



Date: April 5th, 2023

To: Dan Osoba, Planner II  
City of Aurora Planning Department

From: Garrett Graham  
PCS Group Inc.  
P.O. Box 18287  
Denver, CO 80218

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This document is a response to the Harmony SP5 second technical submission review comments we received on February 15th, 2023.

Application Number: DA-1925-11

Case Numbers: 2013-7001-05; 2022-4006-00; 2022-3006-00

Responses are below in **RED**:

## 2nd Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Environmental Issues (Dan Osoba / 303-739-7121 / [dosoba@auroragov.org](mailto:dosoba@auroragov.org))

1A. Please reference the separate email attachment for the updated Buckley Space Force Base avigation easement. This form contains updated language to reflect the Buckley *Space* Force Base and is consistent with the base's requirements. Please re-sign this form and submit it directly to [dosoba@auroragov.org](mailto:dosoba@auroragov.org) for recording.

**WPS Response: New signed easement is included with this submittal for recordation**

#### 2. Landscape Issues (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in teal, red text)

##### Site Plan Comments

##### Sheet 1 (1.0)

2A. Sheet numbering should be Sheet X of 49, it should be cumulative, this should be sheet 36 of 49 and so on through the rest of the set. The total set should include the Landscape Sheets which is 49.

**WPS Response: WPS Response: Text has been added underneath the page numbers "X of 49" to show how many pages are in the plan set and which page it is.**

##### Landscape Plan Comments

##### Sheet 36 (1.0.0)

2B. Sheet numbering should be Sheet X of 49, it should be cumulative, this should be sheet 36 of 49 and so on through the rest of the set. The total set should include the Landscape Sheets which is 49.

**PCS Response: There are 35 civil sheets and 35 landscape sheets which would be 70 total which has now been reflected in the title block as the overall sheet count for this Site Plan.**

##### Sheet 40 (1.0.3)

2C. Check street trees number per the markups as the numbers did not correlate with what was shown



on the plans.

**PCS Response:** Street tree counts have been updated to reflect correct count.

*Sheet (L1.3)*

2D. Label South Robertsdale Court

**PCS Response:** S. Robertsdale Court has been labelled.

*Sheet (L1.5)*

2E. Label E. Ada Place

**PCS Response:** E. Ada Place has been labelled.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

*Site Plan Comments*

*Sheet 1.0*

3A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

**WPS Response:** Acknowledged, thank you. The PDR will be approved prior to this Site Plan 5 approval.

**7. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Site Plan Comments*

*Sheet 2.0*

7A. Previous comment not addressed. Label all accesses as full movement, right-in/right-out, etc.

**WPS Response:** Note had been added to address previous comment. Additional callouts to movement have been added to all major road intersections.

*Landscape Plan Comments*

*Sheet L1.1*

7B. Move or remove the tree to provide a minimum 50' spacing from the stop sign. Verify/update for all intersections.

**PCS Response:** No trees within sheet L1.1 interfere with min 50ft spacing from stop signs. However we have verified no other intersection with Harmony 5 have this conflict.

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

8A. Life Safety comments have been addressed.

**WPS Response:** Acknowledged, thank you.

**9. Aurora Water** (Daniel Pershing / 303-326-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 1.0*

9A. MUS needs to be uploaded to the MU folder for signatures and recordation. Please coordinate with Daniel Pershing. [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org).

**WPS Response:** Acknowledged, thank you. The MUS has been uploaded and returned approved.

*Sheet 4.3*



9B. MUS shows this PA/site discharging 100% of its sanitary flows into the northeast corner. Currently no sanitary main is shown in Exposition nor Trussville. Please ensure this matches what is shown in the MUS.

**WPS Response:** Sanitary stubs to the East at both locations have been added to match the MUS.

9C. 8" Sanitary main extension required per the MUS and PIP to extend service to Parklands. Please include.

**WPS Response:** Sanitary stubs to the East at both locations have been added to match the MUS.

**10. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)  
*Site Plan and Plat Comments*

10A. See the red line comments on the plat and site plan.

**WPS Response:** Redlines have been addressed and responded to on the accompanying Filing 15 Plat Comment Response PDF.

**11. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

11A. Storm Drain Development Fee due:  $125.675/\text{acres} \times \$1,242.00 = \$156,088.35$ . 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.

**PCS Response:** Acknowledged, Storm drainage fees will be paid prior to recordation of the plat and site plan.



N:\PROJECTS\30175604 SAND CREEK\CAD\SURVEY\PLAT\SHARMONY F15-COVER&NOTES.DWG, MUPARK, 1/11/23

WESTWOOD RESPONSES  
02/23/2023 CWB

# HARMONY SUBDIVISION FILING NO. 15

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 13

## LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "T4S R65W C1/4 S16 2008 PLS 35593" FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "T4S R65W 1/4 S16/S21 2017 PLS 24657"; BEARS SOUTH 00°29'32" EAST, A DISTANCE OF 2627.72 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE SOUTH 00°29'32" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 222.65 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES;

- SOUTH 00°29'32" EAST, A DISTANCE OF 1200.00 FEET;
- CONTINUING SOUTH 00°29'32" EAST, A DISTANCE OF 1148.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST MISSISSIPPI AVENUE, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NUMBER B8075583;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- SOUTH 89°20'37" WEST, A DISTANCE OF 1000.00 FEET;
- CONTINUING SOUTH 89°20'37" WEST, A DISTANCE OF 987.10 FEET;

THENCE NORTH 00°33'55" WEST, A DISTANCE OF 867.47 FEET;

THENCE SOUTH 89°26'05" WEST, A DISTANCE OF 494.69 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'26", AN ARC LENGTH OF 39.21 FEET, THE CHORD OF WHICH BEARS SOUTH 44°29'52" WEST, 35.32 FEET TO A POINT OF CUSP, SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWHATON ROAD, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER B7066149;

THENCE NORTH 00°26'22" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 862.54 FEET;

THENCE NORTH 89°23'35" EAST, A DISTANCE OF 499.00 FEET;

THENCE NORTH 00°26'22" WEST, A DISTANCE OF 827.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF HARMONY SUBDIVISION FILING NO. 14, RECORDED AT RECEPTION NO. E2110371, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWELVE (12) COURSES:

- NORTH 89°23'35" EAST, A DISTANCE OF 906.39 FEET;
- NORTH 89°23'35" EAST, A DISTANCE OF 914.61 FEET;
- SOUTH 78°05'44" EAST, A DISTANCE OF 16.16 FEET;
- NORTH 89°23'35" EAST, A DISTANCE OF 68.95 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 42°24'03", AN ARC LENGTH OF 29.60 FEET, THE CHORD OF WHICH BEARS SOUTH 69°24'24" EAST, 28.93 FEET TO A POINT OF COMPOUND CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 54.50 FEET, A CENTRAL ANGLE OF 23°31'52", AN ARC LENGTH OF 22.38 FEET, THE CHORD OF WHICH BEARS SOUTH 36°26'26" EAST, 22.23 FEET TO A POINT OF COMPOUND CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 19°00'37", AN ARC LENGTH OF 67.85 FEET, THE CHORD OF WHICH BEARS SOUTH 15°10'12" EAST, 67.54 FEET TO A POINT OF TANGENCY;
- SOUTH 05°49'38" EAST, A DISTANCE OF 9.98 FEET;
- SOUTH 00°29'32" EAST, A DISTANCE OF 40.15 FEET;
- SOUTH 15°15'19" EAST, A DISTANCE OF 15.70 FEET;
- SOUTH 00°29'32" EAST, A DISTANCE OF 21.76 FEET;
- NORTH 86°52'48" EAST, A DISTANCE OF 39.54 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 5,474,403 SQUARE FEET OR 125.675 ACRES, 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 HARMONY SUBDIVISION FILING NO. 15, 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.

