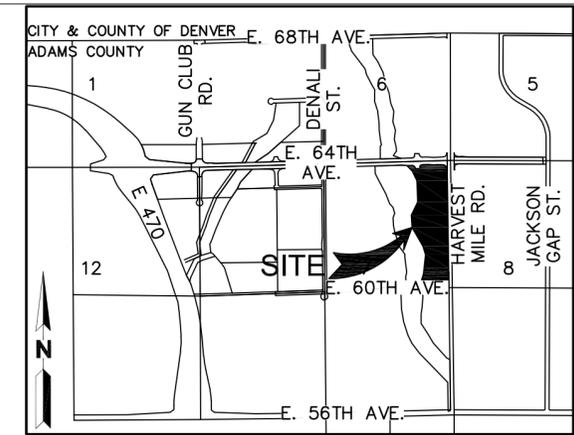


DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 1 OF 12



VICINITY MAP
 1" = 2500'

SHEET INDEX:

- 01 COVER SHEET
- 02 COVER SHEET
- 03 OVERALL LAYOUT
- 04 PLAT SHEET
- 05 PLAT SHEET
- 06 PLATTED EASEMENT DETAILS
- 07 PLATTED EASEMENT DETAILS
- 08 PLATTED EASEMENT DETAILS
- 09 PLATTED EASEMENT DETAILS
- 10 PLATTED EASEMENT DETAILS
- 11 PLATTED EASEMENT DETAILS
- 12 PLATTED EASEMENT CURVE AND LINE TABLE

DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR DESCRIPTION

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, A BLOCK, AND A TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE."
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABD70804629 WITH AN EFFECTIVE DATE OF APRIL 19, 2023 AT 5:00 P.M.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N88°21'19"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "JOHNSTON ENG. ASSOC. | T3S | R65W | 1/4 | 6 | 7 | 2001 PLS #25379" AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LP1 | T3S | R65W | 6 | 5 | 7 | 8 | 2007 PLS #23521" AT THE NORTHEAST CORNER.
5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
6. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
7. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
8. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST 64TH AVENUE, EAST 60TH AVENUE AND HARVEST ROAD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
9. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
10. TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.

OWNER:

DIBC CARGO LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
 COUNTY OF _____)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024,

WITNESS MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

 RICHARD A. NOBBE
 PROFESSIONAL L.S. NO. 23899

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2024 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

JULY 03, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com

ALL SEALS FOR THE PLAT ARE APPLIED TO THE COVER PAGE

DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 2 OF 12

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;
NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;
ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;
ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHT OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE OF THE CITY OF AURORA.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7, THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 7, S00°46'20"E A DISTANCE OF 185.34 FEET; THENCE S89°13'40"W A DISTANCE OF 72.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARVEST ROAD RECORDED AT RECEPTION NO. 20060212000496480 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°46'20"E A DISTANCE OF 2138.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARVEST ROAD AS DEDICATED BY BOX ELDER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2022000012967;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:

- 1) S04°27'53"W A DISTANCE OF 109.56 FEET;
- 2) THENCE S00°46'20"E A DISTANCE OF 105.08 FEET TO POINT OF CURVATURE AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 60TH AVENUE AS DEDICATED BY SAID BOX ELDER SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES:

- 1) 116.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 88°50'22", AND A CHORD WHICH BEARS S43°38'51"W A DISTANCE OF 104.99 FEET;
- 2) THENCE S88°04'02"W A DISTANCE OF 147.32 FEET;
- 3) THENCE S87°03'43"W A DISTANCE OF 189.84 FEET TO THE SOUTHEAST CORNER OF TRACT B, OF SAID BOX ELDER SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT B THE FOLLOWING ELEVEN (11) CONSECUTIVE COURSES:

- 1) N62°45'34"W A DISTANCE OF 183.47 FEET;
- 2) THENCE N17°18'32"E A DISTANCE OF 193.36 FEET;
- 3) THENCE N05°44'27"E A DISTANCE OF 113.71 FEET;
- 4) THENCE N05°45'39"E A DISTANCE OF 282.15 FEET;
- 5) THENCE N17°06'52"W A DISTANCE OF 184.46 FEET;
- 6) THENCE N29°49'40"W A DISTANCE OF 450.28 FEET;
- 7) THENCE N03°42'10"W A DISTANCE OF 253.37 FEET;
- 8) THENCE N25°24'37"E A DISTANCE OF 307.69 FEET;
- 9) THENCE N02°03'27"W A DISTANCE OF 443.10 FEET;
- 10) THENCE N25°25'43"W A DISTANCE OF 220.42 FEET;
- 11) THENCE N44°16'34"W A DISTANCE OF 168.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS DEDICATED BY EAST 64TH AVENUE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2021000041023;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) CONSECUTIVE COURSES:

- 1) S87°27'02"E A DISTANCE OF 34.61 FEET;
- 2) THENCE N88°21'19"E A DISTANCE OF 85.53 FEET TO A POINT OF CURVATURE;
- 3) THENCE 95.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 91°38'41", AND A CHORD WHICH BEARS S45°49'21"E A DISTANCE OF 86.06 FEET;
- 4) THENCE S00°00'00"W A DISTANCE OF 6.52 FEET;
- 5) THENCE N90°00'00"E A DISTANCE OF 84.83 FEET;
- 6) THENCE 45.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 286.00 FEET, A CENTRAL ANGLE OF 09°07'41", AND A CHORD WHICH BEARS N08°56'29"E A DISTANCE OF 45.52 FEET;
- 7) THENCE 65.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 74°50'59", AND A CHORD WHICH BEARS N50°55'49"E A DISTANCE OF 60.77 FEET;
- 8) THENCE N88°21'19"E A DISTANCE OF 129.66 FEET;
- 9) THENCE S87°11'06"E A DISTANCE OF 109.43 FEET;
- 10) THENCE N88°27'09"E A DISTANCE OF 62.96 FEET;
- 11) THENCE N89°17'53"E A DISTANCE OF 120.44 FEET TO A POINT OF CURVATURE;
- 12) THENCE 157.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°59'44" AND A CHORD WHICH BEARS S45°42'15"E A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.954 ACRES OR 1,566,158 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

