

Preliminary Plat

BOULDER CREEK COMMONS SUBDIVISION

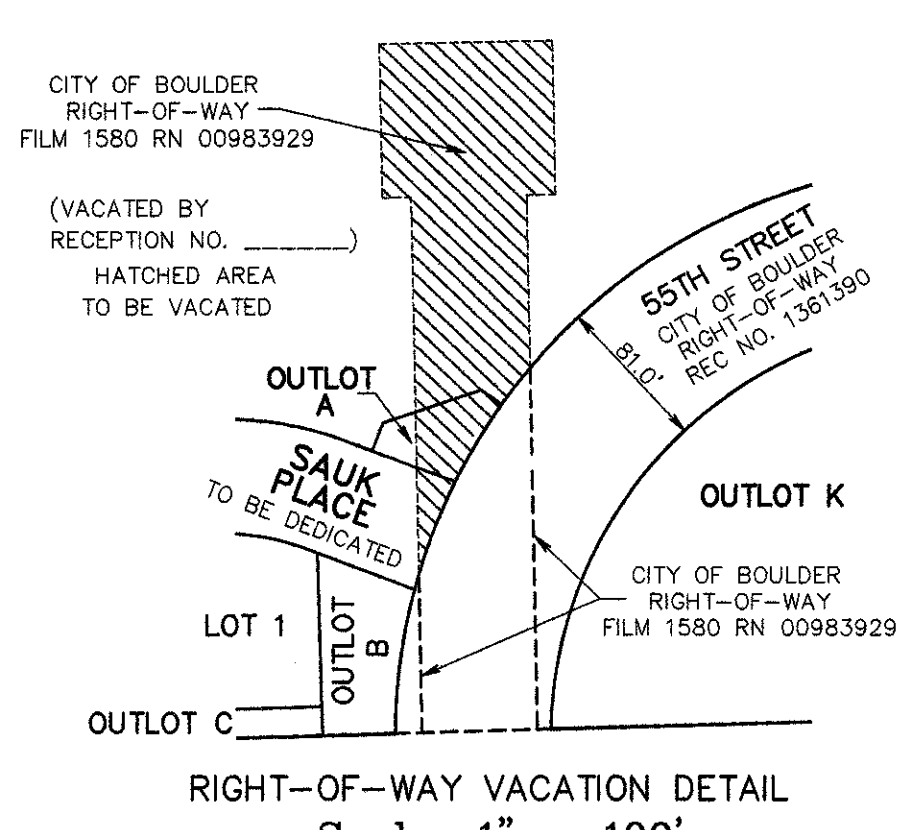
located within the Southeast Quarter of Section 4 and the Southwest Quarter of Section 3,
Township 1 South, Range 70 West of the 6th P.M.,
City of Boulder, County of Boulder, State of Colorado

Sheet 2 of 6
TOTAL AREA = 965,880 SQUARE FEET OR 22.17 ACRES

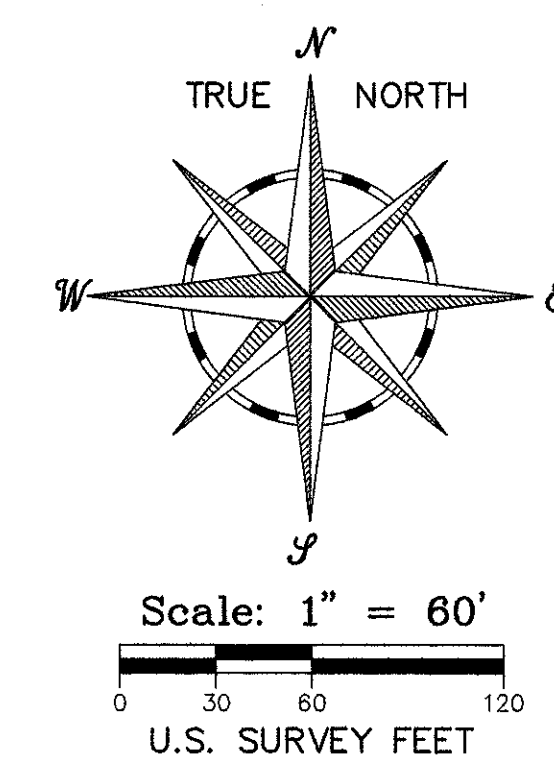
Curve Table (RECORD)				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	516.69'	300.50'	98°30'59"	N 50°19'41" E 455.35'
C2	23.56'	15.00'	90°00'00"	N 54°35'10" E 21.21'
C3	31.88'	340.50'	5°21'51"	N 83°05'45" W 31.87'
C4	374.66'	219.50'	97°47'50"	S 50°41'15" W 330.81'

