



**PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM  
#32-2019**

**DATE:** May 20, 2019

**TO:** Honorable Mayor Carol Dodge and City Council Members

**THROUGH:** Heather Geyer, City Manager 

**FROM:** Brook Svoboda, Director of Planning and Development   
Becky Smith, AICP, Planning Manager  
Eric Ensey, AICP, Senior Planner

**SUBJECT:** CR-53 – Karl's Farm Filing No. 1 Conveyance Plat

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**PURPOSE**

The applicant, Karl's Farm Investors, LLC, on behalf of the Hinkhouse family who are the historic owners of the property, are seeking approval of a Conveyance Plat associated with the development of the 63.8 acre Karl's Farm property generally located north of 120<sup>th</sup> Avenue between Irma Drive and Race Street. The proposed plat would allow for the applicant to convey a portion of the site but would not negate the need for future platting of the site.

**BACKGROUND**

At the April 8, 2019 City Council Meeting, the Council approved CR-35, which was a resolution approving a Conveyance Plat for the proposed Karl's Farm development. The proposed plat is intended to allow the applicant the ability to legally sell off a portion of the property. Since the approval date, an error was discovered on the plat. The error is the lot line between Lot 1 and Lot 2. The size of both lots remains consistent between the original approved Conveyance Plat and this corrected plat, the proposed modification is merely the location of the lot line between both properties. Attachment 1 includes a Lot Line Exhibit that shows the proposed lot line configuration compared to what was previously approved. CR-53 corrects the location of that lot line between both lots and rescinds the approval of CR-35.

Because City Council already approved the Conveyance Plat at the April 8, 2019 meeting, this proposed correction is being presented to City Council for consideration as a Consent Agenda item. If approved, CR-53 would rescind and supersede CR-35.

A Conveyance Plat is different from a standard subdivision plat as outlined in the city's Municipal Code. Specifically, Section 12-1-3(b)(6) carves out an allowance for the City Council to approve a plat exemption by resolution provided that the proposed plat "is not within the purposes of this section." A conveyance-only plat is not a type of subdivision plat contemplated in the Municipal Code, and therefore meets the threshold of this plat exemption. However, this does not negate the need for the property to be platted in accordance with code requirements before any development can occur on the property.

**STAFF RECOMMENDATION**

Attached to this memorandum is the proposed CR-53. Staff is recommending that City Council approve the proposed Karl's Farm Filing No. 1 Conveyance Plat as presented in the resolution.

**BUDGET/TIME IMPLICATIONS**

The proposed Conveyance Plat request does not have any direct budgetary impacts.

**STAFF REFERENCE**

If Council members have any comments or questions they may contact Brook Svoboda, Director of Planning and Development, at 303.450.8937 or [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org).