JULY 03, 2024

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CONSULTING ENGINEERS

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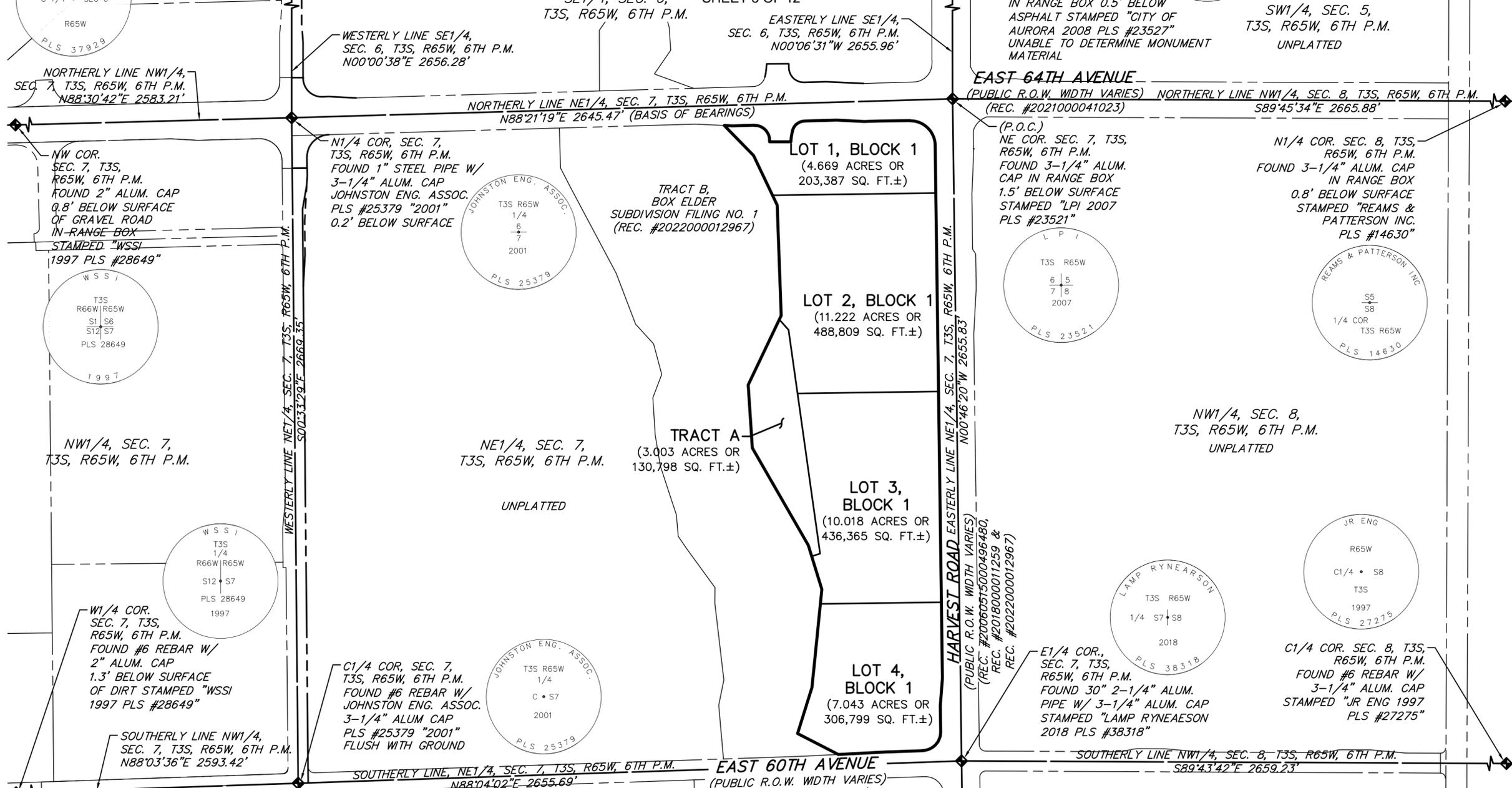
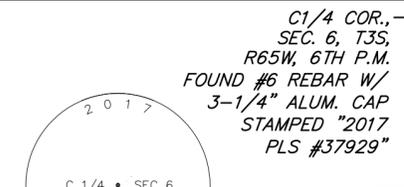
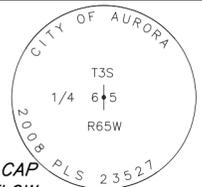
ALL SEALS FOR THE PLAT ARE
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SHEET 2 OF 12

DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2

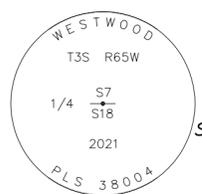
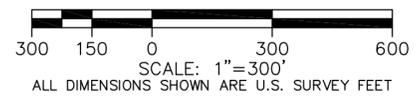
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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 3 OF 12



LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- PROPERTY CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- ◆ SECTION CORNER AS DESCRIBED
- ⊙ SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



JULY 03, 2024

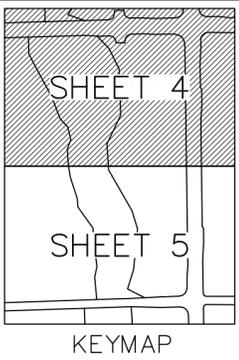
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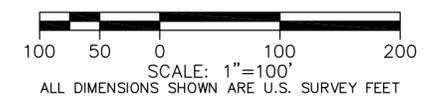
DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2

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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 4 OF 12



LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (WV) (WIDTH VARIES)



