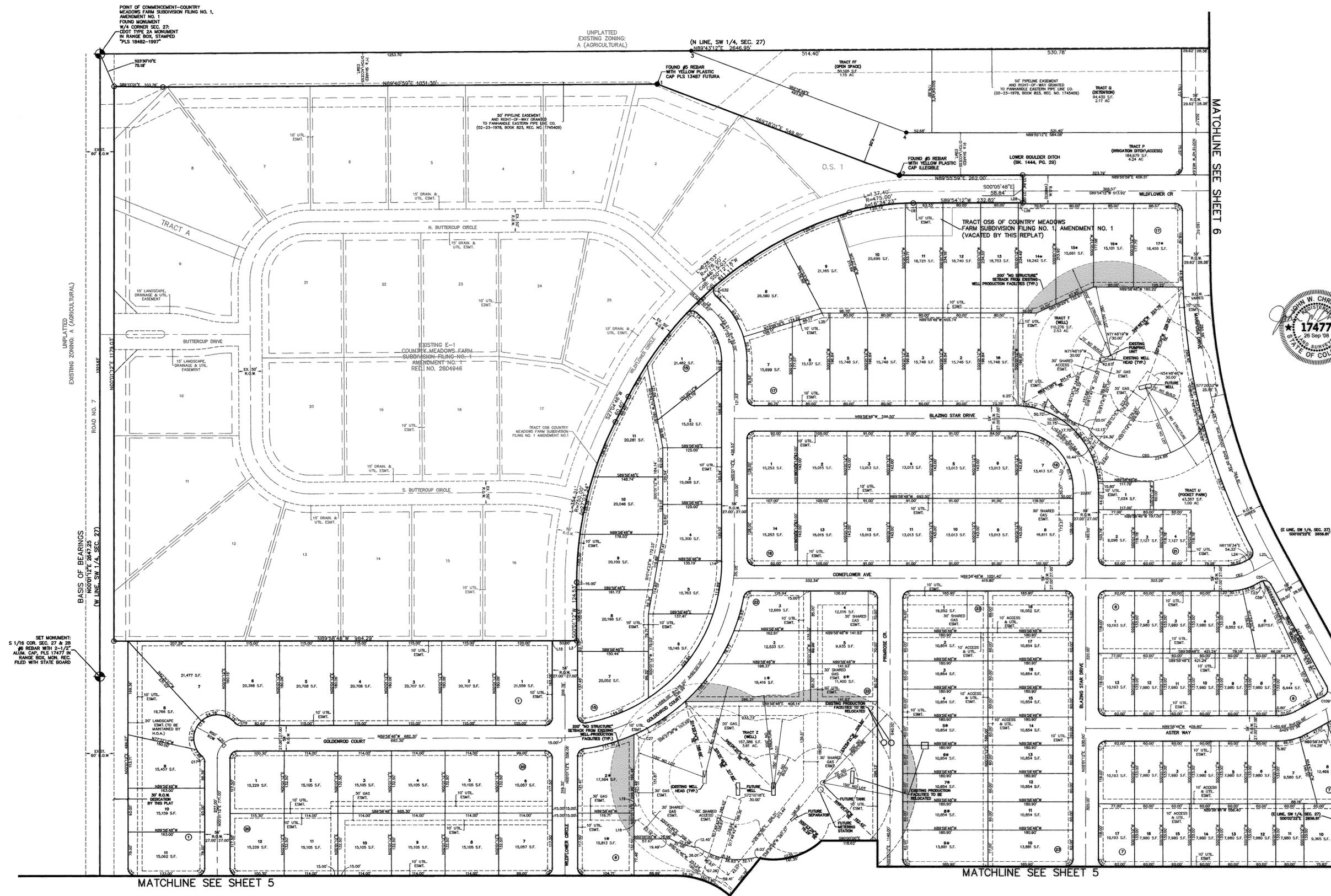


LEGEND

- 25 FOUND MONUMENT, AS DESCRIBED IN TABLE.
- SET 18", #5 REBAR WITH PLASTIC CAP MARKED "PLS 17477". UNLESS OTHERWISE NOTED
- ⊕ ALIQUOT CORNER, AS DESCRIBED
- 6" GAS ESMT. DENOTES 6" WIDE GAS EASEMENT
- UTIL. ESMT. DENOTES UTILITY EASEMENT
- DENOTES LOTS THAT REQUIRE EXTRA SETBACK DEPTH DUE TO 200' NO STRUCTURE SETBACK FROM OIL/GAS PRODUCTION FACILITIES
- ⊙ BLOCK NUMBER
- PROPOSED EASEMENT
- SECTION LINE
- PROPOSED CENTER LINE
- WELL SETBACK LINE
- 200' "NO STRUCTURE" SETBACK FROM EXISTING WELL PRODUCTION FACILITIES

NOTE: SEE SHEET 8 FOR LINE, CURVE AND FOUND MONUMENT TABLES

FINAL PLAT
 SHEET 4 OF 8
 REVISED: 09/25/08
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 DRAWN BY: RD
 X \01.10\FINAL PLAT\10-FPLAT.DWG
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POINT OF COMMENCEMENT-COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, FOUND MONUMENT 1/4 CORNER SEC. 27, COOT TYPE 2A MONUMENT IN RANGE BOOK, STAMPED "PLS 18482-1997"

UNPLATTED EXISTING ZONING: A (AGRICULTURAL)

(N. LINE, SW 1/4, SEC. 27) N89°43'12"E 2846.95'

FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 13487 FUTURA

FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 13487 FUTURA

LOWER BOULDER DITCH (BK. 1444, PG. 28)

TRACT OS6 OF COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 (VACATED BY THIS REPLAT)

200' "NO STRUCTURE" SETBACK FROM EXISTING WELL PRODUCTION FACILITIES (TYP)

EXISTING WELLS

SET MONUMENT: S 1/16 COR. SEC. 27 & 28 #5 REBAR WITH 2-1/2" ALUM. CAP, PLS 17477 IN RANGE BOOK, MON. REC. FILED WITH STATE BOARD

UNPLATTED EXISTING ZONING: A (AGRICULTURAL)

ROAD NO. 7

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 5

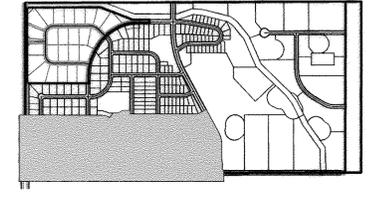
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

