

20060811000815940 Adams Co 1/17  
08/11/2006 07:45:44AM S 03  
Carol Snyder, Clerk \$171.00

# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 17

### PURPOSE STATEMENT:

THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE THIS OPEN LAND INTO 378 LOTS FOR SINGLE-FAMILY HOMES, 1 LOT FOR AN ELEMENTARY SCHOOL SITE, 5 TRACTS FOR OIL AND GAS WELL OPERATIONS, AND 20 TRACTS FOR PARKS, OPEN SPACE, DRAINAGE AND DETENTION EASEMENTS AS SET FORTH HEREIN.

### DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS WITHIN THE SOUTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:  
THE NORTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 8 BEARS N 89°34'42" E

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, N 89°34'42" E, A DISTANCE OF 2556.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF QUEBEC STREET;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF QUEBEC STREET, S 00°34'41" E, A DISTANCE OF 2584.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EAST 152ND AVENUE;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF EAST 152ND AVENUE, S 89°38'09" W, A DISTANCE OF 2557.73 FEET TO THE WEST LINE OF SAID SOUTHEAST ONE QUARTER;

THENCE ALONG SAID WEST LINE N 00°33'16" W, A DISTANCE OF 2581.89 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING.

CONTAINS 6,605,650 SQUARE FEET OR 151.64 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE LAND, UNDER THE NAME OF TALON POINTE, AND BY THESE PRESENTS DO DEDICATE TO THE CITY OF THORNTON IN FEE SIMPLE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY OF THORNTON SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED, OR BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS PUBLIC UTILITIES, AS MAY BE NECESSARY TO PROVIDE SUCH UTILITY, CABLE SERVICES, WATER AND SANITARY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, THROUGH, OVER, UNDER, AND ACROSS STREETS, UTILITY AND OTHER EASEMENTS, AND OTHER PUBLIC PLACES AS SHOWN ON THE PLAT. ALL NON-TRIBUTARY AND NOT NON-TRIBUTARY GROUND WATER IS HEREBY DEDICATED TO THE CITY OF THORNTON. LOT 1, BLOCK 16 IS HEREBY DEDICATED TO SCHOOL DISTRICT 27J.

Jim Osborne  
FULLER LAND INVESTMENTS, INC., A COLORADO CORPORATION.  
BY, MANAGER

### OWNERSHIP CERTIFICATE:

FULLER LAND INVESTMENTS, INC.  
81 COMSTOCK PLACE  
CASTLE ROCK, CO 80108  
PHONE: 303-799-6000

IN WITNESS WHEREOF, Gene Osborne HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 1st DAY OF August A.D. 2006

BY: Jim Osborne CORPORATE SEAL  
MANAGER: FULLER LAND INVESTMENT, INC.  
ATTEST:

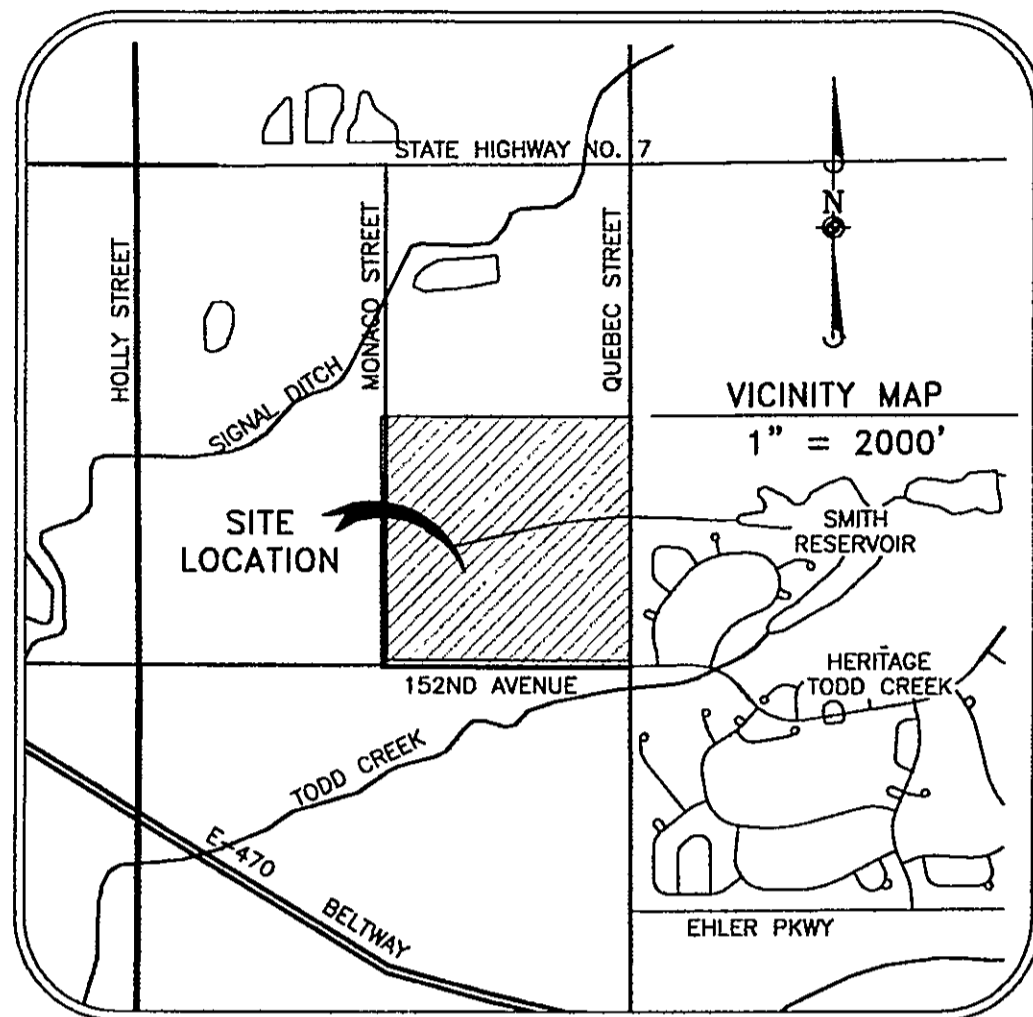
NOTARY PUBLIC  
STATE OF COLORADO  
COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF August AD. 2006  
BY: Gene Osborne

WITNESS MY HAND AND OFFICIAL SEAL  
Mara A. Grannell  
NOTARY PUBLIC

NOTARY SEAL MARA A. GRANNELL  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 04/03/2010

MY COMMISSION EXPIRES  
NOTARY ADDRESS: 1055 E. General Ave



### LIENHOLDER:

THE UNDERSIGNED SUBORDINATES ITS INTEREST IN THE HEREIN-DESCRIBED REAL PROPERTY TO THE RIGHTS AND INTERESTS OF THE CITY OF THORNTON IN THE REAL PROPERTY AND ALL INTEREST HEREIN DEDICATED TO THE CITY OF THORNTON.

IN WITNESS WHEREOF, Rocco A. Villani HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF August AD. 2006

BY: Rocco A. Villani CORPORATE SEAL  
Branch President, Horizon Banks, N.A.  
STATE OF COLORADO  
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August AD. 2006

BY: Rocco A. Villani

WITNESS MY HAND AND OFFICIAL SEAL

Joseph M. Sanquinet  
NOTARY PUBLIC

NOTARY SEAL



MY COMMISSION EXPIRES 2-23-08

NOTARY ADDRESS: 1499 W. 120th #110  
Westminster, CO 80234

### COVENANT AND RESTRICTION RUNNING WITH THE LAND:

ALL OWNERS, PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATION OF THE CITY OF THORNTON AND MAY BE SUBJECT TO THE REQUIREMENTS AND TERMS OF THAT CERTAIN DEVELOPERS AGREEMENT BETWEEN FULLER LAND INVESTMENTS, INC., AND THE CITY OF THORNTON, WHICH INCLUDE BUT ARE NOT LIMITED TO COMPLETION AND OBTAINING CITY OF THORNTON FINAL ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS; FOR BREACH OF WHICH, IN ADDITION TO ITS OTHER REMEDIES, THE CITY OF THORNTON MAY DENY PERMITS FOR BUILDING, OCCUPANCY AND WATER METERS OR WATER TAPS.

### PUBLIC LAND DONATION AND UTILITY AGREEMENT STATEMENT:

IT IS RECOGNIZED AND ACKNOWLEDGED THAT THE CITY OF THORNTON, COLORADO, IMPOSES REQUIREMENTS FOR PUBLIC LAND DONATION OR CASH-IN-LIEU THEREOF AS DETERMINED BY THE CITY AND THAT THERE IS ALSO IMPOSED VARIOUS WATER AND SEWER CONNECTION CHARGES, WATER SUPPLY CHARGES, AND CONTRIBUTIONS FOR A PRO RATA SHARE OF THE COST OF MAJOR WATER AND SEWER LINES, EACH OF WHICH REQUIREMENTS MAY AFFECT THIS PROPERTY. ANYONE PURCHASING ANY INTEREST IN ANY PART OF THIS PROPERTY SHOULD INQUIRE OF THE CITY OF THORNTON, COLORADO AS TO THE SPECIFIC OBLIGATIONS. ALL EASEMENTS DEDICATED FOR WATER AND SANITARY SEWER USE SHALL BE EXCLUSIVE.

### ATTORNEY CERTIFICATE:

I, Jeffrey G. Jackson, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT TITLE TO SUCH LAND IS THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THE PIPELINE EASEMENT IN TRACT D AS SHOWN ON THE PLAT HEREIN.

DATED THIS 1st DAY OF August 2006.

Jeffrey G. Jackson  
ATTORNEY AT LAW

REGISTRATION NO. 26108

### CITY OF THORNTON APPROVALS:

APPROVED AS TO FORM BY THE CITY ATTORNEY OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE

Margaret Emeril 8-10-06  
CITY ATTORNEY DATE

APPROVED BY THE DEVELOPMENT ENGINEERING DIRECTOR OF THE CITY OF THORNTON, COLORADO

David Nighawong 8-8-06  
DEVELOPMENT ENGINEERING DIRECTOR DATE

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF THORNTON, COLORADO

Susan J. Connors 8-8-06  
PLANNING DIRECTOR DATE

### SURVEYOR'S STATEMENT:

I, JEFFREY G. HALVERSON, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY OF TALON POINTE WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 21TH DAY OF OCTOBER 2005, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

JEFFREY G. HALVERSON  
COLORADO PLS NO. 24957  
FOR AND ON BEHALF OF  
MANHARD CONSULTING, LTD.



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 THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

### CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO  
COUNTY OF ADAMS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF August, 2006.  
AT 7:45 O'CLOCK A.M., FILE 110 MAP ---

RECEPTION NO. 20060811000815940  
Instv.

CLERK AND RECORDER

BY: Carol A. Snyder



DATE	REVISIONS	DRAWN BY	CHECK BY

**Manhard Consulting, Ltd.**  
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Environmental Scientists - Landscape Architects - Planners - Construction Managers  
345 Innes Drive South, Suite B200 - Englewood, CO 80112 - 303.706.0000 - 303.708.0400 FAX  
www.manhard.com

TALON POINTE  
CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. NO.:	S.B.:
PROJ. ASSOC.:	J.K.:
DRAWN BY:	G.S.:
DATE:	10/21/05
SCALE:	1"=2000'

SHEET  
**1 OF 17**  
EGTNC C329

Jul 27, 2006 - 09:15 Dwg Name: P:\egnc\veg\Drawings\egnc-P5-01.dwg Updated By: GStice

# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 17

**NOTES:**

- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER, SECTION 8, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR N89°34'42"W BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING AND/OR REDIRECTING ANY UNDISCOVERED PIPELINES WITHIN THE BUILDING ENVELOPES.
- CITY OF THORNTON IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
- UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEPHONE, CABLE, AND TELECOMMUNICATION FACILITIES.
- THERE MAY BE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNRECORDED EASEMENTS WITHIN THIS DEVELOPMENT THAT CANNOT BE ACCURATELY LOCATED ON ANY PLATS. THE SURVEYOR/ENGINEER IS NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE BUILDING ENVELOPE.
- NORTH AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 72-CO-06-010155 CMIF, EFFECTIVE DATE OF JUNE 5, 2006 AT 7:30 A.M. WAS ENTIRELY RELIED UPON FOR EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THIS PROPERTY.
- FLOOD PLAIN LIMITS AS SHOWN ON THE TODD CREEK F.H.A.D. PREPARED BY MULLER ENGINEERING COMPANY INC. DATED DECEMBER 1985.
- THIS PROPERTY IS LOCATED WITHIN THE SERVICE AREA OF THORNTON MUNICIPAL UTILITIES.
- LAND USE NOTE: ALL LAND USE APPROVALS AND BUILDING PERMITS FOR THE DEVELOPMENT DESCRIBED HEREIN SHALL BE SUBJECT TO REQUIREMENTS INCLUDING BUT NOT LIMITED TO: THE PAYMENT OF IMPACT FEES AND DEVELOPMENT CHARGES, CONCURRENCY MANAGEMENT REQUIREMENTS, MORATORIUMS, BUILDING PERMIT LIMITATIONS, DESIGN STANDARDS, AND OTHER LAND USE AND DEVELOPMENT REQUIREMENTS IN EFFECT AT THE TIME THAT SUCH PROPOSED DEVELOPMENT APPLIES FOR A BUILDING PERMIT.
- SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED ON ALL CORNER LOT LOCATIONS WITHIN THIS SUBDIVISION. THESE TRIANGLES SHALL CONFORM TO SECTION 18-456 (C) OF THE CITY OF THORNTON DEVELOPMENT CODE, WHICH STATES THAT A PERSON SHALL NOT ERECT, PLACE, OR MAINTAIN A STRUCTURE, BERM, PLANTLIFE, OR ANY OTHER ITEM IF THE ITEM IS BETWEEN 2-1/2 FEET AND EIGHT FEET IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT STREET CURB. IF THERE IS NO ADJACENT STREET CURB, THE MEASUREMENT IS TAKEN FROM THE GRADE OF THE PAVED PORTION OF THE STREET ADJACENT TO THE VISIBILITY TRIANGLE.
- RESIDENTIAL LOTS ENCUMBERED BY EXISTING FLOODPLAIN SHOWN ON FEMA FLOOD INSURANCE RATE MAP 08001C0035G (AND SHOWN ON THIS PLAT AS APPROXIMATE FLOOD PLAIN LIMITS, TODD CREEK F.H.A.D., PREPARED BY MULLER ENGINEERING COMPANY INC. DATED 1985) SHALL BE RESTRICTED FROM RECEIVING BUILDING PERMITS UNTIL THE LETTER OF MAP REVISION (LOMR) IS ISSUED.
- A VARYING WIDTH REGIONAL TRAIL EASEMENT (AS DEPICTED ON SHEETS 8 AND 9) IS HEREBY DEDICATED TO THE CITY OF THORNTON TO CONSTRUCT, EQUIP, UTILIZE, MAINTAIN, REPAIR, INSPECT, USE, AND OPERATE PUBLIC RECREATIONAL TRAIL FACILITIES, AND IMPROVEMENTS SUPPORTIVE THEREOF, INCLUDING ALL UNDERGROUND AND SURFACE APPURTENANCES THERETO, TOGETHER WITH A RIGHT OF WAY FOR ACCESS, ON AND ALONG AND IN ALL OF THE EASEMENT IN TRACT G. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE REGIONAL TRAIL. THE (PROPERTY OWNER OR ASSIGNS, HOMEOWNERS ASSOCIATION) SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REPLACEMENT OF PLANT MATERIAL, REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM THE CONCRETE PORTION OF THE REGIONAL TRAIL EASEMENT.
- NO BUILDING OR CONSTRUCTION PERMITS WILL BE ISSUED PRIOR TO THE RECORDATION OF A SURFACE USE AGREEMENT ACCEPTABLE TO THE CITY.
- THE ROW LANDSCAPING ALONG COLLECTOR AND ARTERIAL STREETS IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR ASSIGNS/ HOMEOWNERS OWNERS ASSOCIATION. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE SIDEWALK.
- LANDSCAPE EASEMENTS ALONG THE SIDE AND/OR REAR LOT LINES ON EAST 154TH AVENUE ARE HEREBY DEDICATED TO THE HOMEOWNERS OWNER'S ASSOCIATION FOR THE CONSTRUCTION, REPAIR, MAINTENANCE AND REMOVAL OF LANDSCAPE MATERIAL.