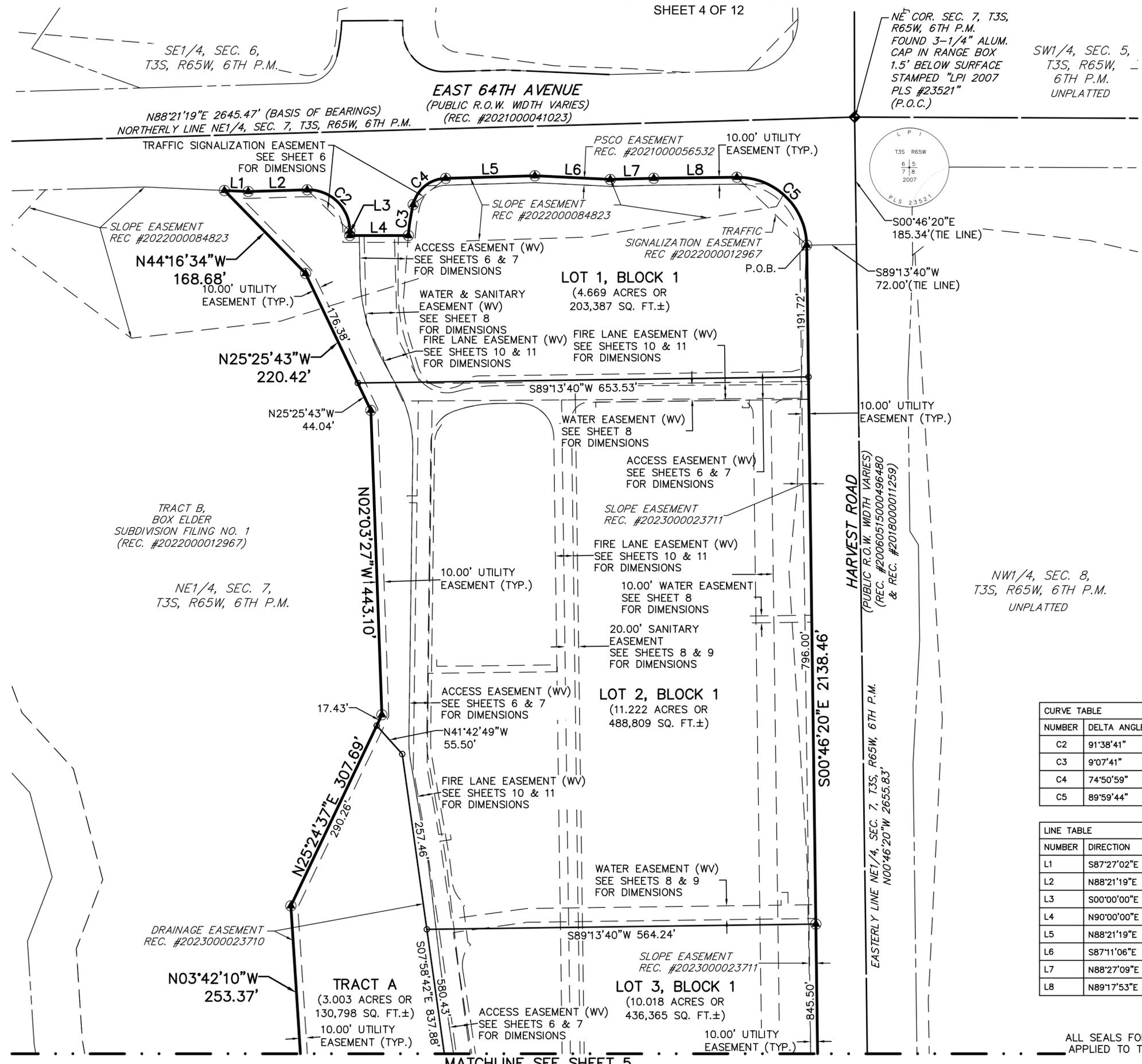
CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	91°38'41"	60.00'	95.97'	S45°49'21"E	86.06'
C3	9°07'41"	286.00'	45.56'	N08°56'29"E	45.52'
C4	74°50'59"	50.00'	65.32'	N50°55'49"E	60.77'
C5	89°59'44"	100.00'	157.07'	S45°42'15"E	141.42'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S87°27'02"E	34.61'
L2	N88°21'19"E	85.53'
L3	S00°00'00"E	6.52'
L4	N90°00'00"E	84.83'
L5	N88°21'19"E	129.66'
L6	S87°11'06"E	109.43'
L7	N88°27'09"E	62.96'
L8	N89°17'53"E	120.44'

JULY 03, 2024

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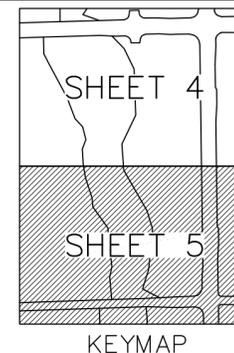
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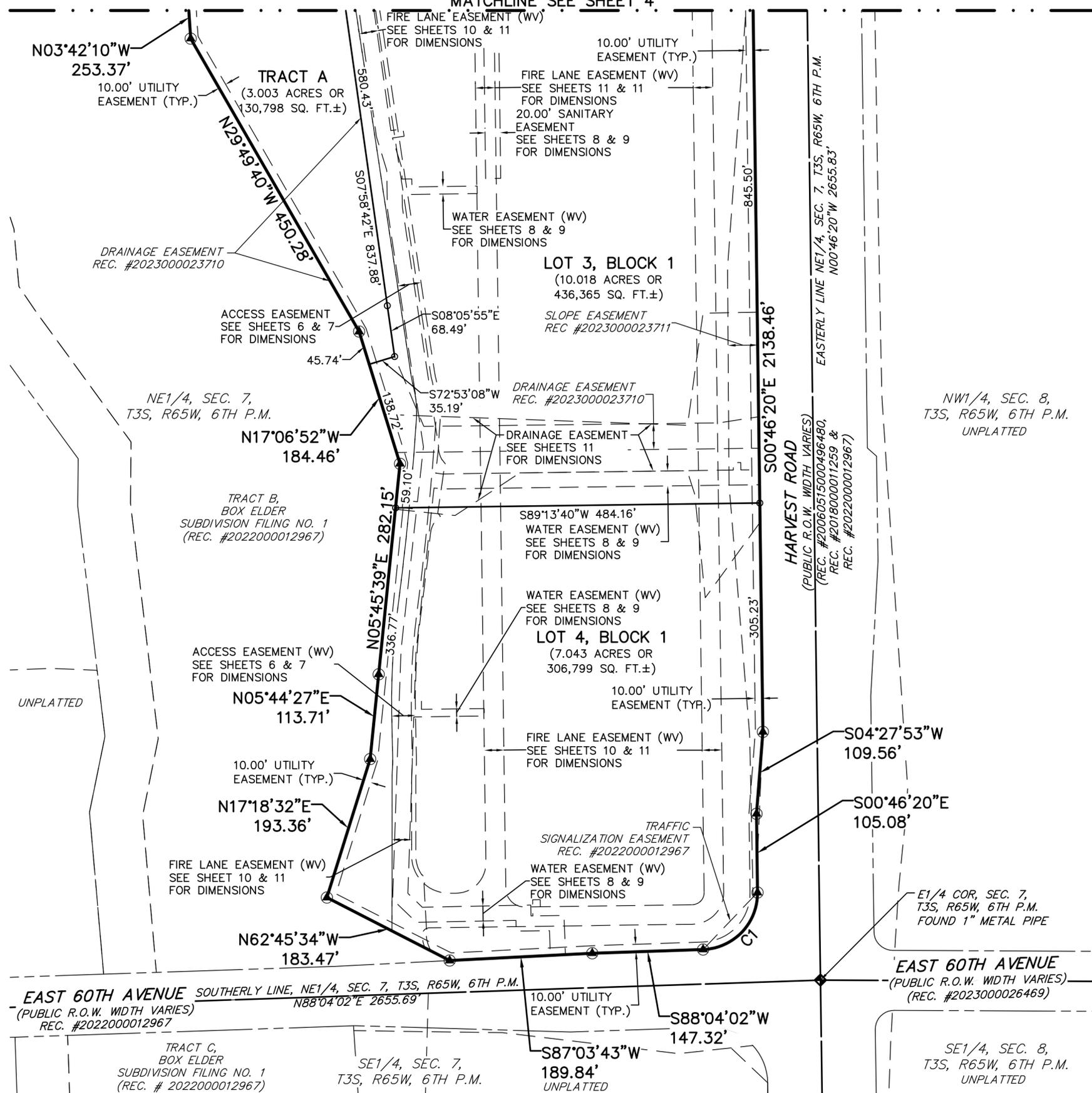
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MATCHLINE SEE SHEET 5

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 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
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 SHEET 5 OF 12



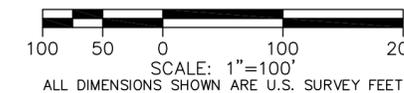
MATCHLINE SEE SHEET 4.



CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	88°50'22"	75.00'	116.29'	S43°38'51"W	104.99'

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPERTY CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- P.O.C. POINT OF COMMENCEMENT
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- (WV) (WIDTH VARIES)



JULY 03, 2024

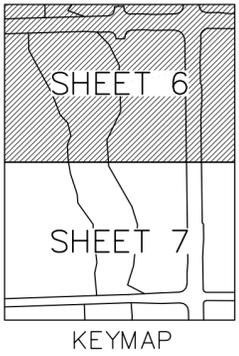
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 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 6 OF 12
 PLATTED EASEMENTS



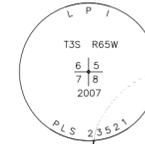
SE1/4, SEC. 6,
 T3S, R65W, 6TH P.M.

N88°21'19"E 2645.47' (BASIS OF BEARINGS)
 NORTHERLY LINE NE1/4, SEC. 7, T3S, R65W, 6TH P.M.

EAST 64TH AVENUE
 (PUBLIC R.O.W. WIDTH VARIES)
 (REC. #2021000041023)

NE COR. SEC. 7, T3S,
 R65W, 6TH P.M.
 FOUND 3-1/4" ALUM.
 CAP IN RANGE BOX
 1.5' BELOW SURFACE
 STAMPED "LPI 2007
 PLS #23521"
 (P.O.C.)

SW1/4, SEC. 5,
 T3S, R65W,
 6TH P.M.
 UNPLATTED



TRAFFIC SIGNALIZATION
 EASEMENT
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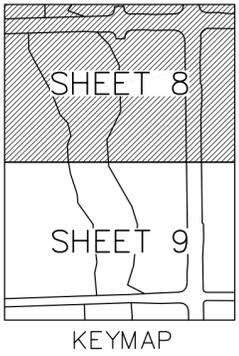
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DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 8 OF 12
 PLATTED EASEMENTS



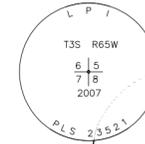
SE1/4, SEC. 6,
 T3S, R65W, 6TH P.M.

N88°21'19"E 2645.47' (BASIS OF BEARINGS)
 NORTHERLY LINE NE1/4, SEC. 7, T3S, R65W, 6TH P.M.

EAST 64TH AVENUE
 (PUBLIC R.O.W. WIDTH VARIES)
 (REC. #2021000041023)

NE COR. SEC. 7, T3S,
 R65W, 6TH P.M.
 FOUND 3-1/4" ALUM.
 CAP IN RANGE BOX
 1.5' BELOW SURFACE
 STAMPED "LPI 2007
 PLS #23521"
 (P.O.C.)

SW1/4, SEC. 5,
 T3S, R65W,
 6TH P.M.
 UNPLATTED

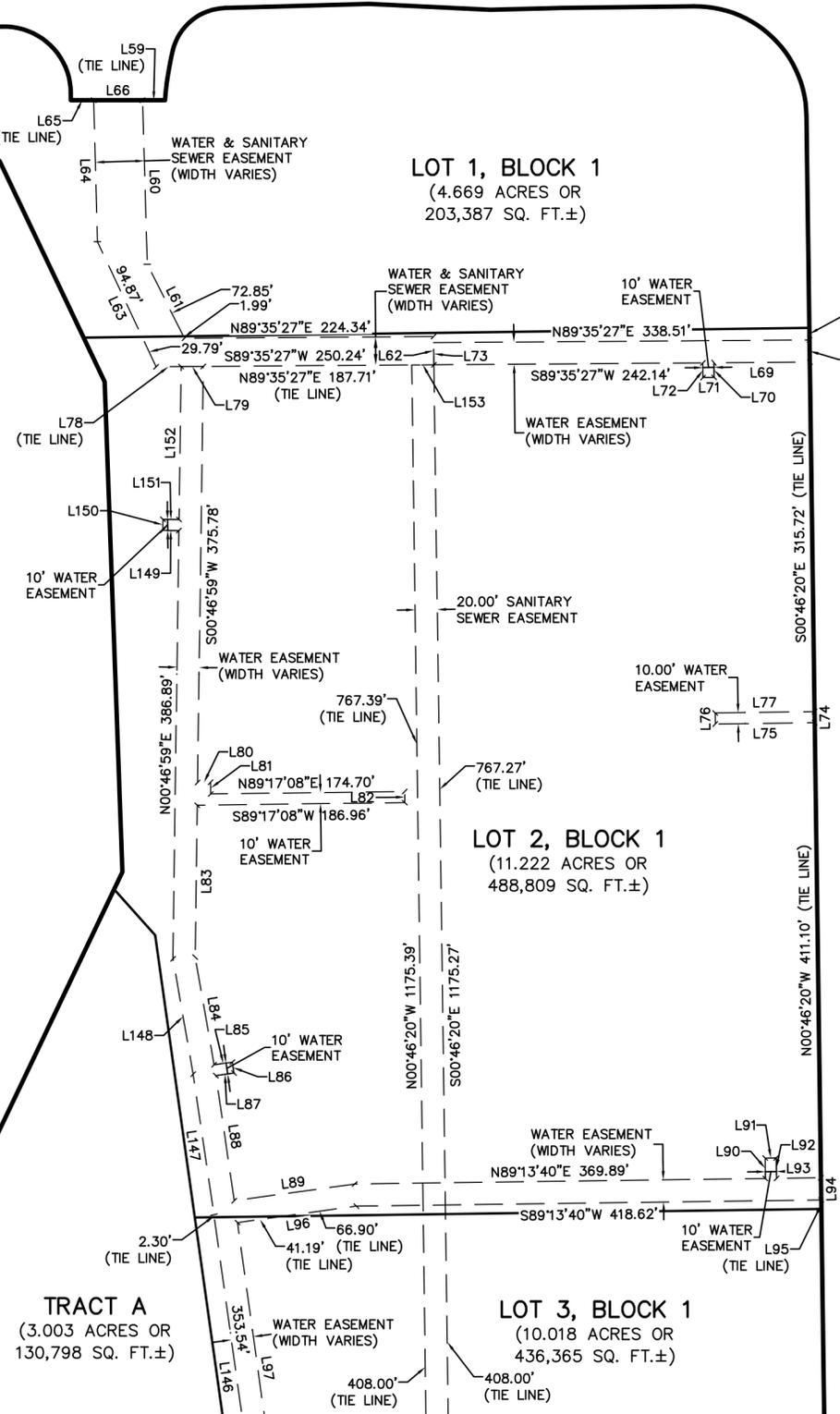
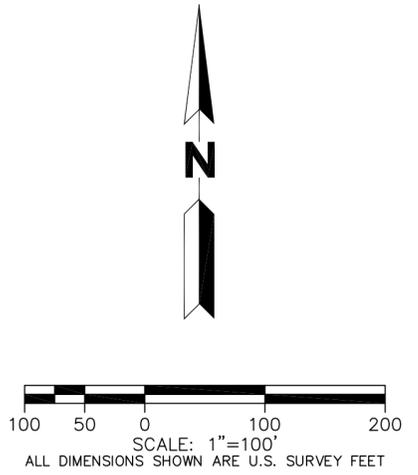


TRACT B,
 BOX ELDER
 SUBDIVISION FILING NO. 1
 (REC. #2022000012967)

NE1/4, SEC. 7,
 T3S, R65W, 6TH P.M.

