

TALON VIEW SUBDIVISION

CASE NO. SUB 2007-008

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 15

PURPOSE STATEMENT:

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO SUBDIVIDE THIS PROPERTY, A PORTION OF WHICH IS A RESUBDIVISION OF EBONAIRES COMMUNITY CENTER SUBDIVISION, INTO 297 LOTS FOR SINGLE-FAMILY HOMES, 2 LOTS FOR COMMERCIAL DEVELOPMENT AND 15 TRACTS FOR PARKS, OPEN SPACE, DRAINAGE AND DETENTION EASEMENTS, AND OIL AND GAS WELL OPERATIONS AS SET FORTH HEREON.

LEGAL DESCRIPTION AND DEDICATIONS:

THE UNDERSIGNED, BEING THE OWNER(S) OF A PARCEL OF LAND BEING LOT 1 AND LOT 2 OF EBONAIRES COMMUNITY CENTER SUBDIVISION AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT FILE NO. 16, MAP NO. 2, RECEPTION NO. B465301, EXCEPT THE RIGHTS-OF-WAY OF COLORADO STATE HIGHWAY 7 AND QUEBEC STREET AS RECORDED IN BOOK 3650 AT PAGE 764 AND RECEPTION NO. 20040525000400520 SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9;
THENCE N 89°18'20" E ALONG THE NORTH LINE OF SAID WEST HALF OF SECTION 9 A DISTANCE OF 1124.82 FEET;

THENCE S 00°41'40" E A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY #7 AS DESCRIBED IN BOOK 3650 AT PAGE 764, ALSO BEING ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1393 AT PAGE 64 AND THE BOUNDARY OF SAID EBONAIRES COMMUNITY CENTER SUBDIVISION, ALSO BEING THE POINT OF BEGINNING;
THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID BOUNDARY OF EBONAIRES COMMUNITY CENTER SUBDIVISION:
1) S 00°41'40" E A DISTANCE OF 424.89 FEET;
2) N 45°46'20" E A DISTANCE OF 616.88 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY #7, SAID LINE BEING 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE WEST HALF OF SECTION 9;

THENCE N 89°18'20" E CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY #7 A DISTANCE OF 418.94 FEET TO THE EASTERLY LINE OF SAID EBONAIRES COMMUNITY CENTER SUBDIVISION AT THE NORTHWEST CORNER OF LAKEVIEW ESTATES FILING NO.1 AS RECORDED AT FILE 17, MAP 276, RECEPTION NO. C0006782;
THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID BOUNDARY OF EBONAIRES COMMUNITY CENTER SUBDIVISION:
1) S 00°36'31" E ALONG THE WEST LINES OF LAKEVIEW ESTATES FILING NO. 1, LAKEVIEW ESTATES FILING NO. 2 AND HERITAGE TODD CREEK SUBDIVISION FILING NO. 1, AMENDMENT NO. 3, A DISTANCE OF 3420.50 FEET;
2) S 17°07'55" W A DISTANCE OF 41.50 FEET;
3) S 89°18'20" W A DISTANCE OF 1920.00 FEET TO THE WESTERLY LINE OF SAID LOT 2 OF EBONAIRES COMMUNITY CENTER SUBDIVISION, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF QUEBEC STREET;

THENCE N 00°34'41" W ALONG SAID WESTERLY LINE OF LOT 2 OF EBONAIRES COMMUNITY CENTER SUBDIVISION A DISTANCE OF 544.34 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040525000400520;
THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 20040525000400520, BEING THE EASTERLY RIGHT-OF-WAY LINES OF QUEBEC STREET:
1) N 89°25'17" E A DISTANCE OF 15.00 FEET;
2) N 00°34'41" W A DISTANCE OF 331.07 FEET;
3) N 00°34'50" W A DISTANCE OF 2081.64 FEET;
4) S 89°18'18" W A DISTANCE OF 15.00 FEET TO SAID WESTERLY LINE OF LOT 2 OF EBONAIRES COMMUNITY CENTER SUBDIVISION;

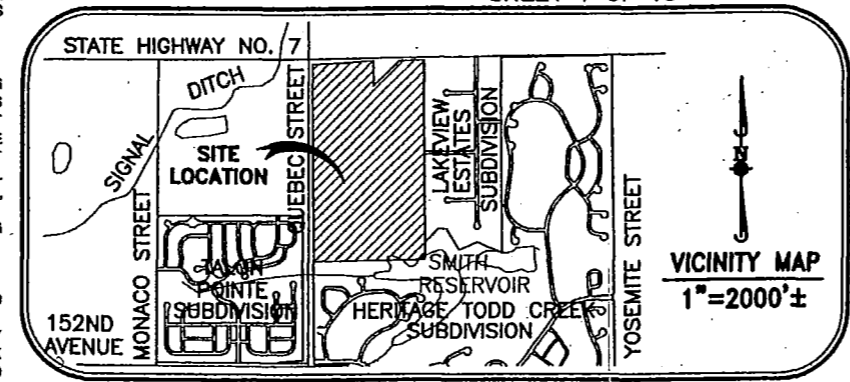
THENCE N 00°34'50" W ALONG SAID WESTERLY LINE OF LOT 2 OF EBONAIRES COMMUNITY CENTER SUBDIVISION A DISTANCE OF 451.81 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY #7;
THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY #7:
1) N 85°57'38" E A DISTANCE OF 402.60 FEET;
2) N 85°27'37" E A DISTANCE OF 12.60 FEET;
3) 525.05 FEET ALONG A NON TANGENT CURVE TO THE RIGHT IN AN EASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 01°19'04", HAVING A RADIUS OF 22,830.00 FEET, WITH A CHORD BEARING OF N 86°21'08" E AND A CHORD DISTANCE OF 525.04 FEET;

4) N 89°18'20" E ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF SECTION 9 A DISTANCE OF 126.02 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 6,529,602 SQUARE FEET OR 149,899 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME OF TALON VIEW SUBDIVISION, AND HEREBY DEDICATE TO THE CITY OF THORNTON IN FEE SIMPLE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT, AND HEREBY GRANTS TO THE CITY OF THORNTON SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED, OR BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT, AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES, AND/OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED AND IMPROVEMENTS SUPPORTIVE THEREOF, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT, UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, "UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITY.

ALL EASEMENTS GRANTED FOR WATER AND SANITARY SEWER USE SHALL BE EXCLUSIVE. UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.

ALL NON-TRIBUTARY AND NOT-NON-TRIBUTARY GROUND WATER IS HEREBY DEDICATED TO THE CITY OF THORNTON.



SHEET NO.	INDEX OF SHEETS
1-2	COVER SHEET AND NOTES
3	OVERALL BOUNDARY SHEET AND KEY MAP
4-13	PLAT SHEETS
14-15	DETAIL SHEETS
15	DETAIL, LINE AND CURVE TABLE SHEET

ALL EASEMENTS GRANTED FOR WATER AND SANITARY SEWER USE SHALL BE EXCLUSIVE. UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.

LEINHOLDER
THE UNDERSIGNED SUBORDINATES ITS INTEREST IN THE REAL PROPERTY PLATTED HEREBY 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 THEREOF, COLORADO COMMUNITY BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF April AD. 2010
BY: *[Signature]*

NOTARY PUBLIC:
STATE OF COLORADO
COUNTY OF Douglas }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April AD. 2010

BY: *Richard Biggart*
WITNESS MY HAND AND OFFICIAL SEAL
Mitchell L. Carter
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-7-2012
NOTARY ADDRESS: 500 Wilcox St, Castle Rock, CO 80104

OWNERSHIP CERTIFICATE
IN WITNESS THEREOF, COLORADO PROPERTY INVESTMENTS, INC., A COLORADO CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 15 DAY OF April AD. 2010
OWNER: COLORADO PROPERTY INVESTMENTS, INC., A COLORADO CORPORATION
BY: *[Signature]*

IN WITNESS THEREOF, COLORADO COMMUNITY BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF April AD. 2010
BY: *[Signature]*

NOTARY PUBLIC:
STATE OF COLORADO
COUNTY OF Douglas }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April AD. 2010

BY: *Lyn M. Osborne*
WITNESS MY HAND AND OFFICIAL SEAL
Mitchell L. Carter
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-7-2012
NOTARY ADDRESS: 500 Wilcox, Castle Rock, CO 80104

LEINHOLDER
THE UNDERSIGNED SUBORDINATES ITS INTEREST IN THE REAL PROPERTY PLATTED HEREBY 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 THEREOF, MANHARD CONSULTING, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13 DAY OF APRIL AD. 2010
BY: *[Signature]*

NOTARY PUBLIC:
STATE OF COLORADO
COUNTY OF Arapahoe }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April AD. 2010

BY: *Jim Nelson*
WITNESS MY HAND AND OFFICIAL SEAL
Patricia R. Capps
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/18/2013
NOTARY ADDRESS: 7651 W. Chatfield Ave, Suite B, Littleton, CO 80128

OWNERSHIP CERTIFICATE
IN WITNESS THEREOF, INTERNATIONAL BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14 DAY OF APRIL AD. 2010
OWNER: INTERNATIONAL BANK
BY: *[Signature]*

IN WITNESS THEREOF, MANHARD CONSULTING, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13 DAY OF APRIL AD. 2010
BY: *[Signature]*

NOTARY PUBLIC:
STATE OF COLORADO
COUNTY OF Arapahoe }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April AD. 2010

BY: *Daniel J. Barnes*
WITNESS MY HAND AND OFFICIAL SEAL
Patricia R. Capps
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/12/2010
NOTARY ADDRESS: 2450 E. Smoky Hill Rd, Aurora, CO 80016

OWNERSHIP CERTIFICATE
IN WITNESS THEREOF, QUEBEC LIMITED, A COLORADO LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 29 DAY OF April AD. 2010
OWNER: QUEBEC LIMITED, A COLORADO LIMITED PARTNERSHIP
BY: *[Signature]*

IN WITNESS THEREOF, MANHARD CONSULTING, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13 DAY OF APRIL AD. 2010
BY: *[Signature]*

NOTARY PUBLIC:
STATE OF COLORADO
COUNTY OF Adams }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF April AD. 2010

BY: *Melissa Beary*
WITNESS MY HAND AND OFFICIAL SEAL
Melissa Beary
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 31, 2012
NOTARY ADDRESS: 9500 Civic Dr, Thornton, CO 80269

CITY OF THORNTON APPROVALS

APPROVED AS TO FORM BY THE CITY ATTORNEY OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE
Margaret Emerald 4-30-10
CITY ATTORNEY DATE

APPROVED BY THE DEVELOPMENT DIRECTOR OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE
Chris [Signature] 4-30-10
DEVELOPMENT DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, WILLIAM F. HESSELBACH, JR., A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 13 DAY OF APRIL, 2010, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS 13 DAY OF APRIL, 2010.
WILLIAM F. HESSELBACH, JR., COLORADO REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 25369



RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ADAMS }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF May, 2010.
AT 2:31 O'CLOCK P.M.

