



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

September 18, 2024

Jerry Richmond
Integrity Land Ventures, LLC
7200 S Alton Way
Centennial, CO 80112

Re: Technical Submission Review – Harvest Crossing PA 2 - Site Plan, Master Plan Amendment, and Plat
Application Number: **DA-1786-04**
Case Numbers: **2023-4025-00; 2023-3061-00; 2005-7007-04**

Dear Mr. Richmond:

Thank you for your technical submission. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several issues remain with Land Development Services and signage, you will need to make a technical submission on or before October 23, 2024. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Ariana Muca".

Ariana Muca, PLA, AICP
Planner II

cc: Allison Hibbs Plan West 767 Santa Fe Drive Denver, CO 80204
Ariana Muca, Case Manager
Jazmine Marte, ODA
Filed: K:\\$DA\DA 1786-04tech3.rtf

**APPLICANT RESPONSES PROVIDED BELOW
2025-03-13**

Update Narrative:

- Several lot lines within Block 7 were realigned slightly.
- The drainage easement for Pond B1 was expanded towards the north to encompass the 100-year WSEL.
- Tract R expanded, resulting in a decrease in the area of Tract P.
- The usage of all tracts with alleys was updated to include drainage.
- Tract U usage was updated to drainage.



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$ at recordation.
- Match easements on both the site plan and plat, missing some dedication documents, minor comments regarding street names and tracts (Land Development Services)
- The signage permit does not match the site plan application (Planning).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments received.

2. Completeness and Clarity of the Application

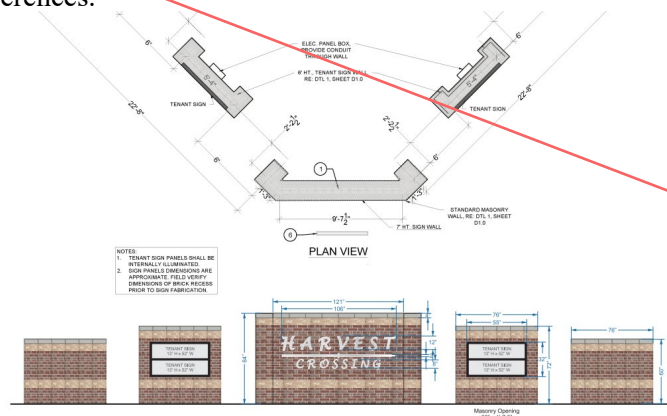
2A. No further comments.

3. Architectural and Urban Design Issues

3A. No further comments.

4. Signage

4A. A permit has been submitted for monument signage that does not match the site plan. Please reconcile these differences.



RE: Monument signage discussed on 9-23-24 to clarify that the commercial monument submitted with the sign permit (in future PA-1) is not a part of the PA-2 site plan

4B. The signage submitted for the permit does not meet the code. The commercial signage included in the permit is not indicated on the site plan. Per code, monument signage within R-2 zoning can have a maximum sign area of 96 sf and a maximum height of 6'. Two signs are permitted per entrance.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

6A. No further comments.

7. Civil Engineering (Kendra Hanagami / (303) 739-7295 / khanagam@auroragov.org)

7A. No further comments.



8. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

8A. No further comments.

9. Utilities (Alicia Caton / acton@auroragov.org / Comments in red)

9A. No further comments.

RE: Acknowledged

10. Aurora Water – TAPS Office (Melody Oestmann / moestman@auroragov.org)

10A. Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$.

10B. *Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

11A. No further comments.

RE: see redlines for responses

12. Real Property (Roger Nelson / (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

12B. Advisory Comment: Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

12C. Advisory Comment: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Subdivision Plat

12D. Sheet 1: Notes - #8 Add direction to street names and confirm that all arterial, collector, and continuous Type 1 streets are included.

12E. Sheet 2: Need to confirm the requirement to dedicate road ROW per agreement (Rec. No. D9105245).

12F. Sheet 3: Remove drainage easement once released, if prior to plat approval.

12G. Sheet 4: Match Easement references between the subdivision plat and site plan [Typical all Sheets]

12H. Sheet 5: Confirm if N'y line of Tract P is supposed to be parallel with the NW ¼ of S29.

12I. Sheet 6: Remove drainage easement once released, if prior to plat approval.

12J. Sheet 7: Remove drainage easement once released, if prior to plat approval.

12K. Sheet 8: Label all easements.

12L. Sheet 9: Label all easements.

RE: Completed

Site Plan

12M. Match Easement Labels/purpose between the Subdivision Plat and Site Plan.

12N. Sheet 7: Match easement reference on Plat or revise plat to match site plan.

RE: Completed

13. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

13A. No further comments.

14. PROS (Scott Hammons / 303-739-714 / shammons@auroragov.org / Comments in purple)

No further comments.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. No news comments.

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER(S) OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 00°02'41" WEST, A DISTANCE OF 2,650.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 63°22'02"EAST, A DISTANCE OF 135.34 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS DEDICATED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER E2110927 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND THE SOUTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- 1.NORTH 85°47'53" EAST, A DISTANCE OF 440.12 FEET;
- 2.NORTH 89°50'17" EAST, A DISTANCE OF 1,162.23 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°01'47" WEST, A DISTANCE OF 1,127.52 FEET TO THE NORTHERLY BOUNDARY OF HARVEST CROSSING FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER E3047352 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING NINE (9) COURSES;

- 1.NORTH 89°58'17" WEST, A DISTANCE OF 32.00 FEET;
- 2.SOUTH 00°01'47" WEST, A DISTANCE OF 73.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- 3.SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC LENGTH OF 23.56 FEET;
- 4.NORTH 89°58'08" WEST, A DISTANCE OF 153.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 838.00 FEET;
- 5.WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'43", AN ARC LENGTH OF 453.58 FEET;
- 6.NORTH 58°57'26" WEST, A DISTANCE OF 382.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 947.00 FEET;
- 7.WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°59'53", AN ARC LENGTH OF 512.34 FEET;
- 8.NORTH 89°57'19" WEST, A DISTANCE OF 175.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- 9.NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'53", AN ARC LENGTH OF 31.33 FEET TO SAID EASTERLY RIGHT-OF-WAY OF HARVEST ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES;

- 1.NORTH 00°02'41" EAST, A DISTANCE OF 190.81 FEET;
- 2.NORTH 02°51'11" EAST, A DISTANCE OF 262.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 115.00 FEET;
- 3.NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'30", AN ARC LENGTH OF 5.64 FEET;
- 4.NORTH 00°02'41" EAST, A DISTANCE OF 220.66 FEET;
- 5.NORTH 45°02'41" EAST, A DISTANCE OF 39.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 36.737 ACRES, (1,600,282 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **HARVEST CROSSING 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, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

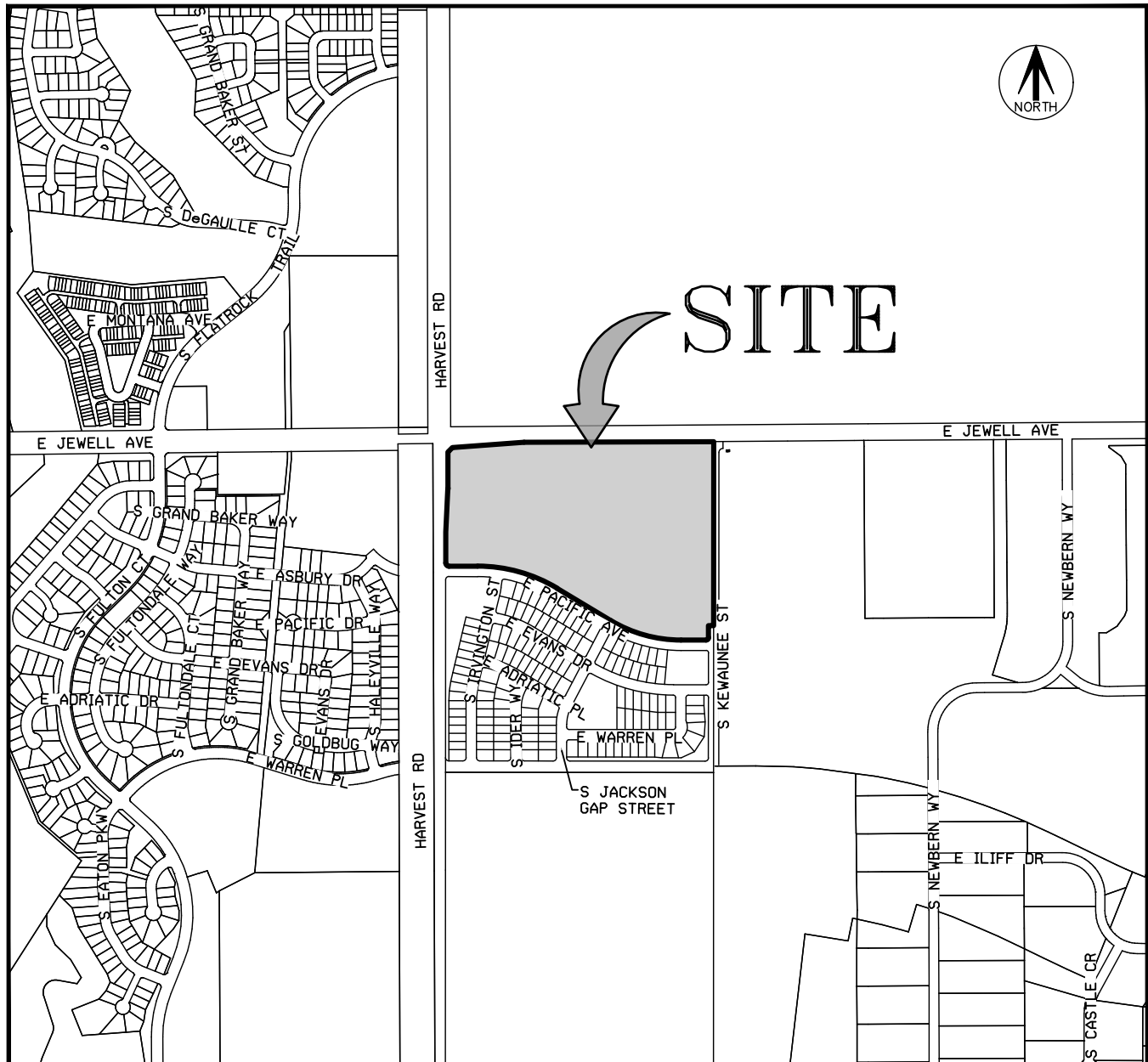
COVENANTS

THE UNDERSIGNED OWNER(S), 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 RIGHTS 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 TO THE CITY OF AURORA.



VICINITY MAP

SCALE 1" = 1000'

OWNER

JEN COLORADO 20 LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____ 20____ AD. BY _____, AS

OF JEN COLORADO 20 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

acknowledged

GENERAL NOTES

- 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".
- BASIS OF BEARINGS - BEARINGS ARE BASED UPON THE ASSUMED BEARING OF S00°02'41"W ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND METAL PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "T4S R65W S19 S20 S30 S29 1984 PLS 13155" IN RANGE BOX AT THE NORTHWEST CORNER AND BY A FOUND NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPING ILLEGIBLE AT THE WEST QUARTER CORNER AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z AND AA ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70824925.1 WITH AN EFFECTIVE DATE OF 07/24/2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO JEWELL AVENUE AND KEWAUNEE STREET 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.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

Aztec responses in blue

Jim Lynch 2024-09-24

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., 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 _____

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 _____, 20____.