NW1/4, SEC. 8,
 T3S, R65W, 6TH P.M.
 UNPLATTED

HARVEST ROAD
 (PUBLIC R.O.W. WIDTH VARIES)
 (REC. #20060515000496480
 & REC. #2018000011259)
 EASTERLY LINE NE1/4, SEC. 7, T3S, R65W, 6TH P.M.
 N00°46'20"W 2655.83'



TRACT A
 (3.003 ACRES OR
 130,798 SQ. FT.±)

LOT 1, BLOCK 1
 (4.669 ACRES OR
 203,387 SQ. FT.±)

LOT 2, BLOCK 1
 (11.222 ACRES OR
 488,809 SQ. FT.±)

LOT 3, BLOCK 1
 (10.018 ACRES OR
 436,365 SQ. FT.±)

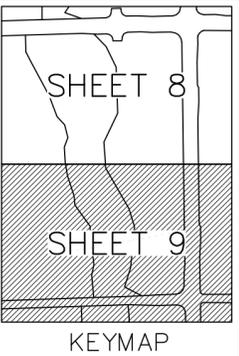
ALL SEALS FOR THE PLAT ARE
 APPLIED TO THE COVER PAGE

JULY 03, 2024

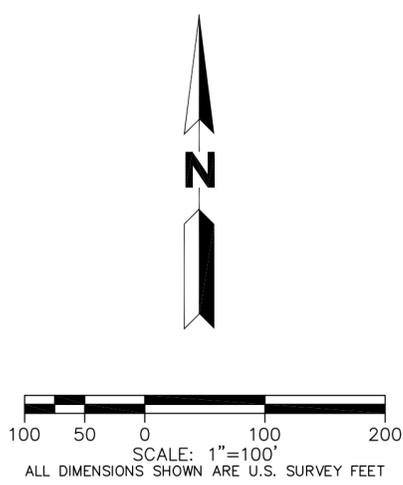
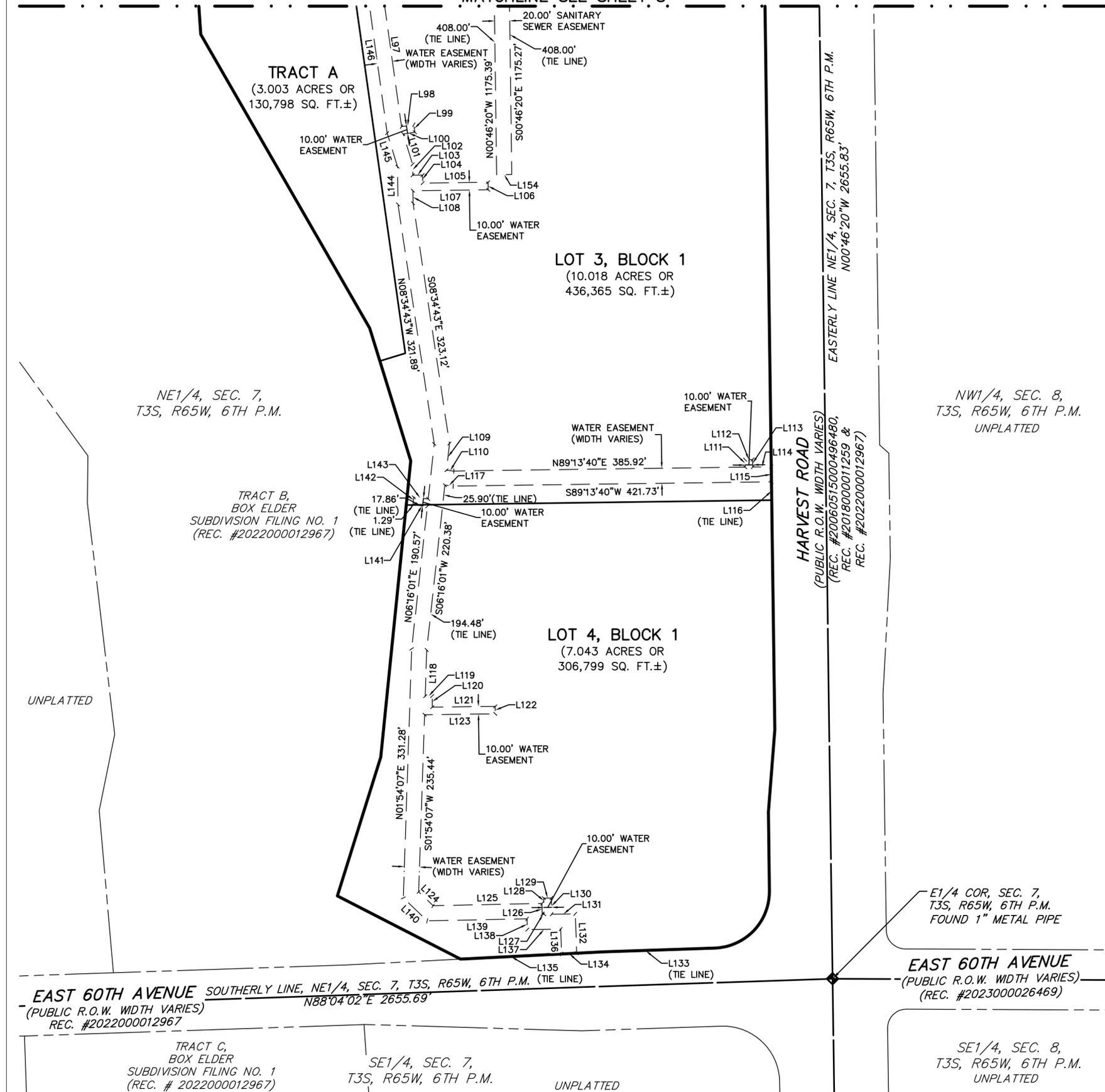
MARTIN/MARTIN
 CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com

DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 9 OF 12
 PLATTED EASEMENTS



MATCHLINE SEE SHEET 8.



JULY 03, 2024

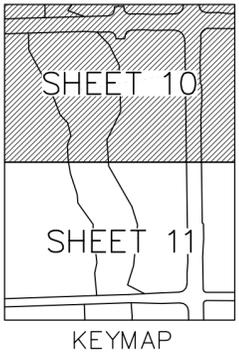
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DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 10 OF 12
 PLATTED EASEMENTS



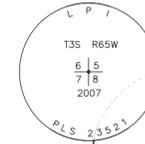
SE1/4, SEC. 6,
 T3S, R65W, 6TH P.M.

