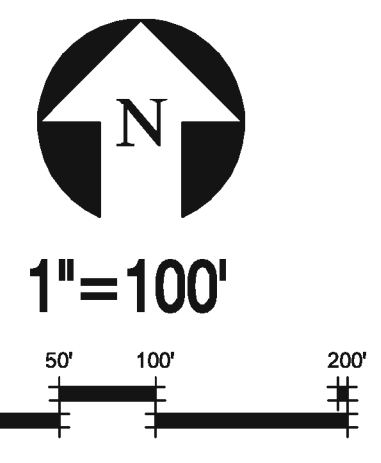


# FINAL PLAT FOR PRAIRIE VILLAGE, FILING NO. SIX

TWO PARCELS OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO



- LEGEND:**
- FOUND SECTION CORNER AND MONUMENTED AS SHOWN
  - FOUND MONUMENT AS NOTED
  - SET NO. 5 PIN AND CAP LS NO. 20673
  - RIGHT-OF-WAY CENTERLINE
  - EXISTING PROPERTY LINE
  - SECTION LINE
  - 7" W/E 7.00' WATER & LPC EASEMENT
  - 5" G 5.00' GAS EASEMENT
  - 5" U 5.00' UTILITY EASEMENT
  - 5" CT 5.00' CABLE TELEVISION EASEMENT

**BASIS OF BEARINGS:**  
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS BEARING SOUTH 89°25'54" WEST AND BEING MONUMENTED AS SHOWN.

**FLOOD PLAIN INFORMATION:**  
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN, BASED ON FLOOD INSURANCE RATE MAP PANEL 0801300300F. ACCORDING TO MAP INDEX PANEL 080130000 DATED JUNE 12, 1995, THIS PANEL WAS NOT PRINTED BECAUSE IT IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).

- NOTES:**
1. OUTLOTS A, B, C, AND D ARE COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OUTLOT "B" IS USED FOR DRAINAGE/STORM SEWER PURPOSES AND HAS GREATER THAN 8:1 SLOPES IN SOME AREAS. THEREFORE 0.58 ACRES OF OUTLOT "B" DOES NOT COUNT AS OPEN SPACE. OUTLOT "C" IS CONSIDERED A POCKET PARK. ALL OUTLOTS MAY BE USED FOR PEDESTRIAN ACCESS.
  2. THIS FINAL PLAT IS BASED ON TITLE COMMITMENT NUMBER K205589, DATED JULY 2, 2004 AND PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
  3. SETBACK INFORMATION AND OTHER PUD REQUIREMENTS ARE INCLUDED ON THE FINAL DEVELOPMENT PLAN.
  4. PRAIRIE VILLAGE, FILING NO. SIX SHALL DEVELOP IN ONE PHASE.
  5. ALL STORM SEWERS SHALL BE OWNED AND MAINTAINED BY THE CITY OF LONGMONT UNLESS OTHERWISE NOTED.
  6. THE UNDERDRAIN SYSTEM IS A PRIVATE SYSTEM TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  7. ZONE: PUD-MU
  8. THROUGH THE DONATION OF A 4+ ACRE PARCEL CONSISTING OF BLOCKS 7 AND 8 IN FILING 2 TO THE LONGMONT HOUSING AUTHORITY ON JUNE 8, 2006, THIS DEVELOPMENT HAS MET ITS AFFORDABLE HOUSING REQUIREMENT FOR ALL PHASES AND FILINGS.