RECEPTION NO. 2010 0000 29081
CLERK AND RECORDER
BY: *[Signature]*
DEPUTY
BY: *Caroline L. Orr*



SHEET
1 of 15
EGINC2-PS C329

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

PROJ. NO.:
EDC:
JED/SJG:
DRAWN BY:
DATE:
SCALE:

DATE: 04-14-09
10-23-09
11-18-09
12-04-09
04-07-10

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Environmental Scientists • Landscape Architects • Planners

GENERAL NOTES:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY COLORADO MAP NUMBER 08001C0307H, COMMUNITY NO. 080007, EFFECTIVE DATE MARCH 5, 2007. NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN UNTIL A LETTER OF MAP REVISION HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA), AND A PLAT AMENDMENT IS COMPLETED TO REMOVE THE LOTS FROM THE FLOODPLAIN.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S 00°34'50" E BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. 37200-09-00615 CMB, REVISION NO. 3 ISSUED BY NORTH AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MARCH 5, 2010 AT 7:30 A.M.
- UTILITY EASEMENTS ARE HEREBY GRANTED AS SHOWN ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, INSPECTING AND OPERATING TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND/OR OTHER IMPROVEMENTS SUPPORTIVE THEREOF, TOGETHER WITH THE RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
- PUBLIC LAND DEDICATION (PLD) REQUIREMENTS FOR THE PROPERTY ARE SATISFIED BY 9.769 ACRES OF PUBLIC OPEN SPACE FOR PARK SITE AND REGIONAL TRAIL IMPROVEMENTS.
- 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, CONCURRENT 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.
- 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 MAY AFFECT THIS PROPERTY. ANYONE PURCHASING ANY INTEREST IN ANY PART OF THIS PROPERTY SHOULD INQUIRE OF THE CITY OF THORNTON, COLORADO, AS TO DETERMINE THE SPECIFIC OBLIGATIONS.
- ALL OWNERS, PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF THORNTON AND MAY BE SUBJECT TO THE REQUIREMENTS AND TERMS OF A DEVELOPERS AGREEMENT BETWEEN THE CITY OF THORNTON AND THE APPLICABLE OWNER, WHICH INCLUDE BUT ARE NOT LIMITED TO THE 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 TAPS OR METERS FOR PROPERTY SUBJECT THERETO.
- SIGHT VISIBILITY TRIANGLES:
SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED ON ALL CORNER LOT LOCATIONS WITHIN THIS SUBDIVISION. THESE TRIANGLES SHALL CONFORM TO 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.
- RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY
THE RIGHT-OF-WAY LANDSCAPING ALONG COLLECTOR AND ARTERIAL STREETS IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR ASSIGNS. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE SIDEWALK. THE ADJACENT PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM ALL SIDEWALKS LOCATED IN ADJACENT RIGHT-OF-WAY AND INTERNAL TO THE DEVELOPMENT. THE CITY OF THORNTON SHALL MAINTAIN ARTERIAL MEDIANS, UNLESS SPECIFICALLY AGREED UPON.

TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
 TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 15

GENERAL NOTES (CONTINUED):

- NO VEHICULAR OR DRIVEWAY ACCESS SHALL BE PERMITTED FROM ANY COLLECTORS OR ARTERIALS UNLESS OTHERWISE AGREED TO BY THE CITY.
- REGIONAL TRAIL EASEMENT
A REGIONAL TRAIL EASEMENT IS HEREBY GRANTED TO THE CITY AS SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, UTILIZING, MAINTAINING, REPAIRING, INSPECTING, USING, AND OPERATING CERTAIN TRAIL FACILITIES AND IMPROVEMENTS SUPPORTIVE THEREOF INCLUDING ALL UNDERGROUND AND SURFACE APPURTENANCES THERETO. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE REGIONAL TRAIL. THE PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM THE CONCRETE PORTION OF THE REGIONAL TRAIL EASEMENT.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON AS SHOWN ON THE PLAT FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER AND DETENTION, AND FOR CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO ALL NECESSARY FACILITIES AND STRUCTURES SUPPORTIVE THERETO. 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).
- TRANSPORTATION EASEMENTS ARE HEREBY GRANTED TO THE CITY AS SHOWN ON THIS PLAT FOR THE PURPOSES OF TRANSPORTATION IMPROVEMENTS (I.E. SIDEWALKS, AND APPURTENANCES INCLUDING BUT NOT LIMITED TO BENCHES, LIGHTING, SIGNAGE, BUS FACILITIES, ETC.). THE UNDERLYING PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE (I.E. LANDSCAPING, GRAFFITI, TRASH AND DEBRIS) OF THE EASEMENT AREA. THE CITY WILL BE RESPONSIBLE FOR THE MAINTENANCE/REPLACEMENT OF THE TRANSPORTATION IMPROVEMENTS.
- FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES, EXCLUDING LOT LINES WITHIN BLOCK 25. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
- BLANKET ACCESS EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON OVER TRACT F 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 THESE EASEMENTS TO ACCESS THEIR FACILITIES WILL BE RESPONSIBLE FOR STRUCTURAL MAINTENANCE OF THE ROADWAY SURFACE.
- EMERGENCY ACCESS EASEMENTS ARE HEREBY GRANTED TO THE CITY AS SHOWN ON THIS PLAT FOR THE PURPOSES OF INGRESS AND EGRESS OF EMERGENCY VEHICLES. THE DEVELOPER/OWNER OF BLOCKS 1 THROUGH 24 IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA. THE RESIDENTIAL DEVELOPER/OWNER SHALL ALSO BE RESPONSIBLE, UPON VACATION THEREOF, FOR REMOVAL OF THE EMERGENCY ACCESS EASEMENT ACROSS BLOCK 25 AND ANY RESTORATION THEREON. THE EMERGENCY ACCESS EASEMENT LOCATED WITHIN BLOCK 25 SHALL BE VACATED UPON THE DEDICATION OF RIGHT OF WAY AND THE CONSTRUCTION OF TEMPORARY OR PERMANENT ROADWAY IMPROVEMENTS FOR THAT PORTION OF ROSEMARY STREET LYING BETWEEN EAST 159TH WAY AND STATE HIGHWAY 7 IN BLOCK 25.
- BLANKET MONUMENT SIGN EASEMENT IS HEREBY GRANTED TO THE OWNER OR ASSIGNS WITHIN TRACTS E, K AND L AS SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, UTILIZING, MAINTAINING, REPAIRING, AND INSPECTING CERTAIN MONUMENT SIGN FACILITIES AND IMPROVEMENTS SUPPORTIVE THEREOF. THE OWNERS OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
- TRACTS A, B, C, E, F, G, H, I, J, K, L, M, N, AND O WILL CONVEYED TO THE TALON VIEW HOME OWNERS ASSOCIATION BY SEPARATE DOCUMENT.
- BLANKET PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF THORNTON OVER TRACT D FOR THE PURPOSE OF PUBLIC RECREATION. THE OWNER OR ASSIGNS OF TRACT D IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT.

GENERAL NOTES (CONTINUED):

- A PORTION OF LOT 11 OF BLOCK 22, AS SHOWN HEREON, IS TO SERVE AS A TEMPORARY EMERGENCY ACCESS. LOT 11, BLOCK 22 IS A RESTRICTED LOT. NO BUILDING PERMITS WILL BE ISSUED ON THIS LOT UNTIL SUCH TIME AS (A) E. 159TH AVENUE, ROSEMARY STREET AND E. 156TH AVENUE ARE COMPLETED TO SERVE AS THE SECOND POINT OF ACCESS AND (B) A SUBDIVISION PLAT AMENDMENT IS APPROVED BY THE CITY OF THORNTON AND IS RECORDED WITH ADAMS COUNTY.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- EXCLUSIVE SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON AS SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, AND OPERATING PUBLIC SANITARY SEWERS AND APPURTENANCES SUPPORTIVE THEREOF. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
- EXCLUSIVE WATER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON AS SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, AND OPERATING PUBLIC WATER MAIN AND APPURTENANCES SUPPORTIVE THEREOF. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
- A 20 FOOT WIDE TCVMD WATER EASEMENT IS HEREBY GRANTED TO THE TODD CREEK VILLAGE METROPOLITAN DISTRICT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, AND OPERATING A NON-POTABLE WATER LINE AND APPURTENANCES SUPPORTIVE THEREOF. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.

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 SITES; (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 OIL AND GAS ONSHORE LP, 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 OIL AND GAS ONSHORE LP ENTERED INTO IN CONNECTION WITH THE OPERATIONS AGREEMENT AND INCLUDING, WITHOUT LIMITATION, THE GRANTING OF WAIVERS AS SET FORTH IN THE SURFACE USE AGREEMENT.
- A MINIMUM SEPARATION OF 200 FEET SHALL BE PROVIDED BETWEEN EXISTING OIL WELLS/EQUIPMENT AND NEW BUILDINGS IN ACCORDANCE WITH THE DEVELOPMENT CODE. IF THE PROPOSED OIL WELLS AND THEIR ASSOCIATED EQUIPMENT TANKS ARE NOT INSTALLED BEFORE THE HOMES ARE BUILT, THE MINIMUM SEPARATION CHANGES TO 350 FEET IN ACCORDANCE WITH THE STATE OF COLORADO OIL AND GAS COMMISSION SHALL BE SUBMITTED PRIOR TO BUILDING PERMITS FOR BUILDINGS IN AFFECTED AREAS.
- NO GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY ABOVE AN EXISTING GAS PIPELINE OR WITHIN A GAS LINE EASEMENT IS PERMITTED WITHOUT THE EXPRESSED PRIOR WRITTEN APPROVAL OF THE FACILITIES OWNER.

TRACT TABLE

TRACT	USE	OWNERSHIP/ MAINTENANCE	ACRES	BLANKET EASEMENTS ARE HEREBY GRANTED FOR:
A	ACCESS, UTILITIES, DRAINAGE, LANDSCAPE, REGIONAL TRAIL	HOA	2.811	UTILITIES, ACCESS, DRAINAGE
B	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.111	UTILITIES, ACCESS, DRAINAGE
C	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.091	UTILITIES, ACCESS, DRAINAGE
D	UTILITIES, ACCESS, DRAINAGE, LANDSCAPE, PARK, REGIONAL TRAIL	TALON POINTE METRO DISTRICT	9.769	UTILITIES, ACCESS, DRAINAGE
E	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS, ENTRANCE MONUMENT	HOA	0.337	UTILITIES, ACCESS, DRAINAGE
F	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	2.762	UTILITIES, ACCESS, DRAINAGE
G	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.228	UTILITIES, ACCESS, DRAINAGE
H	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.136	UTILITIES, ACCESS, DRAINAGE
I	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.069	UTILITIES, ACCESS, DRAINAGE
J	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.060	UTILITIES, ACCESS, DRAINAGE
K	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS, ENTRANCE MONUMENT	HOA	0.118	UTILITIES, ACCESS, DRAINAGE
L	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS, ENTRANCE MONUMENT	HOA	0.145	UTILITIES, ACCESS, DRAINAGE
M	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS, REGIONAL TRAIL	HOA	13.775	UTILITIES, ACCESS, DRAINAGE, DETENTION
N	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.237	UTILITIES, ACCESS, DRAINAGE
O	UTILITIES, DRAINAGE, LANDSCAPE, ACCESS	HOA	0.093	UTILITIES, ACCESS, DRAINAGE
			TOTAL:	30.742

LAND USE TABLE

NET ACREAGE	136.114 ACRES
GROSS ACREAGE	149.899 ACRES
NUMBER OF LOTS	299
NUMBER OF TRACTS	15
NET ACREAGE OF RESIDENTIAL LOTS	73.412 ACRES
NET ACREAGE OF COMMERCIAL LOTS (BLOCK 25, LOTS 1 & 2)	13.785 ACRES
NET ACREAGE OF PUBLIC STREETS	31.960 ACRES
NET ACREAGE FOR TRACTS A THROUGH O	30.742 ACRES
SINGLE FAMILY DETACHED:	
NUMBER OF LOTS	297
MINIMUM LOT SIZE	6,500 SF
MAXIMUM LOT SIZE	271,952 SF
AVERAGE LOT SIZE	10,768 SF
NET DENSITY	2.162 DU/ACRE

SHEET 2 OF 15
 EGTNC2-PS C328

FINLEY LAND INVESTMENTS, INC.
 COLORADO S.H. 7 AND QUEBEC STREET
 TALON VIEW SUBDIVISION

KAP
 EDC
 EDC/25/02
 DATE 08/28/07
 SCALE N/A

DATE	REVISIONS	DRAWN BY	T.P.	K.B.
08/04/09	REVISED LOTS AND LAYOUT	T.P.		
10/23/09	CITY COMMENTS	T.P.		
11/19/09	CITY COMMENTS	T.P.		
12/14/09	FINAL CITY COMMENTS	T.P.		
04/07/10	REVISED PER CLIENT COMMENTS	T.P.		
04/13/10	REVISED PER CITY COMMENTS	T.P.		