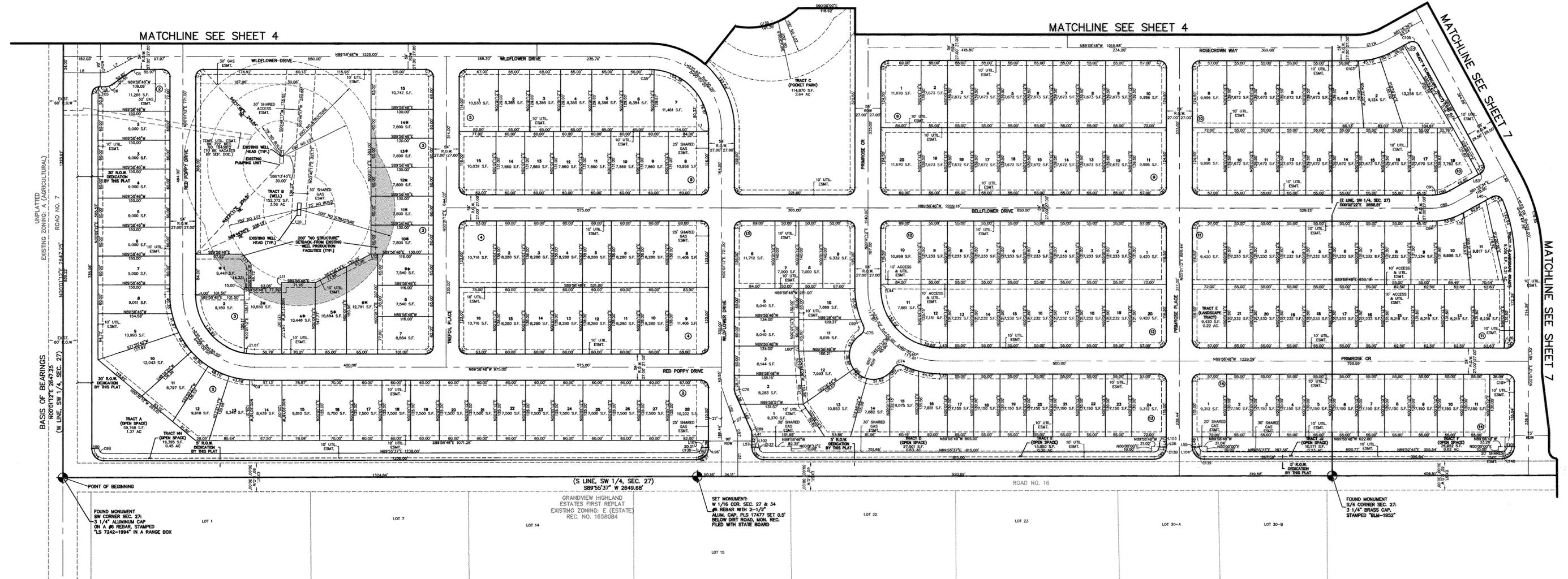
WILDFLOWER SUBDIVISION FILING NO. 1

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 FREDERICK, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT
 SHEET 5 OF 8



KEY MAP
 NTS



UNPLATTED
 EXISTING ZONING: A (AGRICULTURAL)
 ROAD NO. 7
 MONUMENT 1/4 SEC. 27
 (W. LINE, SW 1/4, SEC. 27)
 BASIS OF BEARINGS
 N00°01'28.72\"

POINT OF BEGINNING
 FOUND MONUMENT SW CORNER SEC. 27, 3 1/4\" ALUMINUM CAP ON A #8 REBAR, STAMPED \"LS 7242-1994\" IN A RANGE BOX
 LOT 1
 LOT 7
 LOT 14
 GRANDVIEW HIGHLAND ESTATES FIRST REPLAT EXISTING ZONING: E (ESTATE) REC. NO. 1858084
 SET MONUMENT: #1 1/8 COR. SEC. 27 & 34 #8 REBAR WITH 2-1/2\" ALUM. CAP, PLS 17477 SET 0.5' BELOW DIRT ROAD, MON. REC. FILED WITH STATE BOARD
 LOT 15
 LOT 22
 LOT 23
 LOT 30-A
 LOT 30-B
 FOUND MONUMENT 1/4 CORNER SEC. 27, 3 1/4\" BRASS CAP, STAMPED \"BUN-1852\"

LEGEND

- FOUND MONUMENT, AS DESCRIBED IN TABLE.
- SET 18\", #5 REBAR WITH PLASTIC CAP MARKED \"PLS 17477\". UNLESS OTHERWISE NOTED
- ⊕ ALIQUOT CORNER, AS DESCRIBED
- 6\" GAS ESMT.
- UTL. ESMT.
- * DENOTES LOTS THAT REQUIRE EXTRA SETBACK DEPTH DUE TO 200' NO STRUCTURE SETBACK FROM OIL/GAS PRODUCTION FACILITIES
- ⊙ BLOCK NUMBER
- - - PROPOSED EASEMENT
- SECTION LINE
- PROPOSED CENTER LINE
- - - WELL SETBACK LINE
- ⊙ 200' \"NO STRUCTURE\" SETBACK FROM EXISTING WELL PRODUCTION FACILITIES

NOTE: SEE SHEET 8 FOR LINE, CURVE AND FOUND MONUMENT TABLES

6\" GAS ESMT.
 UTL. ESMT.