**LEGAL DESCRIPTION:**  
TWO PARCELS OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

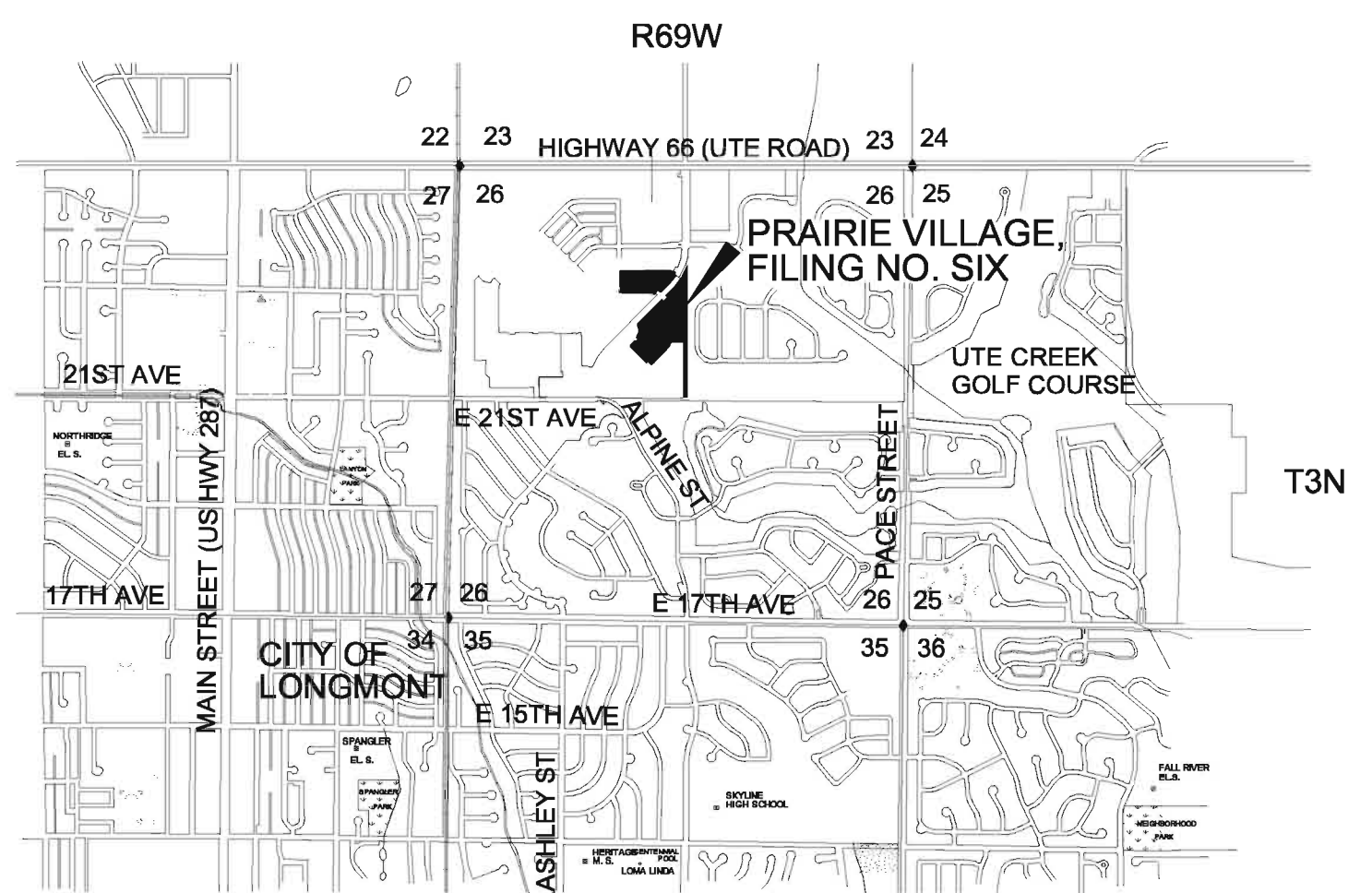
**EASTERLY PARCEL:**  
BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26, WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 89°25'54" WEST, A DISTANCE OF 2623.76 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID LINE SOUTH 89°25'54" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF PRAIRIE VILLAGE, FILING NO. FIVE; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PRAIRIE VILLAGE NO. FIVE THE FOLLOWING FIFTEEN COURSES; 1) THENCE NORTH 00°02'56" WEST, A DISTANCE OF 618.47 FEET; 2) THENCE SOUTH 89°57'04" WEST, A DISTANCE OF 133.97 FEET; 3) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 228.50 FEET, A CENTRAL ANGLE OF 22°33'37" AND A CHORD WHICH BEARS SOUTH 33°07'02" WEST 89.39 FEET); 4) THENCE SOUTH 44°23'50" WEST, A DISTANCE OF 147.03 FEET; 5) THENCE NORTH 45°36'10" WEST, A DISTANCE OF 57.00 FEET; 6) THENCE NORTH 44°23'50" EAST, A DISTANCE OF 90.00 FEET; 7) THENCE NORTH 45°36'10" WEST, A DISTANCE OF 187.50 FEET; 8) THENCE NORTH 39°26'15" WEST, A DISTANCE OF 26.35 FEET; 9) THENCE NORTH 00°02'56" WEST, A DISTANCE OF 144.41 FEET; 10) THENCE SOUTH 89°57'04" WEST, A DISTANCE OF 94.80 FEET; 11) THENCE NORTH 44°23'50" EAST, A DISTANCE OF 383.07 FEET; 12) THENCE SOUTH 45°36'10" EAST, A DISTANCE OF 31.13 FEET; 13) THENCE NORTH 44°23'50" EAST, A DISTANCE OF 57.00 FEET; 14) THENCE NORTH 45°36'10" WEST, A DISTANCE OF 31.13 FEET; 15) THENCE NORTH 44°23'50" EAST, A DISTANCE OF 152.82 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID FILING NO. FIVE, THE EASTERLY BOUNDARY LINE OF PRAIRIE VILLAGE, FILING NO. ONE RECORDED AS RECEPTION NO. 2256709, PLAN FILE P-56, F-2, #6, 7 AND 8, FEBRUARY 22, 2002 ACCORDING TO BOULDER COUNTY RECORDS AND THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 631.00 FEET, A CENTRAL ANGLE OF 24°46'48" AND A CHORD WHICH BEARS NORTH 32°02'26" EAST 270.78 FEET) A DISTANCE OF 272.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26 AND THE WESTERLY BOUNDARY LINE OF PLEASANT VALLEY THIRD FILING RECORDED AS RECEPTION NO. 2078045, PLAN FILE P-52, F-1, #8 AND 9, SEPTEMBER 12, 2000 ACCORDING TO BOULDER COUNTY RECORDS; THENCE ALONG SAID EAST LINE SOUTH 00°02'56" EAST, A DISTANCE OF 1491.22 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL.