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.

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

SOUTH HARVEST ROAD, EAST ASBURY PLACE, EAST PACIFIC AVENUE?

revised

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
INTEGRITY LAND VENTURES, LLC

7200 S. ALTON WAY
CENTENNIAL, CO 80112

DATE OF PREPARATION: 2023-11-30

SCALE: N/A

SHEET 1 OF 10

LAST REVISED: 9/3/2024

AzTec Proj. No.: 192723-01 Drawn By: BAM

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

POINT OF
COMMENCEMENT
NW COR., SEC. 29
T4S, R65W, 6TH P.M.
FOUND 1" METAL PIPE WITH
2-1/2" ALUMINUM CAP IN
RANGE BOX
STAMPED AS SHOWN

T4S R65W
S19 | S20
S30 | S29
1984
P.L.S. 13155

CITY OF AURORA
T4S
1/4 - 20 - 29
R65W
1994 LS 15244

LEGEND

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR WITH NO CAP
- (ROW) RIGHT-OF-WAY
- BLOCK NUMBER

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°58'17"W	32.00'
L2	S00°01'47"W	73.43'
L3	N89°58'08"W	153.02'
L4	N89°57'19"W	175.00'
L5	N00°02'41"E	190.81'
L6	N00°02'41"E	220.66'
L7	N45°02'41"E	39.64'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	89°59'43"	15.00'	23.56'
C2	89°45'53"	20.00'	31.33'
C3	2°48'30"	115.00'	5.64'

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
INTEGRITY LAND VENTURES, LLC

7200 S. ALTON WAY
CENTENNIAL, CO 80112

DATE OF PREPARATION: 2023-11-30

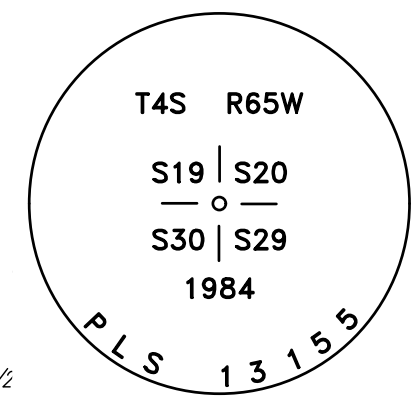
SCALE: 1" = 100'

SHEET 2 OF 10

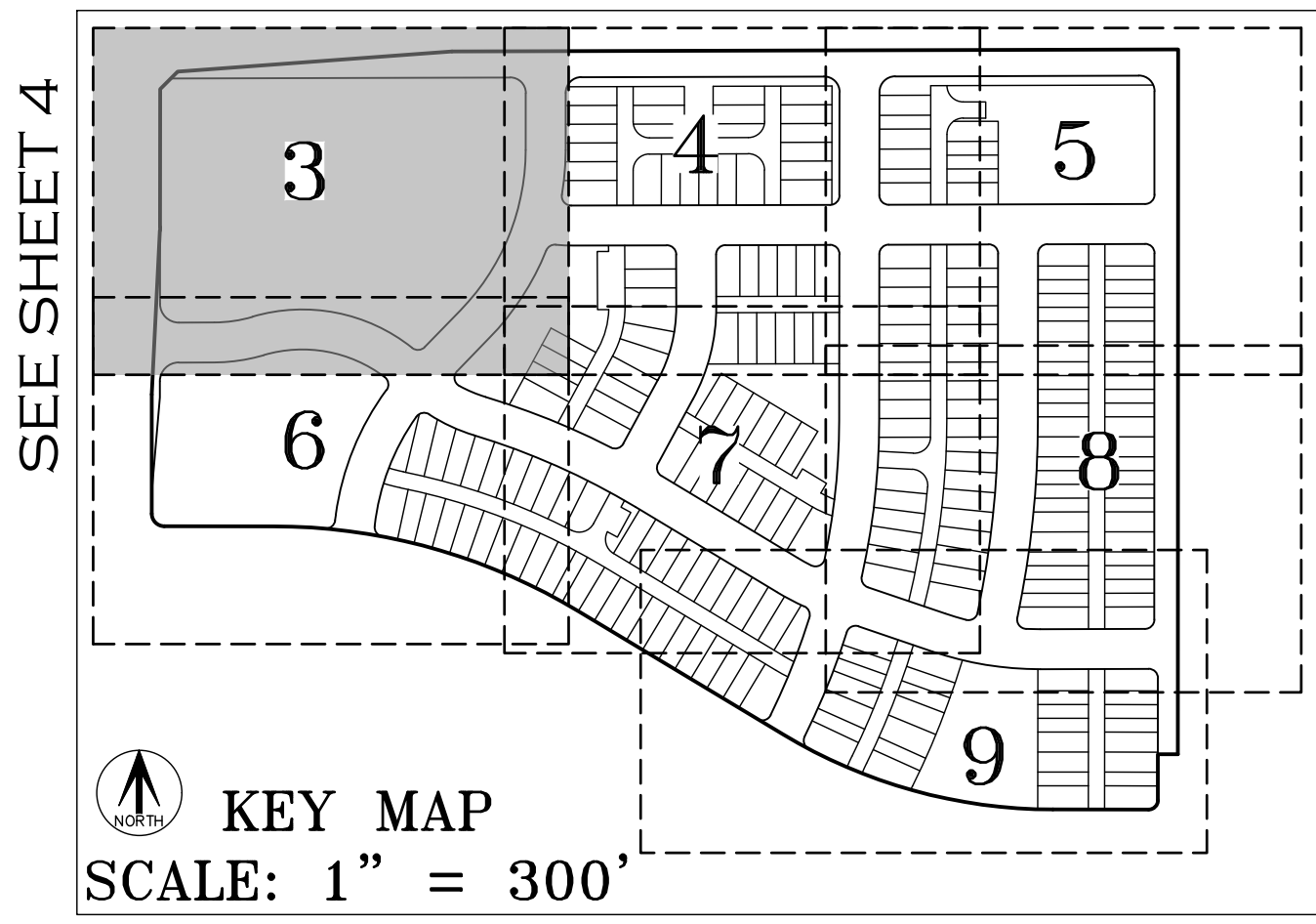
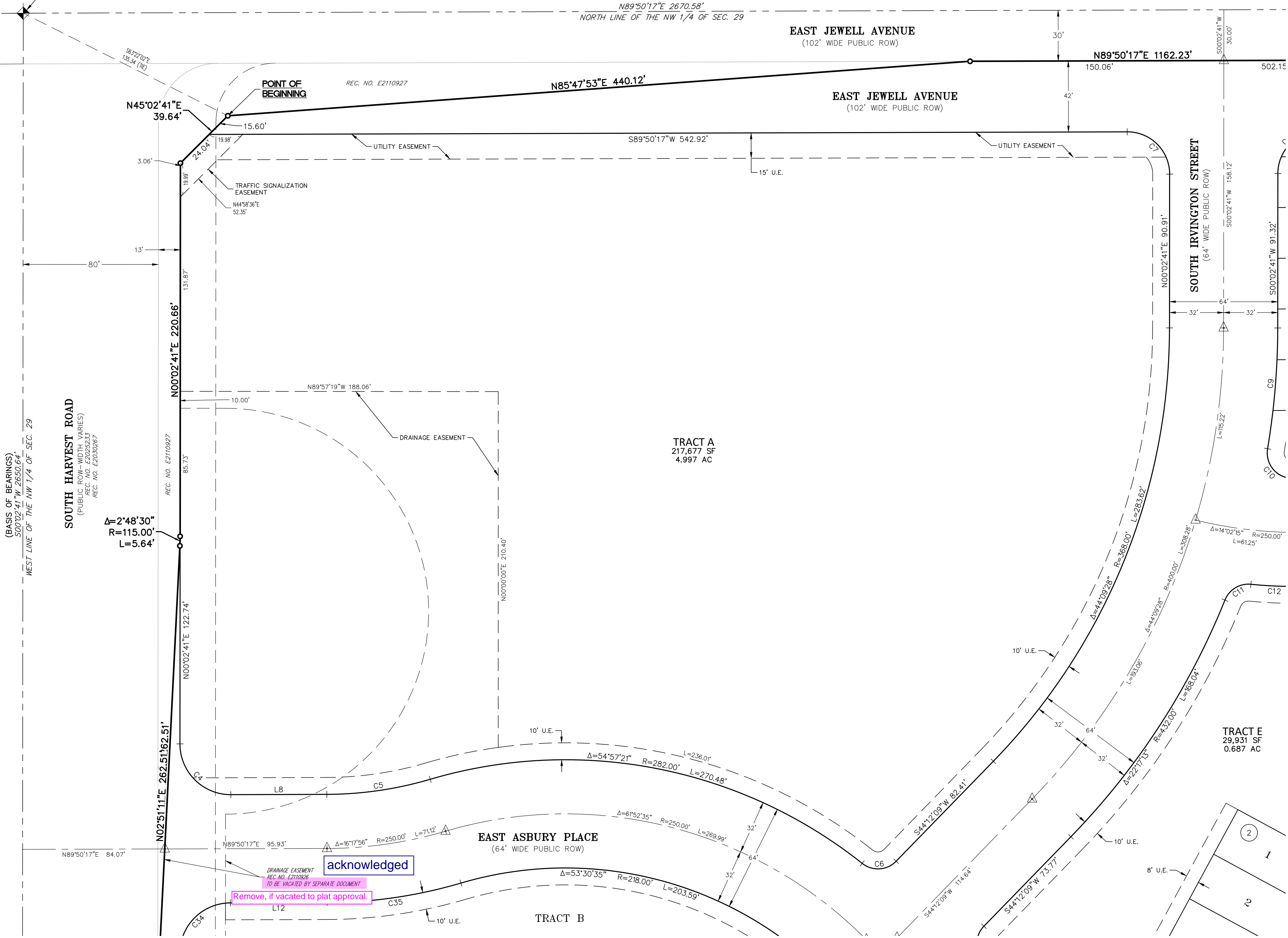
AzTec Proj. No.: 192723-01 Drawn By: BAM

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



POINT OF COMMENCEMENT
NW COR., SEC. 29
T4S, R65W, 6TH P.M.
FOUND 1" METAL PIPE WITH 2-1/2
STAMPED AS SHOWN.



