



# A&B SUBDIVISION, REPLAT A

FINAL PLAT  
 A RESUBDIVISION OF LOT 2, A & B SUBDIVISION,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
 TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

WATER EASEMENT LINE TABLE			SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°13'18" W	30.00'	L20	N 00°13'18" W	30.00'
L2	S 89°56'35" W	144.68'	L21	N 89°56'35" E	516.95'
L3	S 00°13'18" E	71.59'	L22	N 44°56'39" E	19.09'
L4	N 89°56'35" E	30.00'	L23	N 89°56'35" E	99.36'
L5	N 00°13'18" W	71.59'	L24	S 00°22'39" E	30.00'
L6	S 89°56'35" W	335.62'	L25	S 89°56'35" W	87.10'
L7	S 00°13'18" E	12.63'	L26	S 44°56'39" W	19.09'
L8	S 89°46'42" W	5.05'	L27	S 89°56'35" W	529.29'
L9	S 00°13'18" E	58.94'			
L10	N 89°46'42" E	30.00'			
L11	N 00°13'18" W	101.66'			
L12	N 89°56'35" E	252.10'			
L13	S 00°51'53" E	10.00'			
L14	N 89°56'35" E	10.00'			
L15	S 00°51'53" E	10.00'			
L16	N 89°56'35" E	266.14'			
L17	S 00°51'53" E	5.00'			
L18	N 89°56'35" E	10.00'			
L19	S 00°51'53" E	5.00'			
L20	N 89°56'35" E	7.10'			

NGS V411  
 LAT: 39°56'04.5255"N  
 LON: 105°02'03.0837"W  
 NSPCS  
 NORTH: 1219362.979  
 EAST: 3130622.928  
 MODIFIED COORDINATES  
 NORTH: 1219701.934  
 EAST: 3131493.170

FOUND PIN & CAP  
 LAT: 39°54'54.6430"N  
 LON: 105°02'46.5242"W  
 NSPCS  
 NORTH: 1212274.360  
 EAST: 3127275.360  
 MODIFIED COORDINATES  
 NORTH: 1212611.345  
 EAST: 3128144.671

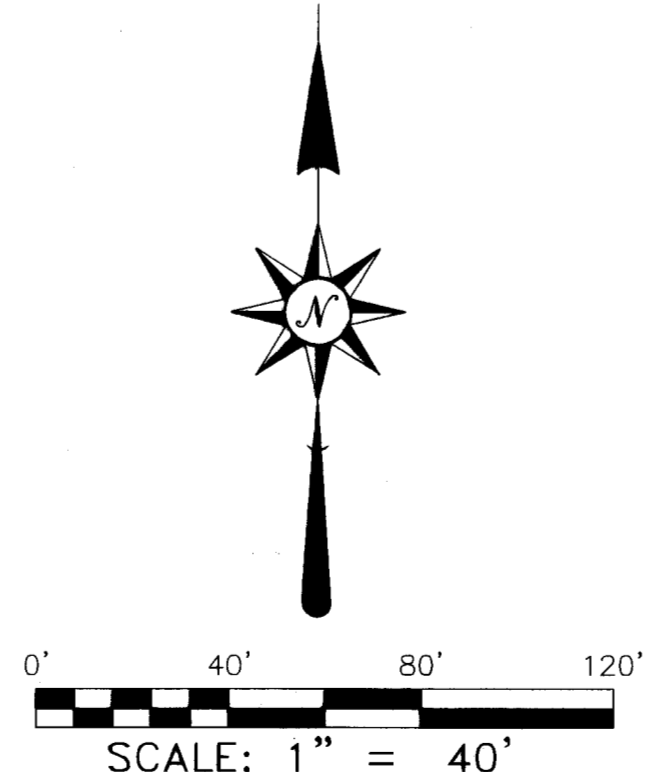
FOUND PIN & CAP  
 LAT: 39°54'54.6143"N  
 LON: 105°02'37.5086"W  
 NSPCS  
 NORTH: 1212275.060  
 EAST: 3127977.830  
 MODIFIED COORDINATES  
 NORTH: 1212612.045  
 EAST: 3128847.337

NGS Y411  
 LAT: 39°54'49.4576"N  
 LON: 105°03'11.2219"W  
 NSPCS  
 NORTH: 1211739.899  
 EAST: 3125353.650  
 MODIFIED COORDINATES  
 NORTH: 1212076.735  
 EAST: 3126222.427

FOUND PIN & CAP  
 LAT: 39°54'51.5842"N  
 LON: 105°02'46.5291"W  
 NSPCS  
 NORTH: 1211964.850  
 EAST: 3127276.560  
 MODIFIED COORDINATES  
 NORTH: 1212301.749  
 EAST: 3128145.872