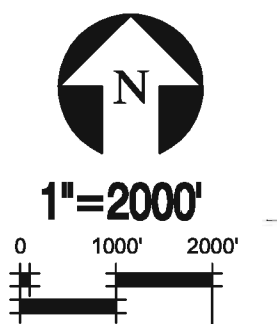
**WESTERLY PARCEL:**  
COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26, WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 89°25'54" WEST, A DISTANCE OF 2623.76 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 NORTH 00°02'56" WEST, A DISTANCE OF 1491.22 FEET; THENCE LEAVING SAID EAST LINE SOUTH 50°58'44" WEST, A DISTANCE OF 174.19 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PRAIRIE VILLAGE, FILING NO. FIVE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING FOUR COURSES; 1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 547.14 FEET, A CENTRAL ANGLE OF 9°51'02" AND A CHORD WHICH BEARS SOUTH 89°28'19" WEST 93.95 FEET); 2) THENCE SOUTH 44°23'50" WEST, A DISTANCE OF 151.60 FEET; 3) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 203.50 FEET, A CENTRAL ANGLE OF 13°46'47" AND A CHORD WHICH BEARS NORTH 58°02'41" WEST 48.82 FEET); 4) THENCE SOUTH 25°03'56" WEST, A DISTANCE OF 57.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 146.50 FEET, A CENTRAL ANGLE OF 25°37'37" AND A CHORD WHICH BEARS NORTH 77°44'52" WEST 64.98 FEET); 5) THENCE SOUTH 89°26'19" WEST, A DISTANCE OF 276.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 203.50 FEET, A CENTRAL ANGLE OF 15°34'07" AND A CHORD WHICH BEARS NORTH 82°46'37" WEST 55.13 FEET); 6) THENCE SOUTH 89°26'19" WEST, A DISTANCE OF 276.34 FEET; 7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 146.50 FEET, A CENTRAL ANGLE OF 5°24'38" AND A CHORD WHICH BEARS NORTH 74°12'17" WEST 13.83 FEET); 8) THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 203.50 FEET, A CENTRAL ANGLE OF 10°30'51" AND A CHORD WHICH BEARS NORTH 04°41'44" EAST 37.29 FEET); 9) THENCE NORTH 00°33'41" WEST, A DISTANCE OF 139.83 FEET; 10) THENCE NORTH 89°26'19" EAST, A DISTANCE OF 536.64 FEET; 11) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 146.50 FEET, A CENTRAL ANGLE OF 30°14'50" AND A CHORD WHICH BEARS SOUTH 75°49'15" EAST 76.47 FEET); 12) THENCE ALONG THE BOUNDARY LINE OF PRAIRIE VILLAGE, FILING NO. ONE RECORDED AS RECEPTION NO. 2256709, PLAN FILE P-56, F-2, #6, 7 AND 8, FEBRUARY 22, 2002 ACCORDING TO BOULDER COUNTY RECORDS; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO COURSES; 1) THENCE SOUTH 29°18'22" WEST, A DISTANCE OF 22.68 FEET; 2) THENCE SOUTH 55°10'57" EAST, A DISTANCE OF 22.33 FEET TO THE TRUE POINT OF BEGINNING.

THE NET AREA OF SAID PARCELS BEING 10.112 ACRES.



VICINITY MAP



**PROPERTY OWNER ACKNOWLEDGEMENT:**  
LON J. L'HEUREUX AND VERNON AND CAROL PEPLER LOVING TRUST, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN HAS CAUSED SAID LAND TO BE PLATTED UNDER THE NAME OF PRAIRIE VILLAGE, FILING NO. SIX AND DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHT-OF-WAYS, EASEMENTS, AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES ON THIS PLAT. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VERNON AND CAROL PEPLER LOVING TRUST  
VERNON PEPLER  
CAROL PEPLER  
LON J. L'HEUREUX

**NOTARIAL CERTIFICATION:**  
STATE OF COLORADO )  
COUNTY OF BOULDER ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY LON J. L'HEUREUX AND VERNON AND CAROL PEPLER.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
ADDRESS OF NOTARY: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF COLORADO REQUIREMENTS.

TETRA TECH  
BY: PETER A. BRYANT, COLORADO  
REGISTERED PROFESSIONAL L.S. NO. 20673

**PLANNING DIRECTOR APPROVAL:**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR

**COMMUNICATION AND GAS EASEMENT APPROVAL:**  
UTILITY EASEMENTS FOR COMMUNICATION AND GAS FACILITIES ARE ADEQUATE AS SHOWN.

QWEST COMMUNICATIONS PUBLIC SERVICE COMPANY OF COLORADO

**FIRE APPROVAL:**  
THE PLAT HAS BEEN APPROVED.

FIRE  
**HOUSING APPROVAL:**  
THE PLAT IS IN COMPLIANCE WITH THE CITY OF LONGMONT AFFORDABLE HOUSING REQUIREMENTS.

HOUSING  
**RAW WATER POLICY, UTILITY PLAN AND EASEMENT APPROVAL:**  
THIS PLAT IS IN COMPLIANCE WITH THE CITY OF LONGMONT RAW WATER POLICY AND THE FINAL UTILITY PLANS HAVE BEEN APPROVED. UTILITY EASEMENTS FOR WATER, SANITARY SEWER AND ELECTRIC FACILITIES ARE ADEQUATE AS SHOWN.

WATER UTILITIES LONGMONT POWER AND COMMUNICATIONS

**PUBLIC WORKS APPROVAL:**  
THE FINAL CONSTRUCTION PLANS, INCLUDING STREET PLANS AND PROFILES AND DRAINAGE PLANS, HAVE BEEN APPROVED AND ARE SUBSTANTIATED BY AN EXECUTED PUBLIC IMPROVEMENT AGREEMENT FOR PRAIRIE VILLAGE, FILING NO. SIX.

PUBLIC WORKS

**MAYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT AND THAT THE MAYOR OF THE CITY OF LONGMONT, COLORADO, ACCEPTS ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED ON THIS PLAT.

ATTEST: \_\_\_\_\_  
MAYOR

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS.