OWNER: Insert " , " ADDED

MELCOR/TC AURORA LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE	ROBYN SALIK	VICE-PRESIDENT
	PRINT NAME	PRINT TITLE
	NAOMI STEFURA	SECRETARY-TREASURER
SIGNATURE	PRINT NAME	PRINT TITLE

## NOTARIAL:

PROVINCE OF ALBERTA )  
CITY OF EDMONTON )SS

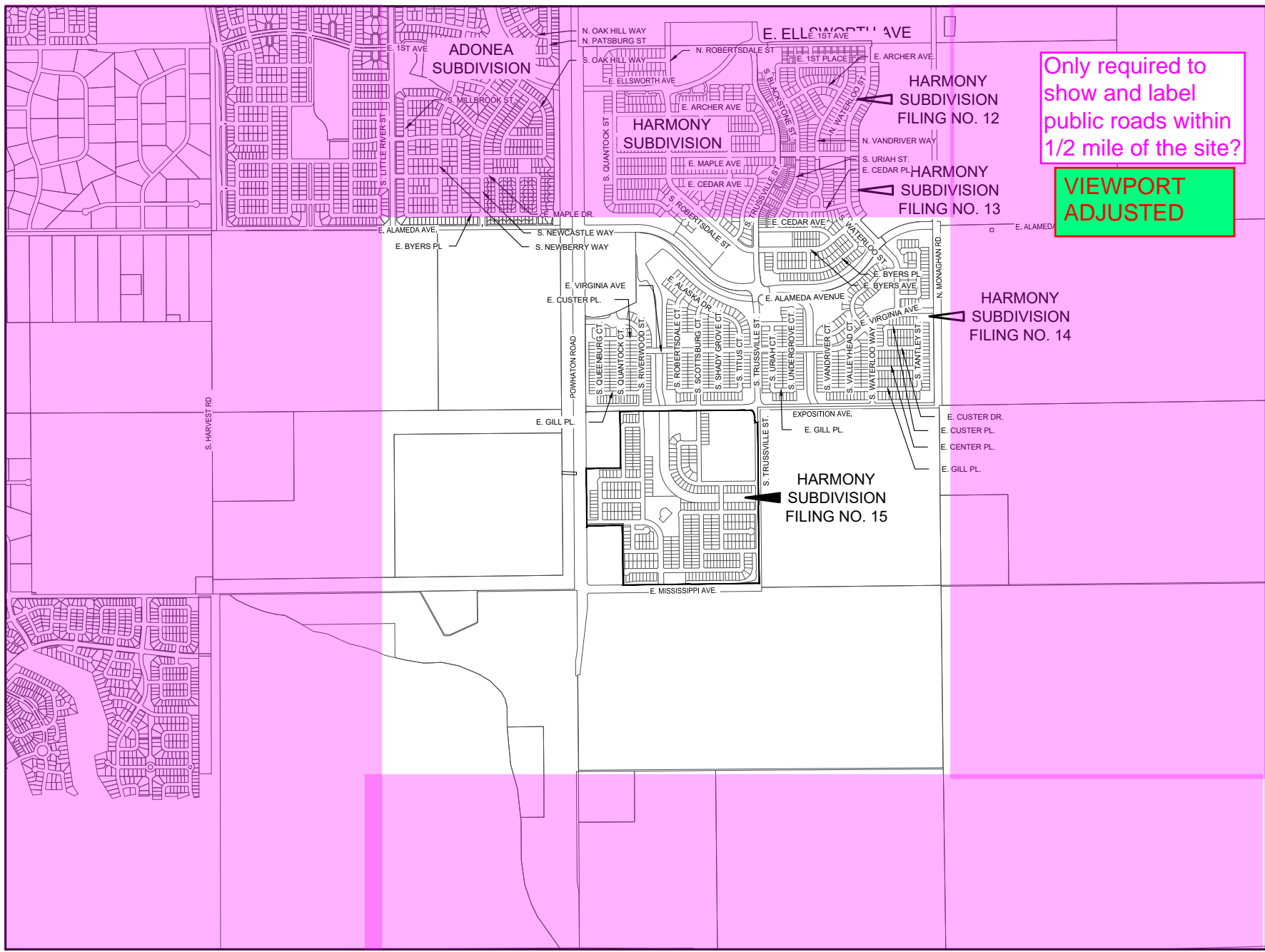
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY ROBYN SALIK AS VICE-PRESIDENT AND BY NAOMI STEFURA AS SECRETARY-TREASURER OF MELCOR/TC AURORA LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP

SCALE: 1" = 2000'

## 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 IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING SOUTH 00°29'32" WEST, 2627.72 FEET AND BEING MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 16 BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "T4S R65W C1/4 S16 2008 PLS 35593" AND AT THE SOUTH 1/4 CORNER OF SAID SECTION 16 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "T4S R65W 1/4 S16/S21 2017 PLS 24657".
- 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, AND O ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO E. ADA DRIVE, E. ADA PLACE, E. EXPOSITION AVENUE, E. FORD DRIVE, E. FORD PLACE, E. KENTUCKY PLACE, E. MISSISSIPPI AVENUE, E. MISSISSIPPI DRIVE, POWHATON ROAD, S. QUANTOCK COURT, S. QUEENSBURG COURT, S. RIVERWOOD STREET, S. ROBERTSDALE COURT, S. ROBERTSDALE STREET, S. SCOTTSBURG COURT, S. SHADY GROVE STREET, E. TENNESSEE DRIVE, E. TENNESSEE PLACE, S. TITUS COURT, S. TRUSSVILLE STREET, AND E. WALSH PLACE, 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.
- 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.
- 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, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD RELIED UPON LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER NO. PIB70754700.24095403, HAVING AN EFFECTIVE DATE OF DECEMBER 22, 2022 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 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.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT (6' G.E.) ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR PURPOSES 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.

## MORTGAGE HOLDER:

THE UNDERSIGNED, CANADIAN IMPERIAL BANK OF COMMERCE, A CHARTERED BANK OF CANADA, AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREIN SHOWN REAL PROPERTY, DOES HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MORTGAGE HOLDER \_\_\_\_\_ AS \_\_\_\_\_

MORTGAGE HOLDER \_\_\_\_\_ AS \_\_\_\_\_

## NOTARIAL:

PROVINCE OF ALBERTA )  
CITY OF EDMONTON )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY \_\_\_\_\_, AND BY \_\_\_\_\_ AS DIRECTORS OF REAL ESTATE OF CANADIAN IMPERIAL BANK OF COMMERCE, A CHARTERED BANK OF CANADA.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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 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.

## 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 THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 JANUARY 11, 2023.

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.