FOUND PIN & CAP  
 LAT: 39°54'51.2646"N  
 LON: 105°03'10.5940"W  
 NSPCS  
 NORTH: 1211922.990  
 EAST: 3125401.650  
 MODIFIED COORDINATES  
 NORTH: 1212259.877  
 EAST: 3126270.441

- LEGEND**
- FOUND REBAR & CAP IN RANGE BOX "PLS 20683"
  - SET SURVEY MARKER STAMPED "LS 34560"
  - ⊕ GPS POINT AS LABELED
  - ⊕ SECTION CORNER PROPERTY LINE
  - EASEMENT LINES
  - ADJONER

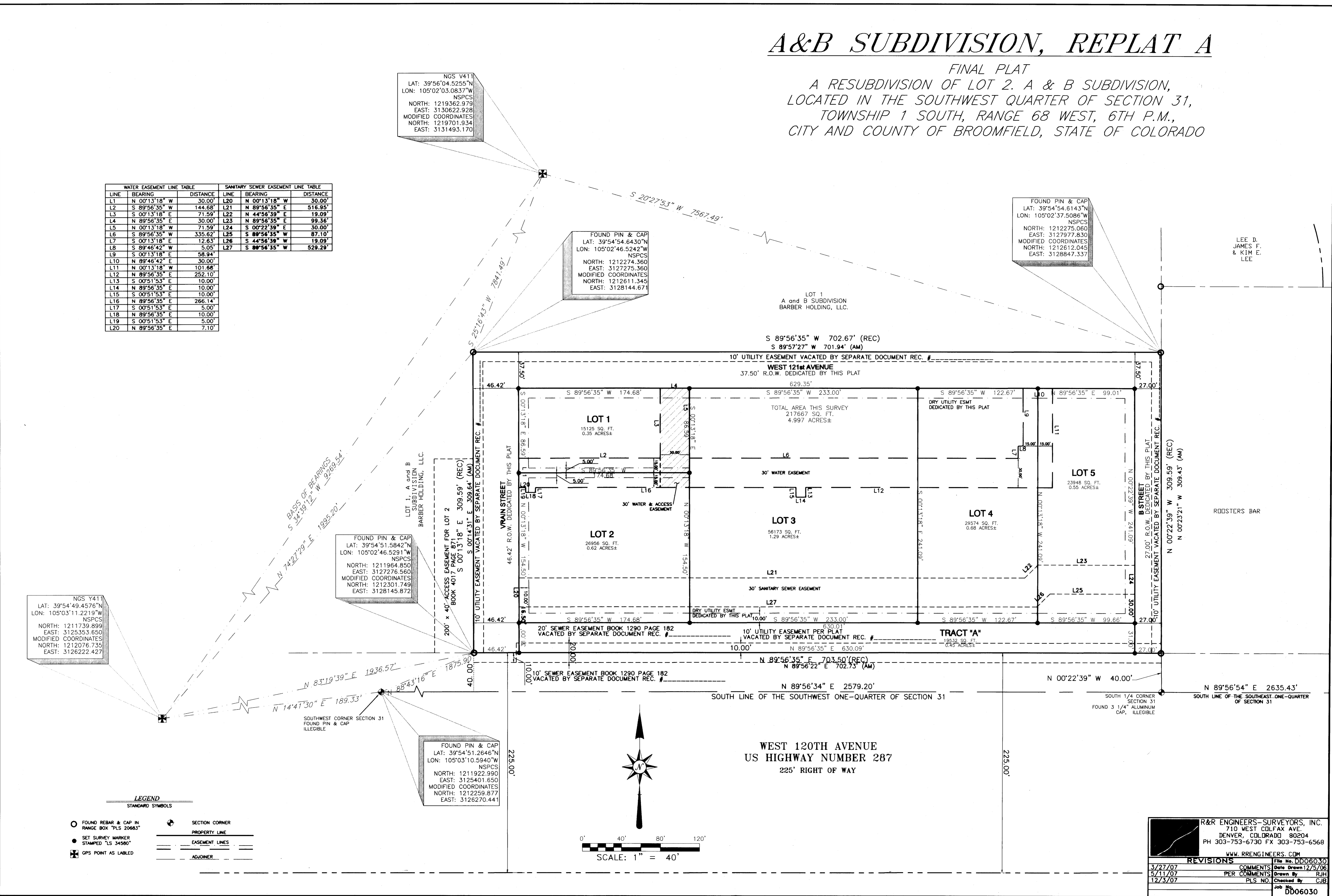


LOT 1, A and B SUBDIVISION BARBER HOLDING, LLC.

LOT 1  
 A and B SUBDIVISION  
 BARBER HOLDING, LLC.

LEE D. JAMES F. & KIM E. LEE

ROOSTERS BAR



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REVISIONS	File No.	Date	By
3/27/07	DD06030	12/5/06	RJH
5/11/07			RJH
12/3/07			CJB

Checked By: CJB  
 Job No: DD06030