LEGEND

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

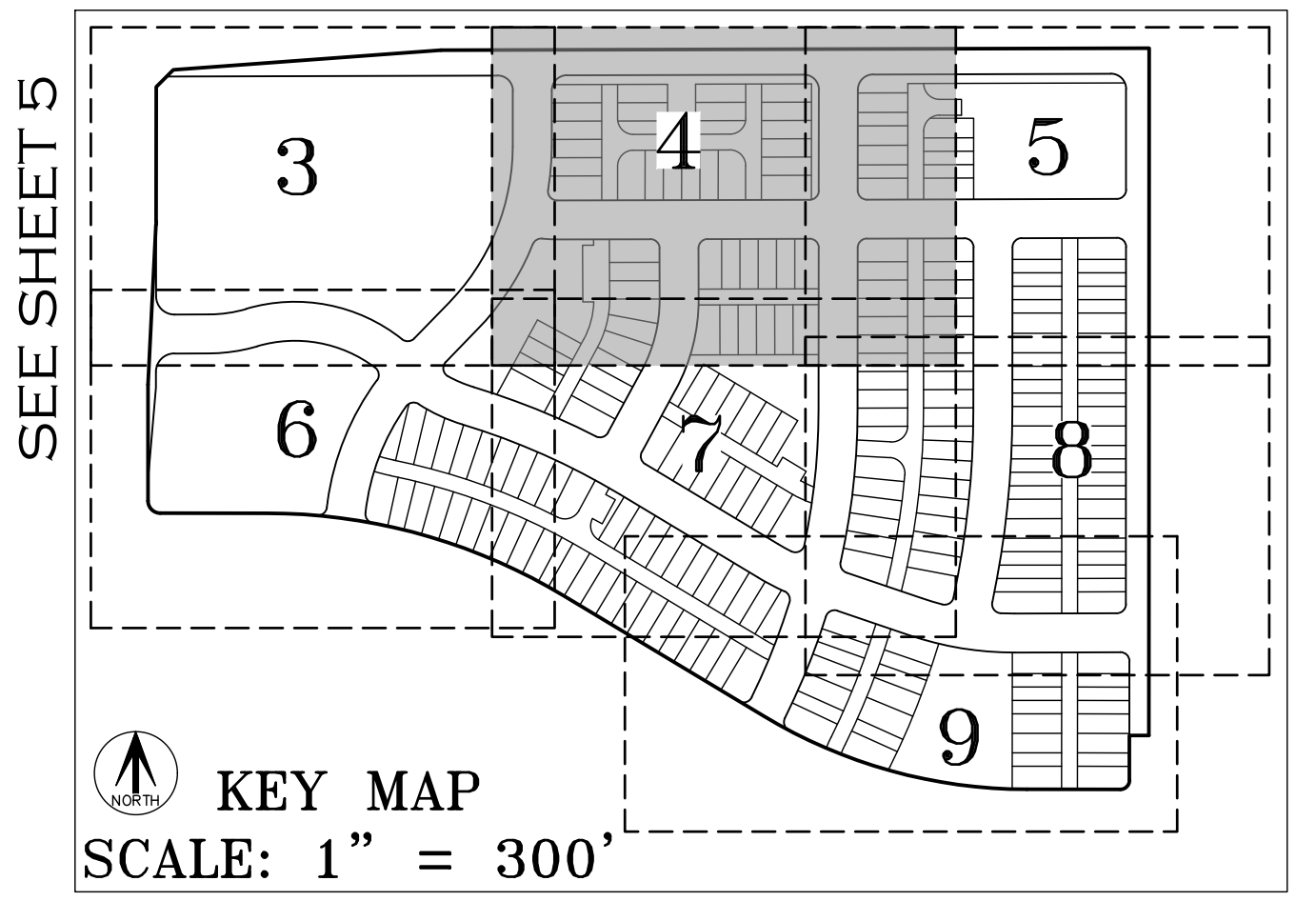
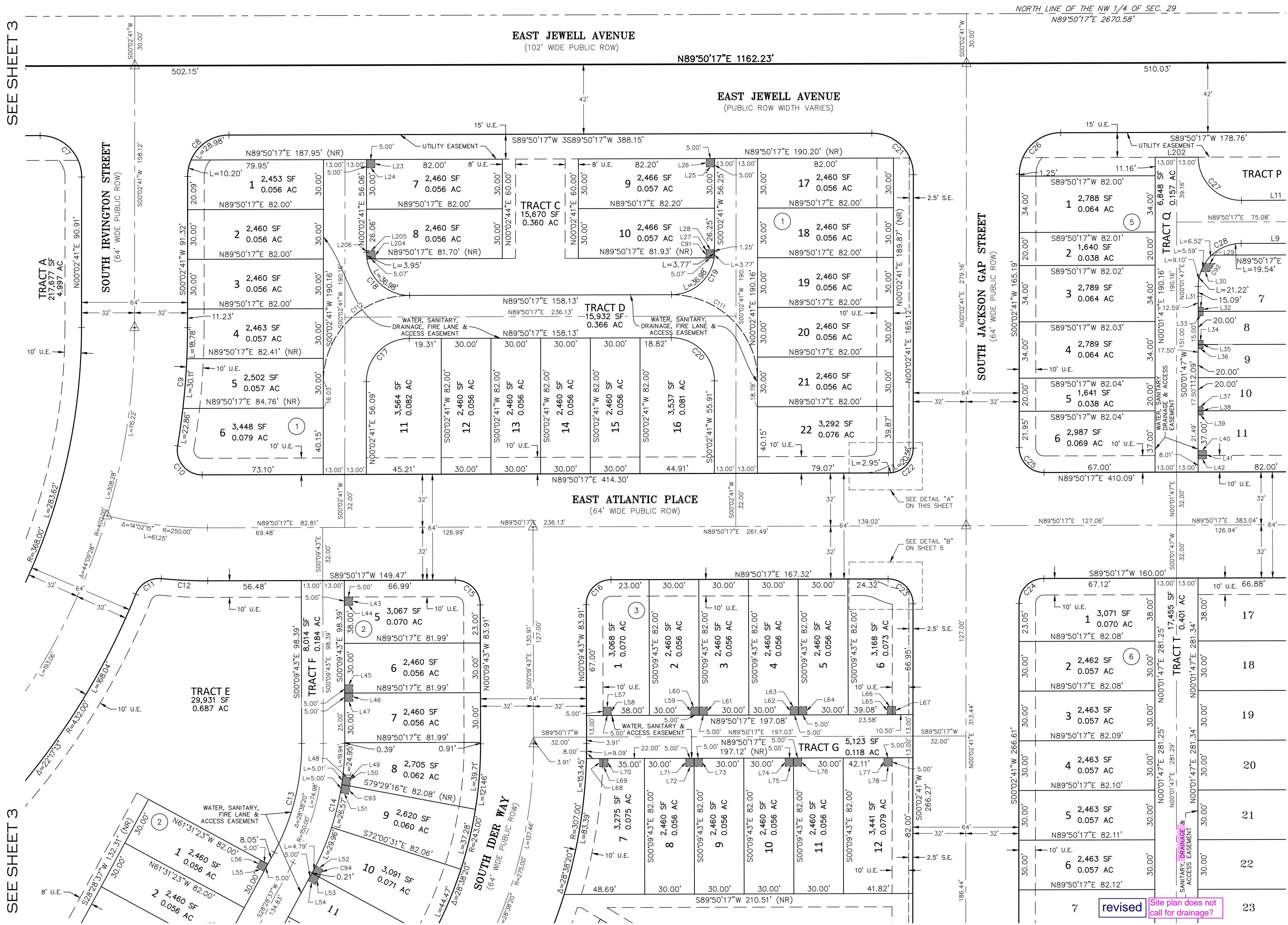
SEE SHEET 10
FOR LINE &
CURVE TABLES

FOR REVIEW

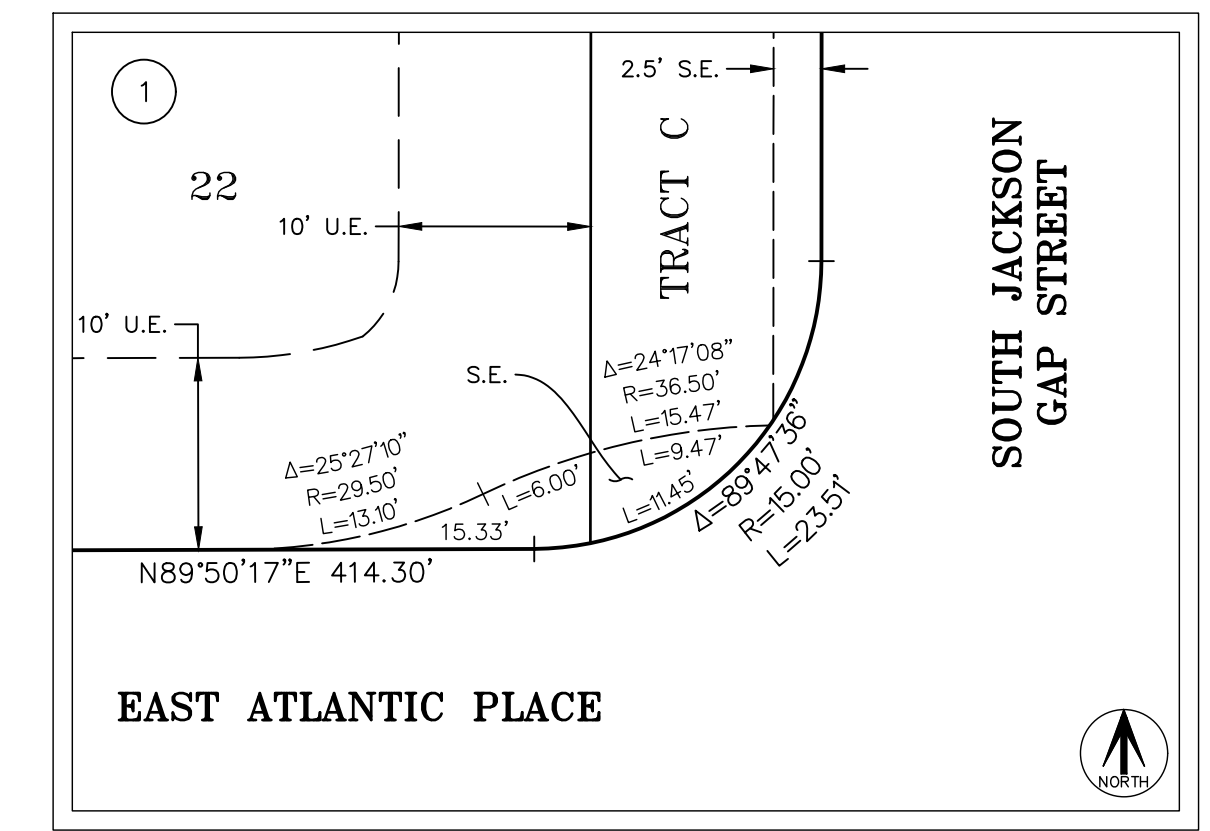
AzTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112		DATE OF PREPARATION: 2023-11-30
	AzTec Proj. No.: 192723-01		SCALE: 1" = 30'
	Drawn By: BAM		SHEET 3 OF 10

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGEND	
S.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL
##	BLOCK NUMBER
▲	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
■	WATER METER EASEMENT



SEE SHEET 10
FOR LINE &
CURVE TABLES

SEE SHEET 3

SEE SHEET 5

SEE SHEET 3

SEE SHEET 5

SEE SHEET 7

SEE SHEET 7

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
INTEGRITY LAND VENTURES, LLC