**NOTES CONTINUED:**

- CONTINUED. THE ADJACENT PROPERTY OWNER OR ASSIGNS/ HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REPLACEMENT OF PLANT MATERIAL, REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM ALL SIDEWALKS LOCATED IN THE ADJACENT RIGHTS-OF-WAY AND INTERNAL TO THE DEVELOPMENT. THE CITY OF THORNTON SHALL MAINTAIN ARTERIAL MEDIANS.
- TRANSPORTATION EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SIDEWALK, SIGNAGE AND STREET LIGHTING. REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM ALL SIDEWALKS LOCATED IN THE ADJACENT RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR ASSIGNS.
- DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF THORNTON AS SHOWN ON THE PLAT FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER, DETENTION, CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO THE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR ROUTINE MAINTENANCE (I.E. MOWING, GRAFFITI REMOVAL, CLEANING OF WATER QUALITY STRUCTURES, TRASH AND DEBRIS REMOVAL) OF THE EASEMENT AREA. THE CITY WILL BE RESPONSIBLE FOR STRUCTURAL MAINTENANCE (I.E. REPAIR AND REPLACEMENT OF DROP STRUCTURES, OUTLET STRUCTURES, RIP-RAP AREAS AND SUPPORTING PIPING).
- ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF THORNTON AS SHOWN ON THE PLAT FOR THE PURPOSES OF INGRESS/EGRESS FROM THE PUBLIC RIGHTS-OF-WAY TO THE OIL AND GAS FACILITIES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR ROUTINE MAINTENANCE (I.E. MOWING, LANDSCAPING, TRASH AND DEBRIS REMOVAL) OF THE EASEMENT AREA. THE OIL/GAS COMPANIES THAT UTILIZE THIS EASEMENT TO ACCESS THEIR FACILITIES WILL BE RESPONSIBLE FOR STRUCTURAL MAINTENANCE OF THE ROADWAY SURFACE.

**SPECIAL NOTES:**

- OIL AND GAS OPERATIONS. EACH BUYER OF A LOT IN THIS SUBDIVISION ACKNOWLEDGES AND AGREES THAT (1) THE LOT ACQUIRED BY BUYER MAY BE WITHIN 350 FEET OF AN OIL AND GAS WELL OR PRODUCTION SITE AND (2) OWNERSHIP OF A LOT IN PROXIMITY TO AN OIL AND GAS WELL OR PRODUCTION SITE HAS DETRIMENTS WHICH MAY INCLUDE, WITHOUT LIMITATION: (A) THAT THERE MAY BE ONGOING OIL AND GAS OPERATIONS IN AND AROUND THE OIL AND GAS WELL OR PRODUCTION SITE'S; (B) THAT THERE ARE LIKELY TO BE FUTURE OIL AND GAS WELL OR PRODUCTION SITES DRILLED, AND ASSOCIATED OIL AND GAS OPERATIONS TAKING PLACE, ON THE SURFACE OF THE OIL AND GAS OPERATIONS AREAS DESIGNATED IN THAT CERTAIN OIL AND GAS OPERATIONS AND ACCESS EASEMENT (THE "OPERATIONS AGREEMENT") ENTERED INTO WITH KERR-MCGEE ROCKY MOUNTAIN CORPORATION, BUT ONLY IN THOSE LOCATIONS SHOWN AND LABELED AS "FUTURE DRILLING WINDOWS" IN THE SURFACE USE AGREEMENT, AS WELL AS THE VEHICULAR TRAFFIC NECESSARILY ASSOCIATED WITH SUCH OPERATIONS; AND (C) BUYERS WILL BE ACQUIRING A PROPORTIONATE INTEREST IN THE RIGHTS AND OBLIGATIONS OF THE "SURFACE OWNER" PARTY UNDER THE SURFACE USE AGREEMENT WITH KERR-MCGEE ENTERED INTO IN CONNECTION WITH THE OPERATIONS AGREEMENT AND INCLUDING, WITHOUT LIMITATION, THE GRANTING OF WAIVERS AS SET FORTH IN THE SURFACE USE AGREEMENT.
- GAS LINE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF THORNTON AS SHOWN ON THE PLAT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, REPAIR AND OPERATIONS OF GAS AND OIL TRANSMISSION LINES. THOSE COMPANIES THAT UTILIZE THE EASEMENT FOR GAS AND OIL INFRASTRUCTURE WILL BE RESPONSIBLE FOR RESTORING ALL SURFACE IMPROVEMENTS THAT MAY BE DISTURBED DURING THE INSTALLATION, NORMAL OPERATION AND MAINTENANCE OF THEIR FACILITIES. THE CITY WILL HAVE THE ABILITY TO DETERMINE WHAT TYPE OF IMPROVEMENTS WILL BE ALLOWED IN THE EASEMENT WITHIN THE CITY PARK TRACT D. THE SURFACE OF THE EASEMENT WILL BE OWNED AND MAINTAINED BY THE HOA, EXCEPT AT THE CITY PARK TRACT D, AND THE SCHOOL DISTRICT LOT 1 BLOCK 16.

**LAND USE TABLE**

SINGLE FAMILY DETACHED	
NO. OF LOTS	378
MINIMUM LOT SIZE	6,000 SF
MAXIMUM LOT SIZE	17,360 SF
AVERAGE LOT SIZE	7,853 SF
TOTAL	
NO. OF LOTS	378
TALON POINTE AREA	149.87 Ac
GROSS DENSITY	2.54 DU/Ac
NET DENSITY	5.55 DU/Ac

**LAND USE TABLE CONTINUED**

TALON POINTE TOTAL PROJECT SIZE : 149.87 ACRES  
TALON POINTE RESIDENTIAL LOT AREAS: 68.51 ACRES  
TALON POINTE SCHOOL LOT AREAS: 11.12 ACRES  
TALON POINTE PUBLIC ROADS TO BE MAINTAINED BY THE CITY OF THORNTON: 33.00 ACRES  
TRACT AREAS TO BE MAINTAINED BY HOA OR QUASI MUNICIPAL DISTRICT, INCLUDING COMMON LANDSCAPING AREAS: 27.98 ACRES  
TRACT AREA TO BE MAINTAINED BY THE CITY OF THORNTON: 9.26 ACRES

**TRACT DESIGNATIONS**

TRACT	USE:	OWNERSHIP	MAINTAINED BY:	ACRES
A	LANDSCAPE, *TRANSPORTATION & *DRAINAGE	H.O.A.	H.O.A.	0.61
B	LANDSCAPE, *TRANSPORTATION & *DRAINAGE	H.O.A.	H.O.A.	0.46
C	LANDSCAPE & *TRANSPORTATION	H.O.A.	H.O.A.	1.17
D	PARK	C.O.T.	C.O.T.	9.26
E	LANDSCAPE & MAIL BOX KIOSK	H.O.A.	H.O.A.	4.46
F	LANDSCAPE & *TRANSPORTATION	H.O.A.	H.O.A.	0.34
G	LANDSCAPE & *DRAINAGE & DETENTION	H.O.A.	H.O.A.	8.35
H	LANDSCAPE	H.O.A.	H.O.A.	1.57
I	LANDSCAPE, *TRANSPORTATION & *DRAINAGE	H.O.A.	H.O.A.	0.75
J	LANDSCAPE & *DRAINAGE	H.O.A.	H.O.A.	0.31
K	LANDSCAPE	H.O.A.	H.O.A.	3.48
L	LANDSCAPE	H.O.A.	H.O.A.	3.34
M	LANDSCAPE, *TRANSPORTATION & *DRAINAGE	H.O.A.	H.O.A.	0.47
N	LANDSCAPE, *TRANSPORTATION & *DRAINAGE	H.O.A.	H.O.A.	0.18
O	LANDSCAPE & *DRAINAGE	H.O.A.	H.O.A.	0.58
P	LANDSCAPE & *DRAINAGE & DETENTION	H.O.A.	H.O.A.	1.00
Q	MAIL BOX KIOSK	H.O.A.	H.O.A.	0.04
R	MAIL BOX KIOSK	H.O.A.	H.O.A.	0.06
S	LANDSCAPE & *DRAINAGE	H.O.A.	H.O.A.	0.10
T	LANDSCAPE & *DRAINAGE	H.O.A.	H.O.A.	0.16
U	LANDSCAPE	H.O.A.	H.O.A.	0.12
V	LANDSCAPE & *DRAINAGE	H.O.A.	H.O.A.	0.10
W	MAIL BOX KIOSK	H.O.A.	H.O.A.	0.07
X	LANDSCAPE	H.O.A.	H.O.A.	0.26

**LOT DESIGNATIONS**

LOT	BLOCK	USE	OWNERSHIP	MAINTAINED BY:	ACRES
1	16	SCHOOL BUILDING SITE	SCHOOL DISTRICT 27J	SCHOOL DISTRICT 27J	11.12

\* BLANKET EASEMENTS ARE HEREBY DEDICATED ACROSS EACH TRACT FOR THE USE LISTED ABOVE.

20060911000815940

DATE	REVISIONS	DRAWN BY	CHECK BY

**Manhard Consulting, Ltd.**  
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
 Environmental Scientists - Landscape Architects - Planners - Construction Managers  
 348 Inverness Drive South, Suite 800 - Englewood, CO 80112 - 303.708.0600 - 303.708.0400 FX  
 www.manhard.com

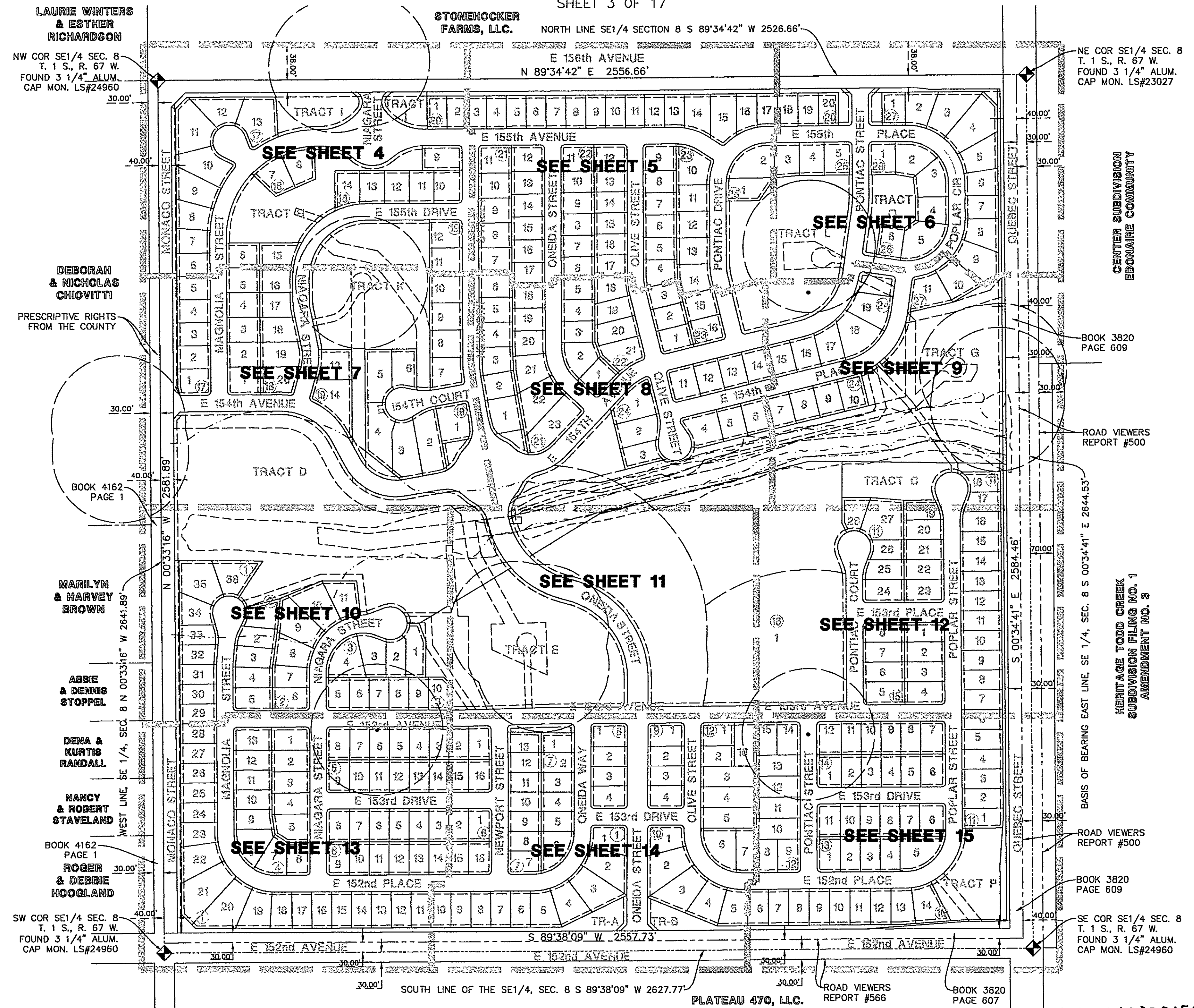
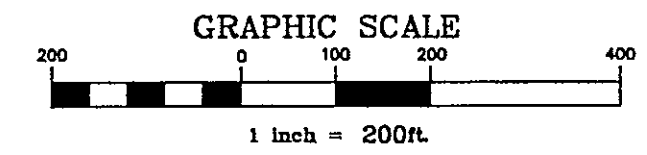
TALON POINTE  
 CITY OF THORNTON, COLORADO  
 SUBDIVISION PLAT

PROJ. NO.	S.B.
DRAWN BY	J.K.
DATE	10/21/05
SCALE	N.T.S.