● DENOTES LOTS THAT REQUIRE EXTRA SETBACK DEPTH DUE TO 200' NO STRUCTURE SETBACK FROM OIL/GAS PRODUCTION FACILITIES

⊙ BLOCK NUMBER

- - - PROPOSED EASEMENT

— SECTION LINE

— PROPOSED CENTER LINE

- - - WELL SETBACK LINE

⊙ 200' \"NO STRUCTURE\" SETBACK FROM EXISTING WELL PRODUCTION FACILITIES

(IN FEET)
 1 inch = 100 ft.



FINAL PLAT
 SHEET 5 OF 8
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 CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES

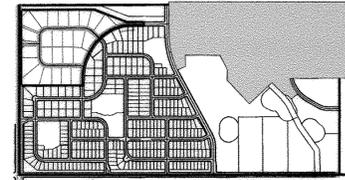
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3534971 12/15/2008 01:27P Weld County, CO
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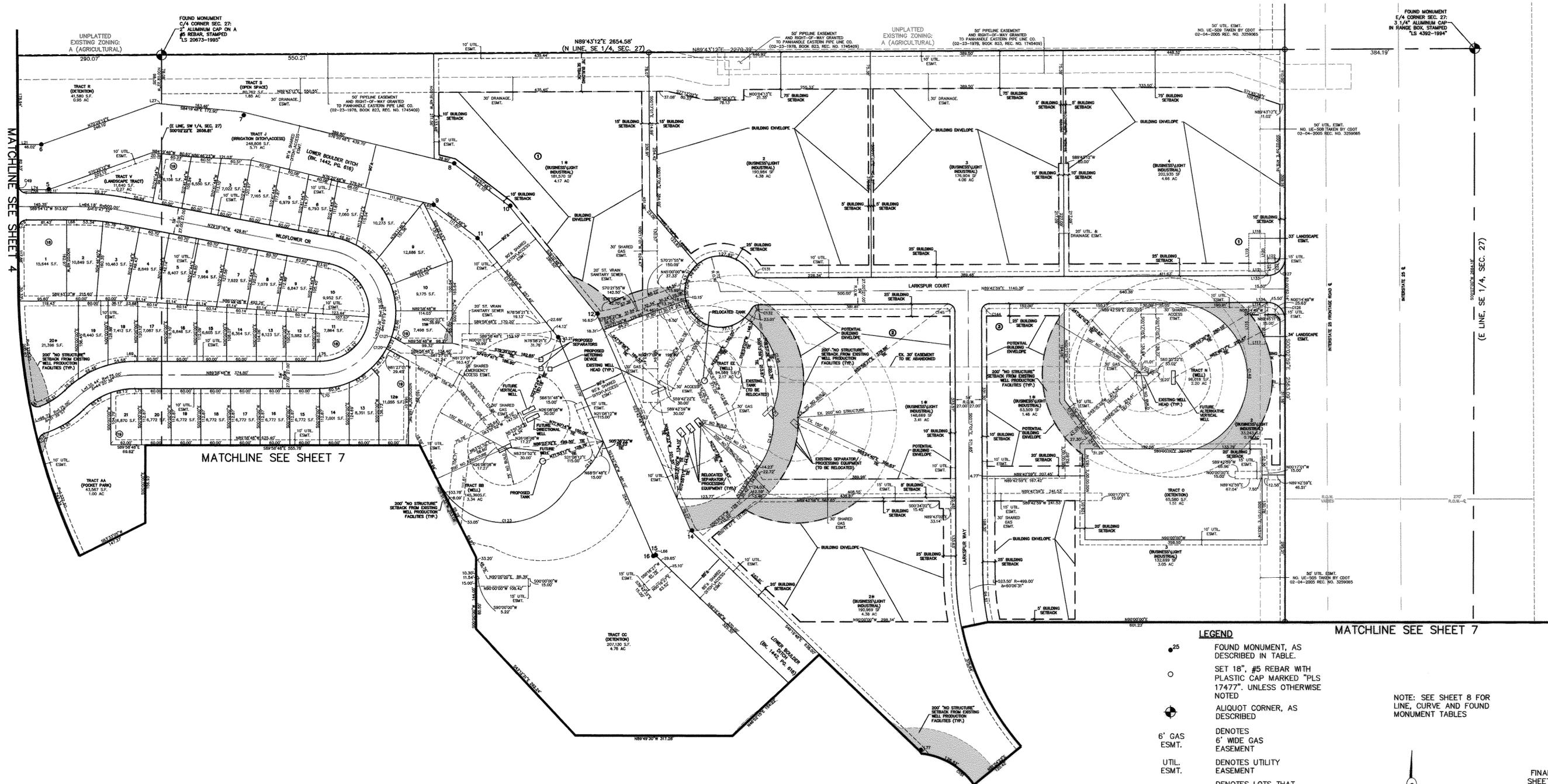
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FINAL PLAT
 SHEET 6 OF 8