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND IS RECORDED IN PLAN FILE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

DEPUTY RECORDER

FEES

DESIGNED BY: _____		1900 S. SUNSET ST., SUITE 14F
PREPARED BY: MAM		LONGMONT, CO 80501
CHECKED BY: PB		MAIN: 303.772.5262 FAX: 303.772.7039
JOB NO. 80-1700.014.00	FINAL PLAT FOR PRAIRIE VILLAGE, FILING NO. SIX	1 OF 3

Friday, April 18, 2008 11:42:25 PM DRAWING: R:1700\_0-40dwg6TH FILING PLAT 16TH FILING PLAT 16TH FILING PLAT DWG LAYOUT: FINAL PLAT SHEET 1 USER NAME: BARBARA.I.MEL

WEST 1/4 COR. SEC. 26,  
T3N, R69W, 6TH P.M.  
FND. #6 REBAR W/2  
CAP LS 20673  
N 1314447.30  
E 3113669.50

CENTER 1/4 COR. SEC. 26,  
T3N, R69W, 6TH P.M.  
PLEASANT VALLEY  
GOLF COURSE  
ZONE: P

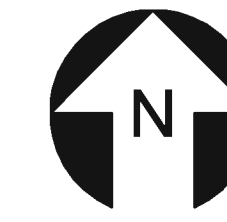
NORTHWEST COR.  
SEC. 26, T3N, R69W,  
6TH P.M. FND. NO. 6  
REBAR W/2 CAP. 20673  
N 1317085.64  
E 3113628.16

**SHEET 3**

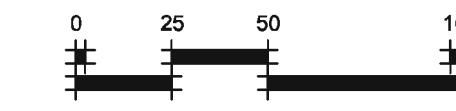
**SHEET 2**

# FINAL PLAT FOR PRAIRIE VILLAGE, FILING NO. SIX

TWO PARCELS OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO



1"=50'