Jul 27, 2006 - 09:18 Dwg Name: P:\egtc\veg\surv\final\Drawings\egtc-ps-01.dwg Updated By: g5lita

# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 17



Laurie Winters & Esther Richardson  
NW COR SE 1/4 SEC. 8  
T. 1 S., R. 67 W.  
FOUND 3 1/4" ALUM.  
CAP MON. LS#24960

STONEHOCKER FARMS, LLC.  
NORTH LINE SE 1/4 SECTION 8 S 89°34'42" W 2526.66'

NE COR SE 1/4 SEC. 8  
T. 1 S., R. 67 W.  
FOUND 3 1/4" ALUM.  
CAP MON. LS#23027

Deborah & Nicholas Chiovitti  
PRESCRIPTIVE RIGHTS FROM THE COUNTY

Marilyn & Harvey Brown  
WEST LINE SE 1/4, SEC. 8 N 00°33'16" W 2641.89'

Abbie & Dennis Stoppel  
WEST LINE SE 1/4, SEC. 8 N 00°33'16" W 2641.89'

Dena & Kurtis Randall  
WEST LINE SE 1/4, SEC. 8 N 00°33'16" W 2641.89'

Nancy & Robert Staveland  
WEST LINE SE 1/4, SEC. 8 N 00°33'16" W 2641.89'

Roger & Debbie Hooiland  
SW COR SE 1/4 SEC. 8  
T. 1 S., R. 67 W.  
FOUND 3 1/4" ALUM.  
CAP MON. LS#24960

SW COR SE 1/4 SEC. 8  
T. 1 S., R. 67 W.  
FOUND 3 1/4" ALUM.  
CAP MON. LS#24960

PLATEAU 470, LLC.  
ROAD VIEWERS REPORT #566

BOOK 3820  
PAGE 607

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DATE	REVISIONS	DRAWN BY	CHECK BY

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TALON POINTE  
CITY OF THORNTON, COLORADO  
SUBDIVISION PLAN

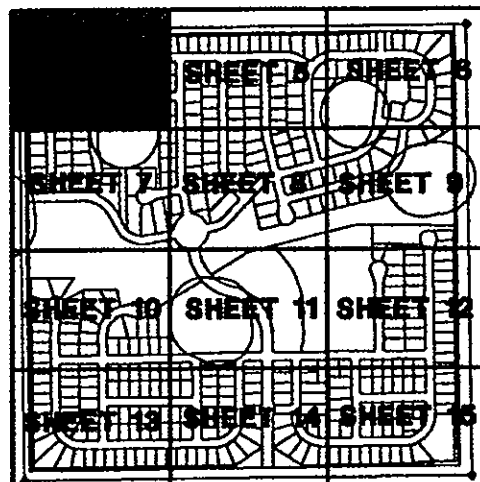
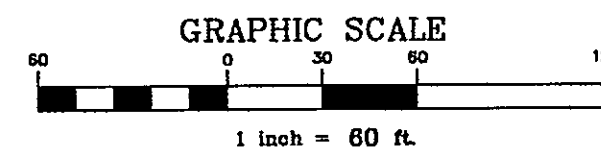
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**3** OF **17**  
EGTNC C329

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# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 17



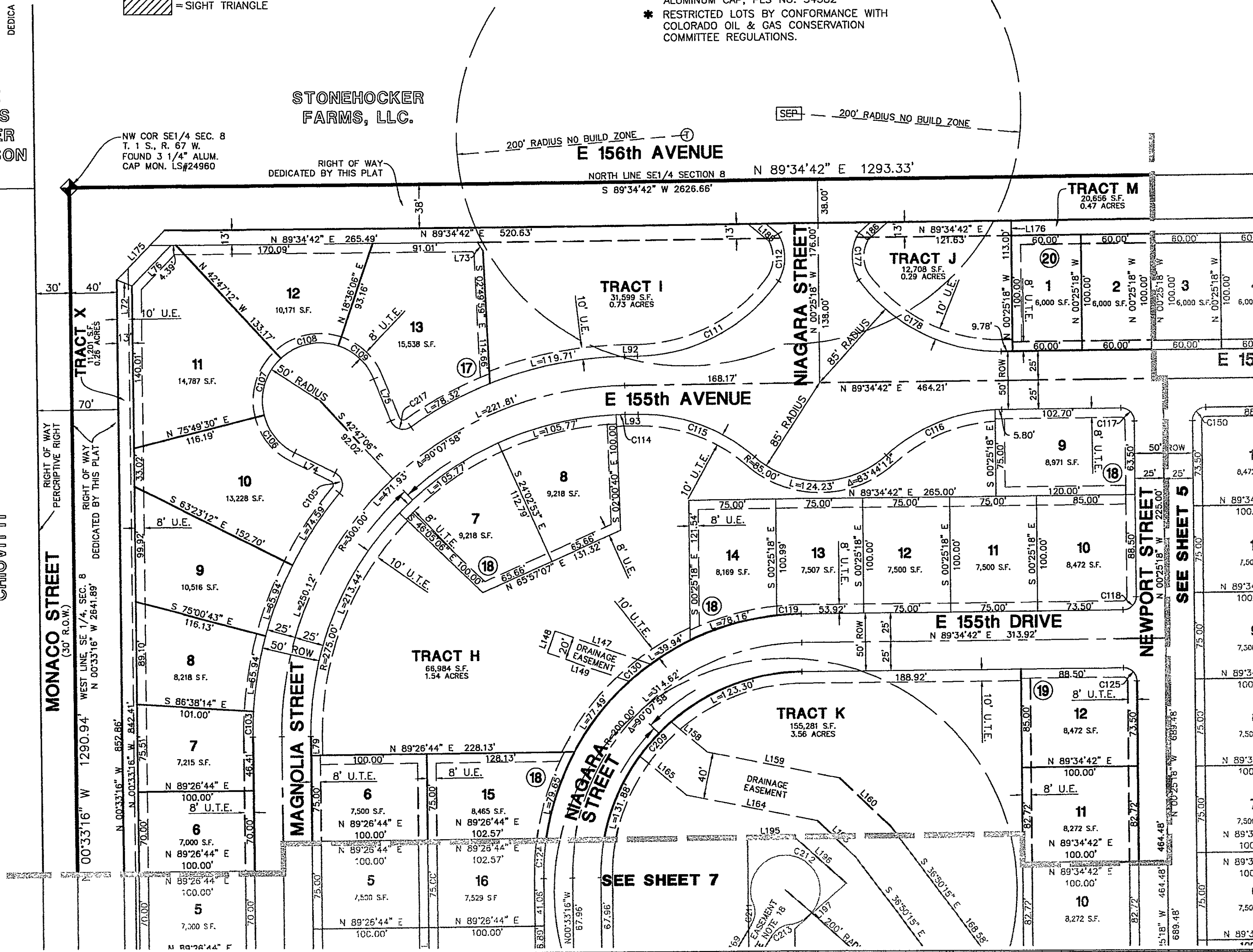
- HATCH LEGEND**
- = APPROXIMATE FLOOD PLAIN LIMITS
  - = EASEMENT VACATED BY THIS PLAT
  - = REGIONAL TRAIL LIMITS
  - = SIGHT TRIANGLE

- LEGEND**
- U.T.E. = UTILITY & TRANSPORTATION EASEMENT
  - T.E. = TRANSPORTATION EASEMENT
  - U.E. = UTILITY EASEMENT
  - + SEE NOTE NO. 12 ON SHEET 2
  - SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP, PLS NO. 34582
  - \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.

LAURIE WINTERS & ESTHER RICHARDSON

STONEHOCKER FARMS, LLC.

DEBORAH & NICHOLAS CHIOVITTI



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NO.	DATE	REVISIONS	DRAWN BY	CHECK BY

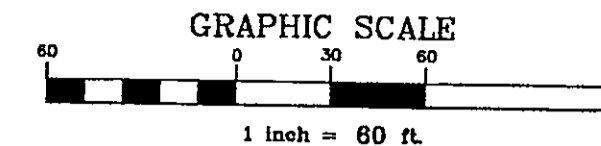
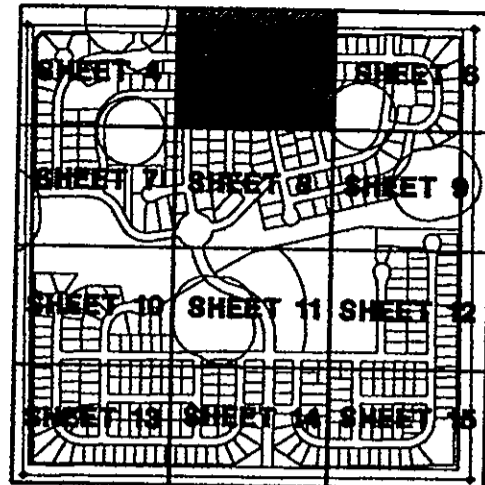
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PROJ. ASSOC.	J.K.
DRAWN BY	B.P.
DATE	10/21/05
SCALE	1"=60'

SHEET  
**4** OF **17**  
EGTNC C329

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# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 17



### HATCH LEGEND

- = APPROXIMATE FLOOD PLAIN LIMITS
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- = SIGHT TRIANGLE

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- \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.

STONEHOCKER FARMS, LLC.

STONE FARM

N 89°34'42" E 2556.66' E 156th AVENUE

NORTH LINE SE 1/4 SECTION 8

RIGHT OF WAY DEDICATED BY THIS PLAT

N 89°34'42" E 1263.0'

TRACT M  
20,590 S.F.  
0.47 ACRES

S 89°34'42" W 2656.66'



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TALON POINTE  
CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. NO.:  
PROJ. ASSOC.:  
DRAWN BY:  
DATE: 10/21/05  
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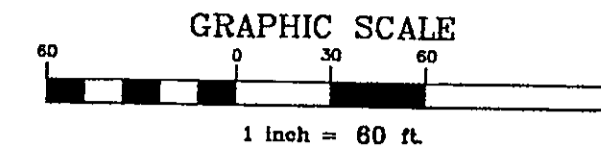
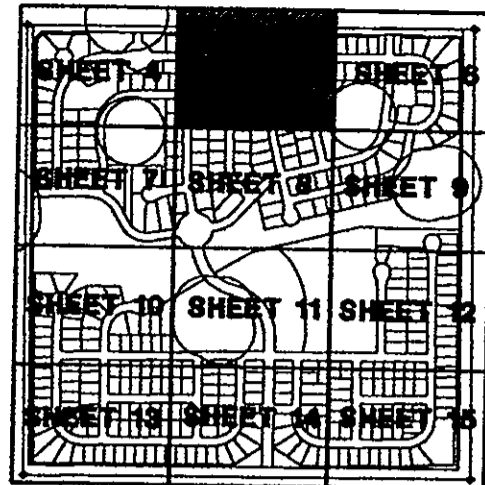
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# TALON POINTE

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TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 17



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STONEHOCKER FARMS, LLC.

STONE FARM

N 89°34'42" E 2556.66' **E 156th AVENUE**

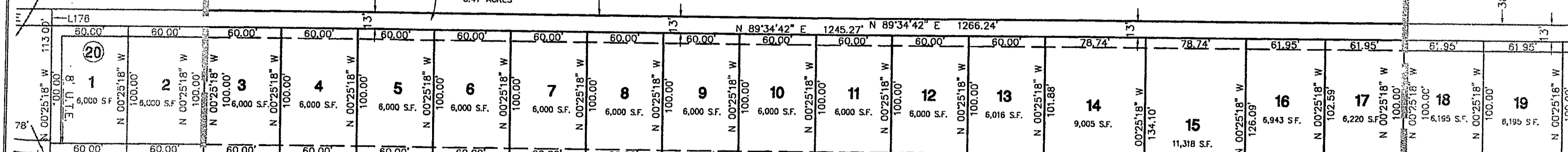
NORTH LINE SE 1/4 SECTION 8

RIGHT OF WAY DEDICATED BY THIS PLAT

N 89°34'42" E 1263.0'

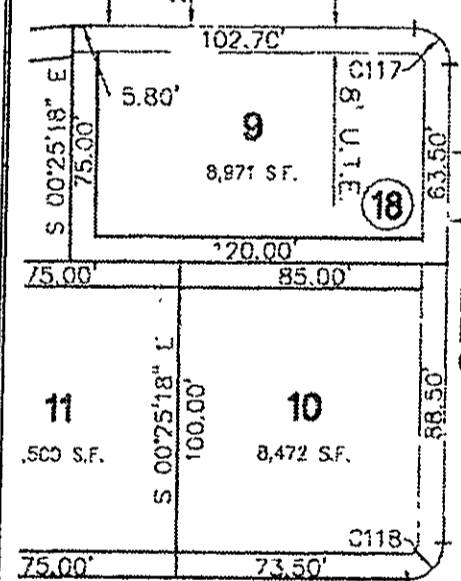
**TRACT M**  
20,590 S.F.  
0.47 ACRES

S 89°34'42" W 2656.66'

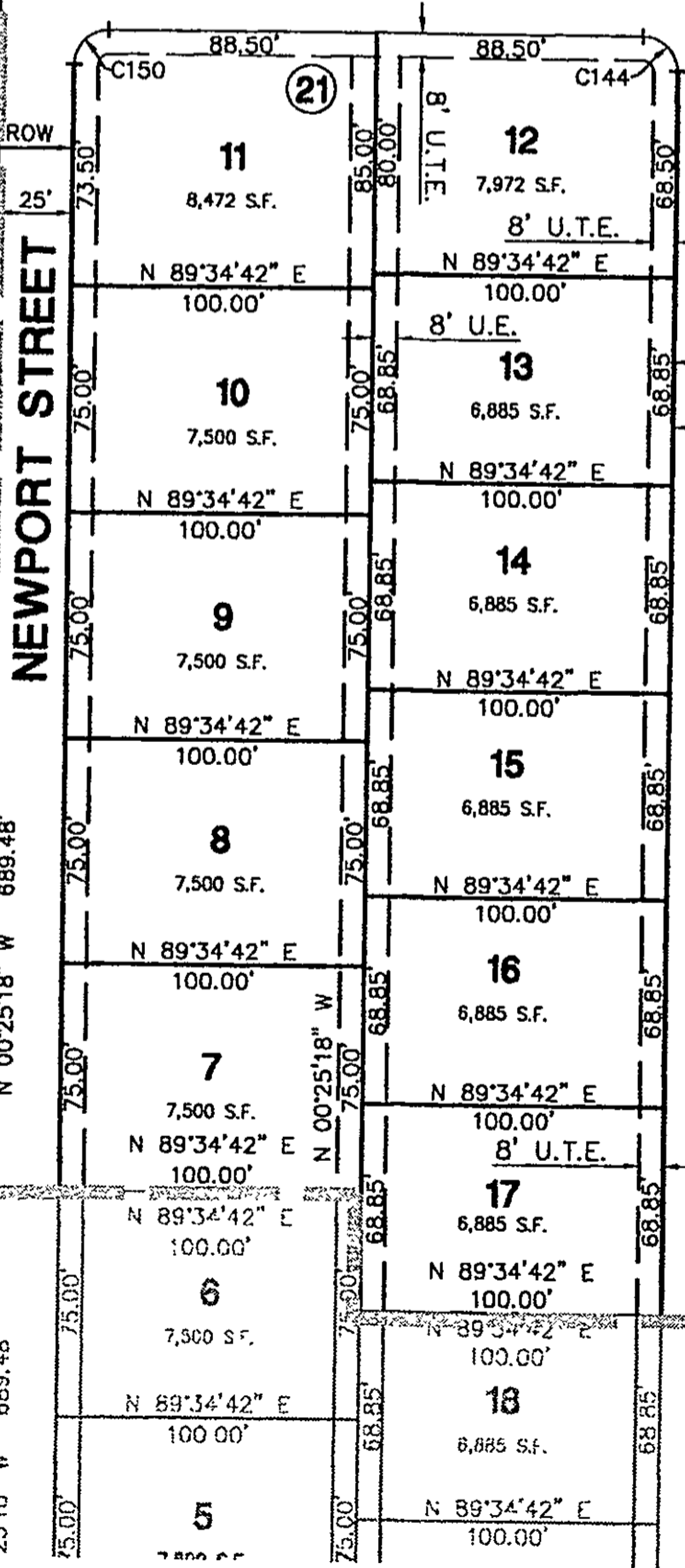


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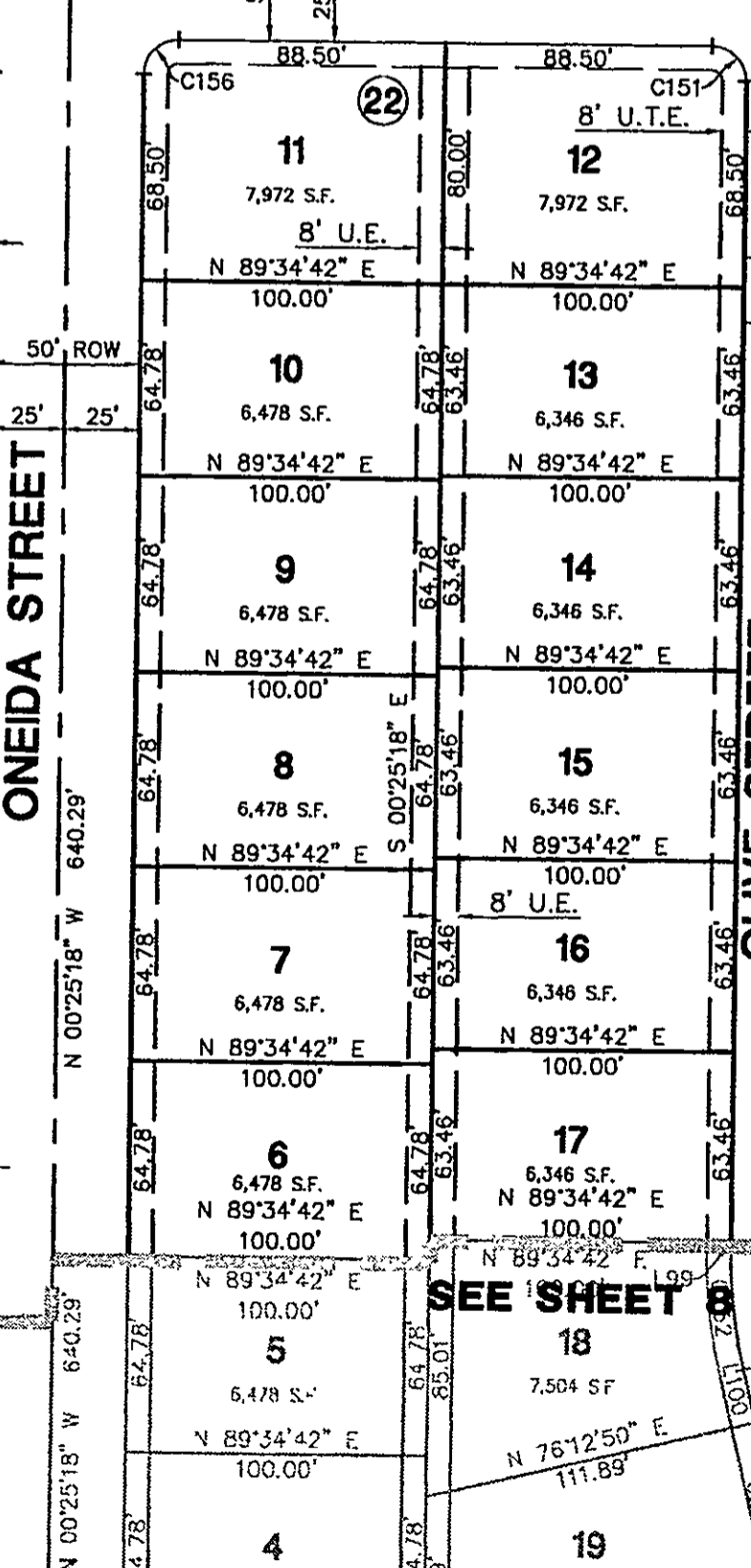
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SEE SHEET 4