N88°21'19"E 2645.47' (BASIS OF BEARINGS)
 NORTHERLY LINE NE1/4, SEC. 7, T3S, R65W, 6TH P.M.

EAST 64TH AVENUE
 (PUBLIC R.O.W. WIDTH VARIES)
 (REC. #2021000041023)

NE COR. SEC. 7, T3S,
 R65W, 6TH P.M.
 FOUND 3-1/4" ALUM.
 CAP IN RANGE BOX
 1.5' BELOW SURFACE
 STAMPED "LPI 2007
 PLS #23521"
 (P.O.C.)

SW1/4, SEC. 5,
 T3S, R65W,
 6TH P.M.
 UNPLATTED



TRACT B,
 BOX ELDER
 SUBDIVISION FILING NO. 1
 (REC. #2022000012967)

NE1/4, SEC. 7,
 T3S, R65W, 6TH P.M.

LOT 1, BLOCK 1
 (4.669 ACRES OR
 203,387 SQ. FT.±)

LOT 2, BLOCK 1
 (11.222 ACRES OR
 488,809 SQ. FT.±)

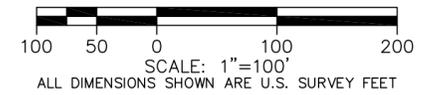
TRACT A
 (3.003 ACRES OR
 130,798 SQ. FT.±)

LOT 3, BLOCK 1
 (10.018 ACRES OR
 436,365 SQ. FT.±)

HARVEST ROAD
 (PUBLIC R.O.W. WIDTH VARIES)
 (REC. #20060515000496480
 & REC. #2018000011259)

EASTERLY LINE NE1/4, SEC. 7, T3S, R65W, 6TH P.M.
 N00°46'20"W 2655.83'

NW1/4, SEC. 8,
 T3S, R65W, 6TH P.M.
 UNPLATTED



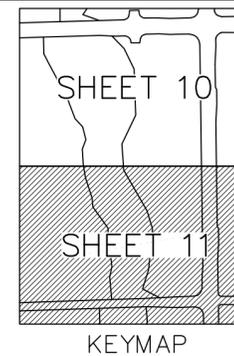
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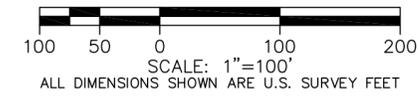
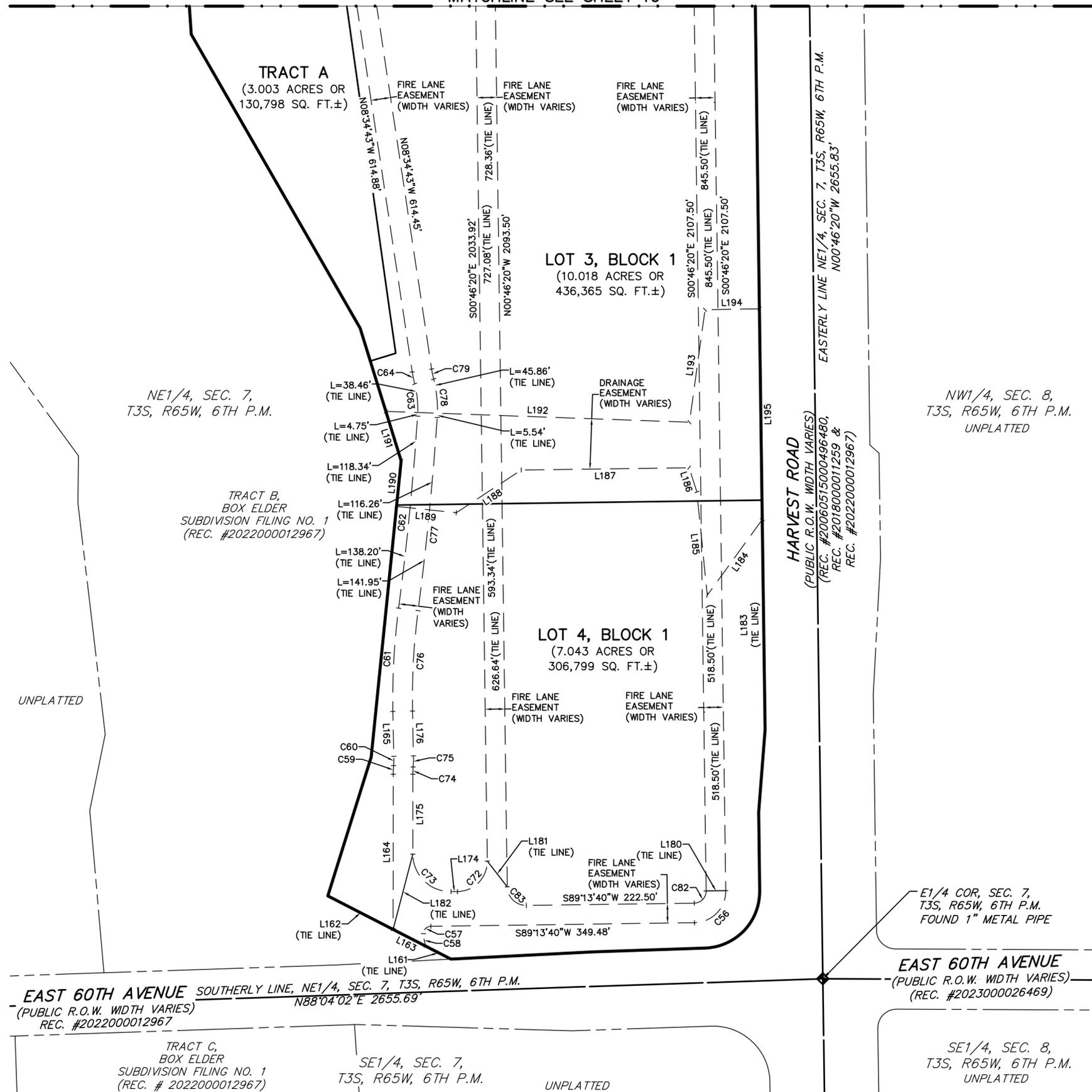
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DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 11 OF 12
 PLATTED EASEMENTS



MATCHLINE SEE SHEET 10



E1/4 COR, SEC. 7,
 T3S, R65W, 6TH P.M.
 FOUND 1" METAL PIPE

JULY 03, 2024

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DENALI LOGISTICS PARK SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 12 OF 12