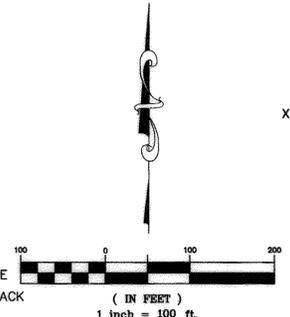


KEY MAP
 NTS



- LEGEND**
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 - ⊙ BLOCK NUMBER
 - - - PROPOSED EASEMENT
 - SECTION LINE
 - - - PROPOSED CENTER LINE
 - - - WELL SETBACK LINE
 - - - BUILDING SETBACK/ENVELOPE
 - - - 200' "NO STRUCTURE" SETBACK FROM EXISTING WELL PRODUCTION FACILITIES

NOTE: SEE SHEET 8 FOR LINE, CURVE AND FOUND MONUMENT TABLES



FINAL PLAT
 SHEET 6 OF 8
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WILDFLOWER SUBDIVISION FILING NO. 1

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FREDERICK, COUNTY OF WELD, STATE OF COLORADO
FINAL PLAT
SHEET 8 OF 8

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD DIRECTION
C1	25°58'30"	14.54'	32.08'	N80°20'02"E
C2	3°32'43"	25.32'	409.24'	N61°28'41"E
C3	90°00'00"	65.97'	42.00'	S45°01'12"W
C4	82°19'59"	21.55'	15.00'	S41°11'12"W
C5	7°40'00"	2.01'	15.00'	S86°11'12"W
C6	34°38'38"	15.12'	25.00'	N72°41'53"E
C7	90°00'00"	23.56'	15.00'	N44°58'48"W
C8	34°38'38"	9.07'	15.00'	S72°41'53"W
C9	3°21'34"	10.38'	177.00'	S88°18'01"E
C10	90°05'35"	39.31'	25.00'	S45°01'35"E
C11	90°00'00"	23.56'	15.00'	S45°01'12"W
C12	90°00'00"	23.56'	15.00'	N44°58'48"W
C13	90°00'00"	23.56'	15.00'	N45°01'12"E
C14	90°00'00"	23.56'	15.00'	N45°01'12"E
C15	90°00'00"	23.56'	15.00'	S44°58'48"E
C16	90°00'00"	23.56'	15.00'	N45°01'12"E
C17	49°44'52"	13.02'	15.00'	N24°51'14"W
C18	189°29'44"	165.37'	50.00'	S45°01'12"W
C19	49°44'52"	13.02'	15.00'	S65°06'22"E
C20	90°00'00"	23.56'	15.00'	N45°01'12"E
C21	90°00'00"	23.56'	15.00'	S44°58'48"E
C22	90°00'00"	23.56'	15.00'	S45°01'12"W
C23	90°00'00"	23.56'	15.00'	N44°58'48"W
C24	90°00'00"	23.56'	15.00'	N45°01'12"E
C25	90°00'00"	23.56'	15.00'	S44°58'48"E
C26	82°08'37"	21.51'	15.00'	S41°05'30"W
C27	1°33'59"	10.99'	402.00'	N65°31'00"E
C28	78°48'56"	20.75'	15.09'	S50°20'26"W
C29	90°00'00"	23.56'	15.00'	S44°58'48"E
C30	90°00'00"	23.56'	15.00'	S45°01'12"W
C31	90°00'00"	23.56'	15.00'	S44°58'48"E
C32	96°25'38"	25.24'	15.00'	S01°10'16"W
C33	89°53'39"	23.53'	15.00'	S88°00'37"W
C34	99°51'21"	26.14'	15.00'	S49°54'29"E
C35	6°32'08"	14.03'	123.00'	N86°42'44"W
C36	90°00'00"	23.56'	15.00'	S45°01'12"W
C37	90°00'00"	23.56'	15.00'	N45°01'12"E