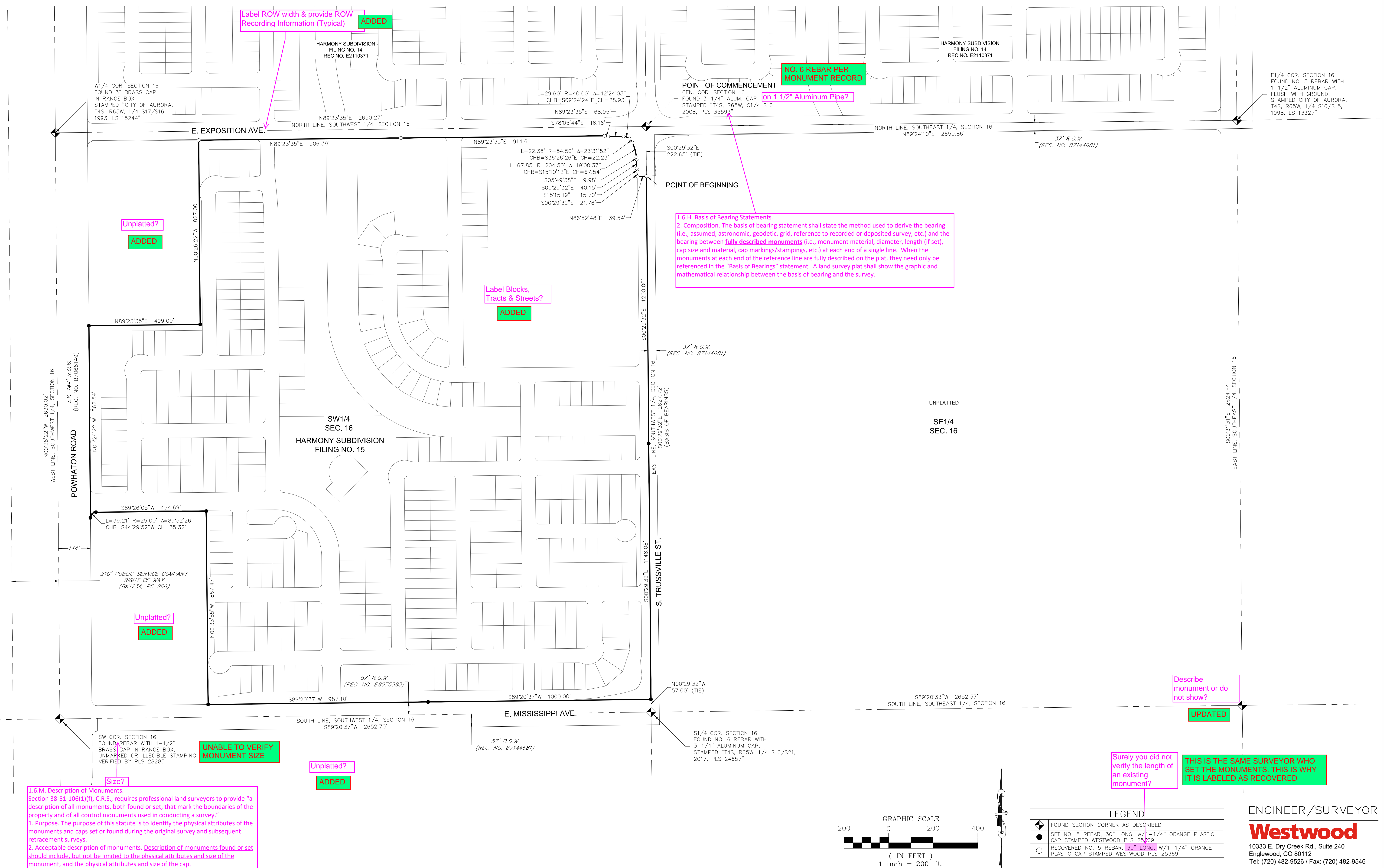
WILLIAM F. HESSELBACH, JR., PLS NO. 25369  
FOR AND ON BEHALF OF WESTWOOD

## ENGINEER/SURVEYOR

**Westwood**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 13

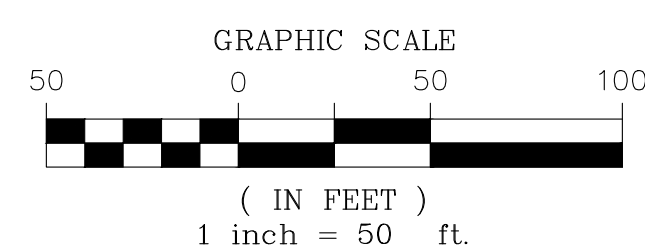
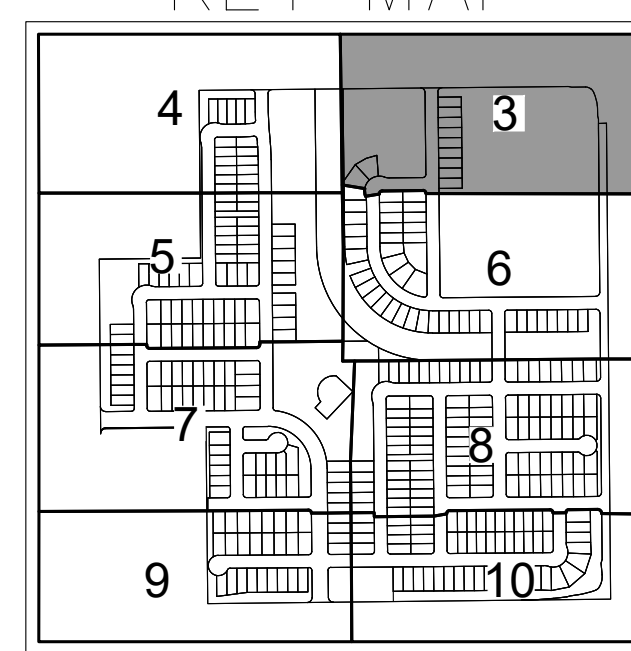




A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 3 OF 13



<h1>LEGEND</h1>	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG, W/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PL 25369
○	RECOVERED NO. 5 REBAR, 30" LONG, W/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PL 25369
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(A & B) COLORADO REVISED STATUTES.
⊗	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.E.	ACCESS AND UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAZEBO EASEMENT
S.L.E.	SIGHT LINE EASEMENT
R.O.W.	RIGHT-OF-WAY



NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR

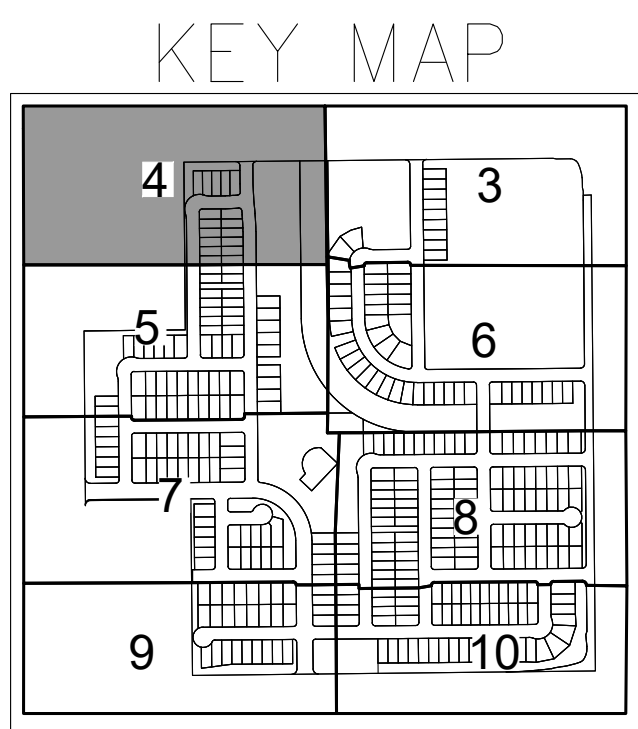
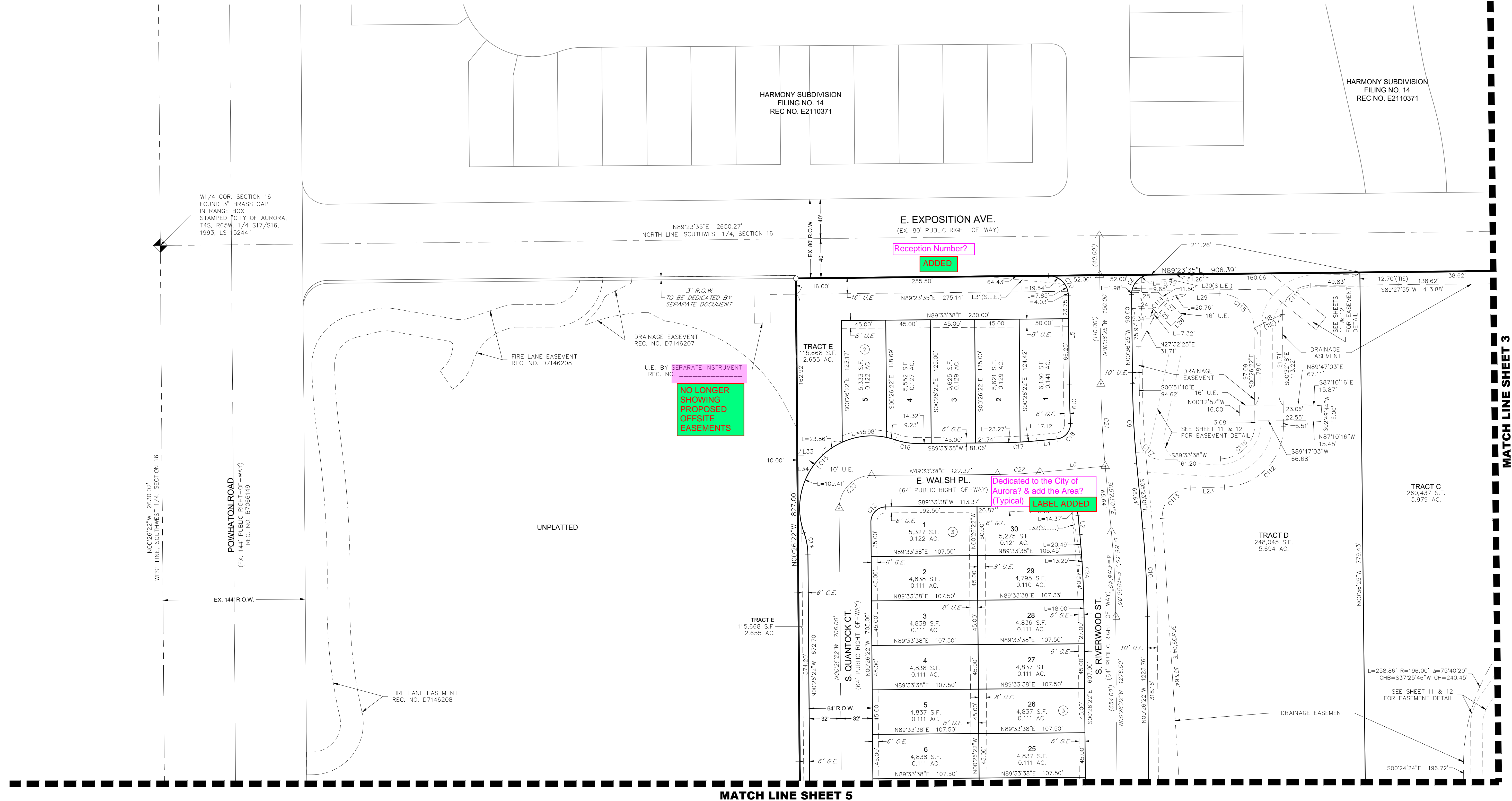
**Westwood**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