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L9 (TIE LINE)	N88°21'19"E	85.53'
L10	N45°49'21"W	86.06'
L11 (TIE LINE)	N00°00'00"E	6.52'
L12 (TIE LINE)	S88°21'19"W	129.66'
L13	S50°55'49"W	60.77'
L14	S04°17'14"W	100.04'
L15	S16°57'45"E	42.97'
L16	N89°13'40"E	452.69'
L17	N74°28'26"E	18.03'
L18	N89°13'40"E	3.21'
L19	S00°46'20"E	45.75'
L20	S89°13'40"W	309.00'
L21	S00°46'20"E	29.50'
L22	S88°24'28"W	65.49'
L23	S89°13'40"W	32.90'
L24	S51°33'37"E	6.06'
L25	N63°47'28"W	0.50'
L26	S00°46'59"W	422.16'
L27	S09°54'37"E	144.08'
L28	S06°39'57"E	31.13'
L29	N47°39'02"E	0.50'
L30	S35°28'39"W	5.50'
L31	S07°11'13"E	51.59'
L32	S48°12'22"E	5.50'
L33	N60°23'06"W	0.50'
L34	N58°40'03"E	0.50'
L35	S42°56'10"W	5.53'
L36	S08°17'30"W	60.11'
L37	S39°24'16"E	5.50'
L38	N54°53'13"W	0.50'
L39	S01°09'53"E	59.56'
L40	S00°03'07"W	106.14'
L41	N55°11'29"E	0.50'
L42	S42°26'46"W	6.00'
L43	S03°16'48"E	60.59'
L44	S44°48'07"E	5.77'
L45	S45°11'53"W	5.29'
L46	S11°12'16"W	2.41'
L47 (TIE LINE)	N62°45'34"W	27.58'
L48	N62°45'34"W	58.51'
L49 (TIE LINE)	S62°45'34"E	97.38'
L50	N00°03'07"E	206.45'
L51	N01°09'53"W	59.56'
L52	N06°39'57"W	153.42'
L53	N09°54'37"W	144.08'
L54	N00°46'59"E	422.15'
L55	N28°24'45"W	47.56'
L56	N01°04'32"W	59.43'
L57 (TIE LINE)	N90°00'00"E	13.79'
L58	N90°00'00"E	71.04'
L59 (TIE LINE)	N90°00'00"W	20.15'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L60	S01°38'50"E	148.18'
L61	S26°34'07"E	74.84'
L62	S00°46'20"E	25.52'
L63	N25°04'28"W	124.66'
L64	N01°29'36"W	127.89'
L65 (TIE LINE)	N90°00'00"E	20.69'
L66	N90°00'00"E	43.99'
L67 (TIE LINE)	S00°46'20"E	10.88'
L68	S00°46'20"E	20.00'
L69	S89°35'27"W	86.37'
L70	S00°46'20"E	13.21'
L71	S89°13'40"W	10.00'
L72	N00°46'20"W	13.28'
L73	N00°46'20"W	20.00'
L74	S00°46'20"E	10.00'
L75	S89°13'40"W	89.50'
L76	N00°46'20"W	10.00'
L77	N89°13'40"E	89.50'
L78 (TIE LINE)	N89°35'27"E	22.52'
L79	N89°35'27"E	20.00'
L80	N89°17'08"E	11.72'
L81	S00°42'52"E	10.59'
L82	S00°42'52"E	10.00'
L83	S00°46'59"W	137.21'
L84	S09°54'37"E	98.64'
L85	N81°50'50"E	16.66'
L86	S08°09'10"E	10.00'
L87	S81°50'50"W	16.47'
L88	S08°22'54"E	114.18'
L89	N82°05'52"E	109.41'
L90	N00°46'20"W	18.50'
L91	N89°13'40"E	10.00'
L92	S00°46'20"E	18.50'
L93	N89°13'40"E	39.97'
L94	S00°46'20"E	20.00'
L95 (TIE LINE)	N00°46'20"W	8.30'
L96	S82°05'52"W	108.08'
L97	S07°54'08"E	339.97'
L98	N81°25'17"E	16.43'
L99	S08°34'43"E	10.00'
L100	S81°25'17"W	15.64'
L101	S17°03'06"E	42.20'
L102	S00°42'52"E	14.52'
L103	N89°17'08"E	13.03'
L104	S00°42'52"E	10.59'
L105	N89°17'08"E	86.70'
L106	S00°42'52"E	10.00'
L107	S89°17'08"W	99.73'
L108	S00°42'52"E	16.58'
L109	S06°16'01"W	35.63'
L110	S83°43'59"E	9.80'
L111	N00°46'20"W	9.96'
L112	N89°13'40"E	10.00'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L113	S00°46'20"E	9.96'
L114	N89°13'40"E	24.58'
L115	S00°46'20"E	20.00'
L116 (TIE LINE)	N00°46'20"W	24.36'
L117	N83°43'59"W	11.03'
L118	S01°54'07"W	61.43'
L119	N89°17'02"E	9.27'
L120	S00°42'52"E	14.72'
L121	N89°17'08"E	83.30'
L122	S00°42'52"E	10.00'
L123	S89°17'08"W	93.70'
L124	S46°06'15"E	26.67'
L125	N88°50'05"E	144.23'
L126	S00°46'20"E	14.46'
L127	N89°13'40"E	2.50'
L128	N00°46'20"W	21.50'
L129	N89°13'40"E	10.00'
L130	S00°46'20"E	21.50'
L131	N89°13'40"E	31.30'
L132	S02°10'45"E	52.25'
L133 (TIE LINE)	S87°52'16"W	182.99'
L134	S87°03'43"W	20.00'
L135 (TIE LINE)	N87°03'43"E	134.16'
L136	N02°10'45"W	33.00'
L137	S89°13'40"W	44.28'
L138	N00°46'20"W	14.32'
L139	S88°50'05"W	132.39'
L140	N46°06'15"W	43.87'
L141	N83°43'59"W	19.15'
L142	N06°16'01"E	10.00'
L143	S83°43'59"E	19.15'
L144	N00°42'52"W	50.20'
L145	N17°03'06"W	46.67'
L146	N07°54'08"W	355.85'
L147	N08°22'54"W	128.30'
L148	N09°54'37"W	105.74'
L149	N89°13'01"W	14.50'
L150	N00°46'59"E	10.00'
L151	S89°13'01"E	14.50'
L152	N00°46'59"E	138.17'
L153	N89°35'27"E	20.00'
L154	S89°13'40"W	20.00'
L155 (TIE LINE)	N90°00'00"W	14.04'
L156	S00°00'00"E	59.30'
L157	S16°57'45"E	42.97'
L158 (TIE LINE)	S00°46'20"E	6.50'
L159	S00°46'20"E	26.00'
L160	S89°13'40"W	35.00'
L161 (TIE LINE)	N62°45'34"W	36.90'
L162 (TIE LINE)	S62°45'34"E	97.38'
L163	N62°45'34"W	49.20'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L164	N00°03'07"E	206.45'