Manhard CONSULTING
 7442 South Union Way, Suite 300, Greenwood Village, CO 80120
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetlands
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

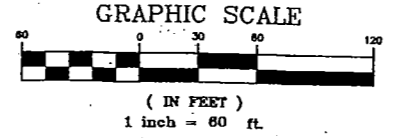
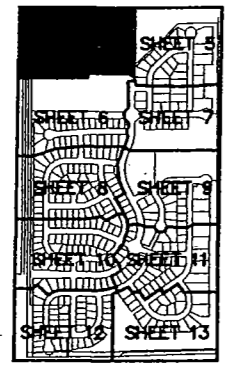


TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 15

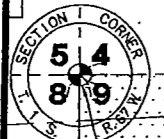
LEGEND

- EX. SECTION LINE
- PLAT BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- 26 = LOT NUMBER
- ① = BLOCK NUMBER
- NAME = ADJOINER INFORMATION
- = RANGE BOX WITH NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- ⊙ = FOUND ALIQUOT MONUMENT
- = FOUND MONUMENT AS DESCRIBED
- ▲ = SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- ⊕ = BOUNDARY LINE
- R.O.W. = RIGHT-OF-WAY
- SEC. = SECTION
- N.T.S. = NOT TO SCALE



TODD CREEK FARMS METRO DIST 1
TANK SITE
LAND USE: PUBLIC

ERN LIMITED PARTNERSHIP ET AL
UNPLATTED
LAND USE: VACANT



EAST LINE OF THE NE 1/4 SEC. 8
N 00°34'50" W 2844.48'

QUEBEC STREET
RIGHT-OF-WAY DOCUMENTS:
FILE NO. 200400000-000000
RECEPTION NO. 200400000-000000

WEST LINE OF THE NW 1/4 SEC. 9
EXISTING 30' GAS PIPELINE EASEMENT PER BEGINNING
FILE NO. 200400000-000000
RECEPTION NO. 200400000-000000
BY PIPE CENTERLINE

NORTHWEST CORNER OF SECTION 9.
POINT OF COMMENCEMENT
FOUND 2-1/2" ALUMINUM CAP IN
A RANGE BOX STAMPED "23027"

RIGHT-OF-WAY DOCUMENTS:
-BOOK 1318, PAGE 357
-BOOK 1318, PAGE 367
-BOOK 1323, PAGE 87
-BOOK 3650, PAGE 764

STATE HIGHWAY 7 (160TH AVENUE)

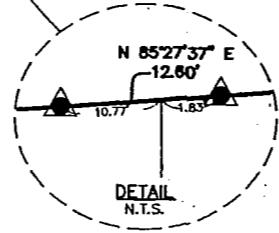
N 85°57'38" E 402.60'
374.85'

N 85°27'37" E 12.60'

R=22830.00' Δ=01°19'04" L=525.05' CH=N 86°21'08" E 525.04'

N 89°18'20" E 126.02'

FOUND NO.5 REBAR 0.96' WEST/
0.08' NORTH OF R CORNER



R.O.W. DEDICATED BY THIS PLAT

N 00°34'50" W 2534.90'
25' TRANSPORTATION EASEMENT

R.O.W. DEDICATED BY THIS PLAT

1
178,290 S.F.
4.093 AC.

2
422,193 S.F.
9.692 AC.

S89°18'18" W 15.00'
S00°34'50" E 12081.64'
104.47'

N 89°18'20" E 384.58'

N 90°00'00" W 300.04'
30' TEMPORARY EMERGENCY
ACCESS EASEMENT
N 90°00'00" E 300.40'

FOUND 1.5"
ALUMINUM CAP
STAMPED
"LS 2566"
0.12' WEST/
0.02' SOUTH
OF R CORNER

N89°18'20" E 70.00'

N00°41'40" W 35.00'

N00°41'40" W 35.00'

N00°41'40" W 35.00'

N00°41'40" W 35.00'

N00°41'40" W 35.00'

N00°41'40" W 35.00'

MATCHLINE - SEE SHEET 6

SHEET
4 OF 15
EGTNC2-PS C329

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

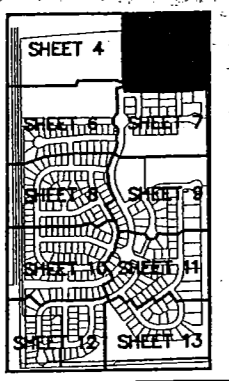
KAP
EDC
JDC/JS/GJ
07/09/07
1" = 60'

DATE	REVISIONS	DRAWN BY
08.14.09	REVISED LOTS AND LAYOUTS	T.P.
10.23.09	CITY COMMENTS	T.P.
11.23.09	CITY COMMENTS	T.P.
12.14.09	FINAL CITY COMMENTS	T.P.
04.07.10	REVISED PER CLIENT COMMENTS	K.B.

MATCHLINE - SEE SHEET 5
LAND USE: AGRICULTURAL / RESIDENTIAL
SCHREINER DAVID L. AND SCHREINER PATRICIA
BOOK 1393, PAGE 64



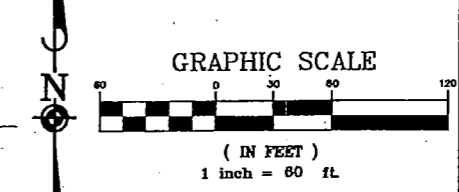
Manhard CONSULTING
7448 Bush Tower Way, Suite 100A, Centennial, CO 80119
303.774.0000
www.manhardconsulting.com
Professional Engineers - Water & Wastewater Engineers
Professional Surveyors - Environmental Scientists - Landscape Architects - Planners



TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 15

ERN LIMITED PARTNERSHIP ET AL
UNPLATTED
LAND USE: VACANT



SHEET
5 of 15
EGTNC2-PS C329
©2009 ALL RIGHTS RESERVED

KEY MAP
N.T.S.

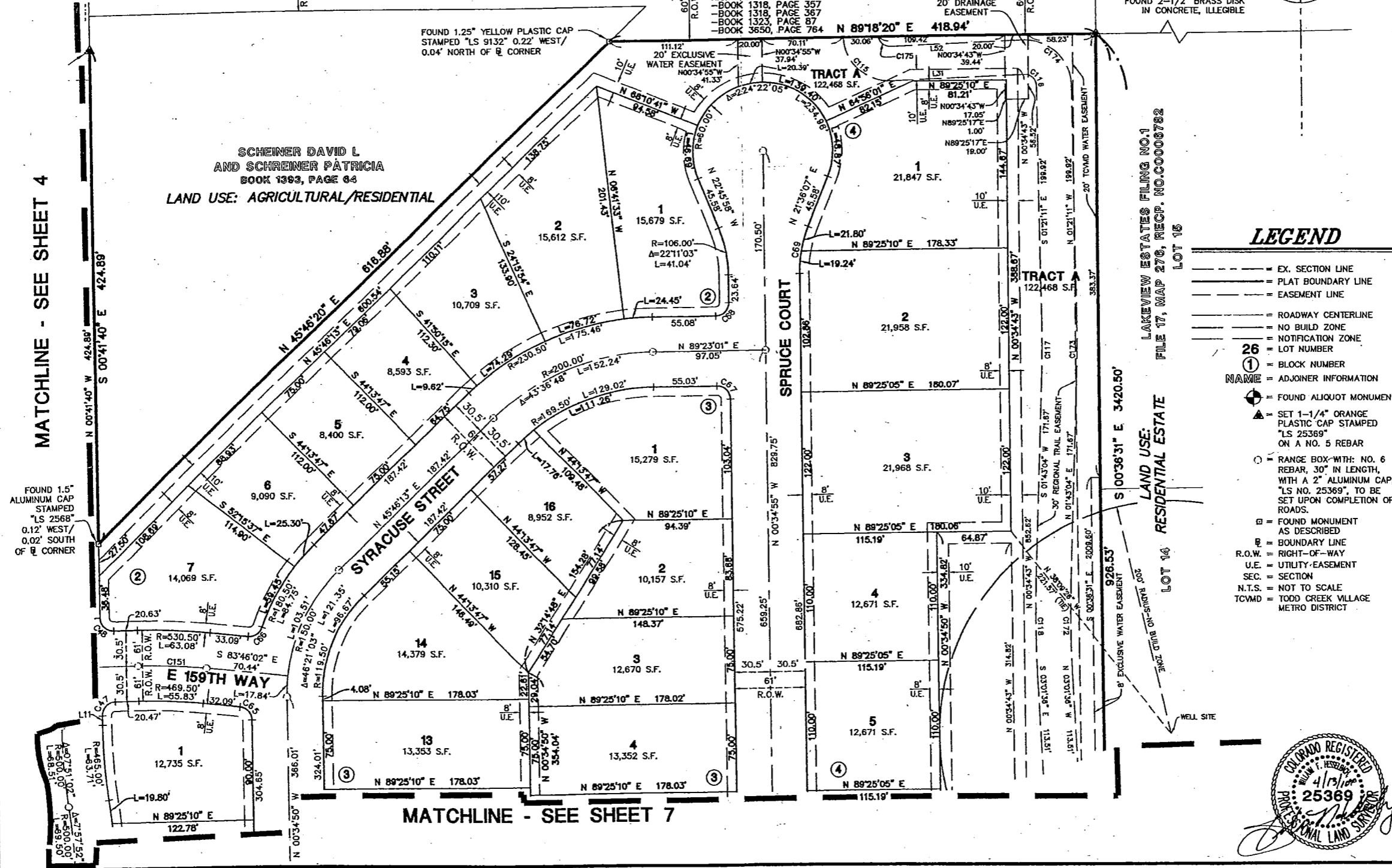
MATCHLINE - SEE SHEET 4

FOUND 1.5" ALUMINUM CAP STAMPED "LS 2568" 0.12' WEST/0.02' SOUTH OF E CORNER

SCHEINER DAVID L AND SCHREINER PATRICIA
BOOK 1393, PAGE 64
LAND USE: AGRICULTURAL/RESIDENTIAL

STATE HIGHWAY 7 (160TH AVENUE)

NORTH QUARTER CORNER OF SECTION 9. FOUND 2-1/2" BRASS DISK IN CONCRETE, ILLEGIBLE



MATCHLINE - SEE SHEET 7

LAKEVIEW ESTATES FILING NO.1
FILE 17, MAP 276, RECP. NO.00000782
LOT 15

RESIDENTIAL ESTATE
LAND USE:
LOT 14
S 00'36'31" E 3420.50'

LEGEND

- EX. SECTION LINE
- PLAT BOUNDARY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- NO BUILD ZONE
- NOTIFICATION ZONE
- LOT NUMBER
- BLOCK NUMBER
- ADJOINER INFORMATION
- FOUND ALIQUOT MONUMENT
- SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- RANGE BOX-WITH: NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- FOUND MONUMENT AS DESCRIBED
- BOUNDARY LINE
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY-EASEMENT
- SEC. = SECTION
- N.T.S. = NOT TO SCALE
- TCWMD = TODD CREEK VILLAGE METRO DISTRICT

PROJ. INCH:	KAP
PROJ. ASSOC.:	EDC
DRAWN BY:	EDC/SJG
DATE:	07/09/07
SCALE:	1" = 60'

DATE	REVISIONS
08.14.09	REVISED LOTS AND LAYOUT
10.23.09	CITY COMMENTS
11.23.09	CITY COMMENTS
12.14.09	FINAL CITY COMMENTS
04.07.10	REVISED PER CLIENT COMMENTS
04.13.10	REVISED PER CITY COMMENTS



Manhard CONSULTING

Colorado Registered Professional Engineer
No. 25369

Professional Land Surveyor

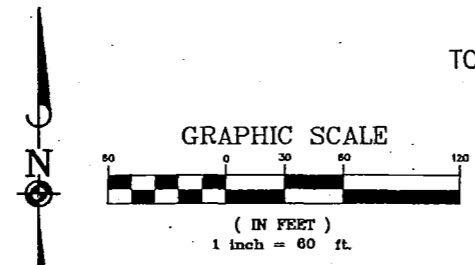
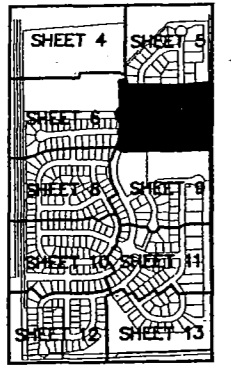
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 15