7200 S. ALTON WAY
CENTENNIAL, CO 80112

DATE OF PREPARATION:
2023-11-30

SCALE:
1" = 30'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

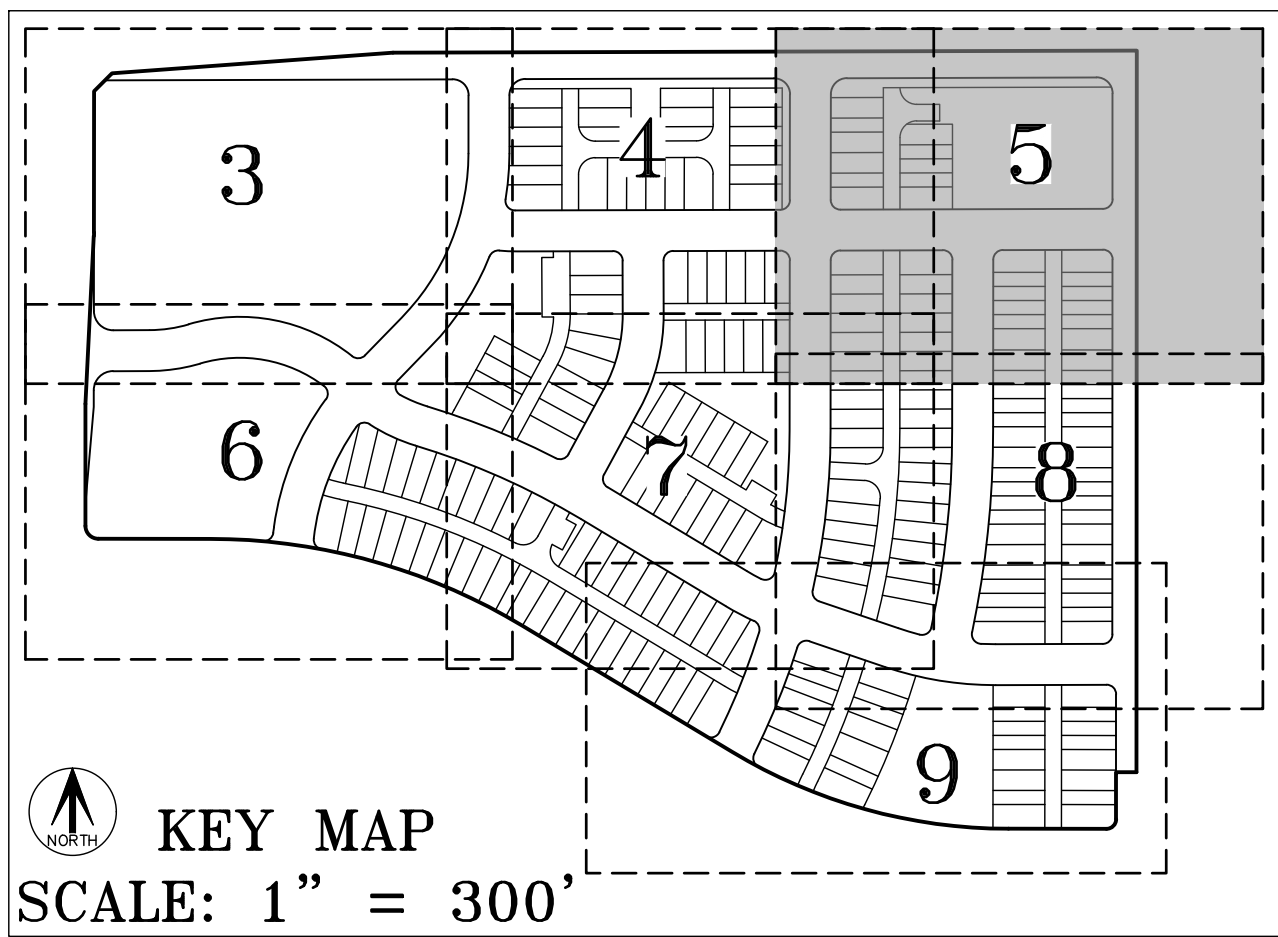
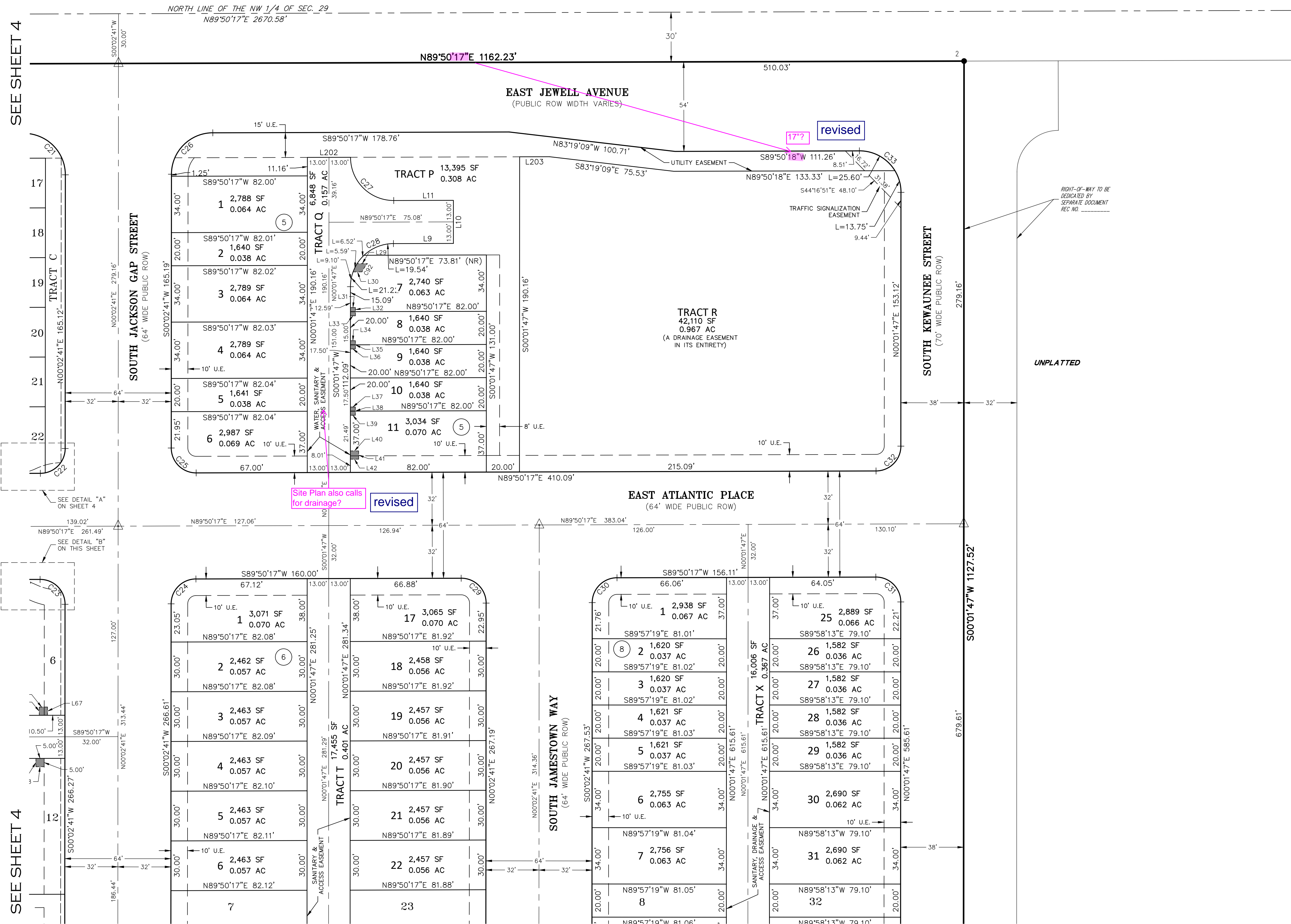
FOR REVIEW

AzTec Proj. No.: 192723-01

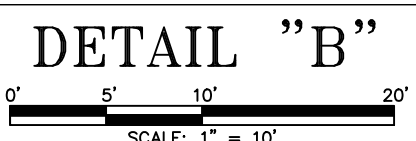
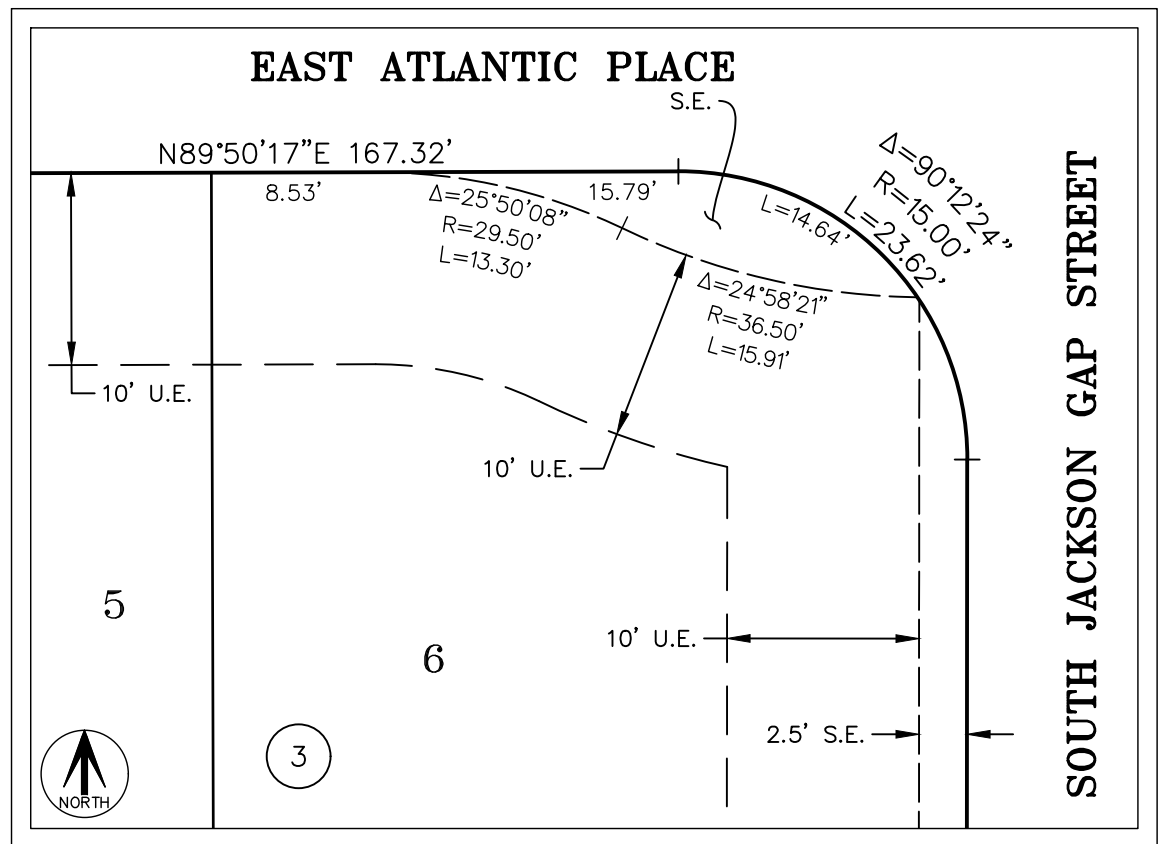
Drawn By: BAM

HARVEST CROSSING SUBDIVISION FILING NO. 2

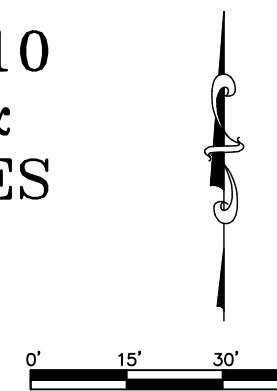
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGEND	
●	FOUND NO. 5 REBAR WITH NO CAP
S.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SIDEWALK EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL
##	BLOCK NUMBER
▲	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
■	WATER METER EASEMENT



SEE SHEET 10
FOR LINE &
CURVE TABLES



FOR REVIEW

AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
INTEGRITY LAND VENTURES, LLC

7200 S. ALTON WAY
CENTENNIAL, CO 80112

DATE OF PREPARATION: 2023-11-30

SCALE: 1" = 30'