Curve Table (MEASURED)				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	516.69'	300.50'	98°30'59"	N 50°19'41" E 455.35'
C2	23.56'	15.00'	90°00'00"	N 53°50'45" E 21.21'
C3	31.60'	340.50'	05°19'04"	N 83°48'47" W 31.59'
C4	374.66'	219.50'	97°47'50"	S 49°56'50" W 330.81'
C5	84.68'	300.50'	16°08'25"	N 08°23'58" E 84.37'
C6	123.25'	300.50'	23°30'01"	N 28°23'13" E 120.79'
C7	308.79'	300.50'	58°52'33"	N 69°24'28" E 295.38'

Line Table			
LINE	BEARING	DISTANCE	LINE BEARING DISTANCE
L1	N 00°29' E	71.48'(R)	L8 N 88°07'19" W 81.06'(R)
L2	N 00°27'20" E	71.65'(M)	L9 S 01°08'11" W 83.09'(M)
L3	N 60°10'28" W	128.62'(M)	L10 N 01°08'11" W 196.72'(M)
L4	S 80°10'28" E	372.32'(R)	L11 S 88°51'49" W 15.00'(M)
L5	N 60°10'28" W	1504.11'(M)	L12 N 01°08'11" W 80.00'(M)
L6	S 81°09'15" E	14.10'(R)	L13 N 88°51'49" E 90.00'(M)
L7	N 09°35'10" E	39.83'(R)	L14 S 01°08'11" E 80.00'(M)
	S 81°09'15" E	14.10'(R)	L15 S 88°51'49" W 15.00'(M)
	N 08°50'45" E	38.66'(R)	L16 S 01°08'11" E 90.05'(M)
	N 80°24'50" W	344.90'(R)	L17 S 01°08'11" E 189.26'(M)
	N 81°09'15" W	344.90'(M)	



- ### Legend
- SET #5 REBAR W/ALUMINUM CAP "SELLARS - LS 27615"
 - WC • SET ALUMINUM CAP IN CONCRETE - 25" WITNESS CORNER "SELLARS - LS 27615"
 - RM • FOUND #5 REBAR W/ALUMINUM CAP MARKED "MELVIN SURVEYING - LS 5429" RAY MELVIN
 - RS • FOUND #5 REBAR W/ALUMINUM CAP MARKED "DB&CO LS 17664" RICHARD SETTERGREN
 - ▲ PANEL POINT
 - ♿ HANDICAP RAMP
 - ⊙ MONITOR WELL
 - ⊕ ELECTRIC PEDESTAL
 - ⊖ TELEPHONE PEDESTAL
 - ⊗ CABLE TV PEDESTAL
 - U.E. UTILITY EASEMENT
 - DR. & U.E. DRAINAGE AND UTILITY EASEMENT
 - A. & U.E. ACCESS AND UTILITY EASEMENT
 - L. & U.E. LANDSCAPE AND UTILITY EASEMENT
 - L.E. ACCESS, UTILITY AND LANDSCAPE EASEMENT
 - TBD TO BE DEDICATED
 - LIGHT POLE
 - ⊠ ELECTRIC TRANSFORMER
 - SS— SANITARY SEWER LINE
 - W— WATER LINE
 - G— GAS LINE
 - E— ELECTRIC LINE
 - ST— STORM LINE
 - FO— FIBER OPTIC LINE
 - T— TELEPHONE LINE
 - ⊕ MANHOLE
 - FIRE HYDRANT
 - WATER VALVE



16500A-9.DWG FEBRUARY 28, 2013