LEGEND

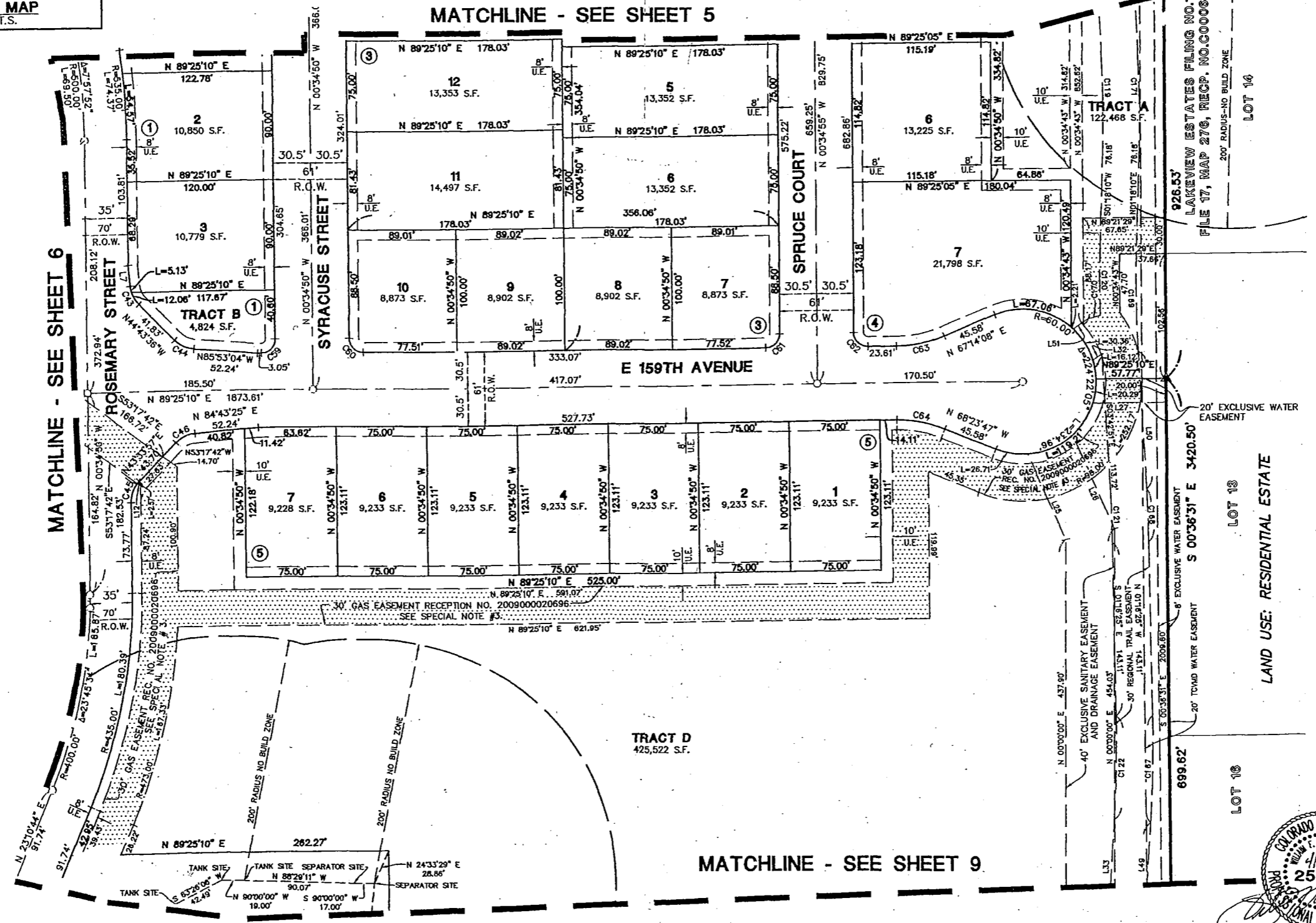
- PLAT BOUNDARY LINE
- - - EASEMENT LINE
- ROADWAY CENTERLINE
- NO BUILD ZONE
- NOTIFICATION ZONE
- 26 = LOT NUMBER
- ① = BLOCK NUMBER
- NAME = ADJOINER INFORMATION
- EXISTING EASEMENT
- ▲ = SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- = RANGE BOX WITH: NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- N.T.S. = NOT TO SCALE
- TCVMD = TODD CREEK VILLAGE METRO DISTRICT



MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 9



SHEET
7 of 15
EGINC2-PS C329

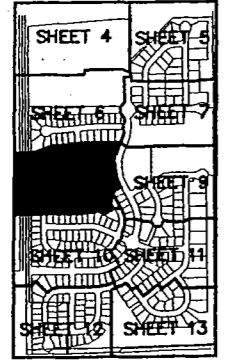
FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

PROJ. NO.	KAP
PROJ. ASSOC.	EDC
DRAWN BY	EDC/SLS
DATE	07/09/07
SCALE	1" = 60'

DATE	REVISIONS
08/14/09	REVISED LOTS AND LAYOUT
10/23/09	CITY COMMENTS
11/23/09	CITY COMMENTS
12/14/09	FINAL CITY COMMENTS
04/07/10	REVISED PER CLIENT COMMENTS
04/13/10	REVISED PER CITY COMMENTS

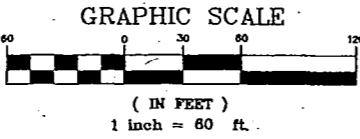
Manhard CONSULTING
 Colorado Registered Professional Land Surveyor
 License No. 25369
 State of Colorado
 4/11/10





TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 15



LEGEND

- = EX. SECTION LINE
- = PLAT BOUNDARY LINE
- = EASEMENT LINE
- = ROADWAY CENTERLINE
- = NO BUILD ZONE
- = NOTIFICATION ZONE
- 26 = LOT NUMBER
- = BLOCK NUMBER
- NAME = ADJOINER INFORMATION
- = STREET NAME BREAK
- ▲ = SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- SEC. = SECTION
- TR. = TRACT
- N.T.S. = NOT TO SCALE
- △ = SIGHT TRIANGLE
- = RANGE BOX WITH: NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

SHEET
8 of 15
EGTNC2-PS C329

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

PROJ. NO.:	KAP
PROJ. ASSOC.:	EDC
DRAWN BY:	EDC/SJG
DATE:	07/09/07
SCALE:	1" = 60'

Manhard CONSULTING

7425 South Tower View, Suite 100, Greenwood Village, CO 80111
 Phone: 303.755.0000 Fax: 303.755.0000
 www.manhardconsulting.com

Professional Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

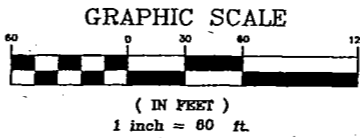


TALON VIEW SUBDIVISION

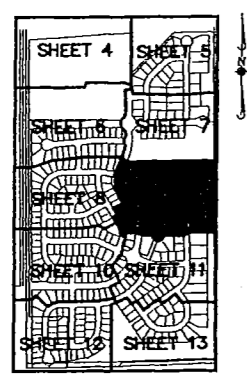
A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 15

LEGEND

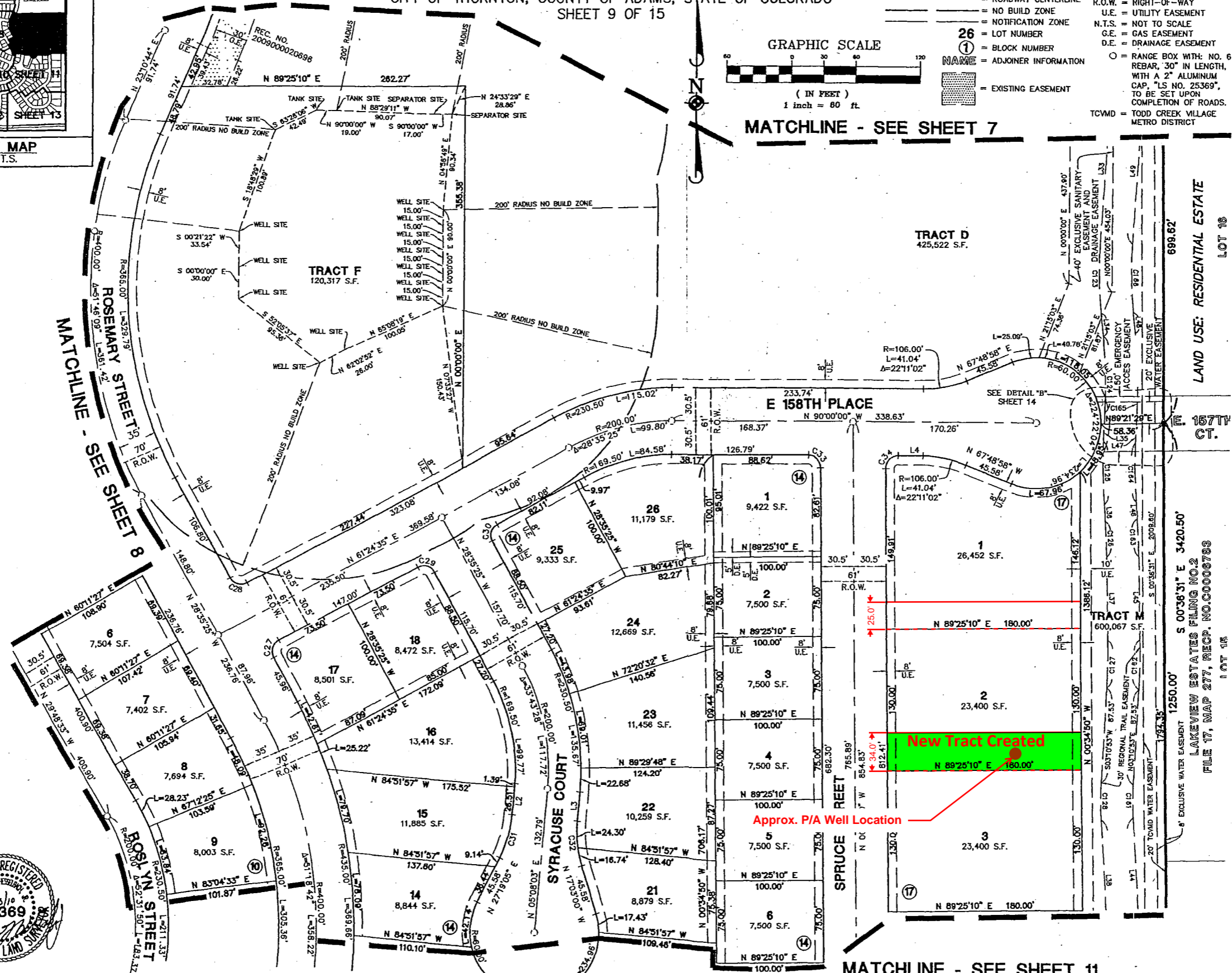
- PLAT BOUNDARY LINE
- - - EASEMENT LINE
- ROADWAY CENTERLINE
- - - NO BUILD ZONE
- - - NOTIFICATION ZONE
- LOT NUMBER
- ① BLOCK NUMBER
- ADJOINER INFORMATION
- EXISTING EASEMENT
- ▲ SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- N.T.S. = NOT TO SCALE
- G.E. = GAS EASEMENT
- D.E. = DRAINAGE EASEMENT
- RANGE BOX WITH NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- TCVMD = TODD CREEK VILLAGE METRO DISTRICT



MATCHLINE - SEE SHEET 7



KEY MAP
N.T.S.



MATCHLINE - SEE SHEET 11

SHEET
9 OF 15
EGTN2-PS C329

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

PROJ. MGR.: KAP
PROJ. ARCH.: EDC
DRAWN BY: EDC/SLG
DATE: 07/09/07
SCALE: 1" = 80'

DATE	REVISIONS	REVISIONS
03/20/08	REVISED PER CITY COMMENTS	SLG
05/14/08	REVISED LOTS AND LAYOUT	L.P.
10/23/08	CITY COMMENTS	L.P.
12/14/08	FINAL CITY COMMENTS	L.P.
04/07/10	REVISED PER CLIENT COMMENTS	K.E.B.
04/13/10	REVISED PER CITY COMMENTS	K.E.B.