**ATTACHMENTS**

1. Lot Line Exhibit

CR-53 – Karl's Farm Filing No. 1 Conveyance Plat

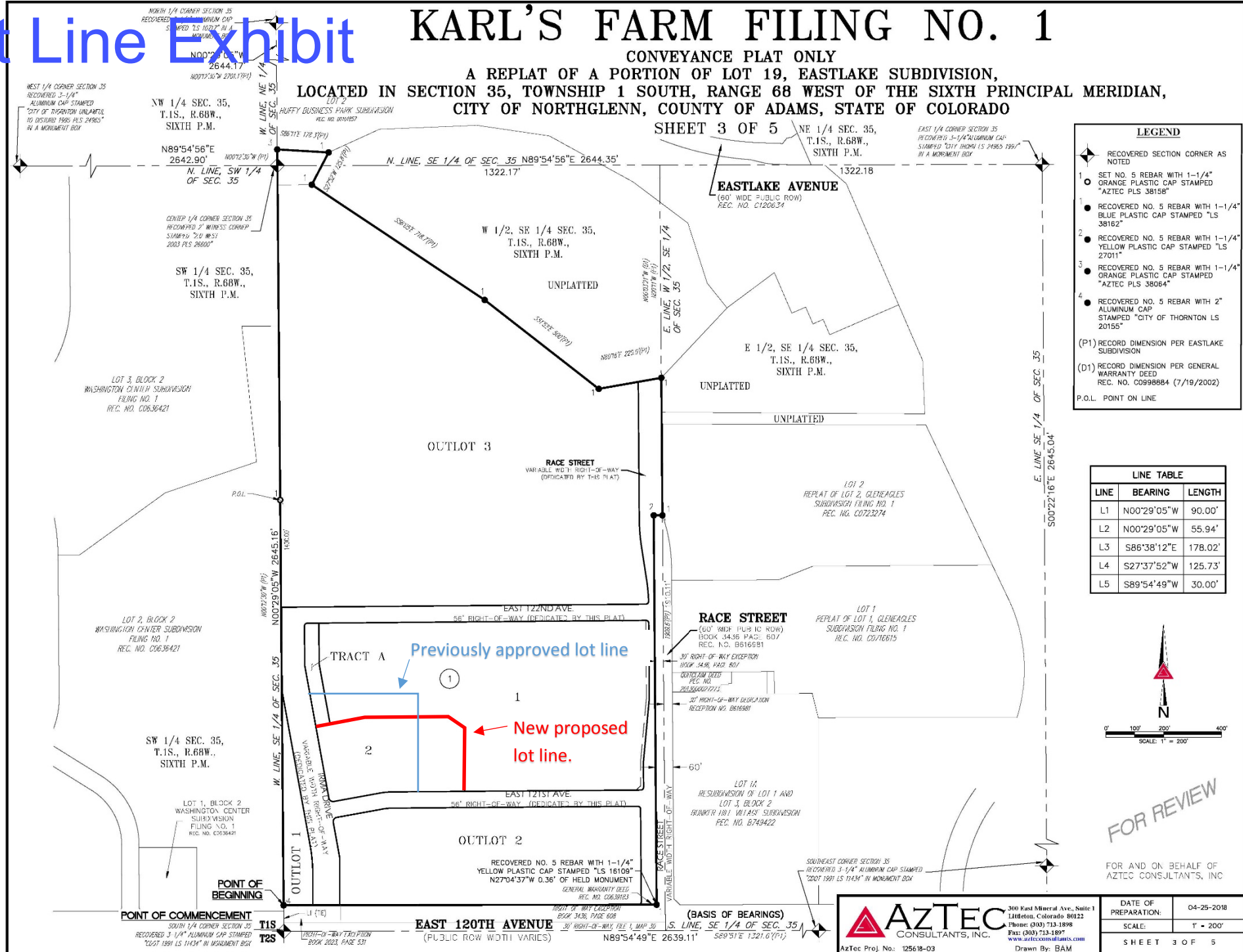
# Lot Line Exhibit

## KARL'S FARM FILING NO. 1

CONVEYANCE PLAT ONLY

A REPLAT OF A PORTION OF LOT 19, EASTLAKE SUBDIVISION,  
LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 5



SPONSORED BY: MAYOR DODGE

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-53  
Series of 2019

\_\_\_\_\_  
Series of 2019

A RESOLUTION APPROVING A REVISED KARL'S FARM FILING NO. 1 AS A FINAL PLAT FOR CONVEYANCE ONLY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby approves the revised Karl's Farm Filing No. 1 as a Final Plat for Conveyance Only, attached hereto as **Exhibit A**, and incorporated herein by this reference. Such Final Plat for Conveyance Only shall be limited as more particularly described in General Note No. 7 of Exhibit A.

Section 2. Resolution No. 19-32, Series of 2019, is hereby repealed.