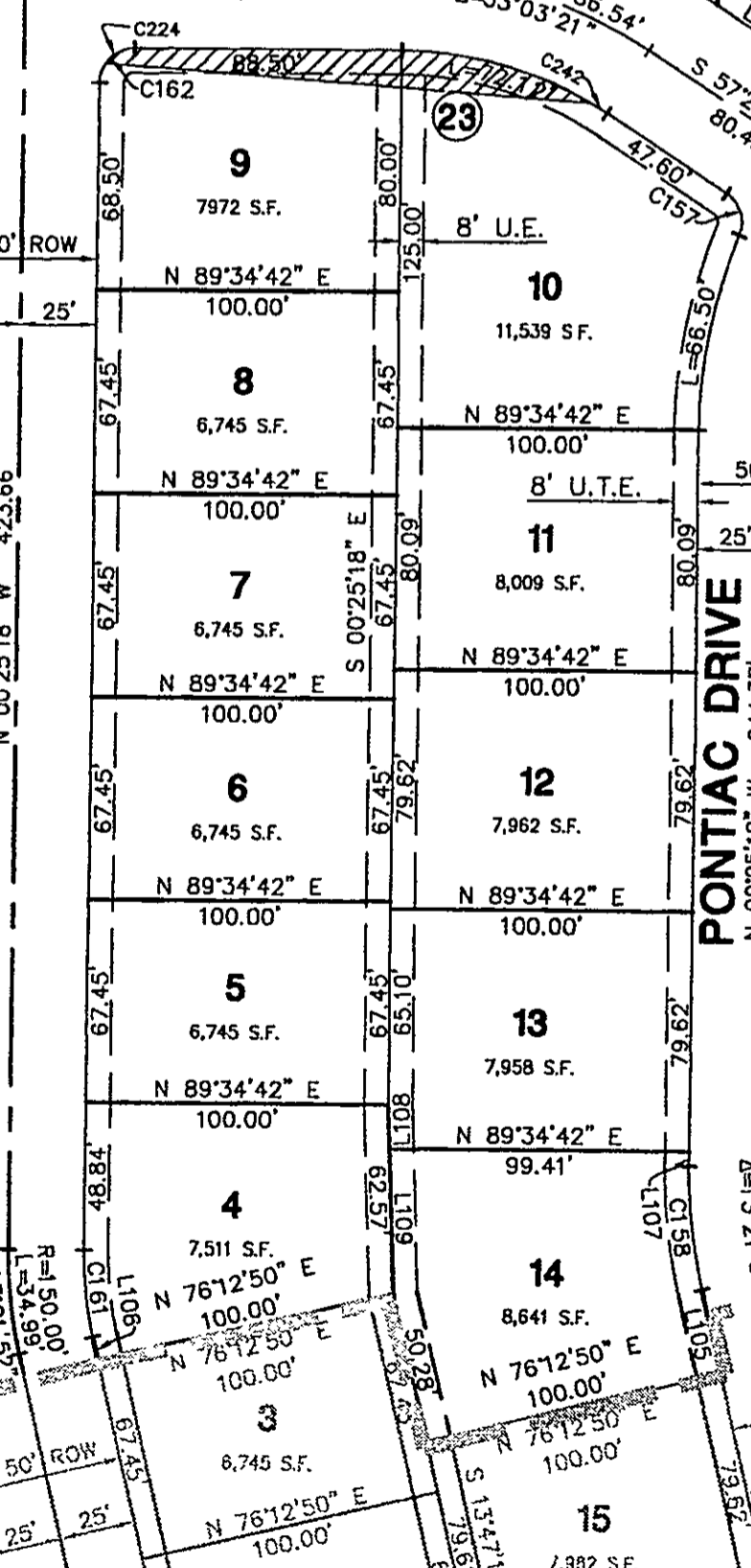


**NEWPORT STREET**

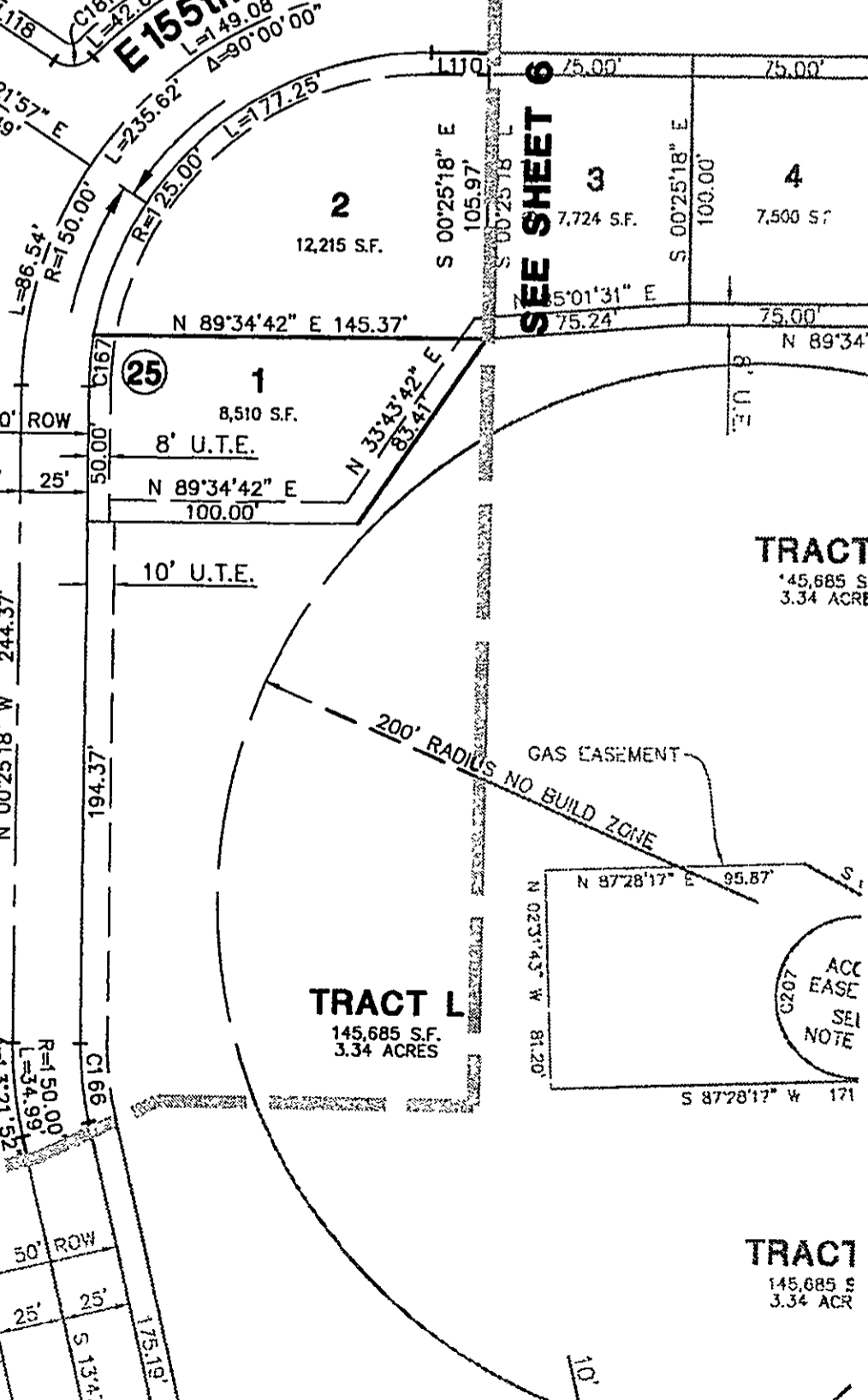


**ONEIDA STREET**

**OLIVE STREET**



**PONTIAC DRIVE**



**E 155th PLACE**

**TRACT**  
145,685 S.F.  
3.34 ACRES

**TRACT L**  
145,685 S.F.  
3.34 ACRES

**TRACT**  
145,685 S.F.  
3.34 ACRES

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CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. NO.:  
PROJ. ASSOC.:  
DRAWN BY:  
DATE: 10/21/05  
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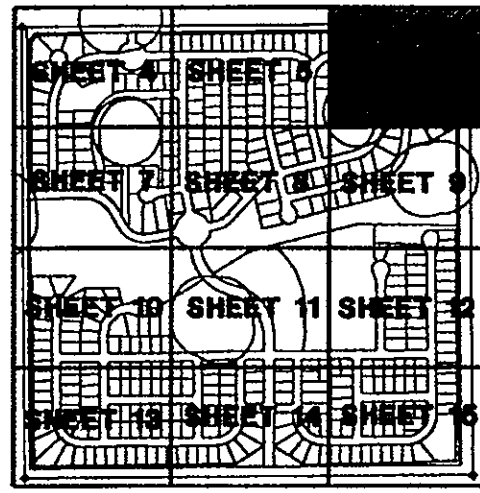
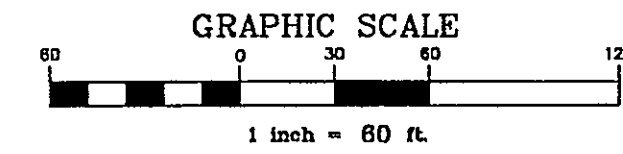
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**5 OF 17**

EGTNC C329

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# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 17



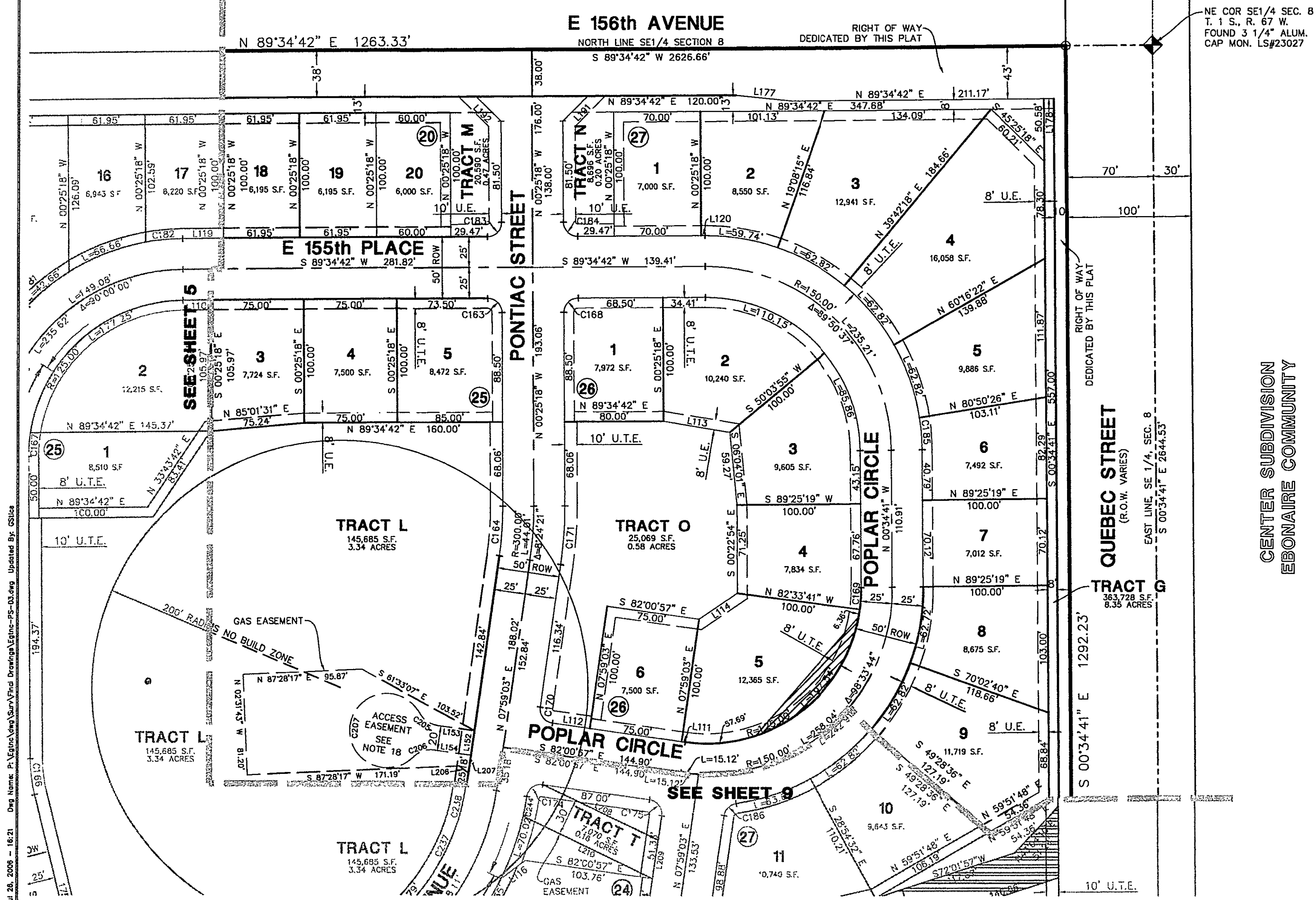
### HATCH LEGEND

- = APPROXIMATE FLOOD PLAIN LIMITS
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FARMS, LLC.