HARMONY SUBDIVISION FILING NO. 15 FINAL PLAT J.N. R0033209.00 PREPARED: 05/03/2022 REVISED: 01/11/2023 SHEET 3 OF 13

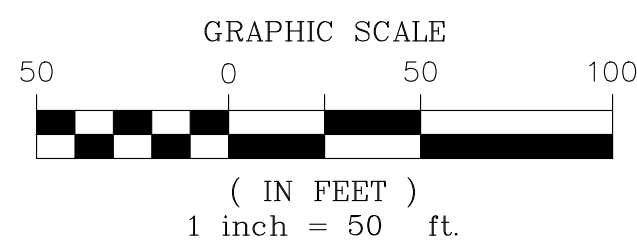


# HARMONY SUBDIVISION FILING NO. 15

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 4 OF 13



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	RECOVERED NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS AND UTILITY EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	SIGHT LINE EASEMENT
	RIGHT-OF-WAY



NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR  
**Westwood**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

HARMONY SUBDIVISION FILING NO. 15 FINAL PLAT J.N. R003209.00 PREPARED: 08/03/2022 REVISED: 01/11/2023 SHEET 4 OF 13

N:\PROJECTS\30175604 SAND CREEK\CAD\SURVEY\PLAT\HARMONY F15- PLAT SHEETS.DWG MJPARK, 11/1/23



# HARMONY SUBDIVISION FILING NO. 15

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 5 OF 13



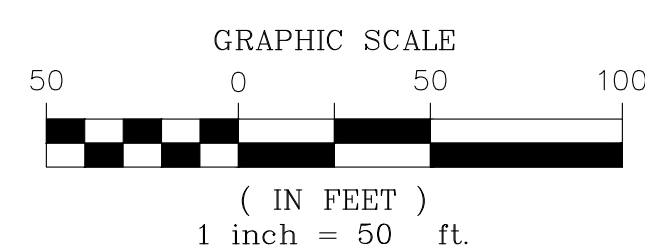
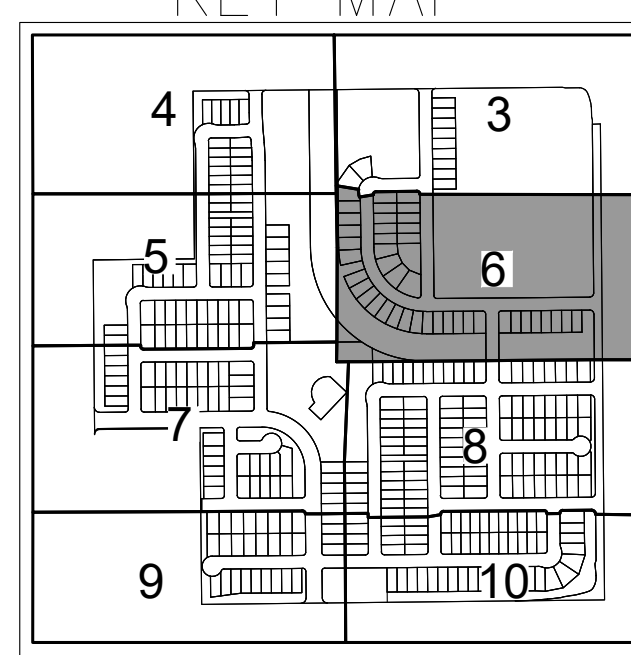
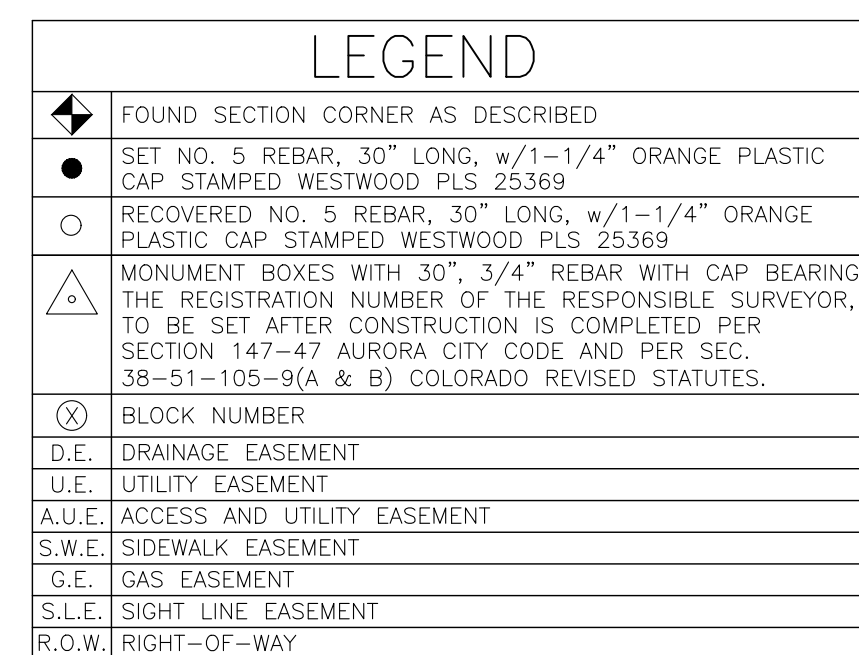