C38	90°00'00"	23.56'	15.00'	S44°58'48"E
C39	90°00'00"	23.56'	15.00'	S45°01'12"W
C40	90°00'00"	23.56'	15.00'	S44°58'48"E
C41	90°00'00"	23.56'	15.00'	N44°58'48"W
C42	90°00'00"	23.56'	15.00'	S45°01'12"W
C43	90°00'00"	23.56'	15.00'	S44°58'48"E
C44	90°00'00"	23.56'	15.00'	N45°01'12"E
C45	90°00'00"	23.56'	15.00'	S44°58'48"E
C46	90°00'00"	23.56'	15.00'	N44°58'48"W
C47	90°00'00"	23.56'	15.00'	S45°01'12"W
C48	90°12'47"	23.62'	15.00'	N44°49'36"E
C49	33°42'17"	8.82'	15.00'	S17°07'57"W
C50	89°50'07"	23.52'	15.00'	N45°10'45"W
C51	100°12'55"	26.24'	15.00'	S60°47'19"E
C52	86°51'25"	22.74'	15.00'	S28°53'42"W
C53	90°00'00"	23.56'	15.00'	S45°01'12"W
C54	90°00'00"	23.56'	15.00'	N44°58'48"W
C55	74°08'52"	19.41'	15.00'	N65°47'52"W
C56	15°51'08"	4.15'	15.00'	S69°12'08"W
C57	88°31'32"	23.18'	15.00'	N17°00'48"E
C58	56°06'43"	14.69'	15.00'	S62°02'27"E
C59	90°11'00"	23.61'	15.00'	S44°48'42"W
C60	2°00'42"	27.32'	778.00'	S72°19'28"W
C61	2°00'41"	16.67'	475.00'	S88°53'52"W
C62	28°44'38"	50.17'	100.00'	N75°38'53"E
C63	90°00'00"	278.03'	177.00'	N44°58'48"W
C64	40°27'34"	105.92'	150.00'	S54°21'52"E
C65	111°17'26"	291.36'	150.00'	N89°11'39"E
C66	90°00'00"	23.56'	15.00'	S44°58'48"E
C67	90°00'00"	23.56'	15.00'	N45°01'12"E
C68	90°00'00"	23.56'	15.00'	N44°58'48"W
C69	90°00'00"	23.56'	15.00'	S45°01'12"W
C70	90°00'00"	23.56'	15.00'	N44°58'48"W
C71	90°00'00"	23.56'	15.00'	S45°01'12"W
C72	90°00'00"	23.56'	15.00'	N45°01'12"E
C73	90°00'00"	23.56'	15.00'	S44°58'48"E
C74	83°45'50"	21.93'	15.00'	S73°52'45"W
C75	83°45'50"	21.93'	15.00'	N16°09'39"E
C76	23°26'53"	10.23'	25.00'	S11°42'14"E
C77	90°00'00"	23.56'	15.00'	S44°58'48"E
C78	90°00'00"	23.56'	15.00'	N44°58'48"W
C79	90°00'00"	23.56'	15.00'	S45°01'12"W
C80	28°44'38"	50.17'	100.00'	N75°38'53"E
C81	90°00'00"	23.56'	15.00'	N45°01'12"E
C82	90°00'00"	23.56'	15.00'	N44°58'48"W
C83	90°00'00"	23.56'	15.00'	N45°01'12"E
C84	4°26'53"	9.86'	127.00'	N87°47'45"E
C85	14°39'13"	12.79'	50.00'	N39°19'27"E
C86	206°02'44"	179.81'	50.00'	S44°58'48"E
C87	90°05'35"	39.31'	25.00'	S45°01'35"E
C88	89°53'18"	39.22'	25.00'	N44°58'58"E
C89	23°26'53"	10.23'	25.00'	N11°42'14"W
C90	20°59'02"	26.74'	73.01'	N71°46'08"E
C91	7°45'16"	9.88'	73.00'	N86°08'34"E