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CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. NO.:	S.B.
PROJ. ASSOC.:	J.K.
DRAWN BY:	B.P.
DATE:	10/21/05
SCALE:	1"=60'

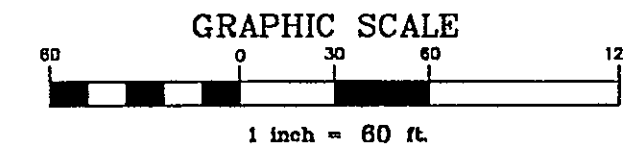
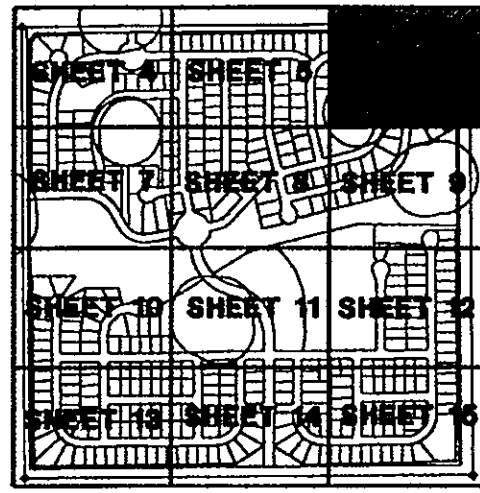
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**6 of 17**  
EGTNC C329

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# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 17



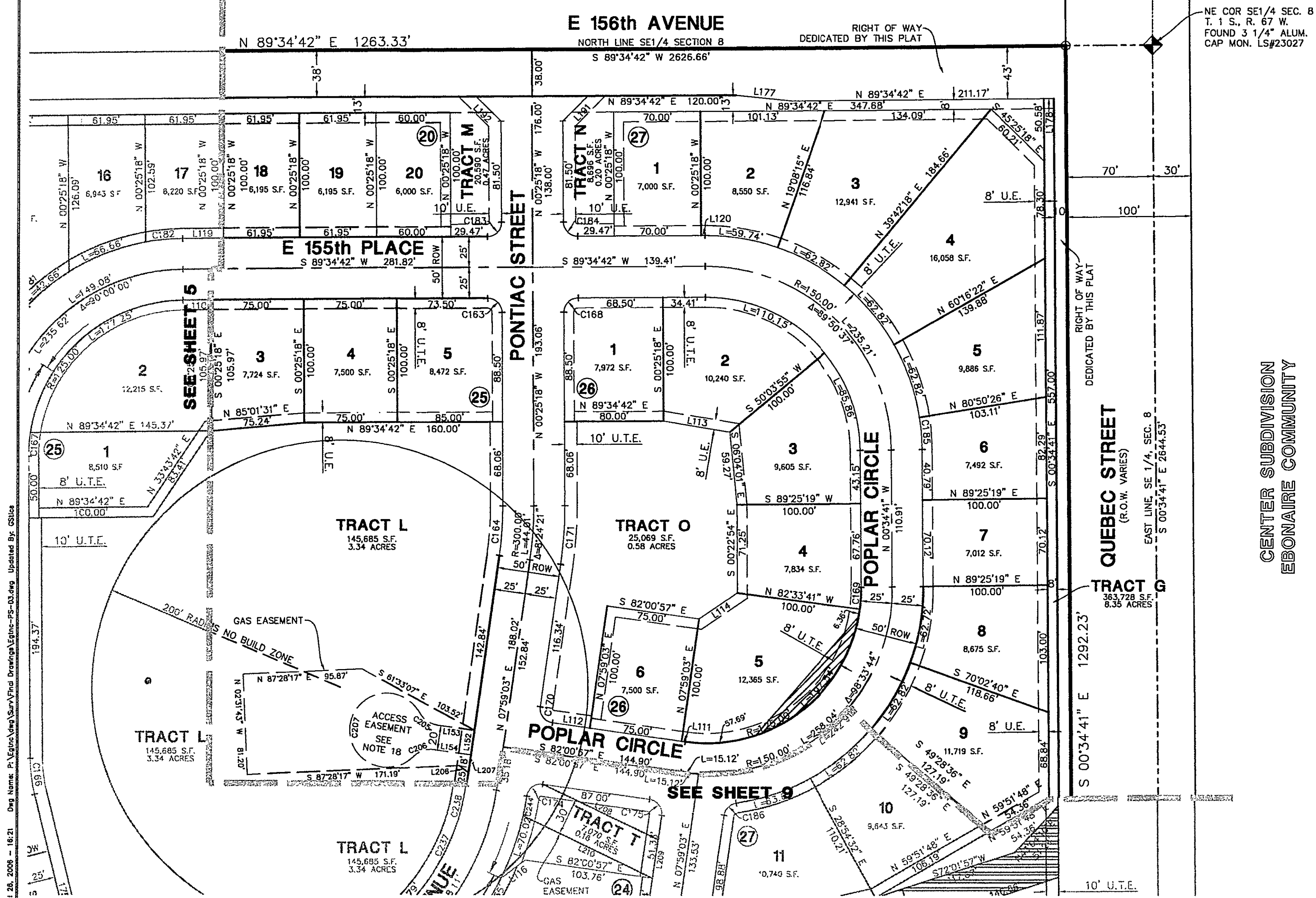
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STONEHOCKER  
FARMS, LLC.



NE COR SE 1/4 SEC. 8  
T. 1 S., R. 67 W.  
FOUND 3 1/4" ALUM.  
CAP MON. LS#23027

CENTER SUBDIVISION  
EBONAIRE COMMUNITY

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CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. NO.:	S.B.
PROJ. ASSOC.:	J.K.
DRAWN BY:	B.P.
DATE:	10/21/05
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**6 of 17**  
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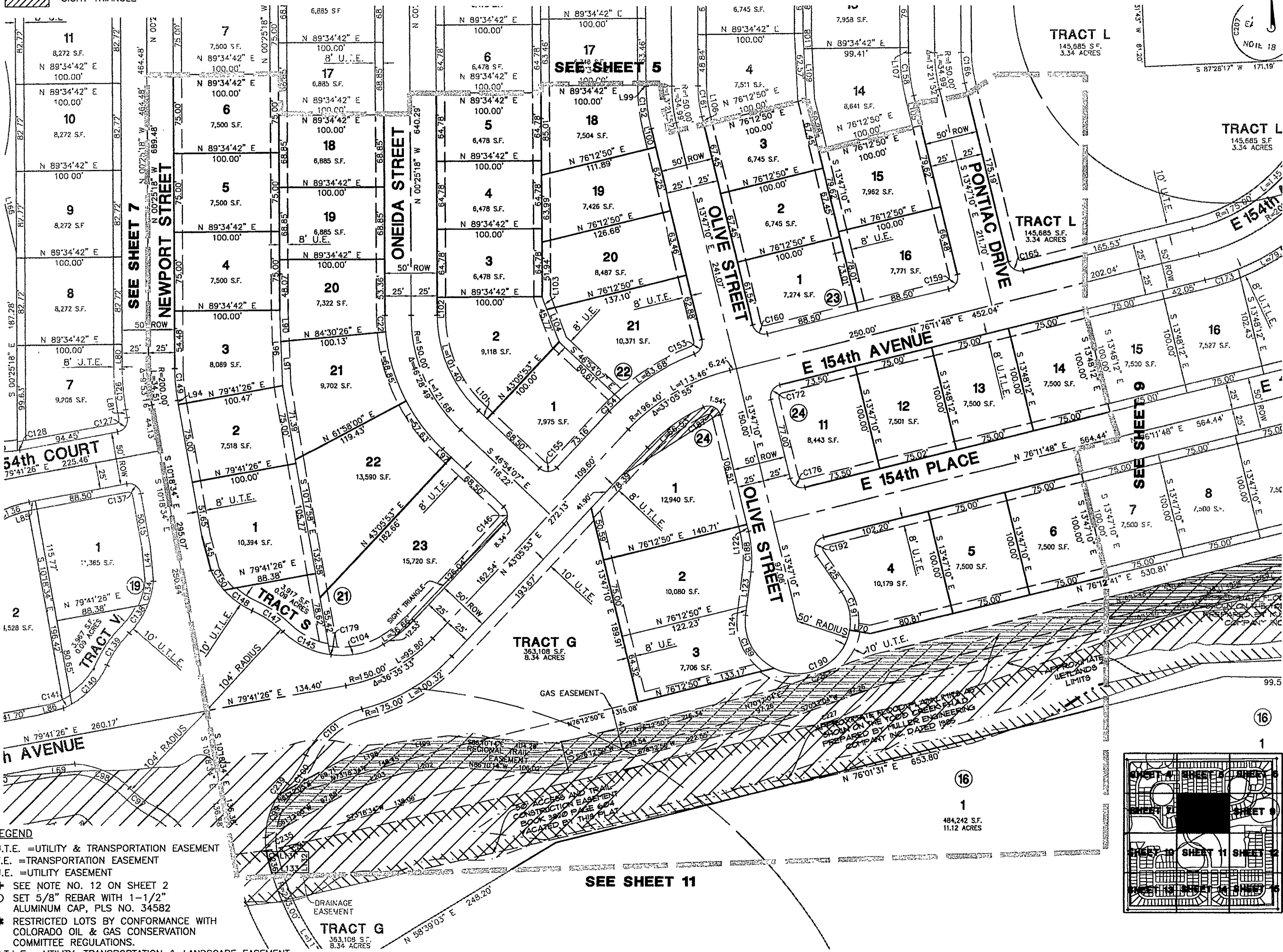
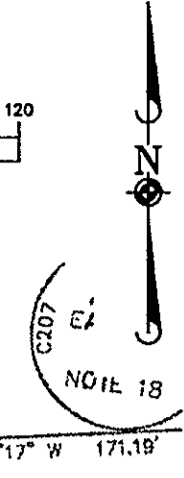
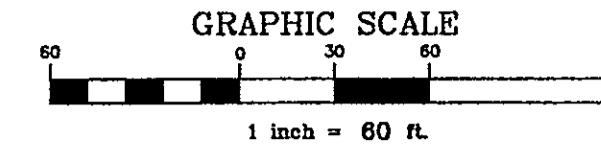


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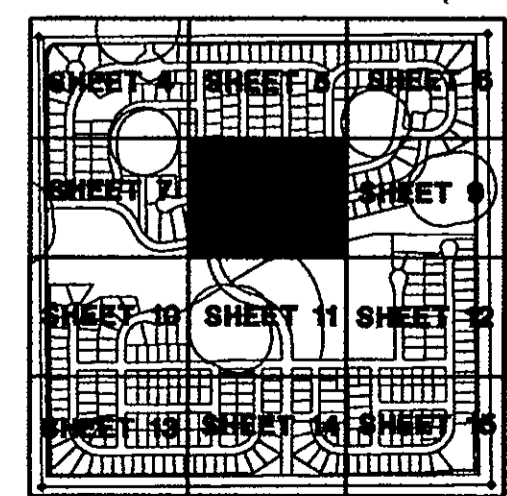
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PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 17



- LEGEND**
- U.T.E. = UTILITY & TRANSPORTATION EASEMENT
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  - \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.
  - U.T.L.E. = UTILITY, TRANSPORTATION & LANDSCAPE EASEMENT



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REVISIONS	
DATE	

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 www.manhard.com

TALON POINTE  
 CITY OF THORNTON, COLORADO  
 SUBDIVISION PLAT

S.B.	
J.K.	
B.P.	10/21/05
DATE:	
SCALE:	1"=60'

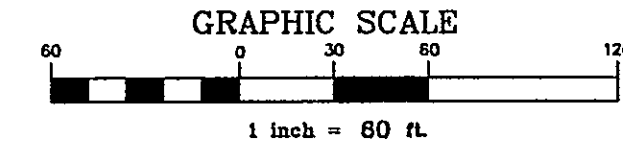
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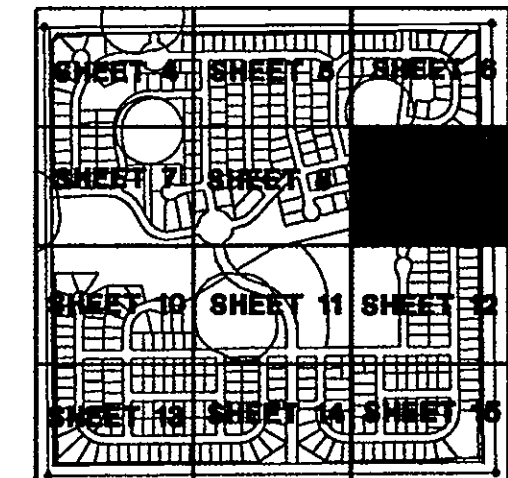
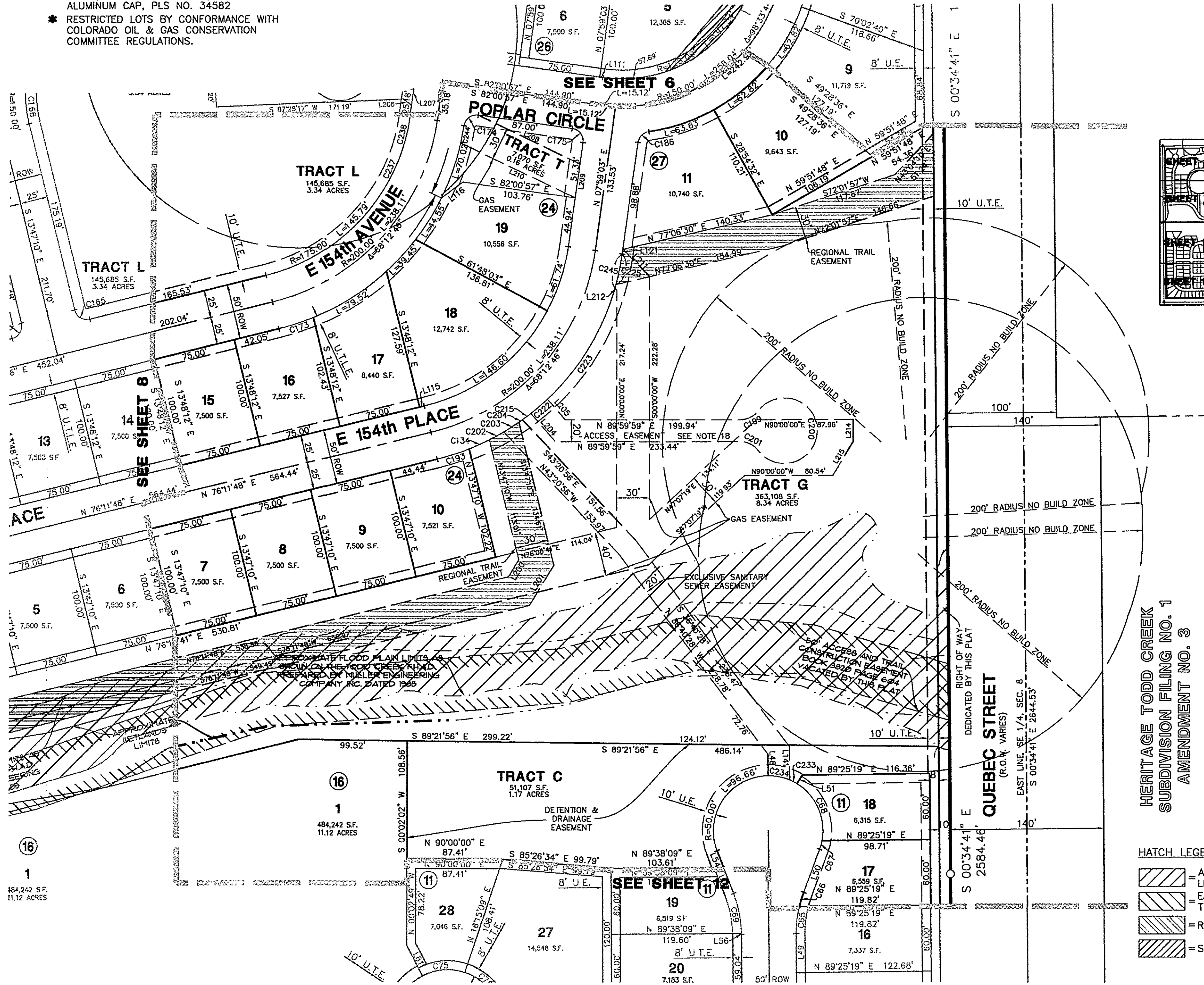
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 17

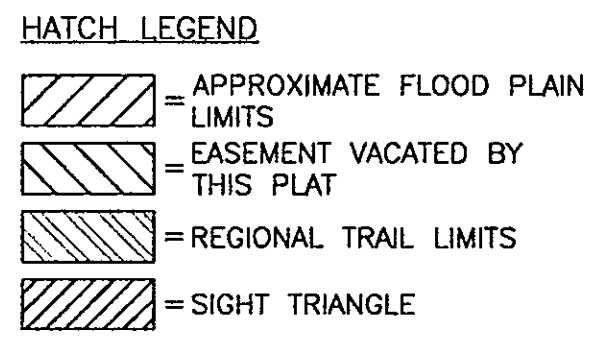


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HERITAGE TODD CREEK  
SUBDIVISION FILING NO. 1  
AMENDMENT NO. 3



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CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. NO.:	S.B.
DATE:	J.K.
DRAWN BY:	B.P.
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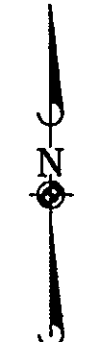
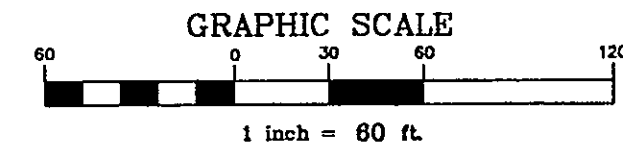
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**9** OF **17**  
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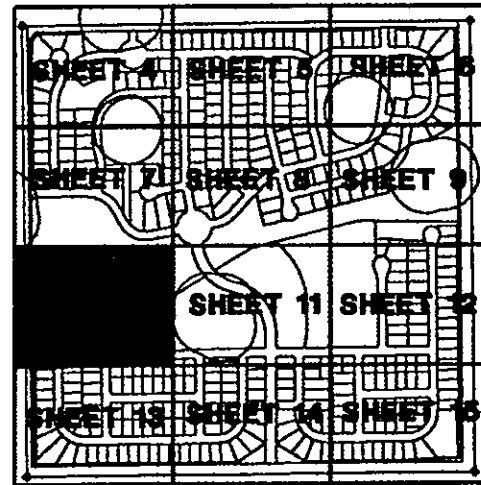
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 17