Manhard CONSULTING
7442 Bushy Branch Way, Suite 100, Thornton, CO 80112
303.706.0000
2011 Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscaping Architects • Planners



LAKEVIEW ESTATES FILING NO.2
FILE 17, MAP 277, RECP. NO.00000783
LOT 18
S 00'36'51" E 3420.50'
1250.00'

TALON VIEW SUBDIVISION

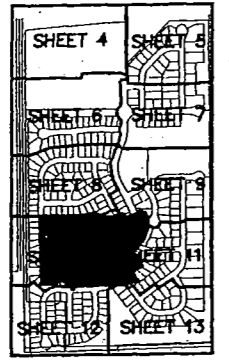
A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 15

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12



KEY MAP
N.T.S.

WEST QUARTER CORNER OF SECTION 9
FOUND 2-1/2" ALUMINUM CAP
STAMPED LS 23027

QUébec STREET
R.O.W. DEDICATED
BY THIS PLAT

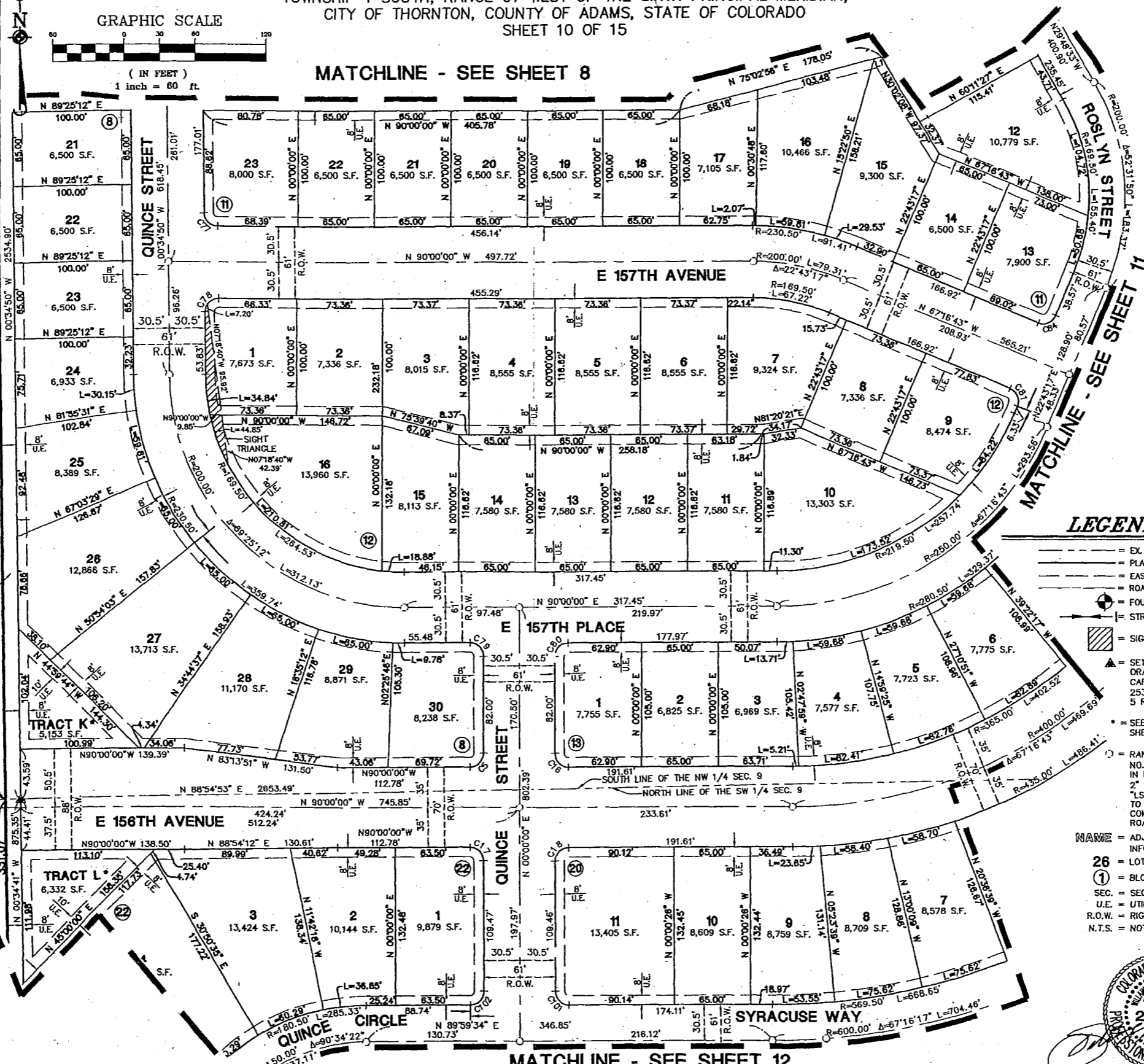
EAST LINE OF THE NE 1/4 SEC. 8
N 00°34'50" W 2644.48'
1660.17'

WEST LINE OF THE NW 1/4 SEC. 9
EXISTING GAS PIPELINE EASEMENT PER
BOOK 2024 PAGE 708
APPROXIMATE LOCATION, ACTUAL
LOCATION DEFINED BY PIPE CENTERLINE

S 00°34'50" E 2081.64'
N 00°34'50" W 2534.90'

RIGHT-OF-WAY DOCUMENTS:
FILE NO. 100-100-000000000000
RECEPTION NO. 200-100-000000000000

WEST QUARTER CORNER
8329



LEGEND

- EX. SECTION LINE
- PLAT BOUNDARY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- FOUND ALIQUOT MONUMENT
- STREET NAME BREAK
- SIGHT TRIANGLE
- ▲ SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- SEE NOTE 19 SHEET 2
- RANGE BOX WITH: NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- NAME = ADJOINER INFORMATION
- 26 = LOT NUMBER
- ① = BLOCK NUMBER
- SEC. = SECTION
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- N.T.S. = NOT TO SCALE



SHEET
10 of 15
EGNC2-PS C329

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

PROJ. NO.: KAP
PROJ. AREA: EDC
EDC/SGS
DRAWN BY: EDC/SGS
DATE: 07/09/07
SCALE: 1" = 60'

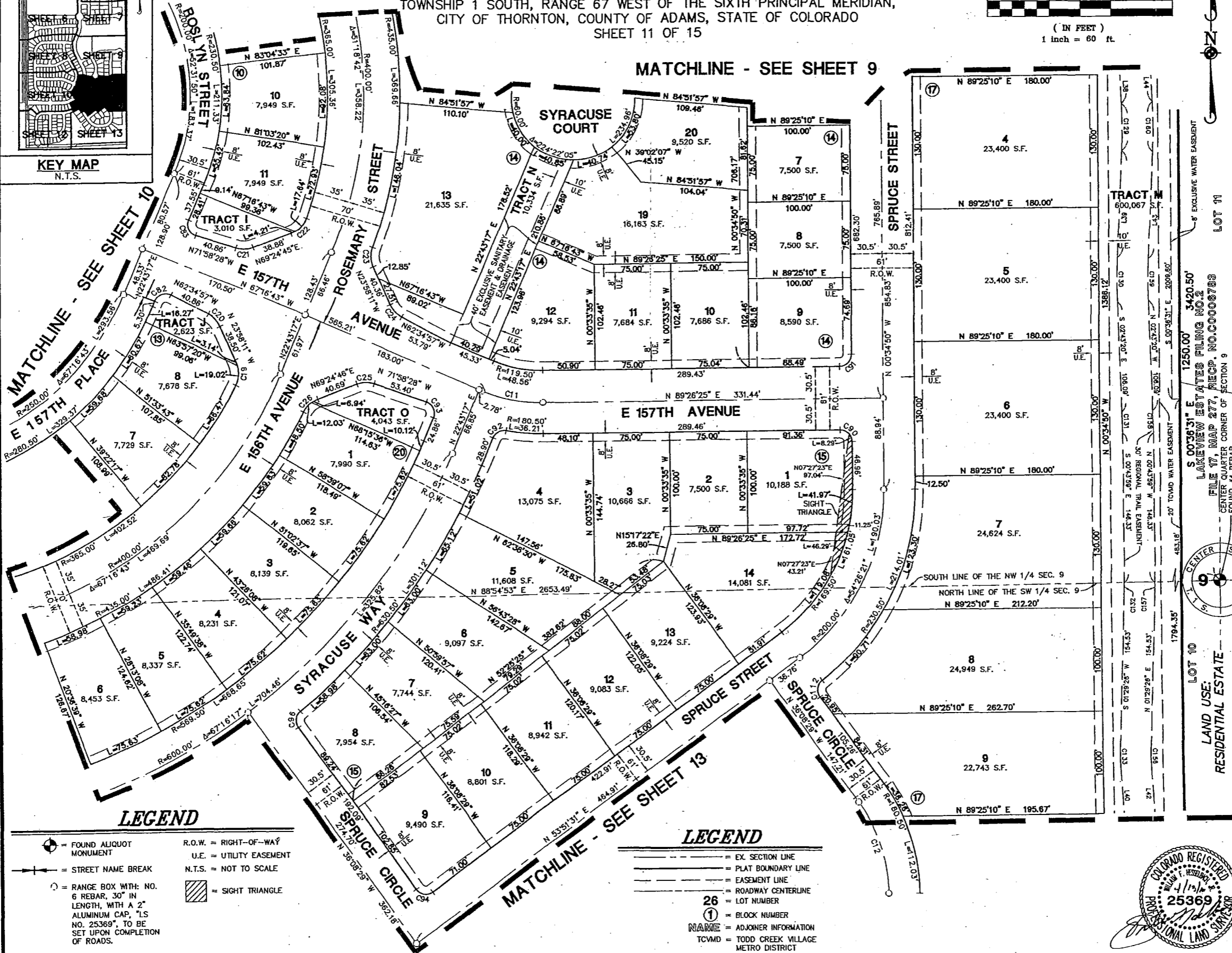
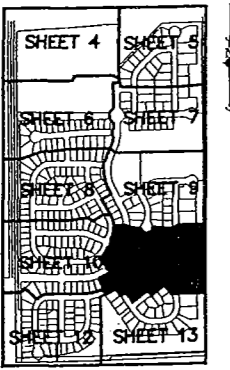
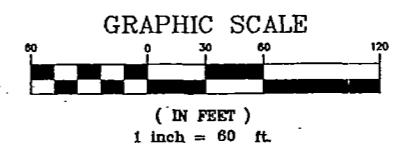
DATE	REVISIONS
12/31/08	ADDRESS 3RD REVIEW COMMENTS
05/20/08	REVISED PER CITY COMMENTS
08/14/08	REVISED LOTS AND LAYOUT
10/23/09	CITY COMMENTS
12/14/09	FINAL CITY COMMENTS

Manhard CONSULTING

7424 South Yampa Ave. 100A, Greenwood, CO 80112 (303) 766-0000
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 15



LEGEND

- ⊙ = FOUND ALIQUOT MONUMENT
- = STREET NAME BREAK
- ⊙ = RANGE BOX WITH: NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- N.T.S. = NOT TO SCALE
- ▨ = SIGHT TRIANGLE

LEGEND

- = EX. SECTION LINE
- = PLAT BOUNDARY LINE
- = EASEMENT LINE
- = ROADWAY CENTERLINE
- ① = LOT NUMBER
- ① = BLOCK NUMBER
- NAME = ADJOINER INFORMATION
- TOWND = TODD CREEK VILLAGE METRO DISTRICT

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13

SHEET
11 of 15
EGTNC2-PS C329

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

PROJ. MGR.: KAP
PRCAL. ASSOC.: EDC
DRAWN BY: EDC/SLG3
DATE: 07/09/07
SCALE: 1" = 60'

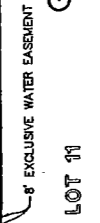
DATE	REVISIONS
03/20/04	REVISED PER CITY COMMENTS
08/14/08	REVISED LOTS AND LAYOUT
10/23/08	CITY COMMENTS
12/14/08	FINAL CITY COMMENTS
04/07/10	REVISED PER CLIENT COMMENTS
04/13/10	REVISED PER CITY COMMENTS