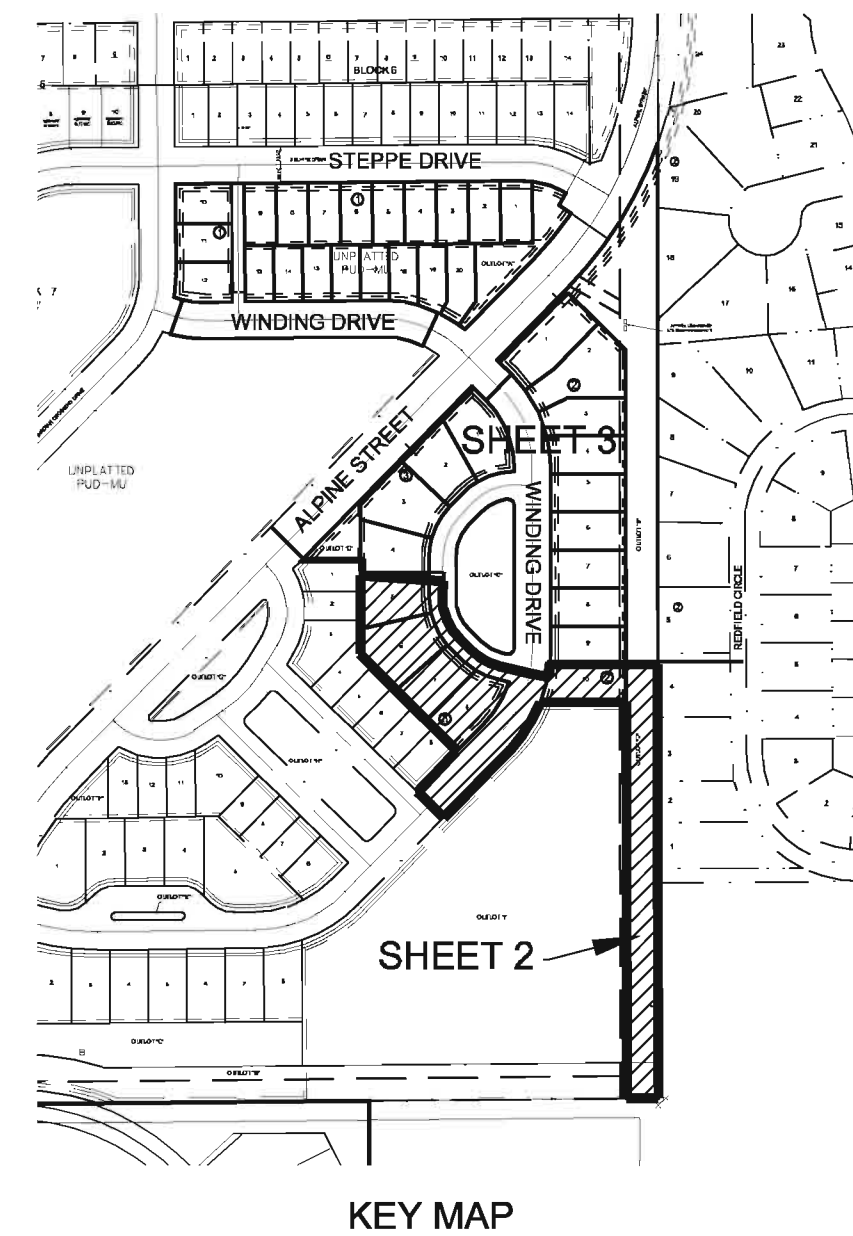
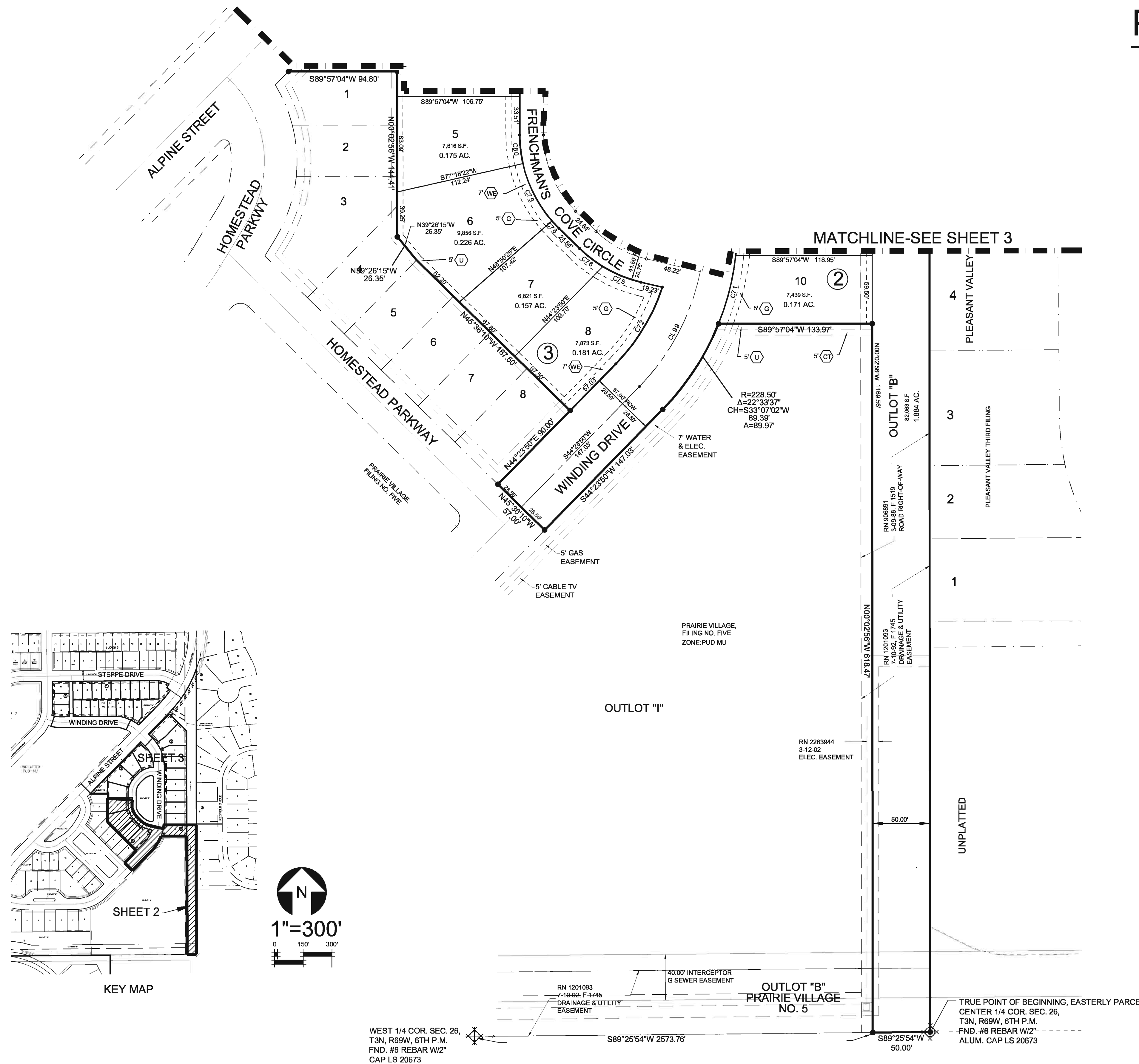
### LEGEND:

- FOUND SECTION CORNER AND MONUMENTED AS SHOWN
- FOUND MONUMENT AS NOTED
- SET NO. 5 PIN AND CAP LS NO. 20673
- RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY LINE
- SECTION LINE
- 7.00' WATER & LPC EASEMENT
- 5.00' GAS EASEMENT
- 5.00' UTILITY EASEMENT
- 5.00' CABLE TELEVISION EASEMENT

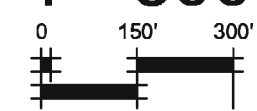
### CURVE TABLE:

CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH
C61	146.49	13°39'07"	S83°44'08"E	34.82'	34.90'
C62	203.49	3°18'19"	N88°54'33"W	11.74'	11.74'
C63	203.49	12°52'59"	N80°48'55"W	45.66'	45.76'
C64	203.49	10°39'31"	N69°02'41"W	37.80'	37.85'
C65	203.50	9°17'08"	N40°57'36"W	32.94'	32.98'
C66	203.50	11°16'49"	N30°40'38"W	40.00'	40.06'
C67	203.50	11°33'28"	N19°15'29"W	40.98'	41.05'
C68	203.50	13°25'49"	N06°45'51"W	47.59'	47.70'
C69	146.50	45°33'14"	N22°49'33"W	113.43'	116.48'
C70	228.50	6°27'05"	N03°10'37"E	25.72'	25.73'
C71	228.50	15°26'03"	N14°07'11"E	61.37'	61.55'
C72	171.50	26°20'10"	N31°13'45"E	78.14'	78.83'
C73	10.00	103°20'38"	N51°37'23"E	15.69'	18.04'
C74	10.00	99°29'20"	N49°47'36"W	15.26'	17.36'
C75	114.25	18°03'31"	S67°40'33"E	35.86'	36.01'
C76	114.25	13°02'38"	S52°07'29"E	25.95'	26.01'
C77	72.75	31°06'08"	S61°09'14"E	39.01'	39.49'
C78	114.25	4°26'35"	S43°22'52"E	8.86'	8.86'
C79	114.25	28°27'57"	S26°55'37"E	56.18'	56.76'
C80	114.25	12°38'42"	S06°22'17"E	25.16'	25.21'
C81	72.75	45°33'14"	S22°49'33"E	56.33'	57.84'
C82	72.75	44°26'46"	S22°10'27"W	55.03'	56.43'
C83	114.25	15°03'13"	S07°28'41"W	29.93'	30.02'
C84	114.25	28°42'38"	S29°21'36"W	56.65'	57.25'
C85	114.25	0°40'55"	S44°03'23"W	1.36'	1.36'
C86	114.25	15°43'59"	S52°15'50"W	31.27'	31.37'
C87	114.25	29°38'52"	S74°57'15"W	58.46'	59.12'
C88	72.75	36°03'54"	S62°25'47"W	45.04'	45.79'
C89	146.72	7°46'51"	N86°40'05"W	19.91'	19.92'
C90	146.56	22°04'01"	N71°43'50"W	56.10'	56.44'
C91	203.50	3°16'36"	N52°47'36"W	11.64'	11.64'
C92	203.50	9°17'04"	N59°04'26"W	32.94'	32.98'
C104	547.14	9°51'02"	N39°28'19"E	93.95'	94.07'
CL95	175.00	14°46'01"	S83°10'41"E	44.98'	45.10'
CL96	175.00	25°37'37"	N77°44'52"W	77.62'	78.27'
CL97	175.00	45°33'14"	N22°49'33"W	135.50'	139.14'
CL98	200.00	11°28'53"	N05°41'30"E	40.01'	40.08'
CL99	200.00	32°57'53"	N27°54'54"E	113.49'	115.07'
CL100	93.50	31°06'08"	S61°09'14"E	50.13'	50.76'
CL101	93.50	45°33'14"	S22°49'33"E	72.40'	74.34'
CL102	93.50	44°26'46"	S22°10'27"W	70.73'	72.53'

- LEGEND:  
 C=LOT CURVE  
 CL=CENTERLINE CURVE



1"=300'



WEST 1/4 COR. SEC. 26,  
 T3N, R69W, 6TH P.M.  
 FND. #6 REBAR W/2"  
 CAP LS 20673

S89°25'54"W 2573.76'

S89°57'04"W 118.95'

50.00'

TRUE POINT OF BEGINNING, EASTERLY PARCEL  
 CENTER 1/4 COR. SEC. 26,  
 T3N, R69W, 6TH P.M.  
 FND. #6 REBAR W/2"  
 ALUM. CAP LS 20673

Friday, April 18, 2008 1:14:33 PM DRAWING: R:1700\_0-410w6th FILING PLAT 16TH FILING PLAT .DWG LAYOUT: FINAL PLAT SHEET 2 USER NAME: BARBARA.I.M.E.L