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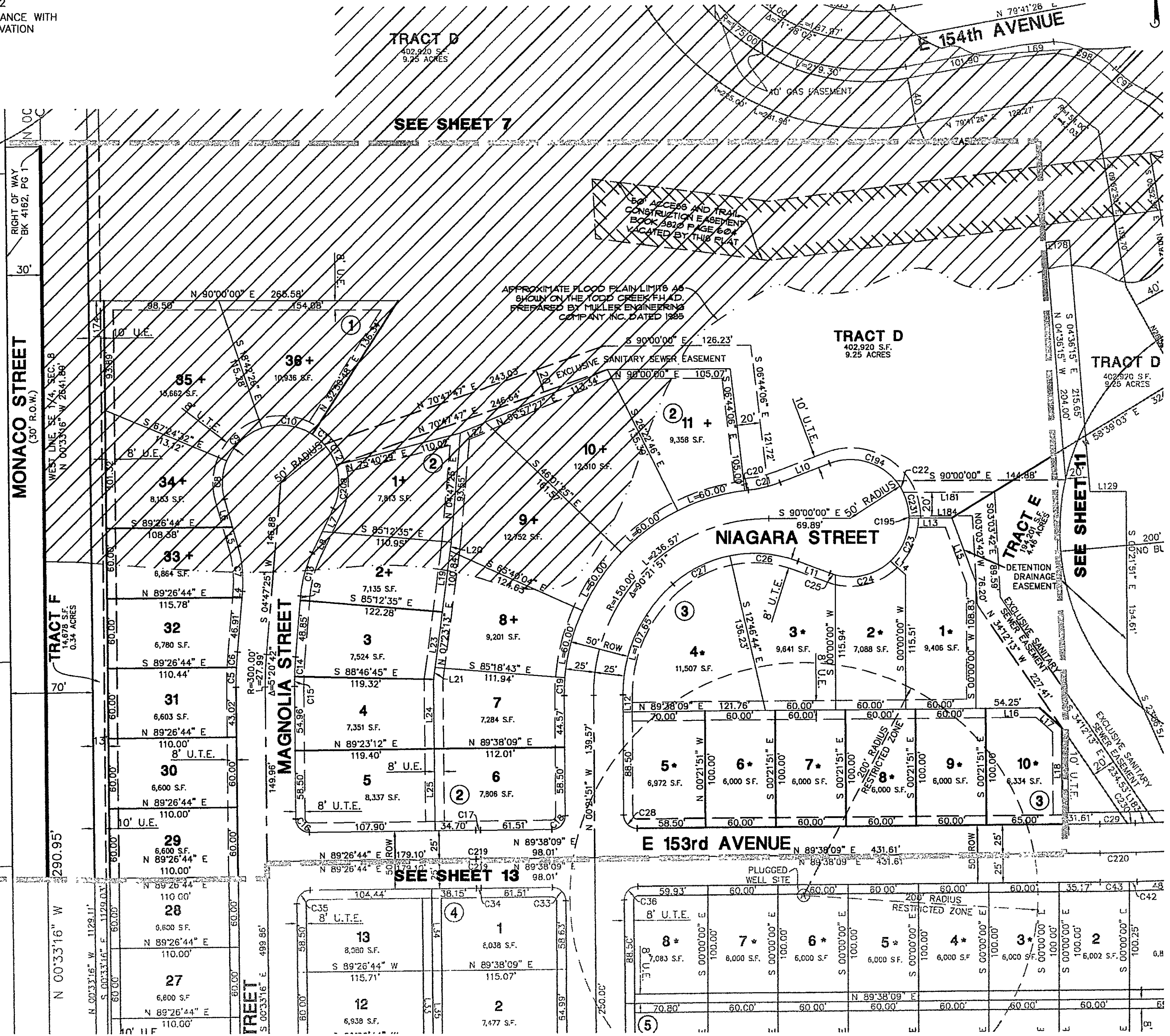
MARILYN & HARVEY BROWN

ABBIE & DENNIS STOPPEL

DENA & KURTIS RANDALL

### HATCH LEGEND

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- = EASEMENT VACATED BY THIS PLAT
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- = SIGHT TRIANGLE



Jul 26, 2008 - 16:21 Dwg Name: P:\Eng\Map\Surf\Drawings\EGTnc-P5-03.dwg Updated By: GStice

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 www.manhard.com

TALON POINTE  
 CITY OF THORNTON, COLORADO  
 SUBDIVISION PLAT

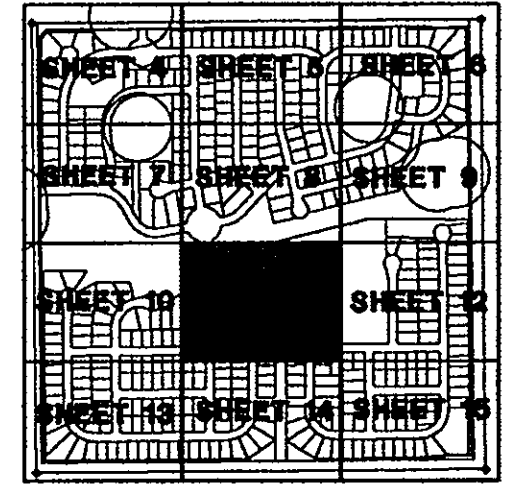
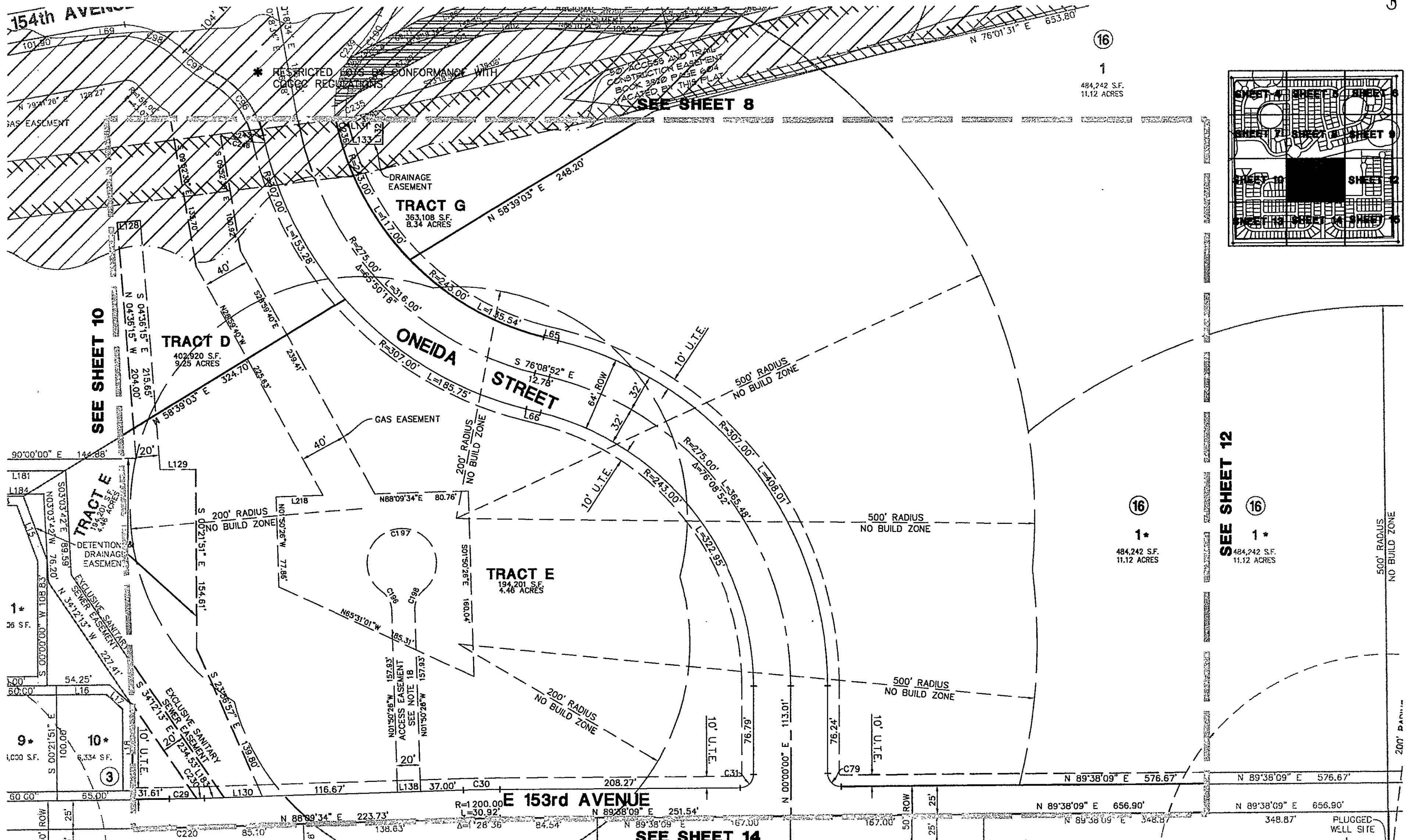
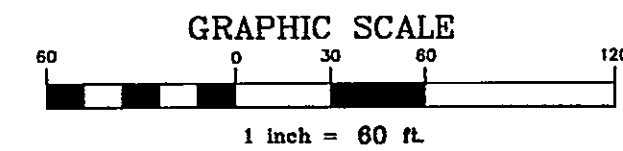
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DRAWN BY:	J.K.:
DATE:	B.P.:
SCALE:	1"=60'

SHEET  
**10 of 17**  
 EGTNC C329

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# TALON POINTE

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SHEET 11 OF 17



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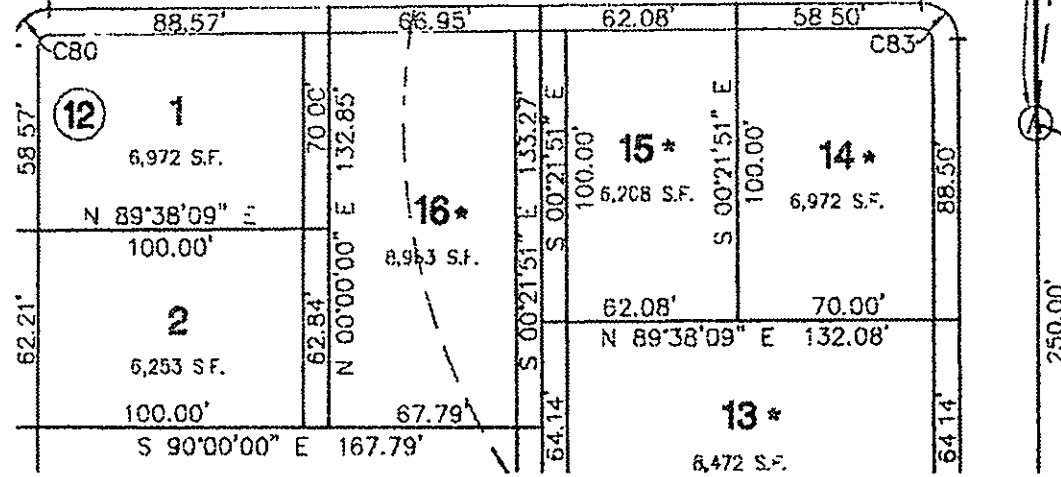
**TALON POINTE**  
 CITY OF THORNTON, COLORADO  
 SUBDIVISION PLAT

S.B.	
PROJ. NO.	
J.K.	
B.P.	
DRAWN BY:	10/21/05
DATE:	
SCALE:	1"=60'

**SHEET**  
**11 of 17**  
 EGTNC C329

- HATCH LEGEND**
- = APPROXIMATE FLOOD PLAIN LIMITS
  - = EASEMENT VACATED BY THIS PLAT
  - = REGIONAL TRAIL LIMITS
  - = SIGHT TRIANGLE

- LEGEND**
- U.T.E. = UTILITY & TRANSPORTATION EASEMENT
  - T.E. = TRANSPORTATION EASEMENT
  - U.E. = UTILITY EASEMENT
  - + SEE NOTE NO. 12 ON SHEET 2
  - SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP, PLS. NO. 34582
  - \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.

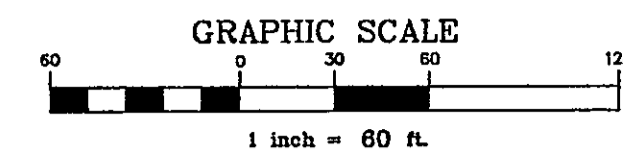


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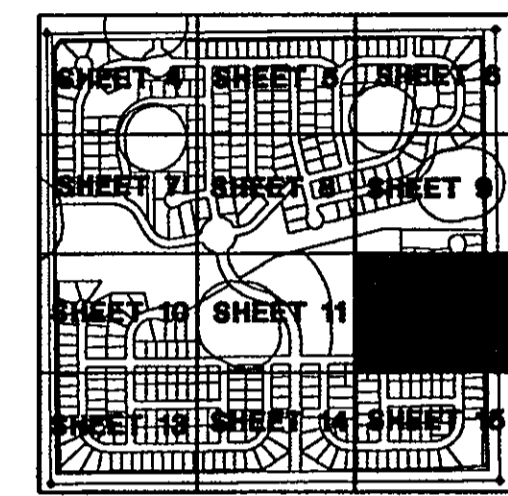
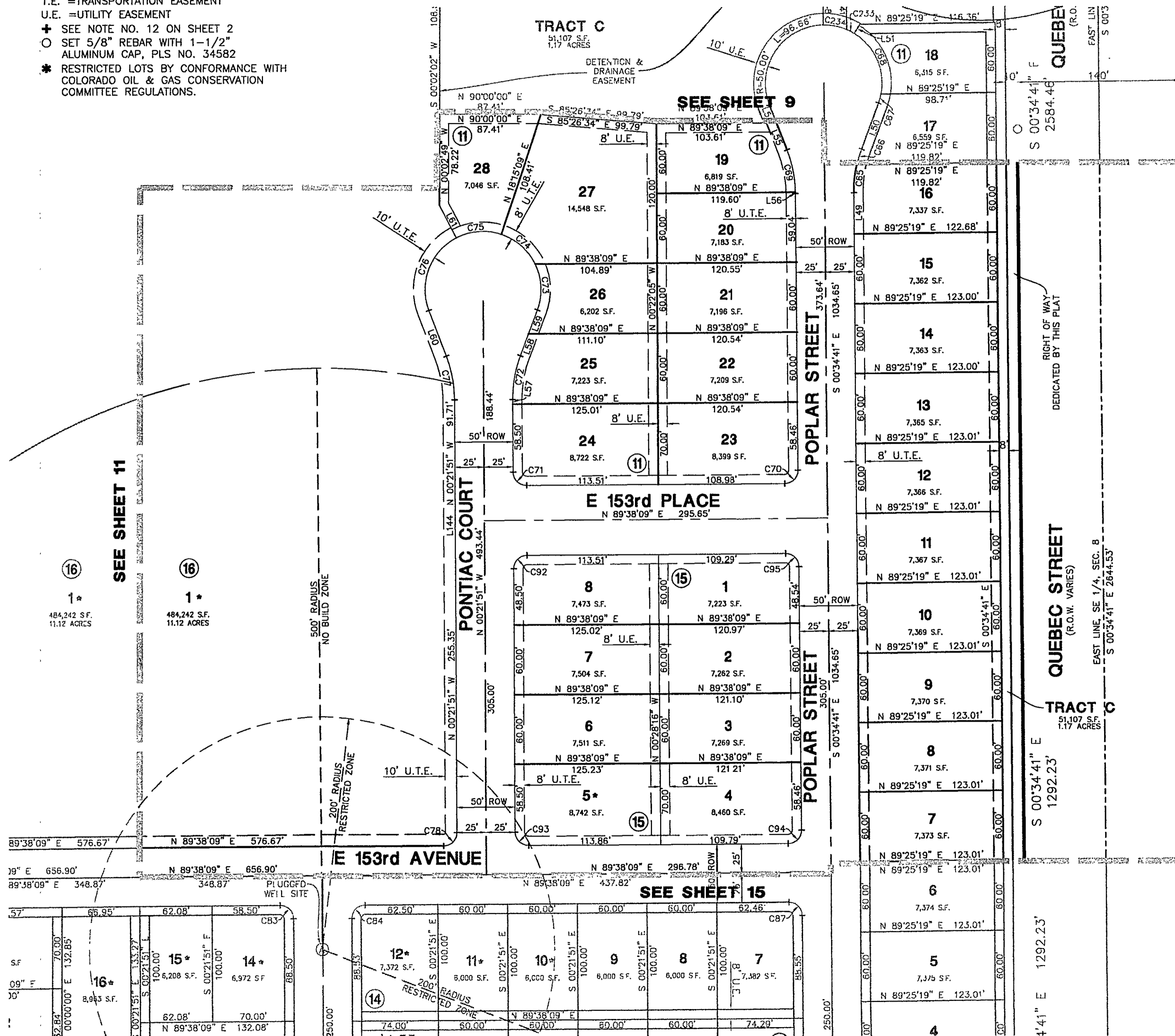
# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 12 OF 17



### LEGEND

- U.T.E. =UTILITY & TRANSPORTATION EASEMENT
- T.E. =TRANSPORTATION EASEMENT
- U.E. =UTILITY EASEMENT
- + SEE NOTE NO. 12 ON SHEET 2
- SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP, PLS NO. 34582
- \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.