DATED at Northglenn, Colorado, this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CAROL A. DODGE  
Mayor

ATTEST:

\_\_\_\_\_  
LISA ANDREWS, CMC  
Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

## KARL'S FARM FILING NO. 1

## CONVEYANCE PLAT ONLY

A REPLAT OF A PORTION OF LOT 19, EASTLAKE SUBDIVISION,  
LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 19, EASTLAKE SUBDIVISION, AS RECORDED UNDER FILE 1, MAP 30 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, LYING WITHIN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "CDOT 1991 LS 11434" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 89°54'49" EAST, A DISTANCE OF 2639.11 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, NORTH 00°29'05" WEST, A DISTANCE OF 90.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AS DESCRIBED IN DEED RECORDED IN BOOK 2023 AT PAGE 531 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 19 AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, NORTH 00°29'05" WEST, A DISTANCE OF 2555.16 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 35;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, NORTH 00°29'05" WEST, A DISTANCE OF 55.94 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 19;

THENCE ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING FIVE (5) COURSES:

1. DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER, SOUTH 86°38'12" EAST, A DISTANCE OF 178.02 FEET;
2. SOUTH 27°37'52" WEST, A DISTANCE OF 125.73 FEET;
3. SOUTH 56°19'30" EAST, A DISTANCE OF 718.29 FEET;
4. SOUTH 52°06'02" EAST, A DISTANCE OF 499.78 FEET;
5. NORTH 80°00'29" EAST, A DISTANCE OF 219.93 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE EASTERLY BOUNDARY OF SAID LOT 19;

THENCE ALONG SAID EASTERLY BOUNDARY AND SAID EAST LINE, SOUTH 00°25'41" EAST, A DISTANCE OF 475.09 FEET TO THE WESTERLY RIGHT-OF-WAY OF RACE STREET AS DESCRIBED IN DEED RECORDED IN BOOK 3436 AT PAGE 607 IN SAID RECORDS;

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

1. DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER, SOUTH 89°54'49" WEST, A DISTANCE OF 30.00 FEET;
2. SOUTH 00°25'41" EAST, A DISTANCE OF 1345.02 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE, AS DESCRIBED IN DEED RECORDED IN BOOK 3436 AT PAGE 608 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE AS DESCRIBED IN DEED RECORDED IN BOOK 2023 AT PAGE 531 IN SAID RECORDS, SOUTH 89°54'49" WEST, A DISTANCE OF 1289.64 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 63.822 ACRES, (2,780,057 SQUARE FEET), MORE OR LESS.

**OWNERSHIP AND DEDICATION**

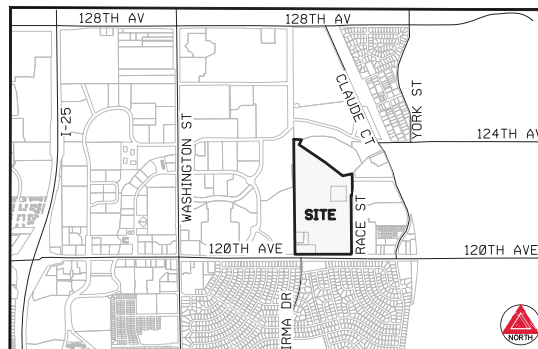
THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF NORTHGLENN CITY, COLORADO THAT AS OF THE DATE SET FORTH BELOW, HINKHOUSE FAMILY LIMITED PARTNERSHIP, NUMBER ONE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, KAREN SWAITHES, SHARON PODZIMEK, PAMELA DRAKE, DEANNA DURLAND, KARL'S DAIRY COUNTRY STORE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND KAREN A. SWAITHES AND LLOYD B. SWAITHES, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN, HAVE GOOD RIGHT AND POWER TO CONVEY, ENCUMBER AND SUBDIVIDE THROUGH THIS CONVEYANCE PLAT ONLY THE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF NORTHGLENN, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF KARL'S FARM FILING NO. 1 AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AS SHOWN HEREON, AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY-APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SEE SHEET 2 FOR OWNERSHIP SIGNATURE BLOCKS.