DESIGNED BY: —  
 PREPARED BY: MAM  
 CHECKED BY: PB  
 JOB NO. 80-1700.014.00



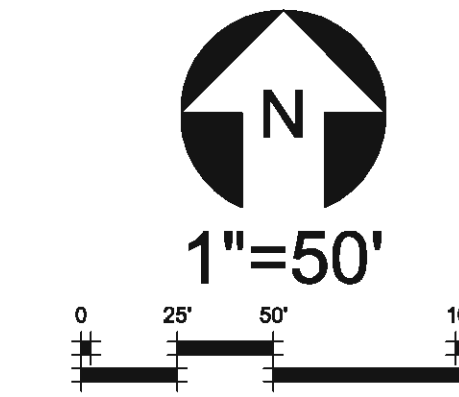
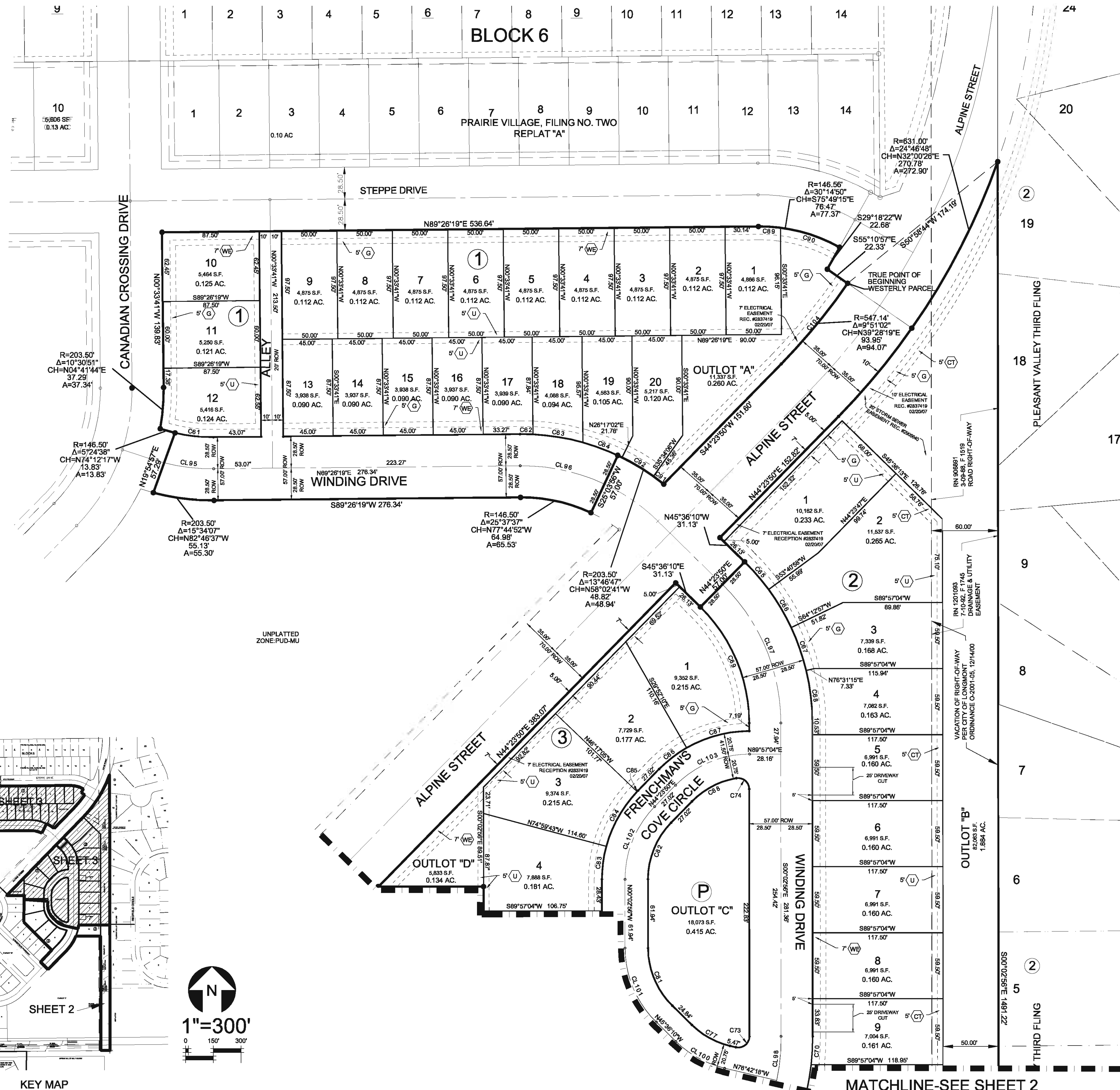
1900 S. SUNSET ST.,  
 SUITE 14F  
 LONGMONT, CO 80501  
 MAIN: 303.772.5282  
 FAX: 303.772.7039

FINAL PLAT FOR PRAIRIE VILLAGE, FILING NO. SIX



# FINAL PLAT FOR PRAIRIE VILLAGE, FILING NO. SIX

TWO PARCELS OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO

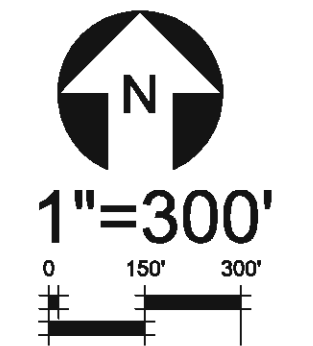
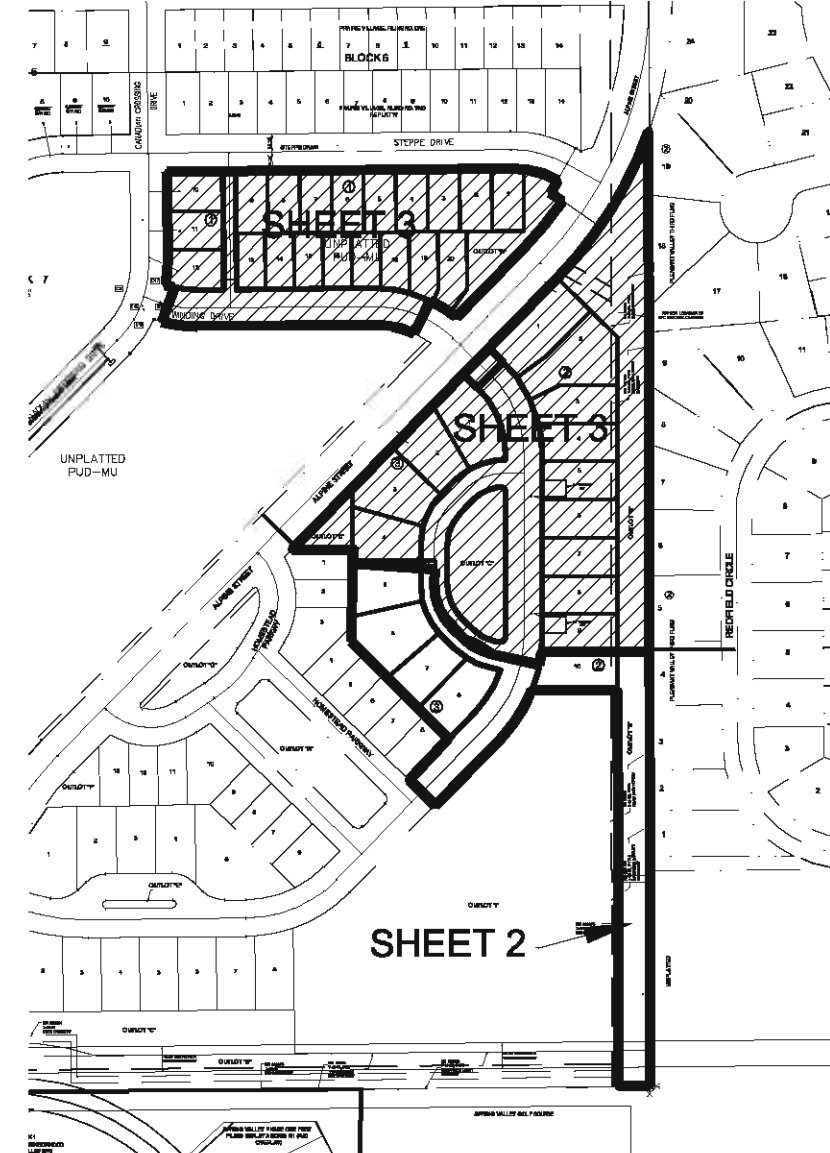