A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**CH LINE SHEET 3**

**SHEET 6 OF 13**

**MATCH LINE SHEET 3**



NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR

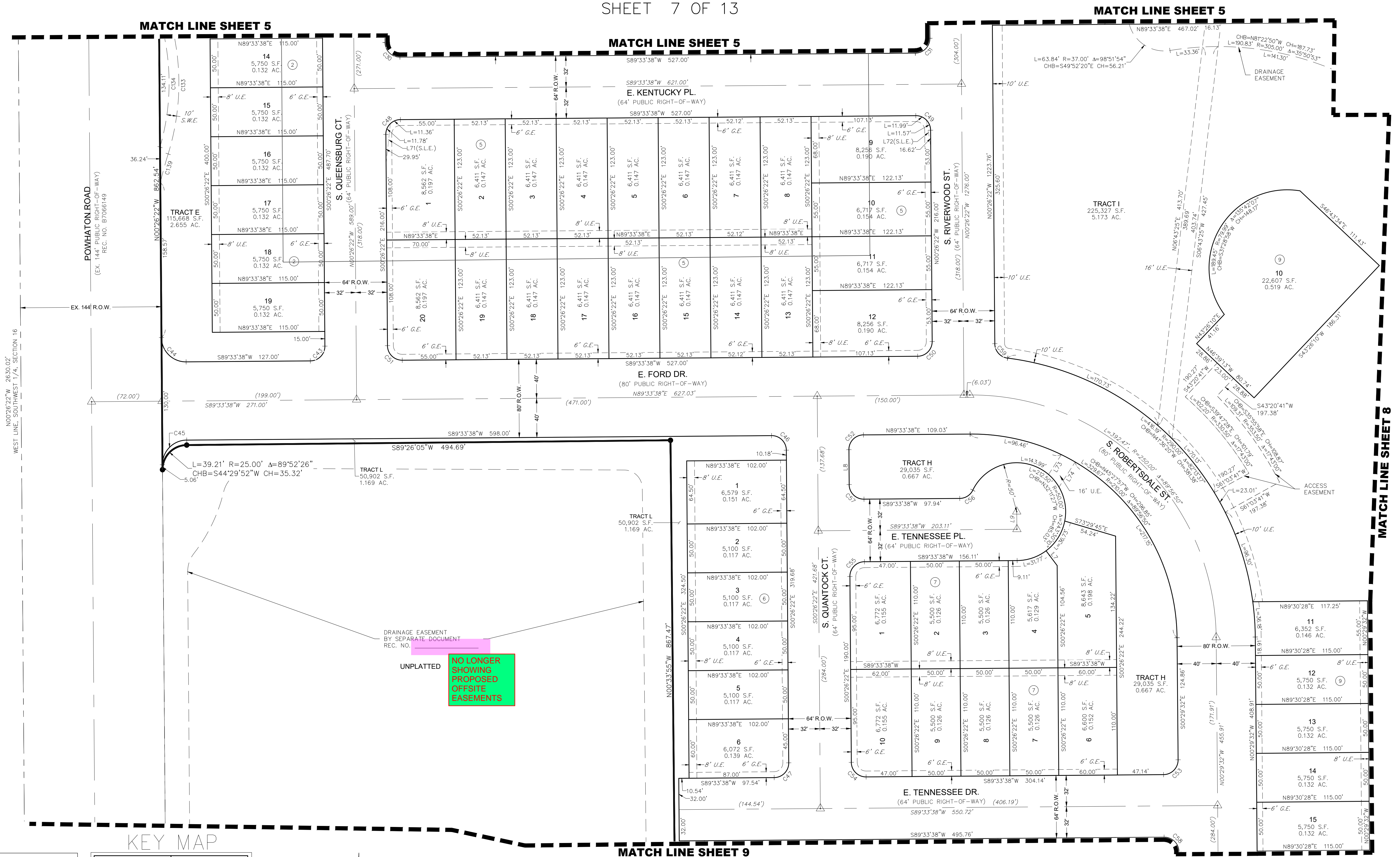
## Westwood






10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

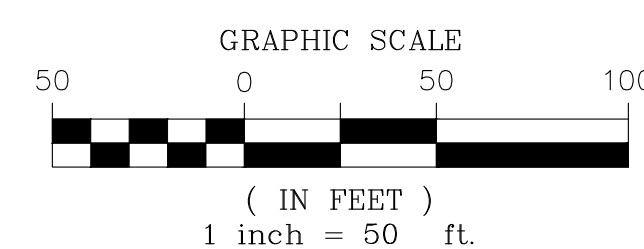
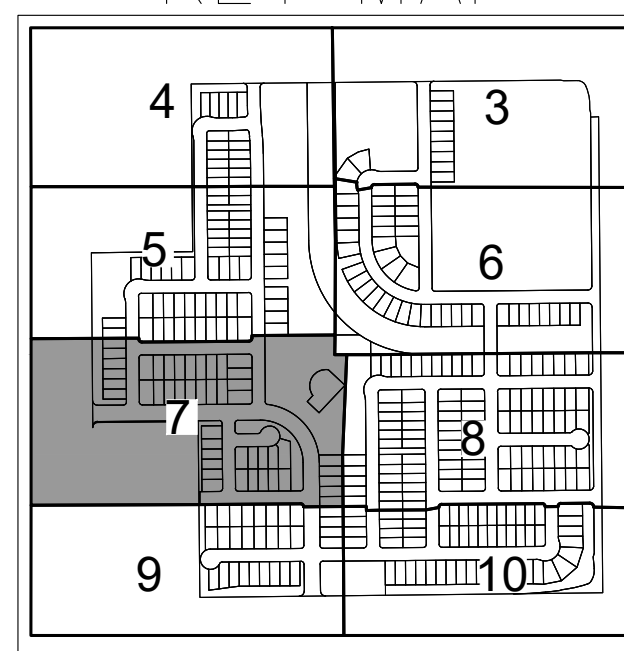
HARMONY SUBDIVISION FILING NO. 15 FINAL PLAT J.N. R0033209.00 PREPARED: 05/03/2022 REVISED: 01/11/2023 SHEET 6 OF 13



A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 7 OF 13 **MATCH**



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1"-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	RECOVERED NO. 5 REBAR, 30" LONG, w/1"-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-447 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.U.E.	ACCESS AND UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAZEBO EASEMENT
S.L.E.	SIGHT LINE EASEMENT
R.O.W.	RIGHT-OF-WAY



NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR

**Westwood**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

HARMONY SUBDIVISION FILING NO. 15 FINAL PLAT J.N. R0033209.00 PREPARED: 05/03/2022 REVISED: 01/11/2023 SHEET 7 OF 13

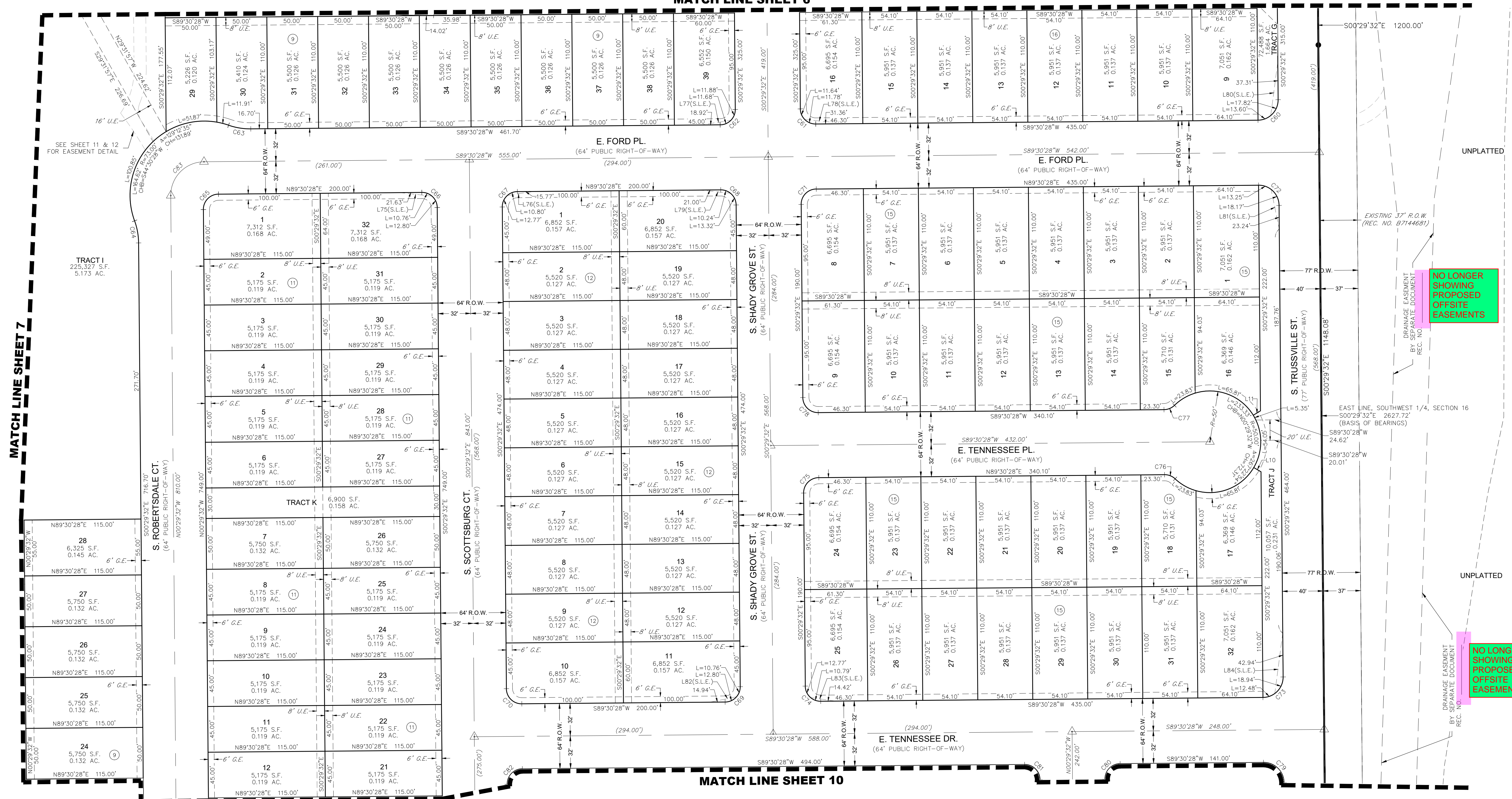
N:\PROJECTS\30175604 SAND CREEK\CAD\SURVEY\PLAT\SHARmony F15 - PLAT SHEETS.DWG, MJPARK, 1/11/23



# HARMONY SUBDIVISION FILING NO. 15

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 8 OF 13

MATCH LINE SHEET 6

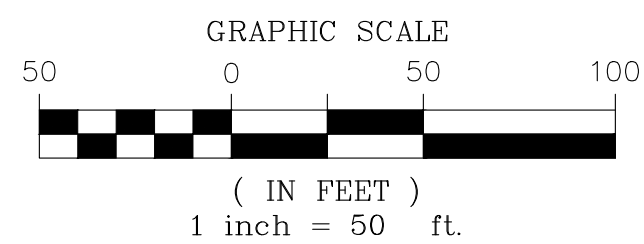
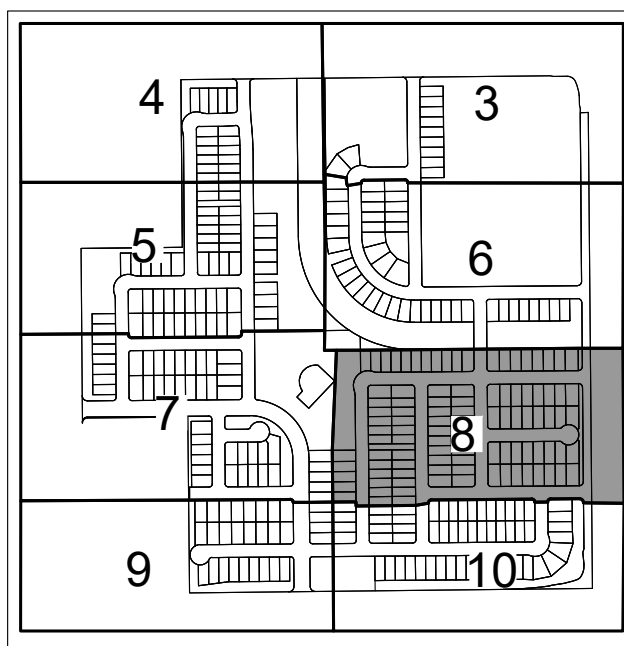


MATCH LINE SHEET 7

MATCH LINE SHEET 10

KEY MAP

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	RECOVERED NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30" x 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS AND UTILITY EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	SIGHT LINE EASEMENT
	RIGHT-OF-WAY



NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR  
**Westwood**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

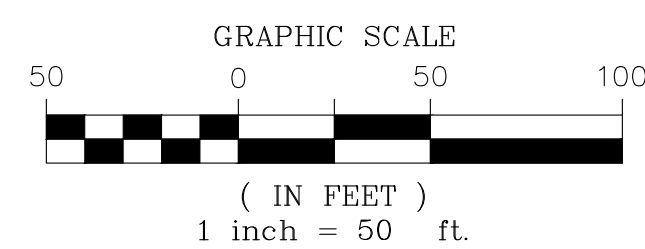


A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 9 OF 13

[illegible]

**MATCH LINE SHEET 10**

✱	FOUND SECTION CORNER AS DESCRIBED
●	SEC 5, S 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
○	RECOVERED NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
⊗	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.U.E.	ACCESS AND UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAZEBO EASEMENT
S.L.E.	SIGHT LINE EASEMENT
R.O.W.	RIGHT-OF-WAY



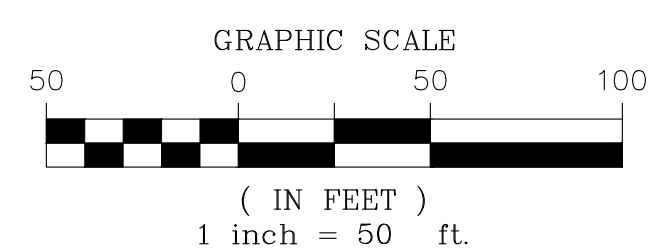
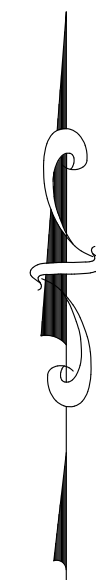
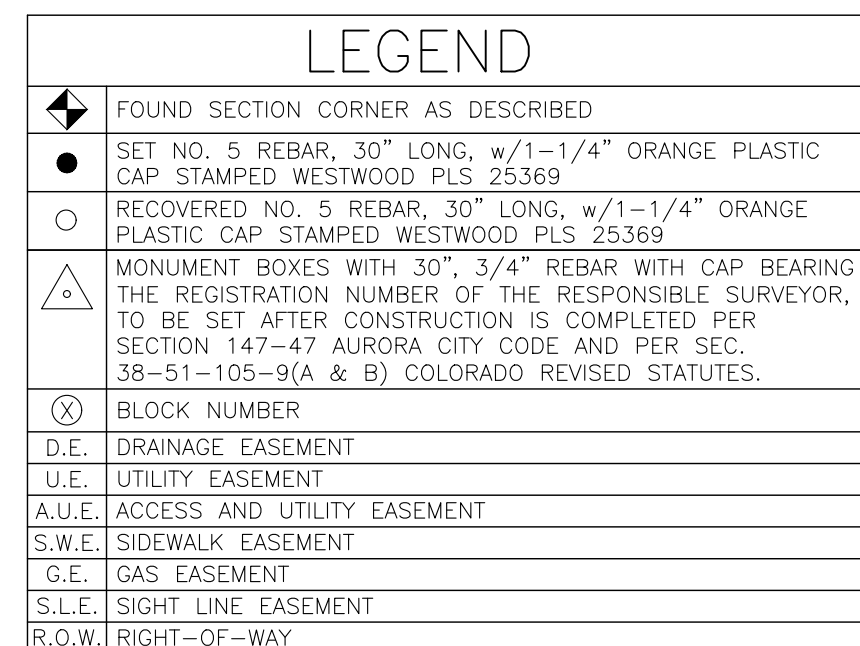
NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