**VICINITY MAP**

SCALE 1" = 2000'

**STANDARD NOTES**

1. STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING BUT NOT LIMITED TO STREETS, ROADS, DRIVES AND ALLEYS, SHOWN ON THIS PLAT SHALL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.
2. DRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. DRAINAGE IMPROVEMENTS ARE SUBJECT TO SECTION 16-17-13. POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPs, AS AMENDED.
3. VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS SPECIFICALLY APPROVED BY THE CITY OF NORTHGLENN.
4. UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND, TRANSFORMER, SWITCHING BOXES, TERMINAL BOXES, METER CABINETS, PEDESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UTILITIES MAY BE PLACED ABOVE GROUND.
5. THE RIGHT TO AND USE ALL NON-TRIBUTARY GROUNDWATER IS HEREBY DEDICATED TO THE CITY OF NORTHGLENN.
6. THE CITY OF NORTHGLENN BEARS NO RESPONSIBILITY FOR ANY UTILITY SERVICE LINES. MAINTENANCE AND CARE OF ALL SANITARY, WATER, AND STORM SERVICE LINES OUTSIDE OF DEDICATED EASEMENTS ARE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.

**GENERAL NOTES**

1. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70555450-8, WITH AN EFFECTIVE DATE OF APRIL 23, 2018 AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. SAID PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON OCTOBER 12, 2017.
3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
4. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0312H, MAP REVISED MARCH 5, 2007.
5. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "CDOT 1991 LS 11434" IN A MONUMENT BOX, ASSUMED TO BEAR NORTH 89°54'49" EAST.
6. 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 18-4-508, COLORADO REVISED STATUTE.
7. AN APPROVED FINAL PLAT WILL BE REQUIRED BY THE CITY OF NORTHGLENN BEFORE ANY BUILDING PERMIT WILL BE ISSUED FOR VERTICAL DEVELOPMENT ON ANY LOTS, OUTLOTS, BLOCKS OR TRACTS SHOWN HEREIN, AS WELL AS AN APPROVED AND EXECUTED SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR ANY SUCH LOT, OUTLOT, BLOCK OR TRACT.

SHEET 1 LEGAL DESCRIPTION, GENERAL AND STANDARD NOTES, SIGNATURE BLOCKS  
SHEET 2 OWNERSHIP SIGNATURES AND TRACT SUMMARY TABLE  
SHEET 3 OVERALL BOUNDARY  
SHEETS 4-5 LOT DETAILS, LINE AND CURVE TABLES

**GENERAL NOTES CONT.**

8. THIS CONVEYANCE PLAT IS BEING PROCESSED IN ACCORDANCE WITH SECTION 12-1-3(b)(6) OF THE NORTHGLENN MUNICIPAL CODE AS A PLAT EXEMPTION THAT IS HERE-BY AUTHORIZED BY APPROVAL OF RESOLUTION \_\_\_\_\_-2019 BY THE NORTH GLENN CITY COUNCIL.
9. OVERALL ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT IS 307,457 SF OR 7.058 AC.

**SURVEYOR'S STATEMENT**

I, SHAUN D. LEE, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF KARL'S FARM FILING NO. 1 WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY. I ALSO CERTIFY THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO PERTAINING TO MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND.

SHAUN D. LEE, PLS NO. 38158  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
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 6.2.2 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.

**APPROVALS**

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT

DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND UTILITIES

DIRECTOR OF PUBLIC WORKS AND UTILITIES

**CITY APPROVAL**

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVES AND ALLEYS FOR PUBLIC USE SUBJECT TO THE PROVISIONS CONTAINED IN THE STREET MAINTENANCE NOTE HEREIN, THE DEDICATION OF PUBLIC LANDS SHOWN HEREON.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
MAYOR

ATTEST:

BY \_\_\_\_\_  
CITY CLERK

**ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF


ADAMS COUNTY AT \_\_\_\_M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RECEPTION NO. \_\_\_\_\_