SHEET 5 OF 10

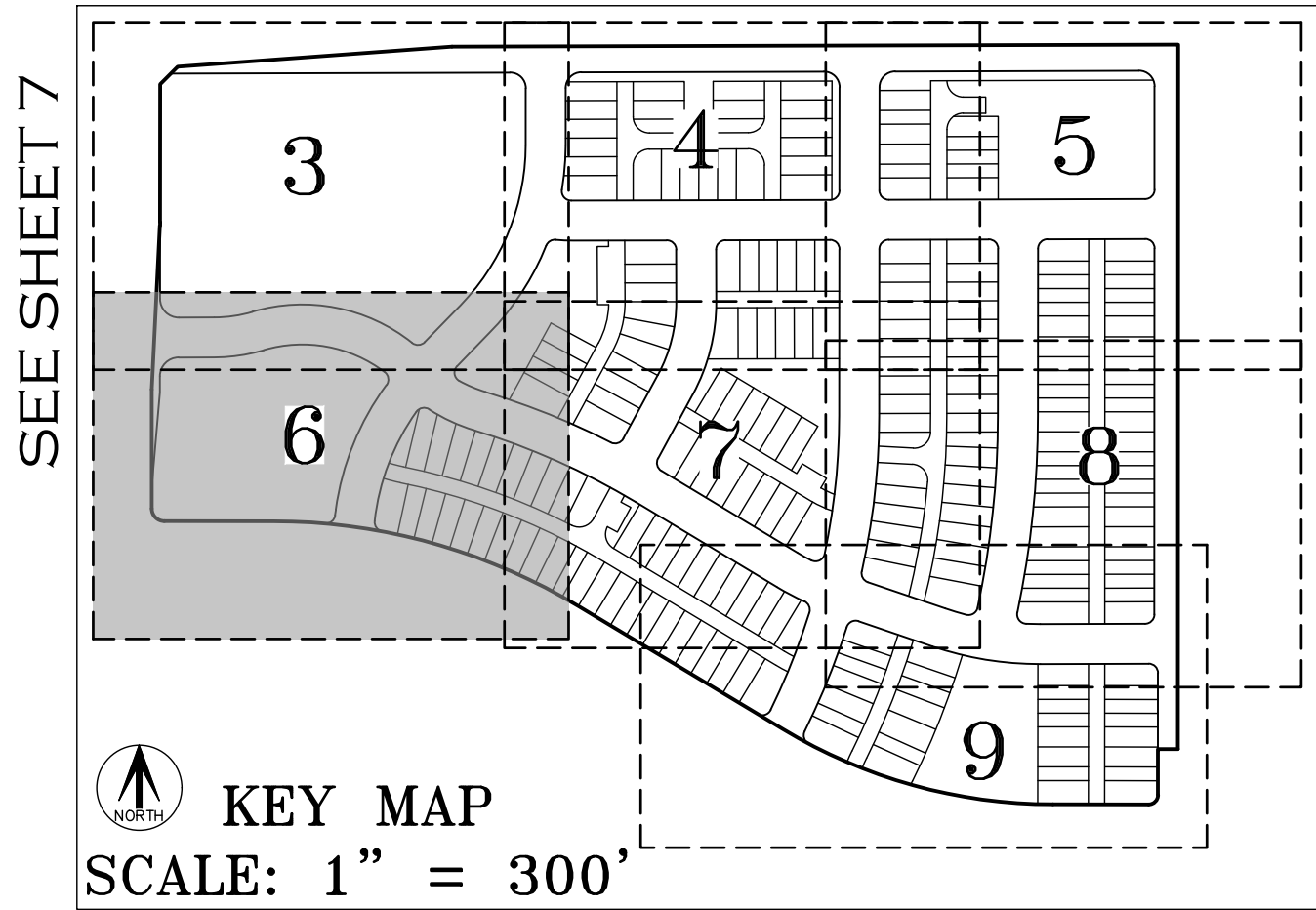
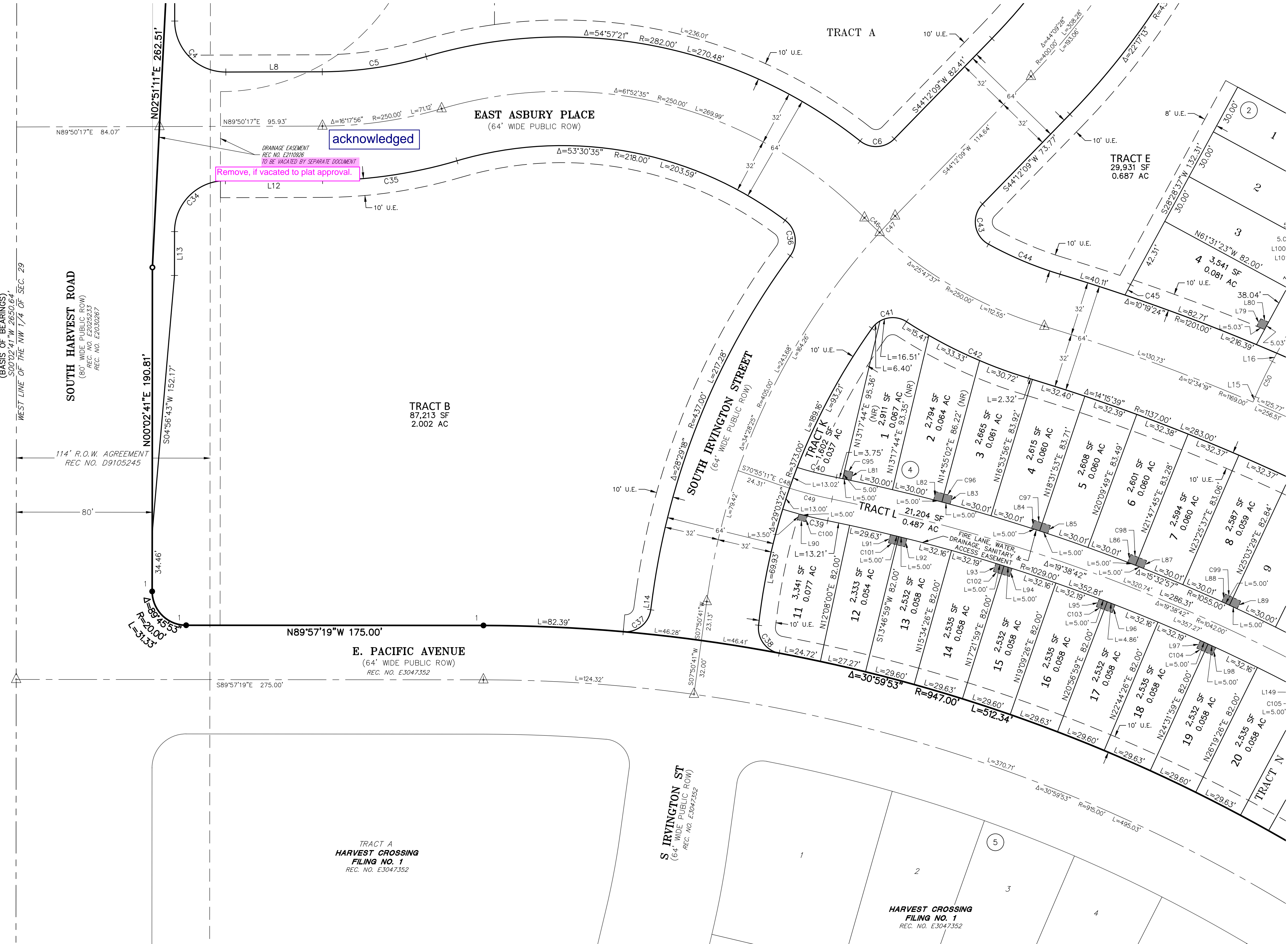
AzTec Proj. No.: 192723-01 Drawn By: BAM

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 3

SEE SHEET 3



LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- WATER METER EASEMENT

SEE SHEET 10
FOR LINE &
CURVE TABLES

FOR REVIEW

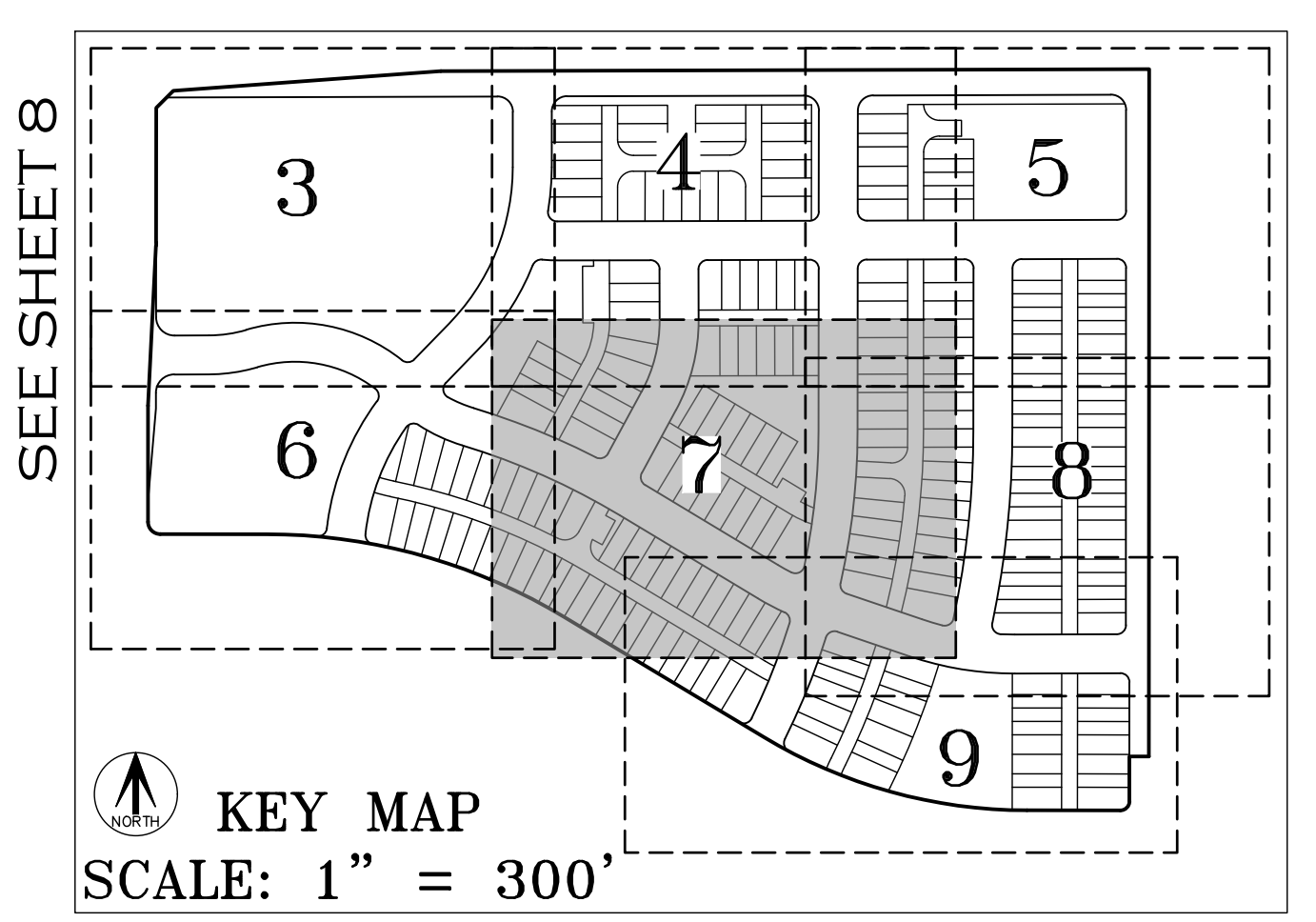
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