L165	N01°09'53"W	59.56'
L166	N06°39'57"W	155.98'
L167	N09°54'44"W	143.70'
L168	N28°24'45"W	47.56'
L169	N01°04'32"W	59.43'
L170 (TIE LINE)	N90°00'00"E	13.79'
L171	N90°00'00"E	57.00'
L172 (TIE LINE)	N68°51'58"E	28.03'
L173	N89°13'40"E	32.90'
L174	S89°13'40"W	8.55'
L175	N00°03'07"E	106.14'
L176	N01°09'53"W	59.56'
L177	N06°39'57"W	155.55'
L178	N09°54'44"W	143.70'
L179 (TIE LINE)	S89°13'40"W	26.00'
L180 (TIE LINE)	S89°13'40"W	26.00'
L181 (TIE LINE)	N37°42'52"W	43.26'
L182 (TIE LINE)	N14°35'01"E	103.62'
L183 (TIE LINE)	N00°46'20"W	279.31'
L184	S35°57'03"W	124.19'
L185	N05°42'31"W	138.00'
L186	N17°42'13"W	33.80'
L187	S89°13'40"W	222.46'
L188	S56°33'21"W	103.17'
L189	N83°53'39"W	79.66'
L190	N05°45'39"E	60.91'
L191	N17°06'52"W	68.67'
L192	S87°57'42"E	402.54'
L193	N07°50'28"E	150.94'
L194	N88°57'50"E	72.10'
L195	S00°46'20"E	280.37'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C6 (TIE LINE)	9°07'41"	286.00'	45.56'	S08°56'29"W	45.52'
C7	9°10'27"	10.00'	1.60'	S00°17'59"E	1.60'
C8	12°04'33"	237.50'	50.06'	S10°55'29"E	49.96'
C9	88°04'11"	43.50'	66.86'	S60°59'51"E	60.47'
C10	30°12'07"	30.00'	15.81'	N59°52'00"E	15.63'
C11	44°27'43"	30.00'	23.28'	N66°59'48"E	22.70'
C12	14°45'14"	10.00'	2.58'	N81°51'03"E	2.57'
C13	14°45'13"	10.00'	2.58'	N81°51'03"E	2.57'
C14	66°58'03"	50.00'	58.44'	N57°17'19"W	55.17'
C15	19°23'42"	187.00'	63.30'	S79°31'49"W	63.00'
C16	31°04'38"	50.00'	27.12'	S54°30'00"W	26.79'
C17	14°28'03"	39.00'	9.85'	S32°59'31"W	9.82'
C18	27°41'25"	44.50'	21.51'	S12°21'49"W	21.30'
C19	2°15'52"	218.00'	8.62'	S00°20'57"E	8.62'
C20	10°41'36"	131.50'	24.54'	S04°33'49"E	24.51'
C21	3°14'40"	163.00'	9.23'	S08°17'17"E	9.23'
C22	35°40'15"	44.50'	27.70'	S24°30'50"E	27.26'
C23	12°49'24"	44.00'	9.85'	S48°45'40"E	9.83'
C24	12°49'27"	44.00'	9.85'	S36°01'57"W	9.83'
C25	38°11'58"	44.50'	29.67'	S10°31'16"W	29.12'
C26	5°41'59"	131.50'	13.08'	S11°25'43"E	13.08'
C27	18°04'10"	168.50'	53.14'	S05°14'38"E	52.92'
C28	0°27'18"	4018.50'	31.92'	S04°01'07"W	31.92'
C29	35°34'52"	34.50'	21.42'	S13°32'39"E	21.08'
C30	16°19'21"	34.00'	9.68'	S39°29'37"E	9.65'
C31	16°19'12"	34.00'	9.68'	S43°16'34"W	9.65'
C32	29°10'48"	34.50'	17.57'	S20°31'52"W	17.38'
C33	1°32'07"	4018.50'	107.69'	S06°42'35"W	107.68'
C34	8°38'32"	881.50'	132.96'	S03°09'23"W	132.83'
C35	5°12'44"	168.50'	15.33'	S01°26'29"W	15.32'
C36	3°59'45"	131.50'	9.17'	S02°02'59"W	9.17'
C37	34°51'44"	44.50'	27.08'	S17°22'45"E	26.66'
C38	12°49'33"	44.00'	9.85'	S41°13'17"E	9.83'
C39	26°30'47"	44.50'	20.59'	S18°02'20"E	20.41'
C40	3°59'45"	163.00'	11.37'	N02°02'59"E	11.37'
C41	5°12'44"	137.00'	12.46'	N01°26'29"E	12.46'
C42	8°38'32"	913.00'	137.71'	N03°09'23"E	137.58'
C43	3°41'12"	3987.00'	256.53'	N05°38'03"E	256.49'
C44	18°04'10"	137.00'	43.21'	N05°14'38"W	43.03'
C45	5°41'59"	163.00'	16.22'	N11°25'43"W	16.21'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C46	1°54'47"	163.00'	5.44'	N07°37'20"W	5.44'
C47	3°14'40"	131.50'	7.45'	N08°17'17"W	7.45'
C48	10°41'36"	163.00'	30.42'	N04°33'49"W	30.38'
C49	29°11'44"	187.00'	95.29'	N13°48'53"W	94.26'
C50	27°20'13"	261.00'	124.53'	N14°44'38"W	123.35'
C51	4°10'22"	300.00'	21.85'	S02°05'11"W	21.84'
C52	16°57'45"	244.00'	72.24'	S08°28'53"E	71.97'
C53	89°19'56"	50.00'	77.96'	S61°37'44"E	70.30'
C54	15°31'21"	213.00'	57.71'	N81°27'59"E	57.53'
C55	90°00'00"	20.00'	31.42'	S44°13'40"W	28.28'
C56	90°00'00"	42.00'	65.97'	S44°13'40"W	59.40'
C57	88°03'50"	10.00'	15.37'	S45°11'53"W	13.90'
C58	20°03'11"	50.00'	17.50'	S12°07'18"E	17.41'
C59	3°59'45"	163.00'	11.37'	N02°02'59"E	11.37'
C60	5°12'44"	137.00'	12.46'	N01°26'29"E	12.46'
C61	8°38'32"	913.00'	137.71'	N03°09'23"E	137.58'
C62	3°41'12"	3987.00'	256.53'	N05°38'03"E	256.49'
C63	18°04'10"	137.00'	43.21'	N05°14'38"W	43.03'
C64	5°41'59"	163.00'	16.22'	N11°25'43"W	16.21'
C65	3°14'48"	137.00'	7.76'	N08°17'20"W	7.76'
C66	10°41'43"	163.00'	30.43'	N04°33'53"W	30.38'
C67	29°11'44"	187.00'	95.29'	N13°48'53"W	94.26'
C68	27°20'13"	261.00'	124.53'	N14°44'38"W	123.35'
C69	69°03'57"	50.00'	60.27'	N35°18'58"E	56.69'
C70	19°22'43"	187.00'	63.25'	N79°32'18"E	62.95'
C71	90°00'00"	50.00'	78.54'	S45°46'20"E	70.71'
C72	90°				