- LEGEND:**
- FOUND SECTION CORNER AND MONUMENTED AS SHOWN
  - FOUND MONUMENT AS NOTED
  - SET NO. 5 PIN AND CAP
  - LS NO. 20673
  - RIGHT-OF-WAY CENTERLINE
  - EXISTING PROPERTY LINE
  - SECTION LINE
  - 7.00' WATER & LPC EASEMENT
  - 5.00' GAS EASEMENT
  - 5.00' UTILITY EASEMENT
  - 5.00' CABLE TELEVISION EASEMENT

**CURVE TABLE:**

CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH
C61	146.49	13°39'07"	S83°44'08"E	34.82'	34.90'
C62	203.49	3°18'19"	N88°54'33"W	11.74'	11.74'
C63	203.49	12°52'59"	N80°48'55"W	45.66'	45.76'
C64	203.49	10°39'31"	N69°02'41"W	37.80'	37.85'
C65	203.50	9°17'08"	N40°57'38"W	32.94'	32.98'
C66	203.50	11°16'49"	N30°40'38"W	40.00'	40.06'
C67	203.50	11°33'28"	N19°15'29"W	40.96'	41.05'
C68	203.50	13°25'49"	N08°45'51"W	47.59'	47.70'
C69	146.50	45°33'14"	N22°49'33"W	113.43'	116.48'
C70	228.50	6°27'05"	N03°10'37"E	25.72'	25.73'
C71	228.50	15°26'03"	N14°07'11"E	61.37'	61.55'
C72	171.50	26°20'10"	N31°13'45"E	78.14'	78.83'
C73	10.00	103°20'38"	N51°13'23"E	15.69'	18.04'
C74	10.00	99°29'20"	N49°47'36"W	15.26'	17.36'
C75	114.25	18°03'31"	S67°40'33"E	35.86'	36.01'
C76	114.25	13°02'38"	S52°07'29"E	25.95'	26.01'
C77	72.75	31°06'08"	S61°09'14"E	39.01'	39.49'
C78	114.25	4°26'35"	S43°22'52"E	8.86'	8.86'
C79	114.25	28°27'57"	S26°55'37"E	56.18'	56.76'
C80	114.25	12°38'42"	S06°22'17"E	25.16'	25.21'
C81	72.75	45°33'14"	S22°49'33"E	56.33'	57.84'
C82	72.75	44°26'46"	S22°10'27"W	55.03'	56.43'
C83	114.25	15°03'13"	S07°28'41"W	29.93'	30.02'
C84	114.25	28°42'38"	S29°21'36"W	56.65'	57.25'
C85	114.25	0°40'55"	S44°03'23"W	1.36'	1.36'
C86	114.25	15°43'59"	S52°15'50"W	31.27'	31.37'
C87	114.25	29°38'52"	S74°57'15"W	58.46'	59.12'
C88	72.75	36°03'54"	S62°25'47"W	45.04'	45.79'
C89	146.72	7°46'51"	N88°40'05"W	19.91'	19.92'
C90	146.56	22°04'01"	N71°43'50"W	56.10'	56.44'
C91	203.50	3°16'36"	N52°47'36"W	11.64'	11.64'
C92	203.50	9°17'04"	N59°04'26"W	32.94'	32.98'
C104	547.14	9°51'02"	N39°28'19"E	93.95'	94.07'
CL95	175.00	14°46'01"	S83°10'41"E	44.98'	45.10'
CL96	175.00	25°37'37"	N77°44'52"W	77.62'	78.27'
CL97	175.00	45°33'14"	N22°49'33"W	135.50'	139.14'
CL98	200.00	11°28'53"	N05°41'30"E	40.01'	40.08'
CL99	200.00	32°57'53"	N27°54'54"E	113.49'	115.07'
CL100	93.50	31°06'08"	S61°09'14"E	50.13'	50.76'
CL101	93.50	45°33'14"	S22°49'33"E	72.40'	74.34'
CL102	93.50	44°26'46"	S22°10'27"W	70.73'	72.53'
CL103	93.50	45°33'14"	S67°10'27"W	72.40'	74.34'

- LEGEND:**
- C=LOT CURVE
  - CL=CENTERLINE CURVE



Friday, April 18, 2008 1:44:42 PM DRAWING: R:\1700\_014dwg\6TH FILING\6TH FILING PLAT\6TH FILING PLAT.DWG LAYOUT: FINAL PLAT SHEET 3 USER NAME: BARBARA.I.MEL

DESIGNED BY: ---  
 PREPARED BY: MAM  
 CHECKED BY: PB  
 JOB NO: 80-1700.014.00

**TETRA TECH**  
 1900 S. SUNSET ST., SUITE 14  
 LONGMONT, CO 80501  
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FINAL PLAT FOR PRAIRIE VILLAGE, FILING NO. SIX

**3 OF 3**