ADAMS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

LAST REVISED: 05/03/2019

 <b>Aztec</b> CONSULTANTS, INC. Aztec Proj. No: 125618-03	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Drawn By: BAM	<b>DATE OF PREPARATION:</b> 04-25-2018
		<b>SCALE:</b> N/A
	<b>SHEET 1 OF 5</b>	

CONVEYANCE PLAT ONLY  
A REPLAT OF A PORTION OF LOT 19, EASTLAKE SUBDIVISION,  
LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 5

NOTARY I.D. NUMBER \_\_\_\_\_

## NOTARY I.D. NUMBER \_\_\_\_\_

## NOTARY I.D. NUMBER \_\_\_\_\_

LS = LANDSCAPE  
OS = OPEN SPACE  
O&G = OIL AND GAS

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

 <b>AZTEC</b> CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 <a href="http://www.aztecconsultants.com">www.aztecconsultants.com</a>	DATE OF PREPARATION:	04-25-2018
	Drawn By: BAM	SCALE:	N/A
AzTec Proj. No: 125618-03		SHEET	2 OF 5

# KARL'S FARM FILING NO. 1

CONVEYANCE PLAT ONLY

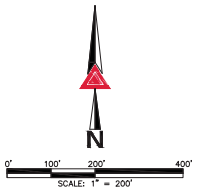
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CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 5

## LEGEND

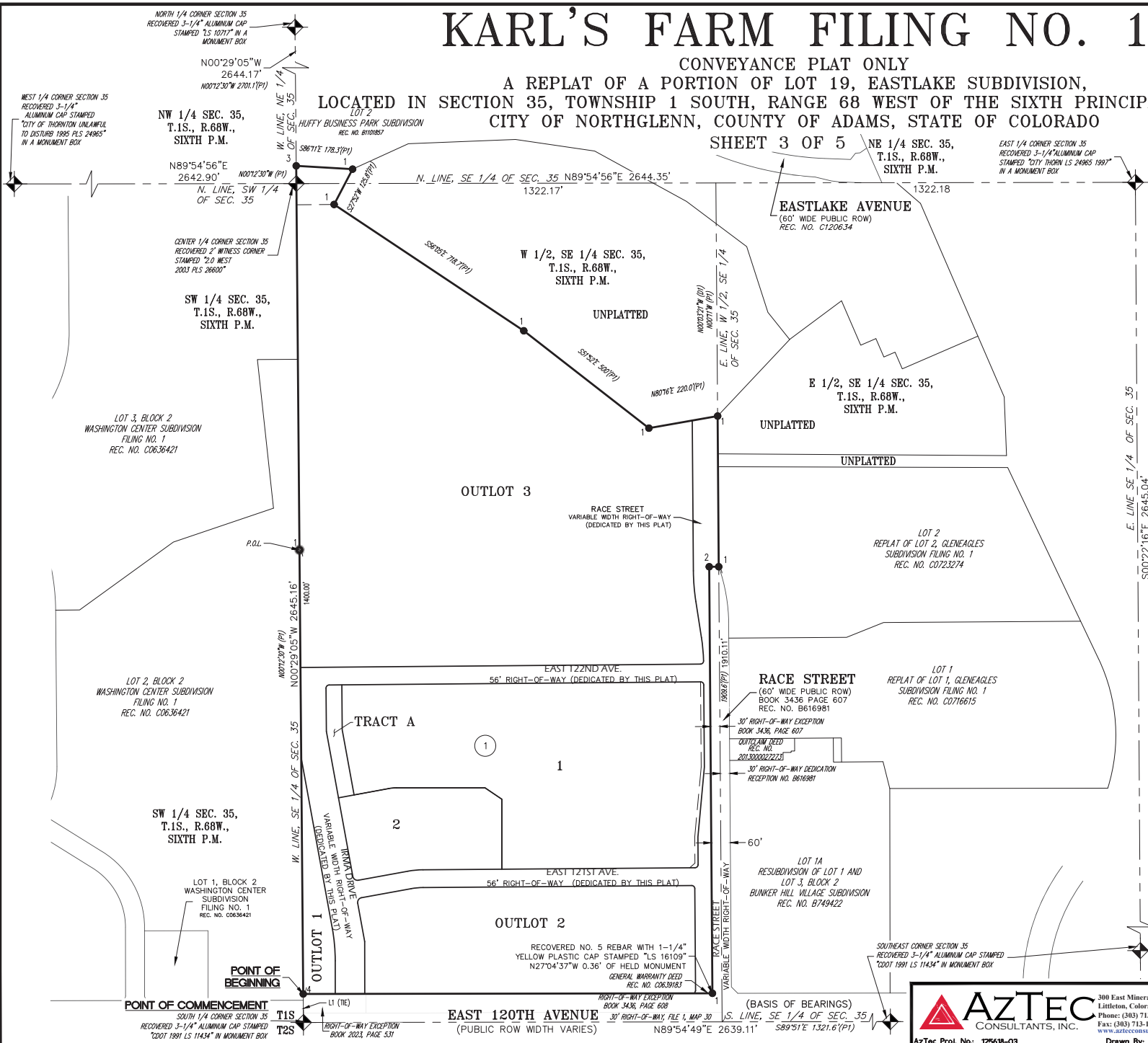
- RECOVERED SECTION CORNER AS NOTED
- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38158"
- 1 RECOVERED NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LS 38162"
- 2 RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 27011"
- 3 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 4 RECOVERED NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "CITY OF THORNTON LS 20155"
- (P1) RECORD DIMENSION PER EASTLAKE SUBDIVISION
- (D1) RECORD DIMENSION PER GENERAL WARRANTY DEED REC. NO. C0998884 (7/19/2002)
- P.O.L. POINT ON LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°29'05"W	90.00'
L2	N00°29'05"W	55.94'
L3	S86°38'12"E	178.02'
L4	S27°37'52"W	125.73'
L5	S89°54'49"W	30.00'