0' 15' 30' 60'
SCALE: 1" = 30'

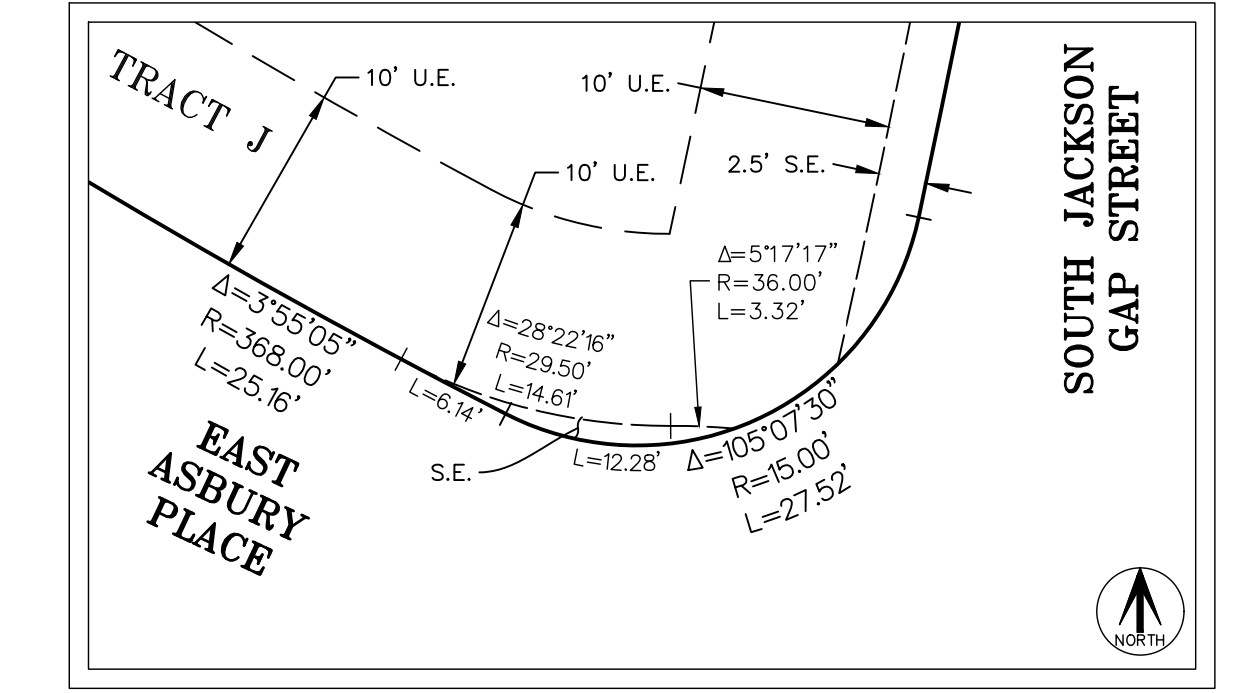
AzTEC CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER INTEGRITY LAND VENTURES, LLC 7200 S. ALTON WAY CENTENNIAL, CO 80112	
	DATE OF PREPARATION:	2023-11-30
	SCALE:	1" = 30'
SHEET 6 OF 10		

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



- LEGEND**
- 1 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
 - S.E. SIDEWALK EASEMENT
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - (ROW) RIGHT-OF-WAY
 - (NR) DENOTES NON-RADIAL
 - ## BLOCK NUMBER
 - MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
 - WATER METER EASEMENT



SEE SHEET 10
FOR LINE &
CURVE TABLES

AzTEC
CONSULTANTS, INC.

DEVELOPER
INTEGRITY LAND VENTURES, LLC

DATE OF PREPARATION:	2023-11-30
SCALE:	1" = 30'
SHEET 7 OF 10	

AzTec Proj. No.: 192723-01
Drawn By: BAM

7200 S. ALTON WAY
CENTENNIAL, CO 80112

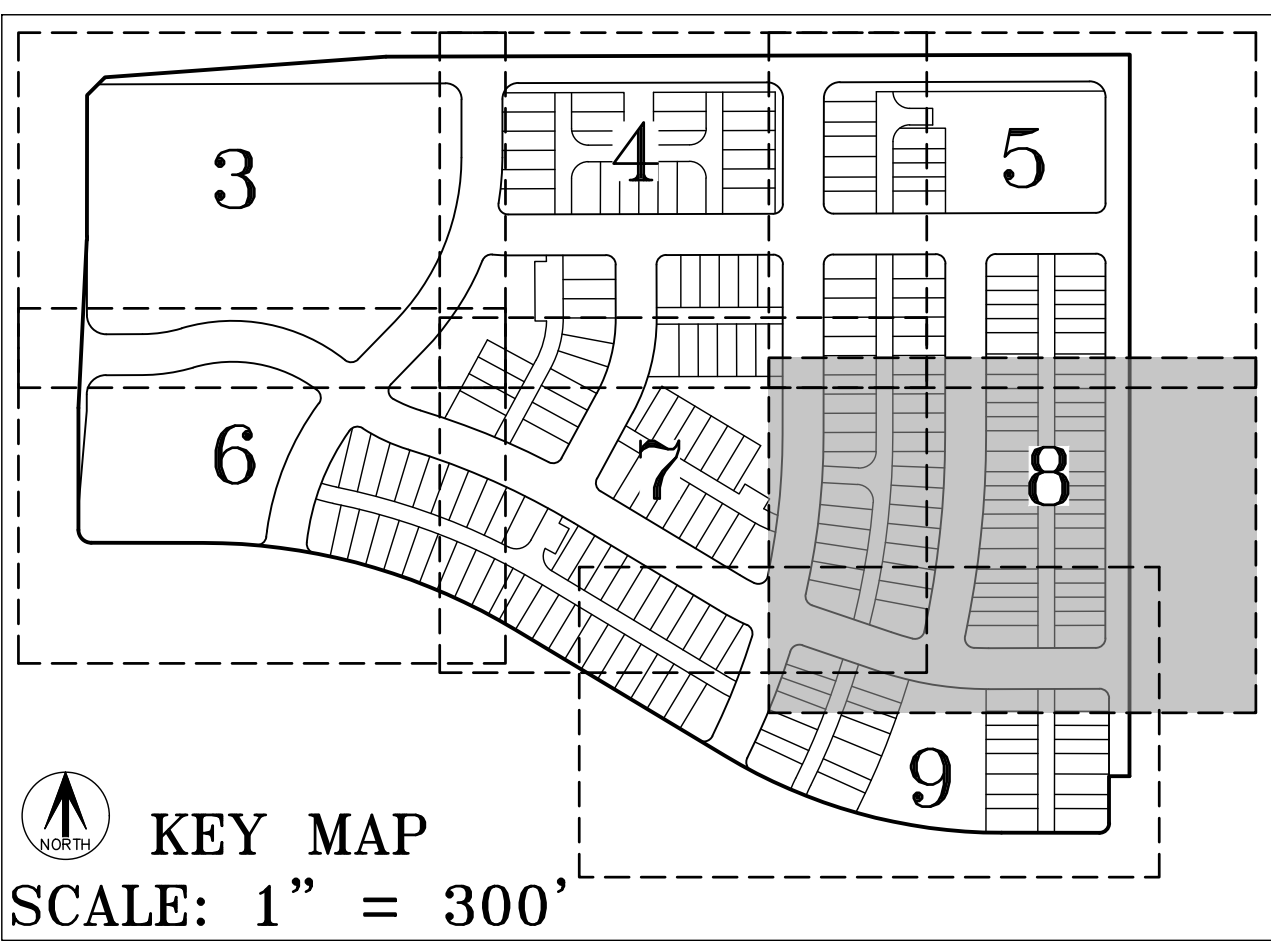
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 5