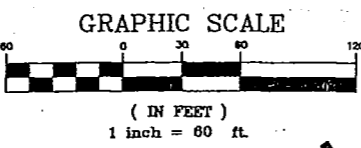
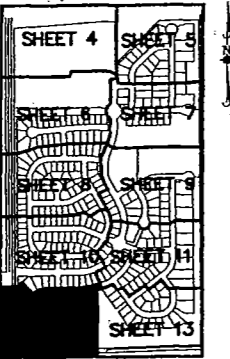
Manhard CONSULTING
Professional Land Surveyors
Civil Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



LAND USE:
RESIDENTIAL ESTATE

LOT 10
S 00°36'31" E 1250.00'
3420.50'
LAKEVIEW ESTATES FILING NO. 2
FILE 17, MAP 277, REC. NO. C0000783
CENTER QUARTER CORNER OF SECTION 9
WITH CAP STAMPED LS 6973





TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 15

LEGEND

- = RANGE BOX WITH: NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- ▨ = SIGHT TRIANGLE

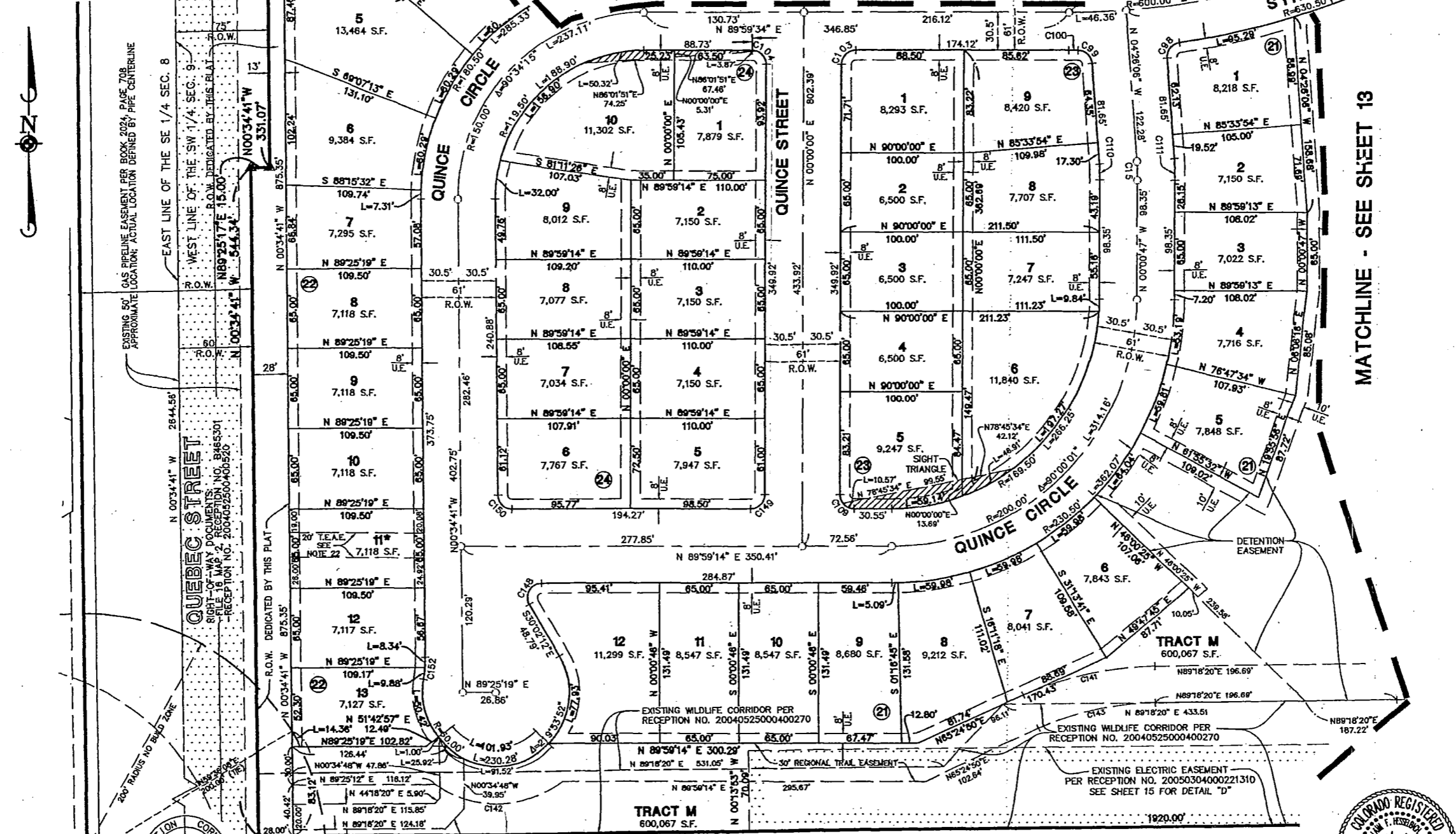
LEGEND

- = EX. SECTION LINE
- = PLAT BOUNDARY LINE
- = EASEMENT LINE
- = ROADWAY CENTERLINE
- ②⑥ = LOT NUMBER
- ① = BLOCK NUMBER
- NAME = ADJOINER INFORMATION
- ▨ = EXISTING EASEMENT
- = STREET NAME BREAK
- = FOUND ALIQUOT MONUMENT
- ▲ = SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- N.T.S. = NOT TO SCALE
- U.E. = UTILITY EASEMENT
- SEC. = SECTION
- R.O.W. = RIGHT-OF-WAY
- EXC. = EXCLUSIVE
- T.E.A.E. = TEMPORARY EMERGENCY ACCESS EASEMENT (SEE NOTE 22, SHEET 2)
- * = RESTRICTED LOT (SEE NOTE 22, SHEET 2)

KEY MAP N.T.S.

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13



PRODUCTION FACILITY



LAND USE: PARKS AND RECREATION

1250.00' S 89°18'20" W 1920.00'

HERITAGE TODD CREEK SUBDIVISION
FILING NO.1 - AMENDMENT NO.3
RECP. NO. 20060216000165900



Manhard CONSULTING

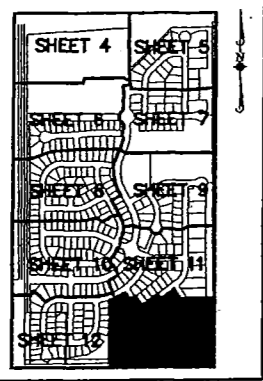
DATE	REVISIONS	DRAWN BY	K.K.	S.G.S.	T.P.	T.P.	K.B.
12/31/04	ADDRESS 3RD REVIEW COMMENTS						
03/20/06	REVISED PER CITY COMMENTS						
04/14/06	REVISED LOTS AND LAYOUT						
10/23/06	CITY COMMENTS						
12/14/06	FINAL CITY COMMENTS						
04/13/10	REVISED PER CITY COMMENTS						

PROJ. NO.: KAP
PROJ. ASSOC.: EDC
DRAWN BY: EDC/S.G.S.
DATE: 07/09/07
SCALE: 1" = 80'

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

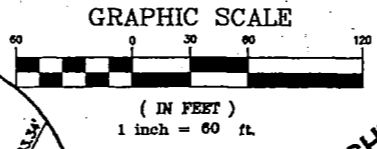
SHEET 12 OF 15
EGTNC2-PS C329

© 2009 ALL RIGHTS RESERVED



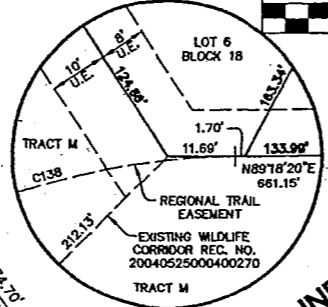
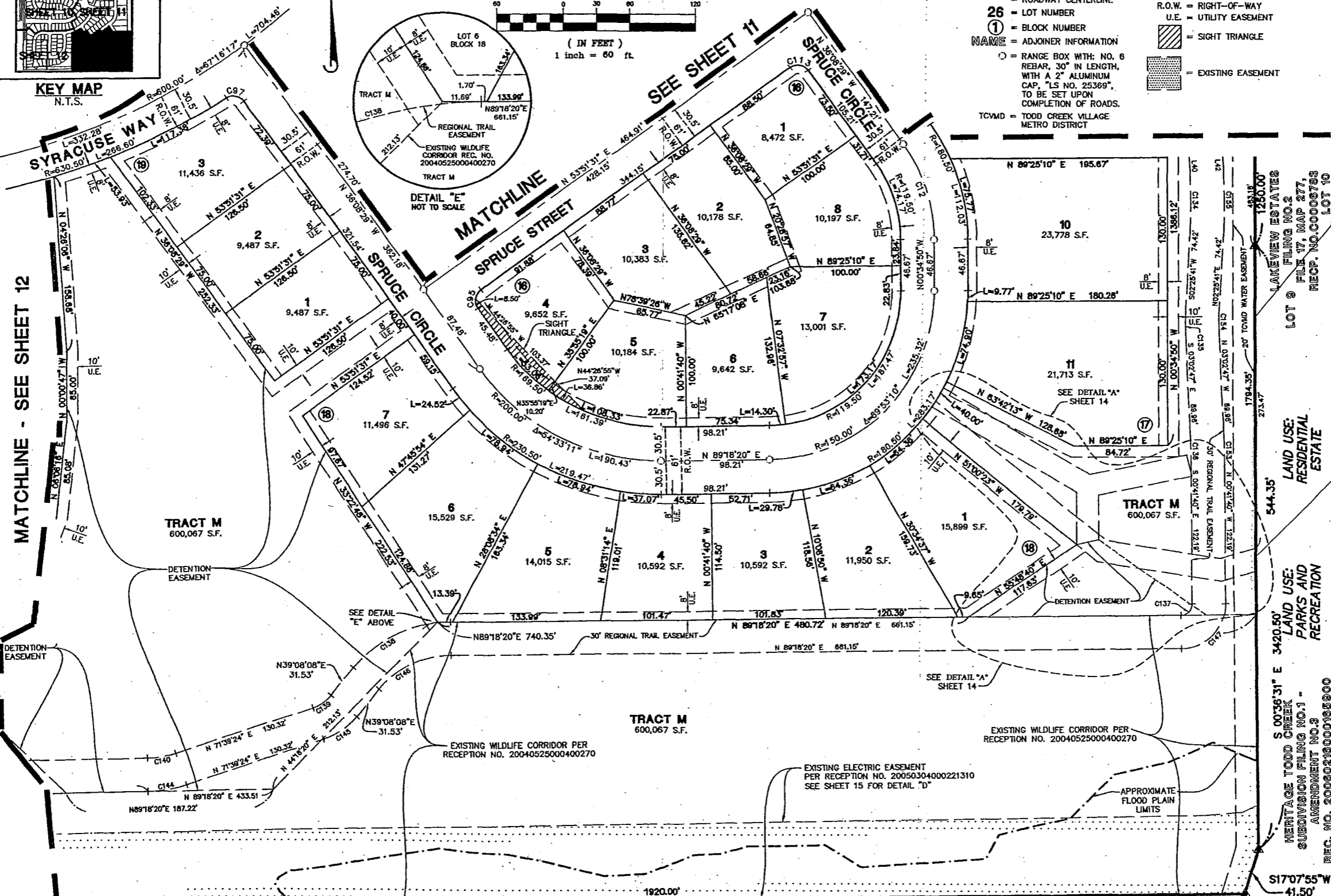
TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 15



LEGEND

- EX. SECTION LINE
- PLAT BOUNDARY LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- LOT NUMBER
- BLOCK NUMBER
- ADJOINER INFORMATION
- RANGE BOX WITH NO. 6 REBAR, 30" IN LENGTH, WITH A 2" ALUMINUM CAP, "LS NO. 25369", TO BE SET UPON COMPLETION OF ROADS.
- TCVMD = TODD CREEK VILLAGE METRO DISTRICT
- SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- N.T.S. = NOT TO SCALE
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- SIGHT TRIANGLE
- EXISTING EASEMENT



MATCHLINE - SEE SHEET 12

SEE SHEET 11

SHEET
13 OF 15
EGTNC2-PS C328

FINLEY LAND INVESTMENTS, INC.
COLORADO S.H. 7 AND QUEBEC STREET
TALON VIEW SUBDIVISION

PROJ. NO.: KAP
PROJ. ASSOC.: EDC
DRAWN BY: EDC/SJG
DATE: 07/09/07
SCALE: 1" = 60'

DATE	REVISION	BY	REVISION
03/20/08	REVISED PER CITY COMMENTS	SLG	
08/14/08	REVISED LOTS AND LAYOUT	T.P.	
10/23/08	CITY COMMENTS	T.P.	
12/14/08	FINAL CITY COMMENTS	T.P.	
04/07/10	REVISED PER CLIENT COMMENTS	K.B.	