C92	4°11'47"	12.96'	177.00'	S23°37'23"E
C93	89°55'19"	39.24'	25.00'	N44°57'45"E
C94	90°05'35"	39.31'	25.00'	S45°01'35"E
C95	7°09'58"	3.56'	28.50'	S03°33'47"E
C96	7°09'58"	5.69'	45.50'	N03°33'47"W
C97	19°08'53"	8.35'	25.00'	N09°38'49"W
C98	90°05'35"	15.72'	10.00'	S45°01'35"E
C99	90°08'29"	25.96'	16.50'	S45°03'03"E
C100	89°51'31"	39.21'	25.00'	N44°56'57"E
C101	90°00'00"	23.56'	15.00'	N44°58'48"W
C102	90°00'00"	23.56'	15.00'	S45°01'12"W
C103	1°30'09"	4.12'	157.00'	N89°16'07"E
C104	15°17'26"	40.03'	150.00'	S10°38'16"W
C105	90°00'01"	23.56'	15.00'	N73°43'26"W
C106	109°32'26"	286.78'	150.00'	S73°03'12"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD DIRECTION
C107	90°00'00"	23.56'	15.00'	N16°16'34"E
C108	90°00'00"	23.56'	15.00'	N73°43'26"W
C109	90°00'00"	23.56'	15.00'	N16°16'34"E
C110	90°00'00"	23.56'	15.00'	S44°58'48"E
C111	90°00'00"	23.56'	15.00'	S44°58'48"E
C112	90°00'00"	23.56'	15.00'	N45°01'12"E
C113	10°55'20"	19.63'	103.00'	N66°26'14"E
C114	8°15'17"	18.30'	127.00'	N65°08'14"E
C115	90°00'00"	23.56'	15.00'	S45°01'12"W
C116	90°00'00"	23.56'	15.00'	S44°58'48"E
C117	90°00'00"	23.56'	15.00'	N44°58'48"W
C118	90°00'00"	23.56'	15.00'	S45°01'12"W
C119	29°02'38"	65.90'	130.00'	N75°29'53"E
C120	0°11'14"	0.50'	153.00'	N28°38'54"E
C121	0°11'23"	0.51'	153.00'	N19°03'20"E
C122	9°24'15"	25.11'	153.00'	N23°51'09"E
C123	122°17'30"	320.16'	150.00'	N87°59'00"E
C124	40°41'28"	106.53'	150.00'	N38°40'30"E
C125	26°19'50"	68.93'	150.00'	N32°36'25"W
C126	90°14'02"	55.12'	35.00'	N45°10'00"W
C127	89°57'43"	54.97'	35.00'	N44°42'59"E
C128	90°14'02"	55.12'	35.00'	N45°10'00"W
C129	89°45'59"	54.84'	35.00'	N44°50'00"E
C130	19°47'28"	51.81'	150.00'	N78°38'40"E
C131	61°08'03"	16.00'	15.00'	S59°42'59"E
C132	61°08'03"	16.00'	15.00'	S59°08'57"W
C133	24°16'03"	63.53'	150.00'	S72°47'21"E
C134	48°30'35"	127.00'	150.00'	S80°13'22"E
C135	57°26'25"	150.38'	150.00'	N75°45'27"E
C136	89°51'37"	15.68'	10.00'	N44°59'48"E
C137	90°05'35"	15.72'	10.00'	S45°01'35"E
C138	89°54'25"	15.69'	10.00'	N44°58'24"E
C139	90°05'35"	15.72'	10.00'	S45°01'35"E
C140	89°51'31"	15.68'	10.00'	N44°56'57"E
C141	29°01'16"	75.98'	150.00'	S04°57'38"E
C142	95°16'48"	24.94'	15.00'	N71°05'02"W
C143	90°00'00"	23.56'	15.00'	N16°16'34"E