SEE SHEET 5



LEGEND

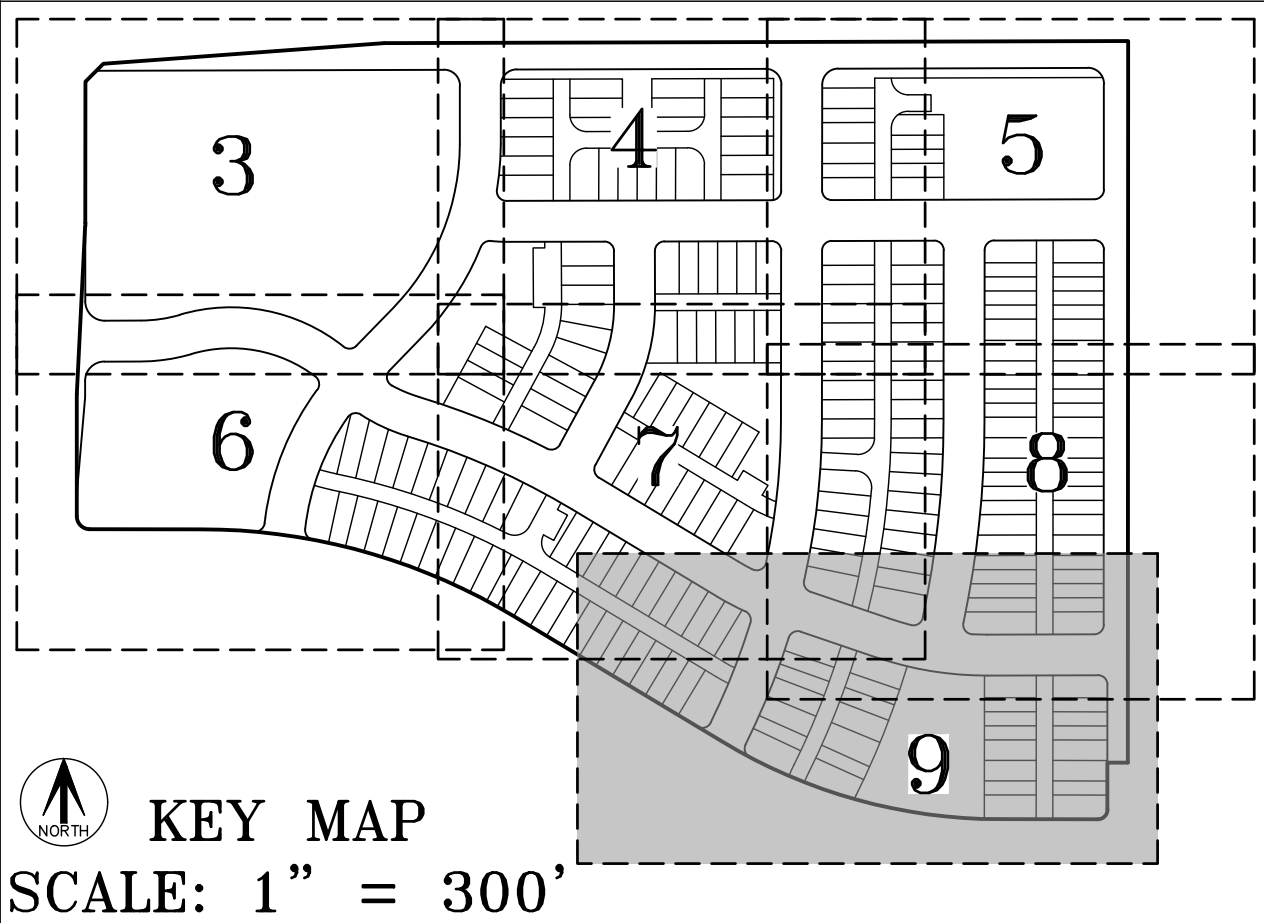
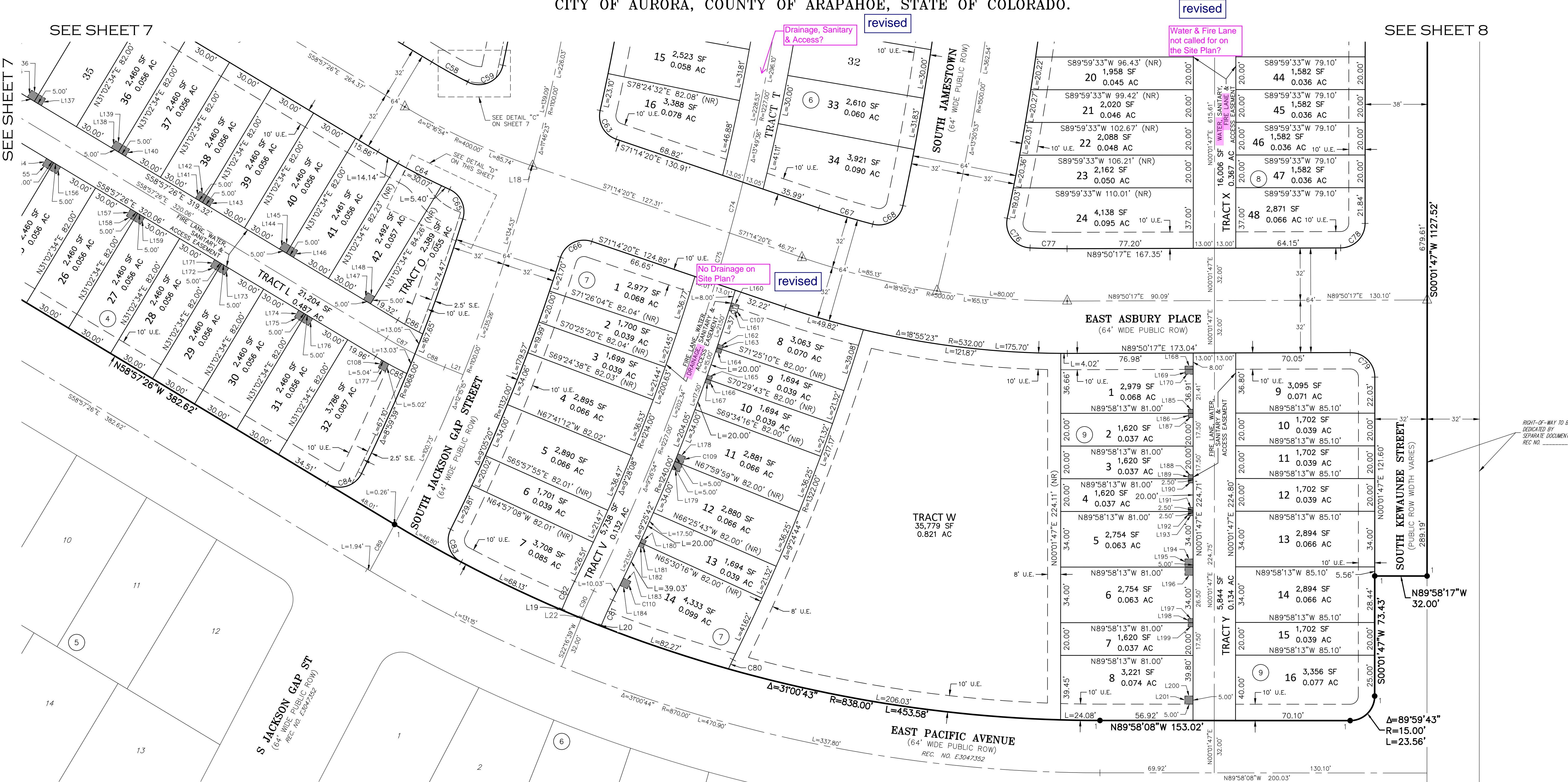
U.E. UTILITY EASEMENT
(ROW) RIGHT-OF-WAY
(NR) DENOTES NON-RADIAL
BLOCK NUMBER
MONUMENT BOXES WITH A REASONABLY
NUMBER OF THE RESPONSIBLE SURVEYOR, TO
BE SET AFTER CONSTRUCTION IS COMPLETE
PER SEC. 147-47 AURORA CITY CODE AND
PER SEC. 38-51-105-(9) (a) & (b)
COLORADO REVISED STATUTES 2020.
WATER METER EASEMENT

SEE SHEET 10
FOR LINE &
CURVE TABLES

AzTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER INTEGRITY LAND VENTURES, LLC		DATE OF PREPARATION:	2023-11-30
	7200 S. ALTON WAY CENTENNIAL, CO 80112		SCALE:	1" = 30'	
	AzTec Proj. No: 192723-01 Drawn By: BAM		SHEET 8 OF 10		

HARVEST CROSSING SUBDIVISION FILING NO. 2

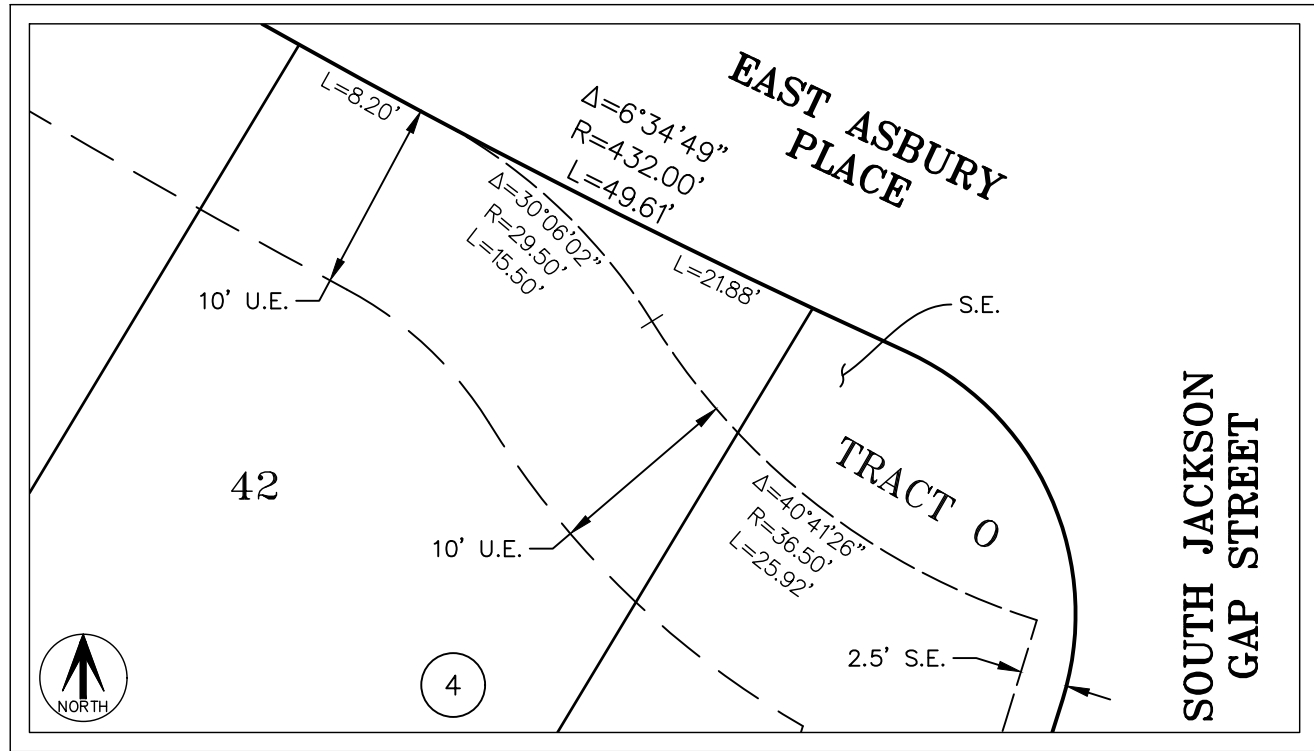
SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



HARVEST CROSSING FILING NO. 1
REC. NO. E3047352

LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 379333"
- S.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- ## BLOCK NUMBER
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- WATER METER EASEMENT



AzTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
INTEGRITY LAND VENTURES, LLC

7200 S. ALTON WAY
CENTENNIAL, CO 80112

DATE OF PREPARATION: 2023-11-30

SCALE: 1" = 30'