HERITAGE TODD CREEK  
SUBDIVISION FILING NO. 1  
AMENDMENT NO. 3

### HATCH LEGEND

- = APPROXIMATE FLOOD PLAIN LIMITS
- = EASEMENT VACATED BY THIS PLAT
- = REGIONAL TRAIL LIMITS
- = SIGHT TRIANGLE

DATE	REVISIONS	DRAWN BY	CHECK BY

**Manhard Consulting, Ltd.**  
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 Environmental Scientists • Landscape Architects • Planners • Construction Managers  
 346 Inverness Drive South, Suite 1020 • Englewood, CO 80112 • 303.708.0600 • 303.708.0400 FX  
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TALON POINTE  
 CITY OF THORNTON, COLORADO  
 SUBDIVISION PLAT

PROJ. NO.:	S.B.
PROJ. ASSOC.:	J.L.
DRAWN BY:	B.P.
DATE:	10/21/05
SCALE:	1"=60'

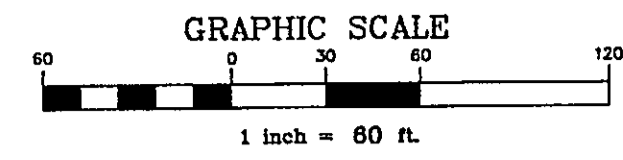
SHEET  
**12 OF 17**  
 EGTNC C329

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# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 13 OF 17



### LEGEND

- U.T.E. = UTILITY & TRANSPORTATION EASEMENT
- T.E. = TRANSPORTATION EASEMENT
- U.E. = UTILITY EASEMENT
- + SEE NOTE NO. 12 ON SHEET 2
- SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP, PLS NO. 34582
- \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.

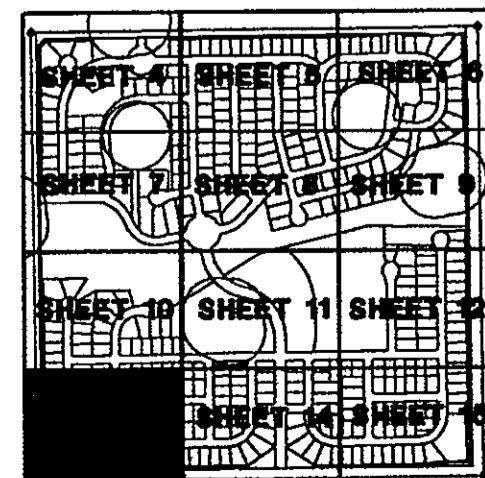


### HATCH LEGEND

- = APPROXIMATE FLOOD PLAIN LIMITS
- = EASEMENT VACATED BY THIS PLAT
- = REGIONAL TRAIL LIMITS
- = SIGHT TRIANGLE

SW COR SE 1/4 SEC. 8  
T. 1 S., R. 67 W.  
FOUND 3 1/4" ALUM.  
CAP MON. LS#24960

PLATEAU 470, LLC.



DATE	
REVISIONS	
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Environmental Scientists - Landscape Architects - Planners - Construction Managers  
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www.manhard.com

TALON POINTE  
CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. NO.	S.B.
PROJ. ASSOC.	J.K.
DRAWN BY	B.P.
DATE	10/21/05
SCALE	1" = 60'

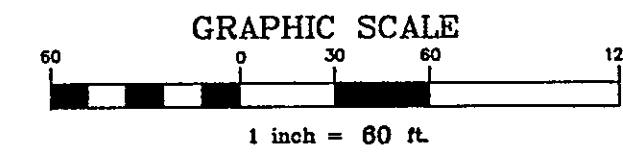
SHEET  
**13** OF **17**  
EGTNC C329

Jul 26, 2006 - 18:21 Dwg Name: P:\Egnc\eg\Surv\Final Drawings\Engne-PS-05.dwg Updated By: c5l1ce

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# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 14 OF 17

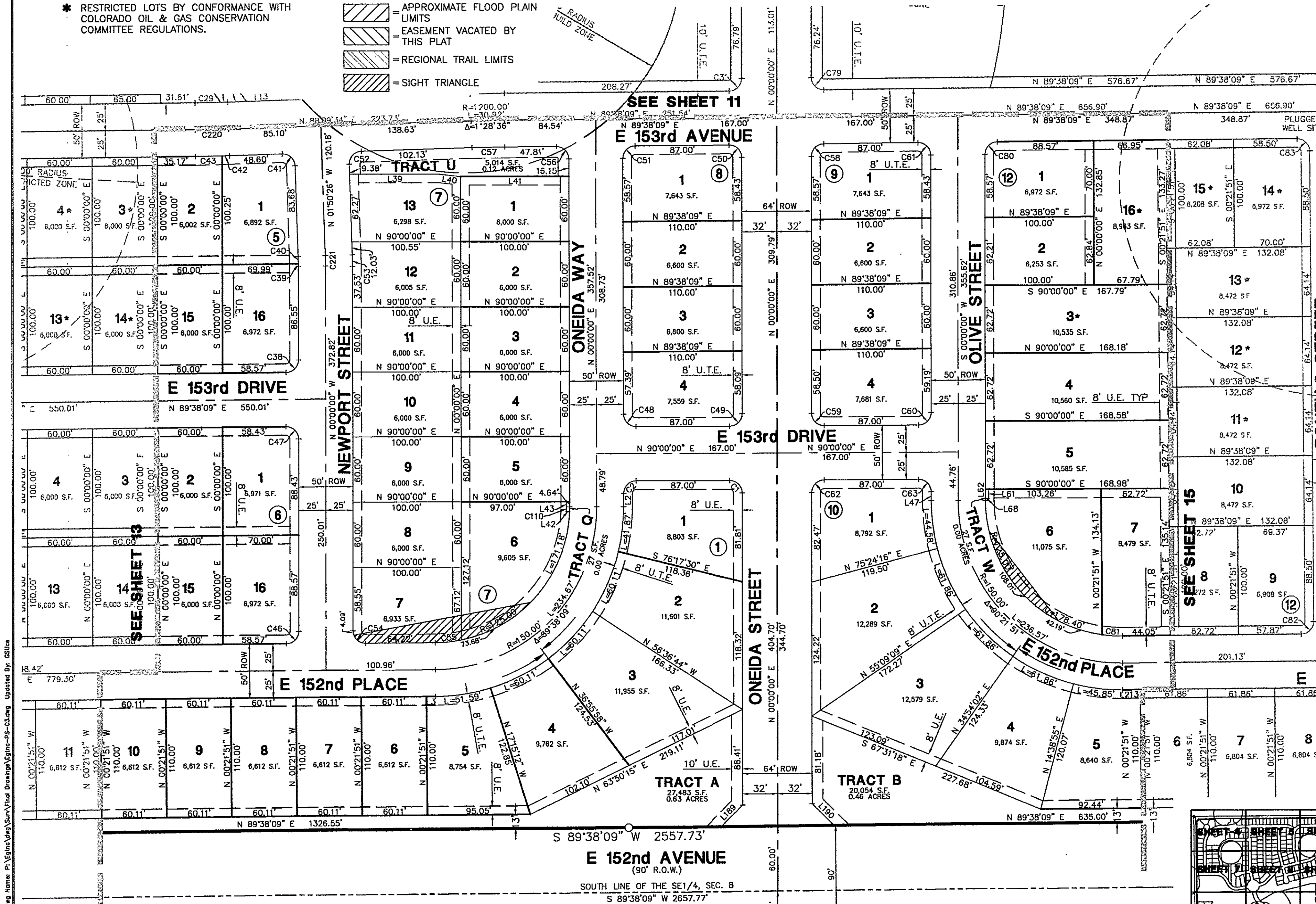


### LEGEND

- U.T.E. = UTILITY & TRANSPORTATION EASEMENT
- T.E. = TRANSPORTATION EASEMENT
- U.E. = UTILITY EASEMENT
- + SEE NOTE NO. 12 ON SHEET 2
- SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP, PLS NO. 34582
- \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.

### HATCH LEGEND

- = APPROXIMATE FLOOD PLAIN LIMITS
- = EASEMENT VACATED BY THIS PLAT
- = REGIONAL TRAIL LIMITS
- = SIGHT TRIANGLE



SEE SHEET 11

SEE SHEET 13

SEE SHEET 15

TRACT A  
27,483 S.F.  
0.63 ACRES

TRACT B  
20,054 S.F.  
0.46 ACRES

TRACT U  
5,014 S.F.  
0.12 ACRES

PLATEAU 470, LLC.

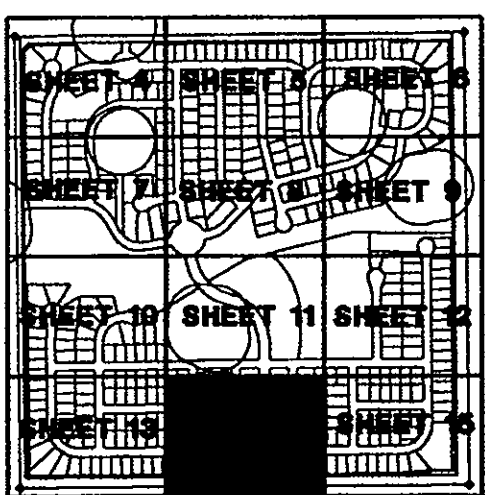
DATE	REVISIONS	CHECK BY

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TALON POINTE  
CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. MGR.	S.B.
PROJ. ASSOC.	J.K.
DRAWN BY:	B.P.
DATE:	10/21/05
SCALE:	1"=60'

SHEET  
**14 OF 17**  
EGTNC C329



Jul 26, 2006 - 10:21 Dwg Name: P:\Eng\Map\Srv\Final Drawings\Talon-PS-03.dwg Updated By: GS/lice

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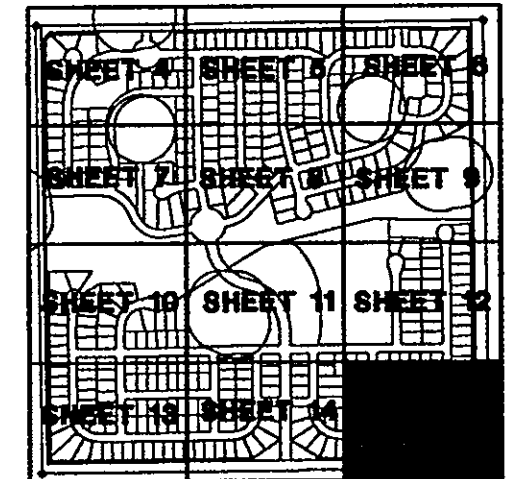
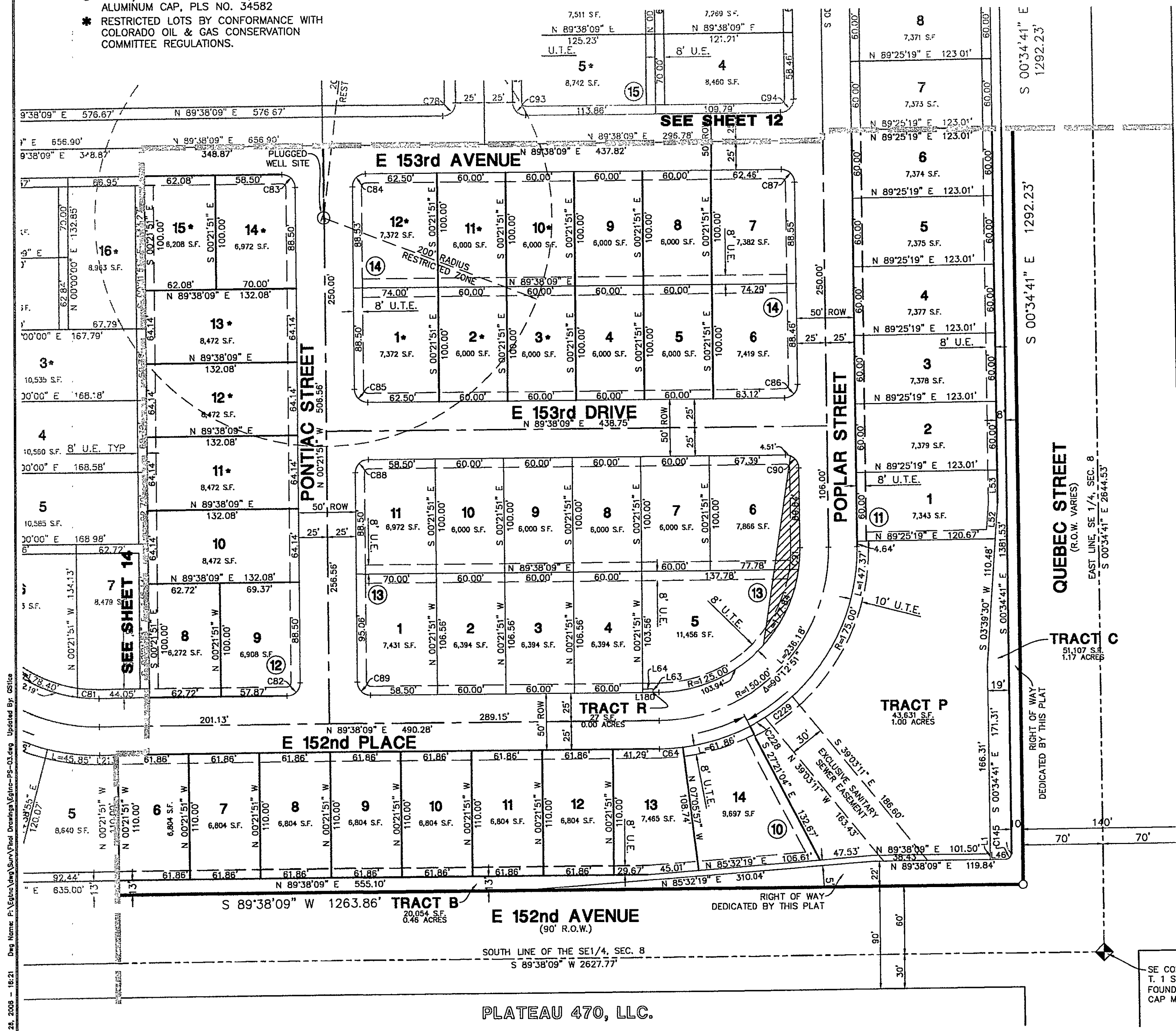
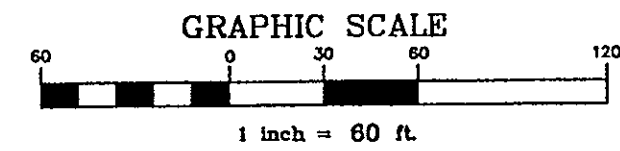


# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 15 OF 17

## LEGEND

- U.T.E. = UTILITY & TRANSPORTATION EASEMENT
- T.E. = TRANSPORTATION EASEMENT
- U.E. = UTILITY EASEMENT
- + SEE NOTE NO. 12 ON SHEET 2
- SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP, PLS NO. 34582
- \* RESTRICTED LOTS BY CONFORMANCE WITH COLORADO OIL & GAS CONSERVATION COMMITTEE REGULATIONS.