C144	90°00'00"	23.56'	15.00'	S44°42'59"W
C145	90°00'00"	23.56'	15.00'	N45°17'01"W
C146	80°47'19"	211.50'	150.00'	N16°44'23"W
C147	42°28'10"	111.18'	150.00'	N12°04'48"E
C148	175°20'32"	459.05'	150.00'	N02°35'40"W
C149	127°34'07"	333.97'	150.00'	S88°53'47"W
C150	144°40'26"	378.76'	150.00'	N02°59'07"E
C151	73°18'17"	191.91'	150.00'	N47°00'31"W
C152	49°54'20"	130.65'	150.00'	N09°31'14"W
C153	15°20'27"	40.16'	150.00'	S49°44'46"E
C154	141°08'48"	369.52'	150.00'	S51°06'08"E
C155	13°30'30"	35.36'	150.00'	S27°43'10"E
C156	107°23'51"	281.17'	150.00'	S73°08'26"E
C157	122°59'42"	322.00'	150.00'	S13°41'15"E
C158	46°16'34"	121.15'	150.00'	S74°37'35"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00'	N00°01'12"E
L2	20.00'	N00°01'12"E
L3	2.00'	N89°58'48"W
L4	18.83'	N47°02'33"W
L5	14.04'	N47°02'33"W
L6	12.46'	S89°58'48"E
L7	41.41'	N61°58'14"E
L8	79.04'	N89°58'48"W
L9	57.66'	N47°02'33"W
L10	30.00'	S86°13'43"E
L11	10.77'	N00°21'28"W
L12	14.00'	N89°58'48"W
L13	27.06'	N41°26'03"W
L14	2.08'	S00°01'12"W
L15	2.00'	S89°58'48"E
L16	9.50'	S00°07'17"W
L17	9.50'	N00°07'17"W
L18	8.55'	S89°58'48"E
L19	10.00'	S89°58'48"E
L20	17.40'	S44°58'48"E
L21	104.02'	N89°55'12"E
L22	19.26'	S89°58'48"E
L23	9.83'	N61°16'34"E
L24	10.27'	N61°16'34"E
L25	7.73'	N28°43'26"W
L26	2.00'	N00°05'48"W
L27	9.43'	N84°18'04"W
L28	9.49'	N89°54'12"E
L29	15.00'	N00°01'12"E
L30	15.00'	S89°58'48"E
L31	15.00'	S00°01'12"W
L32	15.00'	N00°01'12"E
L33	49.92'	S18°11'41"W
L34	26.71'	S19°55'25"W
L35	16.70'	S89°58'37"E
L36	5.95'	S89°58'48"E
L37	16.00'	S89°58'48"E
L38	15.08'	S00°01'12"W
L39	23.92'	N23°25'41"W
L40	56.18'	S23°25'41"E
L41	5.52'	N00°01'12"E
L42	20.00'	S00°01'12"W
L43	16.00'	S89°58'48"E
L44	8.50'	N00°01'12"E
L45	15.89'	N61°16'34"E
L46	37.40'	N00°01'12"E
L47	20.00'	N00°01'12"E
L48	20.00'	S00°01'12"W
L49	15.82'	N28°43'26"W
L50	3.64'	N61°16'55"E
L51	84.85'	N00°04'23"W
L52	98.85'	S19°13'15"E
L53	4.50'	N61°16'34"E
L54	15.00'	S89°52'43"W
L55	1.35'	S00°01'12"W
L56	1.52'	S00°01'12"W
L57	2.85'	S00°01'12"W
L58	15.00'	N89°52'43"E
L59	24.51'	S90°00'00"W
L60	10.00'	N00°01'12"E
L61	15.20'	N61°16'34"E
L62	12.54'	N61°16'34"E
L63	22.64'	N61°16'34"E
L64	27.34'	S61°27'01"E
L65	21.66'	S76°20'48"E
L66	5.10'	N54°