SHEET 9 OF 10

FOR REVIEW

HARVEST CROSSING SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'17"W	32.00'
L2	S00°01'47"W	73.43'
L3	N89°58'08"W	153.02'
L4	N89°57'19"W	175.00'
L5	N00°02'41"E	190.81'
L6	N00°02'41"E	220.66'
L7	N45°02'41"E	39.64'
L8	S89°50'17"W	56.78'
L9	N89°50'17"E	36.17'
L10	S00°01'47"W	26.00'
L11	N89°50'17"E	35.99'
L12	S89°50'17"W	57.22'
L13	S00°02'41"W	25.82'
L14	N07°50'41"E	9.29'
L15	S23°11'23"W	3.46'
L16	N28°28'37"E	5.53'
L17	S82°18'01"E	2.11'
L18	S71°14'20"E	0.54'
L19	N22°16'39"E	0.74'
L20	N22°16'39"E	0.74'
L21	S68°02'53"E	12.13'
L22	N22°16'39"E	0.84'
L23	N00°09'42"W	5.00'
L24	N89°50'18"E	5.02'
L25	N89°50'18"E	4.98'
L26	S00°09'42"E	5.00'
L27	S00°02'41"W	1.23'
L28	S89°50'18"W	5.00'
L29	S89°50'17"W	6.20'
L30	N89°50'17"E	5.39'
L31	N89°58'13"W	3.00'
L32	N00°01'47"E	5.00'
L33	S89°58'13"E	3.00'
L34	N89°58'13"W	3.00'
L35	N00°01'47"E	5.00'
L36	S89°58'13"E	3.00'
L37	N89°58'13"W	3.00'
L38	N00°01'47"E	5.00'
L39	S89°58'13"E	3.00'
L40	N89°58'13"W	5.00'
L41	N00°01'47"E	5.00'
L42	S89°58'13"E	5.00'
L43	N00°09'43"W	5.00'
L44	N89°50'17"E	5.00'
L45	S89°50'17"W	5.00'
L46	N00°09'43"W	10.00'
L47	N89°50'17"E	5.00'
L48	S79°29'16"E	4.29'
L49	S00°09'43"E	0.92'
L50	N89°50'17"E	0.60'
L51	N79°29'16"W	5.00'
L52	S61°31'23"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S28°28'37"W	5.21'
L54	N61°31'23"W	5.00'
L55	N61°31'23"W	5.00'
L56	N28°28'37"E	5.00'
L57	N89°50'17"E	5.00'
L58	S00°09'43"E	5.00'
L59	N00°09'43"W	5.00'
L60	N89°50'17"E	10.00'
L61	S00°09'43"E	5.00'
L62	N00°09'43"W	5.00'
L63	N89°50'17"E	10.00'
L64	S00°09'43"E	5.00'
L65	N00°02'41"E	5.00'
L66	N89°50'17"E	5.00'
L67	S00°02'41"W	5.00'
L68	S00°09'43"E	5.00'
L69	N89°50'17"E	5.00'
L70	N00°09'43"W	5.00'
L71	S00°09'43"E	5.00'
L72	N89°50'17"E	10.00'
L73	N00°09'43"W	5.00'
L74	S00°09'43"E	5.00'
L75	N89°50'17"E	10.00'
L76	N00°09'43"W	5.00'
L77	S00°01'02"E	5.00'
L78	N89°50'17"E	5.00'
L79	S28°28'37"W	5.03'
L80	N67°24'18"W	5.03'
L81	S13°17'44"W	5.00'
L82	N14°55'02"E	5.00'
L83	S14°55'02"W	5.00'
L84	N18°31'53"E	5.00'
L85	S18°31'53"W	5.00'
L86	N21°47'45"E	5.00'
L87	S21°47'45"W	5.00'
L88	N25°03'29"E	5.00'
L89	S25°03'29"W	5.00'
L90	S75°20'20"E	5.00'
L91	S13°46'59"W	5.00'
L92	N13°46'59"E	5.00'
L93	S17°21'59"W	5.00'
L94	N17°21'59"E	5.00'
L95	S20°56'59"W	5.00'
L96	N19°20'34"E	5.00'
L97	S24°31'59"W	5.00'
L98	N24°31'59"E	5.00'
L99	S61°31'23"E	5.00'
L100	N28°28'37"E	10.00'
L101	N61°31'23"W	5.00'
L102	N61°31'23"W	5.00'
L103	N28°28'37"E	10.00'
L104	S61°31'23"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L105	N65°56'17"W	5.01'
L106	N28°28'37"E	5.01'
L107	N58°57'26"W	5.00'
L108	N31°02'34"E	5.00'
L109	S31°02'34"W	5.00'
L110	N58°57'26"W	10.00'
L111	N31°02'34"E	5.00'
L112	S31°02'34"W	5.00'
L113	N58°57'26"W	10.00'
L114	N31°02'34"E	5.00'
L115	N70°29'43"W	5.00'
L116	S58°57'26"E	5.00'
L117	S58°57'26"E	5.01'
L118	N28°28'37"E	5.01'
L119	S31°02'34"W	5.00'
L120	S58°57'26"E	10.00'
L121	N31°02'34"E	5.00'
L122	S31°02'34"W	5.00'
L123	S58°57'26"E	10.00'
L124	N31°02'34"E	5.00'
L125	S31°02'34"W	5.00'
L126	S58°57'26"E	10.00'
L127	N31°02'34"E	5.00'
L128	S31°02'34"W	5.00'
L129	S58°57'26"E	5.00'
L130	N28°28'37"E	10.16'
L131	S61°31'23"E	5.00'
L132	S28°28'37"W	5.00'
L133	S58°57'26"E	5.00'
L134	S31°02'34"W	5.00'
L135	N31°02'34"E	5.00'
L136	S58°57'26"E	10.00'
L137	S31°02'34"W	5.00'
L138	N31°02'34"E	5.00'
L139	S58°57'26"E	10.00'
L140	S31°02'34"W	5.00'
L141	N31°02'34"E	5.00'
L142	S58°57'26"E	10.00'
L143	S31°02'34"W	5.00'
L144	N31°02'34"E	5.00'
L145	S58°57'26"E	10.00'
L146	S31°02'34"W	5.00'
L147	N31°02'34"E	5.00'
L148	S58°57'26"E	5.00'
L149	N28°06'59"E	5.00'
L150	S29°15'29"W	5.00'
L151	S31°02'34"W	5.00'
L152	S58°57'26"E	10.00'
L153	N31°02'34"E	5.00'
L154	S31°02'34"W	5.00'
L155	S58°57'26"E	10.00'
L156	N31°02'34"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L157	S31°02'34"W	5.00'
L158	S58°57'26"E	10.00'
L159	N31°02'34"E	5.00'
L160	N71°25'10"W	5.00'
L161	S71°25'10"E	5.00'
L162	S71°25'10"E	3.42'
L163	S19°30'17"W	5.00'
L164	N71°25'10"W	3.34'
L165	S70°29'43"E	3.22'
L166	S19°30'17"W	5.00'
L167	N70°29'43"W	3.22'
L168	S89°50'17"W	5.00'
L169	S00°01'47"W	5.00'
L170	N89°50'17"E	5.00'
L171	S31°02'34"W	5.00'
L172	S58°57'26"E	10.00'
L173	N31°02'34"E	5.00'
L174	S31°02'34"W	5.00'
L175	S58°57'26"E	10.00'
L176	N31°02'34"E	5.00'
L177	S60°56'26"E	5.03'
L178	N67°59'59"W	5.00'
L179	S67°59'59"E	5.00'
L180	S65°30'16"E	3.06'
L181	S24°02'00"W	5.00'
L182	N65°30'16"W	3.10'
L183	S65°30'16"E	5.00'
L184	N65°30'16"W	5.00'
L185	N89°58'13"W	3.00'
L186	S00°01'47"W	5.00'
L187	S89°58'13"E	3.00'
L188	N89°58'13"W	3.00'
L189	S00°01'47"W	5.00'
L190	S89°58'13"E	3.00'
L191	S89°58'13"E	3.00'
L192	N00°01'47"E	5.00'
L193	N89°58'13"W	3.00'
L194	N89°58'13"W	5.00'
L195	S00°01'47"W	10.00'
L196	S89°58'13"E	5.00'
L197	N89°58'13"W	3.00'
L198	S00°01'47"W	5.00'
L199	S89°58'13"E	3.00'
L200	S89°58'08"E	5.00'
L201	N00°01'47"E	5.00'
L202	S89°50'17"W	26.00'
L203	S89°50'17"W	18.00'
L204	N04°10'53"W	5.01'
L205	S89°50'18"W	5.00'
L206	S00°02'41"W	1.06'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'43"	15.00'	23.56'
C2	89°45'53"	20.00'	31.33'
C3	2°48'30"	115.00'	5.64'
C4	90°12'24"	30.00'	47.23'
C5	16°17'56"	218.00'	62.01'
C6	84°17'33"	15.00'	22.07'
C7	90°12'24"	25.00'	39.36'
C8	89°47'36"	25.00'	39.18'
C9	9°30'53"	432.00'	71.74'
C10	99°43'17"	15.00'	26.11'
C11	73°37'39"	15.00'	19.28'
C12	5°42'17"	282.00'	28.08'
C13	28°38'20"	137.00'	68.48'
C14	28°38'20"	163.00'	81.47'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	89°47'36"	26.00'	40.75'
C18	90°12'24"	26.00'	40.93'
C19	89°47'36"	26.00'	40.75'
C20	90°12'24"	26.00'	40.93'
C21	90°12'24"	25.00'	39.36'
C22	89°47'36"	15.00'	23.51'
C23	90°12'24"	15.00'	23.62'
C24	89°47'36"	15.00'	23.51'
C25	90°12'24"	15.00'	23.62'
C26	89°47'36"	25.00'	39.18'
C27	90°20'32"	26.00'	41.00'
C28	89°48'30"	26.00'	40.75'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C29	90°12'24"	15.00'	23.62'
C30	89°47'36"	15.00'	23.51'
C31	90°11'30"	15.00'	23.61'
C32	89°48'30"	15.00'	23.51'
C33	90°11'29"	25.00'	39.35'
C34	89°47'36"	30.00'	47.02'
C35	16°17'56"	282.00'	80.22'
C36	89°17'04"	15.00'	23.37'
C37	87°11'06"	15.00'	22.82'
C38	85°43'21"	15.00'	22.44'
C39	5°57'29"	263.00'	27.35'
C40	5°46'00"	237.00'	23.85'
C41	87°30'33"	15.00'	22.91'
C42	16°08'37"	282.00'	79.46'
C43	105°23'28"	15.00'	27.59'
C44	12°01'45"	218.00'	45.77'
C45	1°09'24"	345.00'	6.96'
C46	2°50'23"	250.00'	12.39'
C47	1°53'03"	405.00'	13.32'
C48	1°45'47"	250.00'	7.69'
C49	5°55'10"	250.00'	25.83'
C50	5°17'15"	250.00'	23.07'
C51	88°37'42"	15.00'	23.20'
C52	88°28'12"	26.00'	40.15'
C53	87°26'03"	26.00'	39.68'
C54	87°26'03"	15.00'	22.89'
C55	0°20'14"	1283.00'	7.55'
C56	0°22'53"	1309.00'	8.71'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C57	10°41'23"	137.00'	25.56'
C58	3°55'05"	368.00'	25.16'
C59	105°07'30"	15.00'	27.52'
C60	1°16'28"	1214.00'	27.00'
C61	91°52'02"	26.00'	41.69'
C62	91°53'43"	26.00'	41.70'
C63	83°59'02"	15.00'	21.99'
C64	6°34'49"	432.00'	49.61'
C65	82°45'05"	15.00'	21.66'
C66	91°18'35"	15.00'	23.90'
C67	4°13'20"	468.00'	34.49'
C68	92°25'45"	15.00'	24.20'
C69	1°41'19"	1169.00'	34.46'
C70	1°24'55"	1296.00'	32.01'
C71	0°21'34"	1296.00'	8.13'
C72	11°50'57"	150.00'	31.02'
C73	11°29'38"	150.00'	30.09'
C74	1°29'54"	1227.00'	32.09'
C75	1°29'45"	1227.00'	32.04'
C76	99°17'16"	15.00'	25.99'
C77	2°46'08"	468.00'	22.62'
C78	89°48'30"	15.00'	23.51'
C79	90°11'30"	15.00'	23.61'
C80	2°20'00"	155.00'	6.31'
C81	4°01'17"	237.00'	16.63'
C82	4°01'17"	263.00'	18.46'
C83	88°42'55"	15.00'	23.23'
C84	94°50'04"	15.00'	24.83'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C85	4°44'30"	263.00'	21.76'
C86	4°15'31"	237.00'	17.62'
C87	4°31'52"	250.00'	19.77'
C88	4°33'36"	250.00'	19.90'
C89	1°40'09"	1100.00'	32.04'
C90	4°01'17"	250.00'	17.55'
C91	10°20'48"	21.00'	3.79'
C92	16°23'44"	21.00'	6.01'
C93	3°08'30"	168.00'	9.21'
C94	1°37'59"	168.00'	4.79'
C95	0°16'13"	1060.00'	5.00'
C96	0°32'26"	1060.00'	10.00'
C97	0°32'26"	1060.00'	10.00'
C98	0°32'26"	1060.00'	10.00'
C99	0°32'26"	1060.00'	10.00'
C100	0°33'39"	358.00'	3.50'
C101	0°33'34"	1024.00'	10.00'
C102	0°33'34"	1024.00'	10.00'
C103	0°33'34"	1024.00'	10.00'
C104	0°33'34"	1024.00'	10.00'
C105	0°16'47"	1024.00'	5.00'
C106	0°16'47"	1024.00'	5.00'
C107	0°13'49"	1245.00'	5.00'
C108	0°16'35"	1050.50'	5.07'
C109	0°27'37"	1245.00'	10.00'
C110	0°13'49"	1245.00'	5.00'
C111	86°33'30"	52.00'	78.56'
C112	90°00'00"	52.00'	81.68'