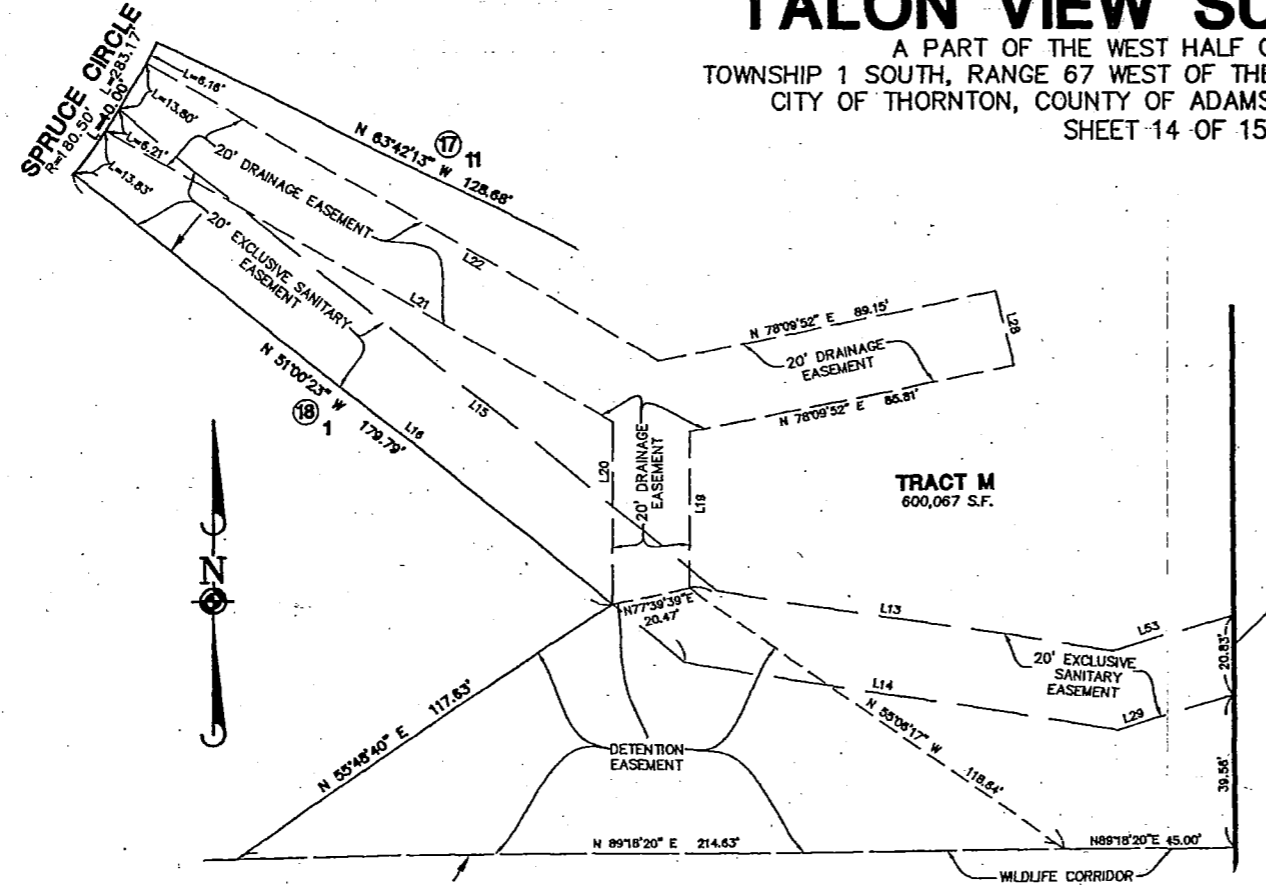
Manhard CONSULTING
2445 South Tenth Way, Suite 100, Aurora, Colorado 80012
303.720.0000
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Management • Environmental Stipulations • Landscape Architecture • Planning

REC. NO. 20060216000165900

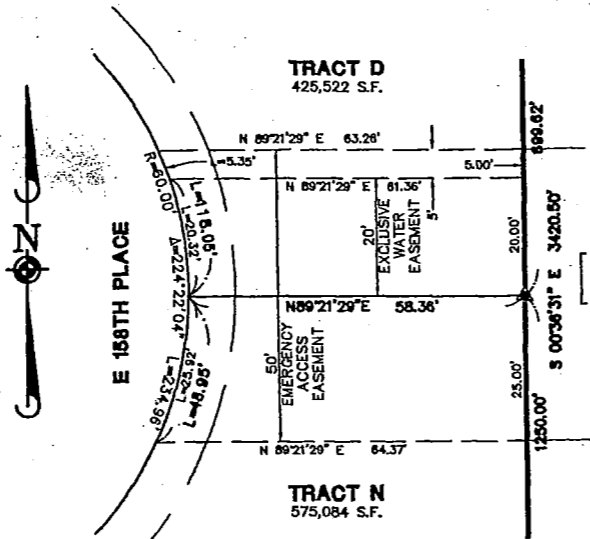
1250.00' 1920.00' 670.00' 1920.00'
LAND USE: PARKS AND RECREATION
HERITAGE TODD CREEK SUBDIVISION
FILING NO.1 - AMENDMENT NO.3
REC. NO. 20060216000165900
S 00'36"31" E 3420.50'
S 89'18"20" W 1920.00'
S 17'07"55" W 41.50'

TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
 TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 14 OF 15



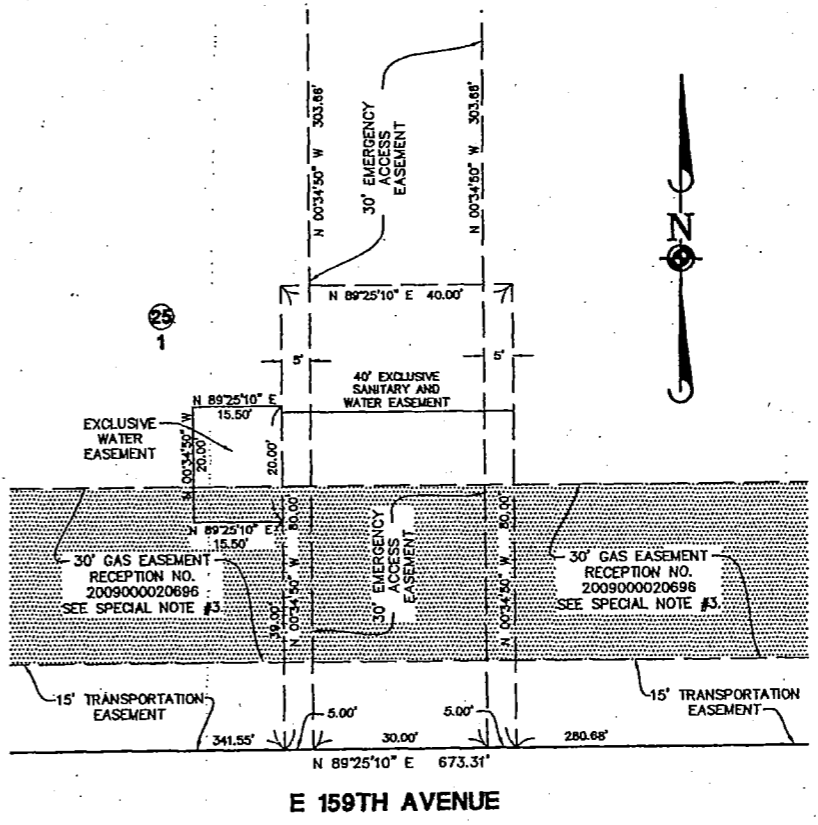
DETAIL "A"
 SCALE: 1"=30'
 (SHEET 13)



DETAIL "B"
 SCALE: 1"=20'
 (SHEET 9)

LEGEND

- PLAT BOUNDARY LINE
- - - EASEMENT LINE
- ▲ SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- 26 = LOT NUMBER
- ① = BLOCK NUMBER
- N.T.S. = NOT TO SCALE
- [Hatched Box] = EXISTING EASEMENT



DETAIL "C"
 SCALE: 1"=20'
 (SHEET 6)

SHEET
14 OF 15
 EGINC2-PS C329

FINLEY LAND INVESTMENTS, INC.
 COLORADO S.H. 7 AND QUEBEC STREET
 TALON VIEW SUBDIVISION

DATE	REVISIONS	DRAWN BY	PROJ. NO.	KAP
12/31/08	ADDRESS 3RD REVIEW COMMENTS	K.K.		EDG
03/20/09	REVISED PER CITY COMMENTS	SLG3		EDC/SLG3
08/14/09	REVISED LOTS AND LAYOUT	T.P.		07/08/07
10/23/09	CITY COMMENTS	T.P.		
12/11/09	FINAL CITY COMMENTS	T.P.		

Manhard CONSULTING
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 25369
 7442 East Triunvirate Way, Suite 100A, Denver, CO 80231
 303.755.2000
 www.manhardconsulting.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Management • Environmental Sciences • Landmarks & Historical Preservation



TALON VIEW SUBDIVISION

A PART OF THE WEST HALF OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 15

CURVE	RADIUS	DELTA	LENGTH
C1	CURVE HAS BEEN INTENTIONALLY DELETED		
C2	CURVE HAS BEEN INTENTIONALLY DELETED		
C3	CURVE HAS BEEN INTENTIONALLY DELETED		
C4	1200.00'	$\Delta=1^{\circ}33'02''$	32.48'
C5	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C6	1200.00'	$\Delta=4^{\circ}04'54''$	85.48'
C7	200.00'	$\Delta=4^{\circ}39'43''$	16.27'
C8	150.00'	$\Delta=7^{\circ}44'37''$	20.27'
C9	200.00'	$\Delta=2^{\circ}48'33''$	104.05'
C10	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C11	150.00'	$\Delta=23^{\circ}16'52''$	60.95'
C12	150.00'	$\Delta=35^{\circ}33'40''$	93.10'
C13	CURVE HAS BEEN INTENTIONALLY DELETED		
C14	CURVE HAS BEEN INTENTIONALLY DELETED		
C15	200.00'	$\Delta=4^{\circ}25'19''$	15.44'
C16	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C17	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C18	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C19	25.00'	$\Delta=50^{\circ}47'02''$	22.16'
C20	25.00'	$\Delta=38^{\circ}36'46''$	16.85'
C21	25.00'	$\Delta=38^{\circ}36'47''$	16.85'
C22	25.00'	$\Delta=50^{\circ}04'07''$	21.85'
C23	25.00'	$\Delta=44^{\circ}04'09''$	19.23'
C24	25.00'	$\Delta=38^{\circ}36'47''$	16.85'
C25	25.00'	$\Delta=38^{\circ}36'47''$	16.85'
C26	25.00'	$\Delta=43^{\circ}28'50''$	18.97'
C27	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C28	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C29	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C30	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C31	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C32	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C33	11.50'	$\Delta=89^{\circ}25'10''$	17.95'
C34	11.50'	$\Delta=90^{\circ}34'50''$	18.18'
C35	11.50'	$\Delta=84^{\circ}32'13''$	16.97'
C36	11.50'	$\Delta=84^{\circ}40'09''$	16.99'
C37	11.50'	$\Delta=96^{\circ}49'25''$	19.43'
C38	11.50'	$\Delta=91^{\circ}33'02''$	18.38'
C39	25.00'	$\Delta=38^{\circ}11'56''$	16.67'
C40	25.00'	$\Delta=44^{\circ}28'29''$	19.41'
C41	25.00'	$\Delta=45^{\circ}40'59''$	18.93'
C42	25.00'	$\Delta=39^{\circ}33'12''$	17.28'
C43	25.00'	$\Delta=39^{\circ}22'57''$	17.18'
C44	25.00'	$\Delta=41^{\circ}09'29''$	17.96'
C45	25.00'	$\Delta=44^{\circ}08'46''$	19.26'
C46	25.00'	$\Delta=41^{\circ}09'29''$	17.96'
C47	11.50'	$\Delta=90^{\circ}06'50''$	18.09'
C48	11.50'	$\Delta=89^{\circ}53'10''$	18.04'
C49	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C50	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C51	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C52	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C53	1230.50'	$\Delta=4^{\circ}04'54''$	87.66'
C54	1169.50'	$\Delta=4^{\circ}04'54''$	83.31'
C55	1169.50'	$\Delta=1^{\circ}33'02''$	31.65'
C56	1230.50'	$\Delta=1^{\circ}33'02''$	33.30'
C57	169.50'	$\Delta=4^{\circ}39'43''$	13.79'
C58	230.50'	$\Delta=4^{\circ}39'43''$	18.76'
C59	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C60	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C61	11.50'	$\Delta=90^{\circ}00'06''$	18.06'
C62	11.50'	$\Delta=89^{\circ}59'54''$	18.06'
C63	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C64	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C65	11.50'	$\Delta=83^{\circ}11'13''$	16.70'
C66	11.50'	$\Delta=77^{\circ}21'52''$	15.53'
C67	11.50'	$\Delta=90^{\circ}02'04''$	18.07'
C68	11.50'	$\Delta=89^{\circ}57'56''$	18.06'
C69	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C70	11.50'	$\Delta=97^{\circ}44'37''$	19.62'