HERITAGE TODD CREEK  
SUBDIVISION FILING NO. 1  
AMENDMENT NO. 3

## HATCH LEGEND

- = APPROXIMATE FLOOD PLAIN LIMITS
- = EASEMENT VACATED BY THIS PLAT
- = REGIONAL TRAIL LIMITS
- = SIGHT TRIANGLE

DATE	REVISIONS	DRAWN BY	CHECK BY

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Environmental Scientists - Landscape Architects - Planning Consultants - Professional Engineers  
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www.manhard.com

TALON POINTE  
CITY OF THORNTON, COLORADO  
SUBDIVISION PLAT

PROJ. MGR.:	S.B.
PROJ. ASSOC.:	J.K.
DRAWN BY:	B.P.
DATE:	10/21/05
SCALE:	1"=60'

SHEET  
**15** OF **17**  
EGTNC C329

Jul 25, 2008 - 16:21 Dwg Name: P:\Egtn\Twp\Drawings\Egtn-P5-03.dwg Updated By: GStice

SE COR SE1/4 SEC. 8  
T. 1 S., R. 67 W.  
FOUND 3 1/4" ALUM.  
CAP MON. LS#24960

PLATEAU 470, LLC.

20060811000915940

# TALON POINTE

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 8,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 16 OF 17

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11.50'	18.06'	N 45°00'00" W	16.26'
C2	11.50'	18.06'	S 45°00'00" W	16.26'
C3	175.00'	23.27'	S 04°21'47" E	23.25'
C4	175.00'	10.61'	S 88°37'36" E	10.61'
C5	325.00'	16.99'	S 00°51'21" W	16.00'
C6	325.00'	13.33'	S 03°31'42" W	14.32'
C7	106.00'	38.42'	N 05°35'38" W	38.21'
C8	50.00'	33.66'	S 03°18'21" W	33.03'
C9	50.00'	42.50'	S 46°56'31" W	41.23'
C10	50.00'	44.99'	N 82°55'49" W	43.49'
C11	50.00'	17.02'	N 47°24'07" W	16.94'
C12	50.00'	17.02'	N 27°53'58" W	16.94'
C13	106.00'	38.42'	S 15°10'28" W	38.21'
C14	275.00'	17.13'	S 03°00'20" W	17.13'
C15	275.00'	8.52'	S 00°20'00" W	8.52'
C16	11.50'	18.06'	S 45°33'16" E	16.26'
C17	1225.00'	4.07'	S 89°32'27" W	4.07'
C18	11.50'	18.06'	N 44°38'09" E	16.26'
C19	175.00'	15.43'	S 02°09'43" W	15.43'
C20	175.00'	2.99'	S 83°45'16" W	2.99'
C21	106.00'	27.91'	N 76°42'00" E	27.83'
C22	50.00'	11.90'	S 32°38'48" E	11.88'
C23	50.00'	41.15'	N 23°34'41" E	40.00'
C24	50.00'	50.58'	N 76°08'21" E	48.45'
C25	50.00'	4.93'	S 72°03'14" E	4.93'
C26	106.00'	59.17'	N 85°19'58" W	58.41'
C27	106.00'	54.94'	S 63°49'36" W	54.33'
C28	11.50'	18.06'	S 45°21'51" E	16.26'
C29	1175.00'	23.59'	N 89°03'39" E	23.59'
C30	1225.00'	31.57'	S 88°53'52" W	31.57'
C31	11.50'	17.99'	N 44°49'05" E	16.21'
C32	11.50'	18.06'	N 44°38'09" E	16.26'
C33	11.50'	18.06'	N 45°21'51" W	16.26'
C34	1175.00'	3.90'	S 89°32'27" W	3.90'
C35	11.50'	18.06'	S 44°26'44" W	16.26'
C36	11.50'	18.06'	S 44°38'09" W	16.26'
C37	11.50'	18.06'	S 45°21'51" E	16.26'
C38	11.50'	17.99'	N 44°49'05" E	16.21'
C39	275.00'	2.03'	N 00°12'40" W	2.03'
C40	275.00'	6.81'	N 01°07'53" W	6.81'
C41	11.50'	18.06'	N 46°50'26" W	16.26'
C42	1225.00'	6.73'	N 88°19'01" E	6.73'
C43	1225.00'	24.84'	N 89°03'18" E	24.84'
C44	11.50'	18.06'	S 44°38'09" W	16.26'
C45	11.50'	18.06'	S 45°21'51" E	16.26'
C46	11.50'	17.99'	N 44°49'05" E	16.21'
C47	11.50'	18.14'	N 45°10'55" W	16.32'
C48	11.50'	18.06'	S 45°00'00" E	16.26'
C49	11.50'	18.06'	N 45°00'00" E	16.26'
C50	11.50'	18.14'	N 45°10'55" W	16.32'
C51	11.50'	17.99'	S 44°49'05" W	16.21'
C52	11.50'	18.06'	S 43°09'34" W	16.26'
C53	325.00'	10.44'	N 00°55'13" W	10.44'
C54	11.50'	18.14'	S 45°10'55" E	16.32'
C55	125.00'	24.38'	N 84°02'58" E	24.34'
C56	11.50'	18.14'	N 45°10'55" W	16.32'
C57	1175.00'	30.28'	S 88°53'52" W	30.28'
C58	11.50'	17.99'	S 44°49'05" W	16.21'
C59	11.50'	18.06'	S 45°00'00" E	16.26'
C60	11.50'	18.06'	N 45°00'00" E	16.26'
C61	11.50'	18.14'	N 45°10'55" W	16.32'
C62	11.50'	18.06'	S 45°00'00" W	16.26'
C63	11.50'	18.06'	N 45°00'00" W	16.26'
C64	175.00'	20.57'	N 86°16'06" E	20.56'
C65	106.00'	24.72'	S 08°06'18" W	24.67'
C66	106.00'	13.69'	S 16°29'07" W	13.68'
C67	50.00'	8.05'	N 15°34'45" E	8.04'
C68	50.00'	60.62'	N 23°46'05" W	56.98'
C69	106.00'	37.46'	N 11°13'23" W	37.26'
C70	11.50'	18.11'	N 44°31'44" W	16.29'
C71	11.50'	18.06'	S 45°21'51" E	16.26'
C72	106.00'	38.42'	S 10°01'12" W	38.21'
C73	50.00'	40.42'	N 02°45'09" W	39.33'
C74	50.00'	40.00'	N 48°49'45" W	38.94'
C75	50.00'	40.00'	S 85°20'03" W	38.94'
C76	50.00'	72.91'	S 20°38'27" W	66.62'
C77	106.00'	38.42'	N 10°44'54" W	38.21'
C78	11.50'	18.06'	N 44°38'12" E	16.26'
C79	11.50'	18.14'	S 45°10'55" E	16.32'
C80	11.50'	17.99'	S 44°49'05" W	16.21'
C81	125.00'	18.74'	S 86°04'09" E	18.72'
C82	11.50'	18.06'	N 44°38'09" E	16.26'
C83	11.50'	18.06'	N 45°21'51" W	16.26'
C84	11.50'	18.06'	S 44°38'09" W	16.26'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C85	11.50'	18.06'	S 45°21'51" E	16.26'
C86	11.50'	18.11'	N 44°31'44" E	16.29'
C87	11.50'	18.02'	N 45°28'16" W	16.23'
C88	11.50'	18.06'	S 44°38'09" W	16.26'
C89	11.50'	18.06'	S 45°21'51" E	16.26'
C90	11.50'	18.02'	N 45°28'16" W	16.23'
C91	125.00'	18.97'	N 03°46'12" E	18.95'
C92	11.50'	18.06'	S 44°38'09" W	16.26'
C93	11.50'	18.06'	S 45°21'53" E	16.26'
C94	11.50'	18.11'	N 44°31'44" E	16.29'
C95	11.50'	18.02'	N 45°28'16" W	16.23'
C96	80.00'	71.49'	N 37°15'24" W	69.13'
C97	104.00'	31.82'	S 54°05'32" E	31.69'
C98	80.00'	58.03'	N 66°06'35" W	56.77'
C99	80.00'	43.68'	S 17°08'14" W	43.14'
C100	104.00'	32.12'	N 33°20'56" E	31.99'
C101	80.00'	71.82'	S 50°13'22" W	69.44'
C102	11.50'	18.06'	N 44°26'44" E	16.26'
C103	325.00'	22.22'	S 01°24'15" W	22.22'
C104	80.00'	51.81'	S 78°27'05" W	50.91'
C105	11.50'	20.74'	N 11°53'41" W	18.04'
C106	50.00'	43.09'	S 38°51'54" E	41.77'
C107	50.00'	53.57'	S 16°31'09" W	51.05'
C108	50.00'	53.57'	S 77°54'27" W	51.05'
C109	50.00'	43.10'	N 46°42'24" W	41.77'
C110	125.33'	4.36'	N 01°01'27" E	4.36'
C111	150.00'	142.88'	S 62°17'22" W	137.54'
C112	40.00'	42.81'	S 00°12'11" E	40.80'
C113	11.50'	18.06'	S 45°33'16" E	16.26'
C114	275.00'	7.63'	S 88°47'01" W	7.63'
C115	150.00'	109.61'	N 69°29'15" W	107.19'
C116	150.00'	103.81'	S 67°32'13" W	101.75'
C117	11.50'	18.06'	N 45°25'18" W	16.26'
C118	11.50'	18.06'	N 44°34'42" E	16.26'
C119	225.00'	21.11'	S 86°53'27" W	21.10'
C120	175.00'	35.20'	S 06°19'00" E	35.14'
C121	125.00'	1.98'	N 14°57'38" E	1.98'
C122	11.50'	16.28'	N 55°58'30" E	14.96'
C123	225.00'	27.84'	N 87°00'33" W	27.83'
C124	225.00'	34.07'	S 03°46'58" W	34.03'
C125	11.50'	18.06'	N 45°25'18" W	16.26'
C126	225.00'	38.83'	S 05°21'56" E	38.78'
C127	11.50'	18.06'	N 34°41'26" E	16.26'
C128	106.00'	2.28'	N 80°18'28" E	2.28'
C129	106.00'	36.14'	N 89°18'29" W	35.96'
C130	225.00'	23.54'	N 51°07'57" E	23.53'
C131	50.00'	33.97'	S 80°59'42" W	33.32'
C132	50.00'	50.00'	S 32°52'54" W	47.94'
C133	50.00'	65.64'	S 33°22'23" E	61.02'
C134	80.00'	22.40'	N 12°56'05" E	22.32'
C135	50.00'	43.72'	N 83°58'13" E	42.34'
C136	106.00'	38.42'	S 69°18'23" W	38.21'
C137	11.50'	18.06'	N 55°18'34" W	16.26'
C138	80.00'	33.43'	N 32°55'29" E	33.18'
C139	104.00'	37.45'	S 34°34'46" W	37.25'
C140	80.00'	50.37'	N 42°18'09" E	49.55'
C141	80.00'	8.72'	N 63°27'55" E	8.72'
C142	175.00'	16.66'	N 09°21'04" W	16.66'
C143	125.00'	25.14'	S 06°19'00" E	25.10'
C144	11.50'	18.06'	N 45°25'18" W	16.26'
C145	80.00'	50.93'	S 64°07'57" E	50.08'
C146	11.50'	18.06'	N 01°54'07" W	16.26'
C147	104.00'	35.61'	S 55°42'15" E	35.44'
C148	80.00'	33.43'	S 53°32'36" E	33.18'
C149	175.00'	30.20'	S 05°21'56" E	30.16'
C150	80.00'	22.40'	S 33°33'12" E	22.32'
C151	11.50'	18.06'	N 45°25'18" W	16.26'
C152	175.00'	40.82'	S 07°06'14" E	40.73'
C153	11.50'	16.62'	N 27°36'23" E	15.21'
C154	128.68'	15.35'	N 43°05'53" E	15.34'
C155	11.50'	18.06'	N 88°05'53" E	16.26'
C156	11.50'	18.06'	S 44°34'42" W	16.26'
C157	11.50'	15.80'	N 18°00'33" W	14.59'
C158	175.00'	40.82'	S 07°06'14" E	40.73'
C159	11.50'	18.06'	N 31°12'19" E	16.26'
C160	11.50'	18.07'	S 58°47'41" E	16.27'
C161	125.00'	29.16'	S 07°06'14" E	29.09'
C162	11.50'	18.06'	S 44°34'42" W	16.26'
C163	11.50'	18.06'	N 45°25'18" W	16.26'
C164	275.00'	40.34'	N 03°46'52" E	40.31'
C165	11.50'	18.07'	S 58°47'41" E	16.27'
C166	125.00'	29.16'	S 07°06'14" E	29.09'
C167	125.00'	19.10'	S 03°57'22" W	19.08'
C168	11.50'	18.06'	S 44°34'42" W	16.26'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C169	125.00'	17.49'	N 03°25'49" E	17.48'
C170	11.50'	18.06'	S 37°00'57" E	16.26'
C171	325.00'	47.68'	N 03°46'52" E	47.64'
C172	11.50'	18.06'	S 31°12'19" W	16.26'
C173	225.00'	33.07'	N 71°59'12" E	33.04'
C174	11.50'	18.00'	S 53°08'37" W	16.22'
C175	11.50'	18.06'	N 37°00'57" W	16.26'
C176	11.50'	18.07'	S 58°47'41" E	16.27'
C177	40.00'	42.81'	N 00°12'11" E	40.80'
C178	150.00'	142.88'	N 63°07'58" W	137.54'
C179	80.00'	0.87'	S 82°41'02" E	0.87'
C180	175.00'	25.67'	N 86°13'09" W	25.65'
C181	11.50'	15.80'	N 83°16'38" E	14.59'
C182	175.00'	30.14'	S 84°38'41" W	30.10'
C183	11.50'	18.06'	N 44°34'42" E	16.26'
C184	11.50'	18.06'	S 45°25'18" E	16.26'
C185	175.00'	26.21'	N 04°52'08" W	26.19'
C186	11.50'	14.84'	S 44°57'13" W	13.83'
C187	11.50'	20.18'	N 64°03'23" W	17.69'
C188	106.00'	38.42'	N 03°24'07" W	38.21'
C189	50.00'	61.24'	S 28°06'10" E	57.48'
C190	50.00'	93.45'	N 63°15'54" E	80.43'
C191	50.00'	38.64'	N 12°25'06" W	37.68'
C192	11.50'	22.23'	S 20°49'16" W	18.93'
C193	225.00'	30.65'	N 72°17'38" E	30.63'
C194	50.00'	74.13'	N 68°17'53" W	67.52'
C195	50.00'	1.78'	N 01°01'16" W	1.78'
C196	20.00'	18.55'	N 28°24'20" W	17.89'
C197	30.00'	149.89'	S 88°09'34" W	36.00'
C198	20.00'	18.55'	S 24°43'28" W	17.89'
C199	20.00'	18.55'	N 63°26'04" E	17.89'
C200	30.00'	149.89'	N 00°00'01" W	36.00'
C201	20.00'	18.55'	N 63°26'07" W	17.89'
C202	225.00'	14.98'	N 61°18'13" E	14.98'
C203				