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



**AZTEC**  
CONSULTANTS, INC.  
Aztec Proj. No: 125618-03

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

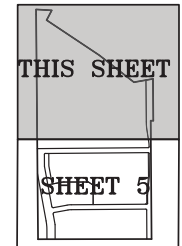
DATE OF PREPARATION:	04-25-2018
SCALE:	1" = 200'
SHEET	3 OF 5

# KARL'S FARM FILING NO. 1

CONVEYANCE PLAT ONLY

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CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 5

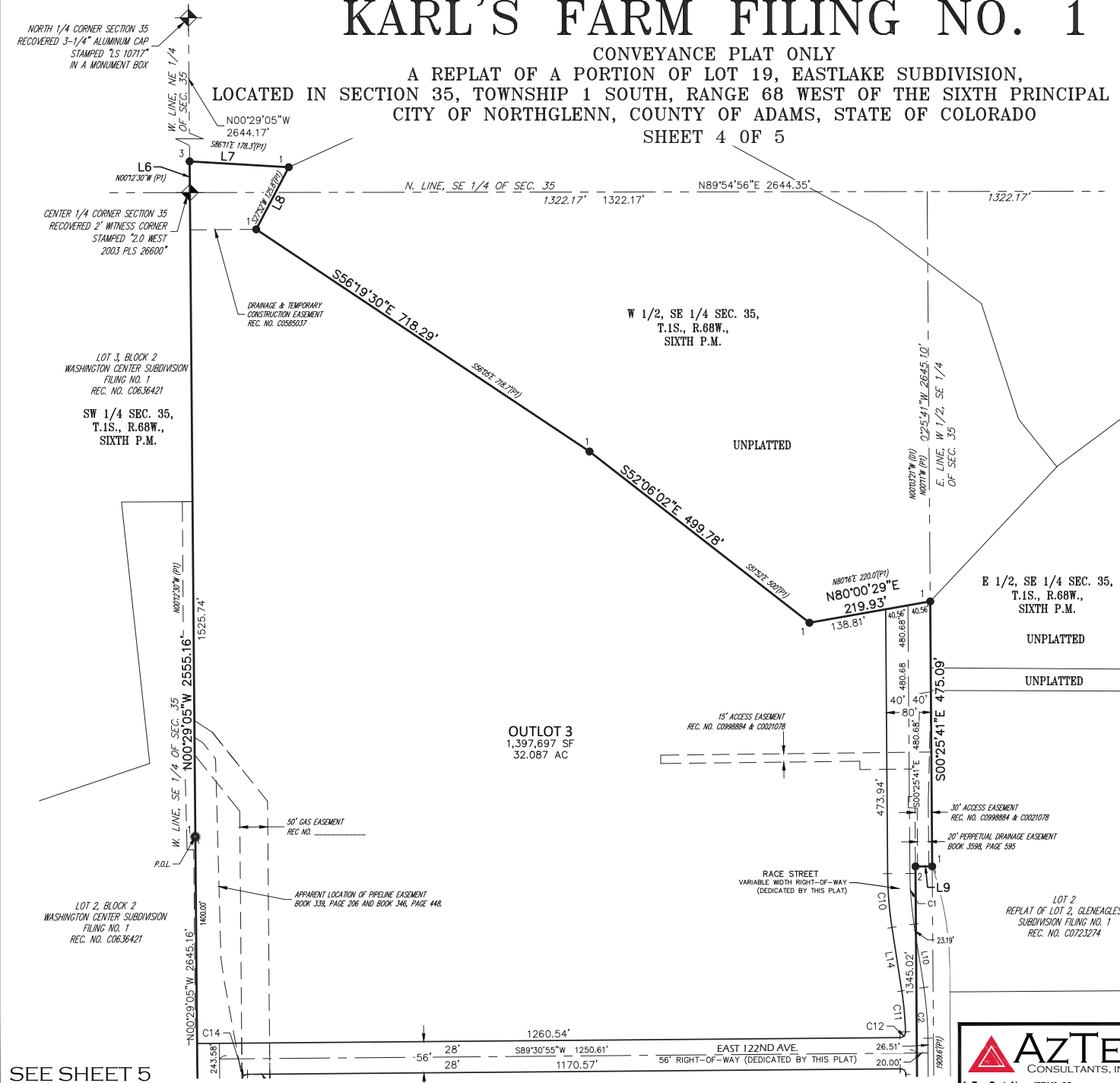


KEY MAP  
SCALE: 1" = 2000'

SEE SHEET 2 FOR  
MONUMENT LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L6	N00°29'05"W	55.94'
L7	S86°38'12"E	178.02'
L8	S27°37'52"W	125.73'
L9	S89°54'49"W	30.00'
L10	S08°46'54"E	115.21'
L14	S08°46'54"E	115.21'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	08°21'13"	625.00'	91.12'
C2	08°21'13"	625.00'	91.12'
C10	08°21'13"	665.00'	96.96'
C11	07°12'50"	585.00'	73.66'
C12	91°04'58"	10.00'	15.90'



SEE SHEET 5

FOR REVIEW

**AZTEC**  
CONSULTANTS, INC.

AzTec Proj. No: 125618-03

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

Drawn By: BAM

DATE OF PREPARATION: 04-25-2018

SCALE: 1" = 120'

SHEET 4 OF 5

CONVEYANCE PLAT ONLY  
A REPLAT OF A PORTION OF LOT 19, EASTLAKE SUBDIVISION,  
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SEE SHEET 4 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 5

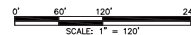
A diagram showing a sheet of paper with a horizontal fold line. The top half is labeled "SHEET 4" and the bottom half is labeled "THIS SHEET".

SEE SHEET 2 FOR  
MONUMENT LEGEND

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

SHEET 5 OF 5



300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)  
Drawn By: BAM