CURVE	RADIUS	DELTA	LENGTH
C71	180.50'	$\Delta=7^{\circ}44'37''$	24.40'
C72	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C73	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C74	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C75	11.50'	$\Delta=89^{\circ}25'12''$	17.95'
C76	11.50'	$\Delta=90^{\circ}34'48''$	18.18'
C77	11.50'	$\Delta=89^{\circ}25'12''$	17.95'
C78	11.50'	$\Delta=90^{\circ}34'48''$	18.18'
C79	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C80	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C81	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C82	11.50'	$\Delta=94^{\circ}41'45''$	19.01'
C83	11.50'	$\Delta=94^{\circ}41'45''$	19.01'
C84	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C85	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C86	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C87	106.00'	$\Delta=22^{\circ}11'02''$	41.04'
C88	11.50'	$\Delta=91^{\circ}13'08''$	18.31'
C89	11.50'	$\Delta=88^{\circ}46'52''$	17.82'
C90	11.50'	$\Delta=89^{\circ}58'45''$	18.06'
C91	11.50'	$\Delta=90^{\circ}01'15''$	18.07'
C92	11.50'	$\Delta=78^{\circ}12'49''$	15.70'
C93	11.50'	$\Delta=94^{\circ}41'45''$	19.01'
C94	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C95	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C96	11.50'	$\Delta=86^{\circ}13'37''$	17.31'
C97	11.50'	$\Delta=86^{\circ}16'16''$	17.32'
C98	11.50'	$\Delta=86^{\circ}14'56''$	17.31'
C99	11.50'	$\Delta=86^{\circ}14'56''$	17.31'
C100	630.50'	$\Delta=0^{\circ}40'36''$	7.45'
C101	11.50'	$\Delta=90^{\circ}00'26''$	18.07'
C102	11.50'	$\Delta=89^{\circ}59'34''$	18.06'
C103	11.50'	$\Delta=89^{\circ}59'34''$	18.06'
C104	11.50'	$\Delta=90^{\circ}00'26''$	18.07'
C105	CURVE HAS BEEN INTENTIONALLY DELETED		
C106	CURVE HAS BEEN INTENTIONALLY DELETED		
C107	CURVE HAS BEEN INTENTIONALLY DELETED		
C108	CURVE HAS BEEN INTENTIONALLY DELETED		
C109	11.50'	$\Delta=90^{\circ}00'46''$	18.07'
C110	169.50'	$\Delta=4^{\circ}25'19''$	13.08'
C111	230.50'	$\Delta=4^{\circ}25'19''$	17.79'
C112	11.50'	$\Delta=88^{\circ}45'29''$	17.81'
C113	11.50'	$\Delta=90^{\circ}00'00''$	18.06'
C114	CURVE HAS BEEN INTENTIONALLY DELETED		
C115	40.00'	$\Delta=90^{\circ}02'13''$	62.86'
C116	10.00'	$\Delta=91^{\circ}15'46''$	15.93'
C117	990.00'	$\Delta=3^{\circ}04'15''$	53.06'
C118	1010.00'	$\Delta=4^{\circ}44'40''$	83.63'
C119	990.00'	$\Delta=4^{\circ}19'46''$	74.81'
C120	1010.00'	$\Delta=3^{\circ}13'07''$	56.74'
C121	990.00'	$\Delta=2^{\circ}26'27''$	42.17'
C122	990.00'	$\Delta=4^{\circ}52'37''$	84.27'
C123	410.00'	$\Delta=9^{\circ}33'41''$	68.42'
C124	490.00'	$\Delta=8^{\circ}11'48''$	70.10'
C125	510.00'	$\Delta=6^{\circ}34'58''$	58.59'
C126	590.00'	$\Delta=3^{\circ}16'08''$	33.66'
C127	590.00'	$\Delta=4^{\circ}15'23''$	43.83'
C128	310.00'	$\Delta=6^{\circ}25'01''$	34.72'
C129	490.00'	$\Delta=5^{\circ}22'49''$	46.01'
C130	510.00'	$\Delta=4^{\circ}52'01''$	43.32'
C131	590.00'	$\Delta=1^{\circ}59'21''$	20.48'
C132	190.00'	$\Delta=2^{\circ}13'25''$	7.37'
C133	160.00'	$\Delta=5^{\circ}03'18''$	14.12'
C134	490.00'	$\Delta=5^{\circ}59'32''$	51.25'
C135	210.00'	$\Delta=5^{\circ}28'28''$	20.07'
C136	790.00'	$\Delta=2^{\circ}21'08''$	32.43'
C137	10.00'	$\Delta=90^{\circ}00'00''$	15.71'
C138	115.00'	$\Delta=50^{\circ}10'12''$	100.70'
C139	35.00'	$\Delta=32^{\circ}31'15''$	19.87'
C140	85.00'	$\Delta=17^{\circ}38'57''$	26.18'

CURVE	RADIUS	DELTA	LENGTH
C141	265.00'	$\Delta=23^{\circ}53'31''$	110.50'
C142	90.00'	$\Delta=70^{\circ}38'57''$	110.98'
C143	235.00'	$\Delta=23^{\circ}53'31''$	97.99'
C144	115.00'	$\Delta=17^{\circ}38'57''$	35.42'
C145	85.00'	$\Delta=32^{\circ}31'15''$	36.89'
C146	85.00'	$\Delta=50^{\circ}10'12''$	74.43'
C147	40.00'	$\Delta=90^{\circ}00'00''$	62.83'
C148	11.50'	$\Delta=120^{\circ}01'26''$	24.09'
C149	11.50'	$\Delta=89^{\circ}59'14''$	18.06'
C150	11.50'	$\Delta=89^{\circ}26'05''$	17.95'
C151	500.00'	$\Delta=06^{\circ}48'47''$	59.46'
C152	100.00'	$\Delta=10^{\circ}26'29''$	18.22'
C153	820.00'	$\Delta=02^{\circ}21'08''$	33.66'
C154	180.00'	$\Delta=05^{\circ}28'28''$	17.20'
C155	520.00'	$\Delta=05^{\circ}59'32''$	54.38'
C156	130.00'	$\Delta=05^{\circ}03'18''$	11.47'
C157	220.00'	$\Delta=02^{\circ}13'25''$	8.54'
C158	620.00'	$\Delta=01^{\circ}59'21''$	21.53'
C159	480.00'	$\Delta=04^{\circ}52'01''$	40.77'
C160	520.00'	$\Delta=05^{\circ}22'49''$	48.83'
C161	280.00'	$\Delta=06^{\circ}25'01''$	31.36'
C162	620.00'	$\Delta=04^{\circ}15'23''$	46.06'
C163	620.00'	$\Delta=03^{\circ}16'08''$	35.37'
C164	480.00'	$\Delta=06^{\circ}34'58''$	55.15'
C165	520.00'	$\Delta=08^{\circ}11'48''$	74.39'
C166	380.00'	$\Delta=09^{\circ}33'41''$	63.41'
C167	1020.00'	$\Delta=04^{\circ}52'37''$	86.82'
C168	1020.00'	$\Delta=02^{\circ}26'27''$	43.45'
C169	980.00'	$\Delta=05^{\circ}01'01''$	85.81'
C170	32.00'	$\Delta=26^{\circ}49'00''$	14.98'
C171	1020.00'	$\Delta=04^{\circ}18'46''$	77.07'
C172	980.00'	$\Delta=04^{\circ}44'40''$	81.15'
C173	1020.00'	$\Delta=03^{\circ}04'15''$	54.67'
C174	40.00'	$\Delta=91^{\circ}15'46''$	63.71'
C175	10.00'	$\Delta=84^{\circ}39'15''$	14.78'

CH=S 47°27'14" E 58.59'

CH=S 68°19'07" W 14.84'

CH=N 50°00'07" W 13.47'

LINE	BEARING	LENGTH
L1	N 75°02'56" E	6.39'
L2	N 05°08'03" E	27.80'
L3	N 05°08'03" E	27.90'
L4	N 90°00'00" W	22.94'
L5	N 00°34'50" W	7.00'
L6	N 07°54'25" W	36.89'
L7	N 05°20'39" W	16.74'
L8	LINE HAS BEEN INTENTIONALLY DELETED	
L9	LINE HAS BEEN INTENTIONALLY DELETED	
L10	LINE HAS BEEN INTENTIONALLY DELETED	
L11	N 00°41'40" W	7.91'
L12	N 53°17'42" W	3.31'
L13	N 81°10'10" W	104.00'
L14	N 81°10'10" W	113.93'
L15	N 51°00'23" W	199.57'
L16	N 51°00'23" W	203.84'
L17	LINE HAS BEEN INTENTIONALLY DELETED	
L18	LINE HAS BEEN INTENTIONALLY DELETED	
L19	N 00°00'36" W	41.00'
L20	N 00°00'36" W	47.74'
L21	N 59°48'55" W	152.07'
L22	N 59°48'55" W	153.54'
L23	LINE HAS BEEN INTENTIONALLY DELETED	
L24	LINE HAS BEEN INTENTIONALLY DELETED	
L25	N 24°20'52" W	76.50'
L26	N 24°20'52" W	84.45'
L27	N 89°25'10" E	60.61'
L28	N 14°32'08" W	20.02'
L29	S 73°13'23" W	31.97'
L30	S 89°25'17" W	15.00'
L31	N 87°23'03" E	114.92'
L32	N 54°54'36" E	9.22'
L33	S 03°36'12" W	170.05'
L34	S 05°57'29" E	19.39'
L35	S 02°14'19" W	26.11'
L36	S 04°20'38" E	15.16'
L37	S 01°04'30" E	78.00'
L38	S 03°14'08" E	111.31'
L39	S 02°08'41" W	105.74'
L40	S 03°33'52" E	62.34'
L41	LINE HAS BEEN INTENTIONALLY DELETED	
L42	N 03°33'52" W	62.34'
L43	N 02°08'41" E	105.74'
L44	N 03°14'08" W	111.31'
L45	N 01°04'30" W	78.00'
L46	N 04°20'38" W	15.16'
L47	N 02°14'19" E	26.11'
L48	N 05°57'29" W	19.39'
L49	N 03°36'12" E	170.05'
L50	N 03°42'51" W	113.43'
L51	S 54°54'36" W	10.01'
L52	S 87°23'03" E	114.87'
L53	N 73°13'23" E	33.23'

LEGEND

- PLAT BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- ▲ = SET 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25369" ON A NO. 5 REBAR
- 26 = LOT NUMBER
- ① = BLOCK NUMBER