**Westwood**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

HARMONY SUBDIVISION FILING NO. 15 FINAL PLAT J.N. R0033209.00 PREPARED: 05/03/2022 REVISED: 01/11/2023 SHEET 9 OF 13



A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 10 OF 13



NOTE: SEE SHEET 12 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR

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**Westwood**

10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

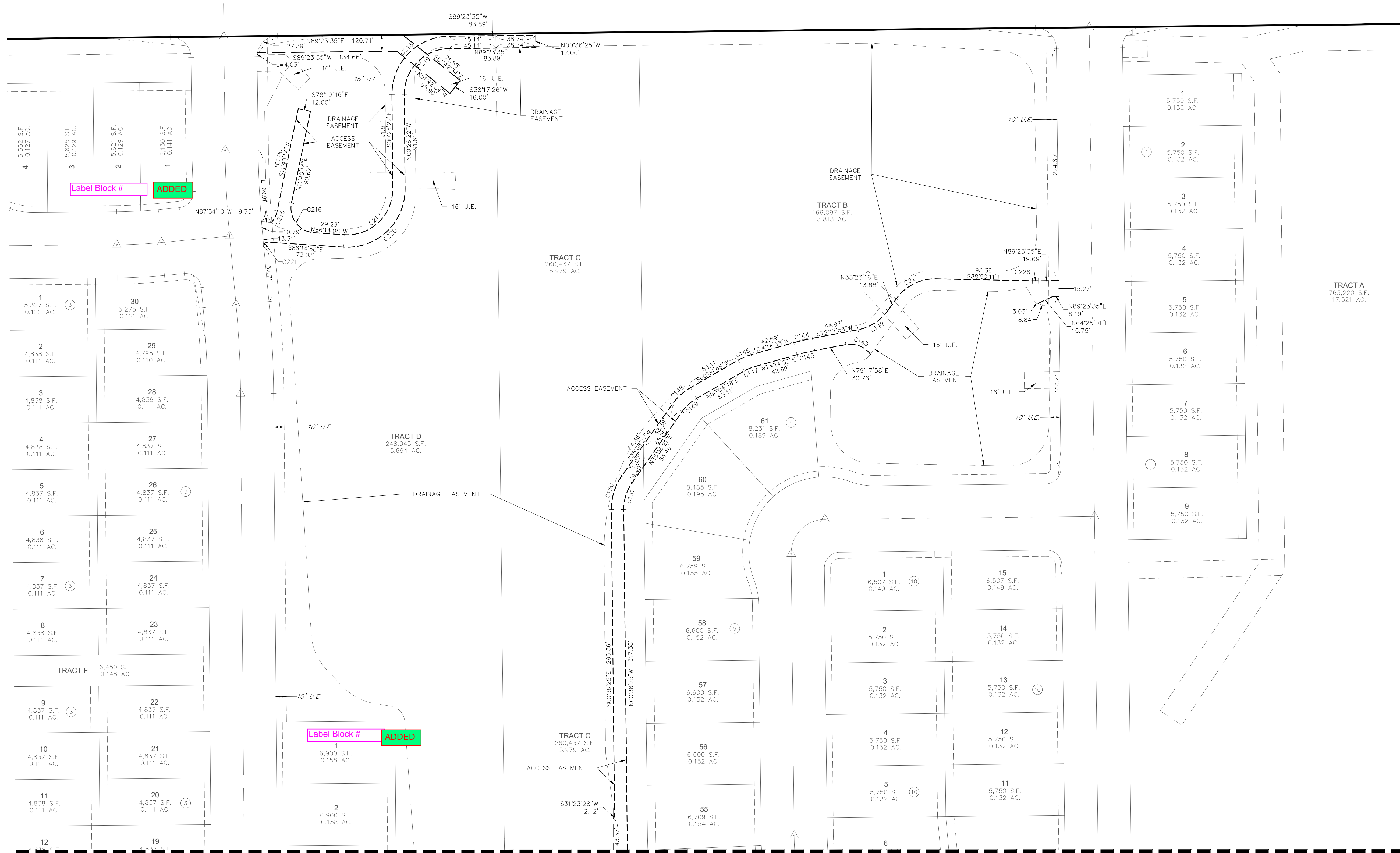
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HARMONY SUBDIVISION FILING NO. 15 FINAL PLAT J.N. R0033209.00 PREPARED: 05/03/2022 REVISED: 01/11/2023 SHEET 10 OF 13



# HARMONY SUBDIVISION FILING NO. 15

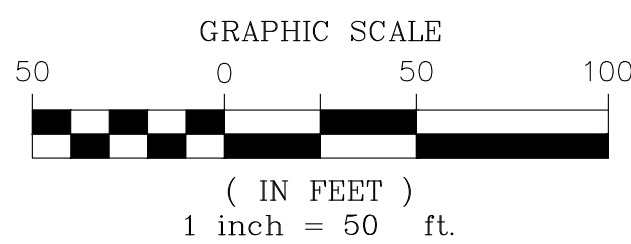
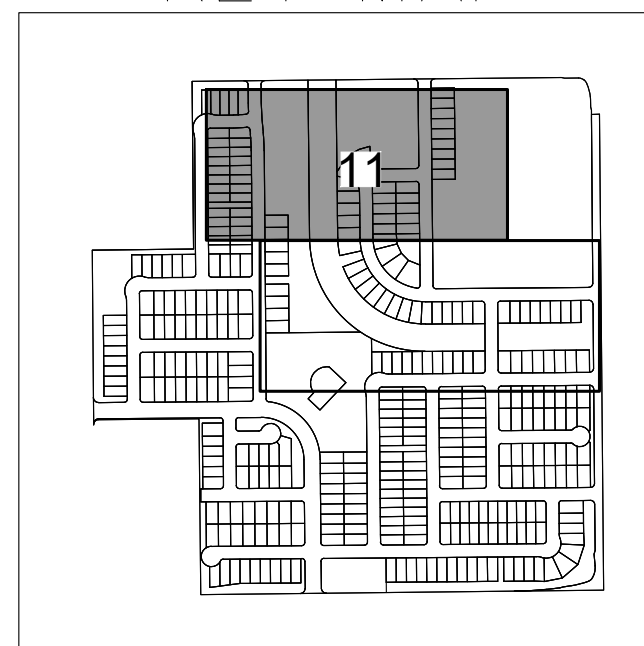
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 11 OF 13



KEY MAP

MATCH LINE SHEET 12

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	RECOVERED NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	ACCESS AND UTILITY EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	SIGHT LINE EASEMENT
	RIGHT-OF-WAY



NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR

**Westwood**

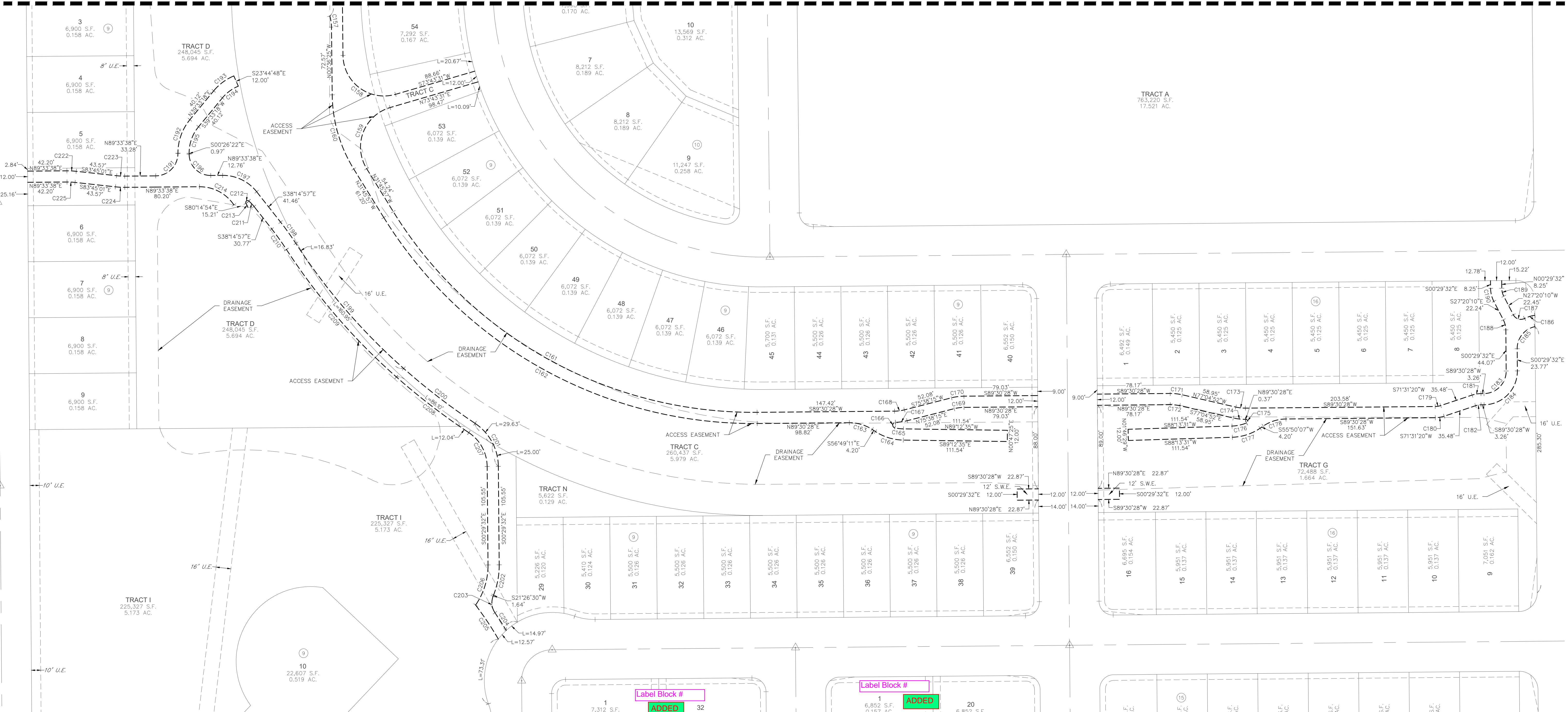
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



# HARMONY SUBDIVISION FILING NO. 15

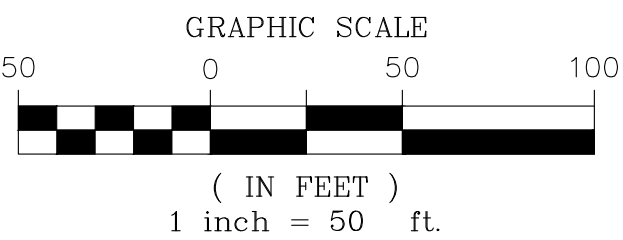
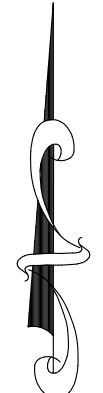
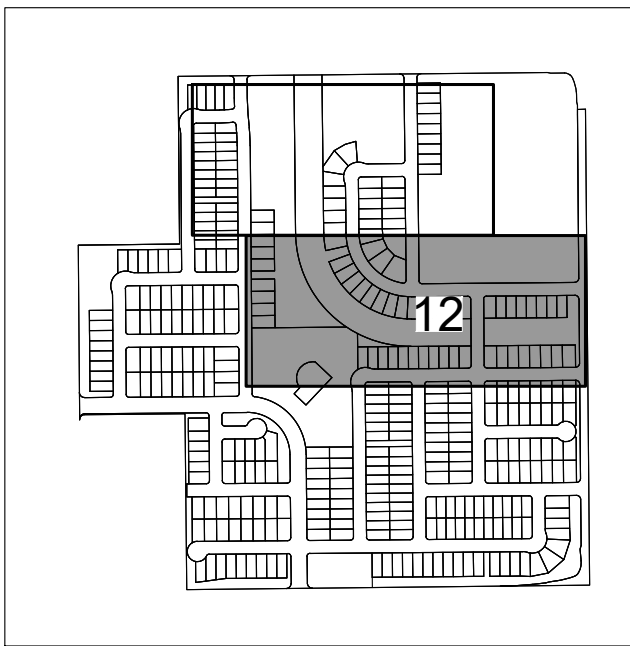
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 12 OF 13

MATCH LINE SHEET 11



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	RECOVERED NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.U.E. ACCESS AND UTILITY EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	S.L.E. SIGHT LINE EASEMENT
	R.O.W. RIGHT-OF-WAY

KEY MAP



Label Block #  
ADDED

NOTE: SEE SHEET 13 FOR LINE & CURVE TABLES

ENGINEER/SURVEYOR

**Westwood**

10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



# HARMONY SUBDIVISION FILING NO. 15

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 13 OF 13

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	S44°23'35"W	28.28'
C2	20.00'	90°00'00"	31.42'	N45°36'25"W	28.28'
C3	15.00'	90°00'00"	23.56'	N44°23'35"E	21.21'
C4	65.00'	20°48'25"	23.60'	S80°12'13"E	23.48'
C5	15.00'	90°00'00"	23.56'	S44°23'35"W	21.21'
C6	15.00'	90°00'00"	23.56'	N45°36'25"W	21.21'
C7	33.00'	90°00'00"	51.84'	S44°23'35"W	46.67'
C8	20.00'	90°00'00"	31.42'	S44°23'35"W	28.28'
C9	968.00'	4°46'36"	80.70'	S02°59'43"E	80.68'
C10	1032.00'	4°56'40"	89.06'	N02°54'42"W	89.03'
C11	15.00'	90°00'00"	23.56'	N50°23'01"W	21.21'
C12	532.00'	4°56'40"	45.91'	N87°05'18"E	45.89'
C13	15.00'	90°00'00"	23.56'	S44°23'38"W	21.21'
C14	65.00'	19°36'18"	22.24'	N10°14'30"W	22.13'
C15	73.00'	129°12'35"	164.62'	S44°33'38"W	131.89'
C16	65.00'	19°36'18"	22.24'	S80°38'13"E	22.13'
C17	468.00'	4°56'40"	40.39'	N87°05'18"E	40.37'
C18	15.00'	87°25'38"	22.89'	N40°54'10"E	20.73'
C19	1032.00'	2°12'14"	39.70'	S01°42'32"E	39.69'
C20	20.00'	90°00'00"	31.42'	N45°36'24"W	28.28'
C21	1000.00'	4°46'36"	83.37'	S02°59'43"E	83.35'
C22	500.00'	4°56'40"	43.15'	N87°05'18"E	43.13'
C23	33.00'	90°00'00"	51.84'	S44°33'38"W	46.67'
C24	968.00'	4°56'40"	83.53'	N02°54'42"W	83.51'
C25	15.00'	89°59'57"	23.56'	S45°26'23"E	21.21'
C26	15.00'	90°00'00"	23.56'	N44°33'38"E	21.21'
C27	15.00'	90°00'00"	23.56'	N44°33'38"E	21.21'
C28	65.00'	19°36'18"	22.24'	S80°38'13"E	22.13'
C29	65.00'	19°36'18"	22.24'	N10°14'30"W	22.13'
C30	15.00'	90°00'00"	23.56'	S45°26'22"E	21.21'
C31	15.00'	90°00'00"	23.56'	N44°33'38"E	21.21'
C32	15.00'	90°00'00"	23.56'	N45°26'22"W	21.21'
C33	15.00'	90°00'00"	23.56'	S44°33'38"W	21.21'
C34	33.00'	90°00'00"	51.84'	S44°33'38"W	46.67'
C35	65.00'	20°48'25"	23.60'	N11°00'38"W	23.48'
C36	430.00'	11°47'19"	88.47'	S06°30'05"E	88.32'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	15.00'	90°00'00"	23.56'	N45°29'32"W	21.21'
C38	15.00'	99°47'42"	26.13'	N49°17'26"E	22.95'
C39	15.00'	89°53'07"	23.53'	S45°32'59"E	21.19'
C40	20.00'	90°00'00"	31.42'	N44°30'28"E	28.28'
C41	15.00'	90°00'00"	23.56'	S44°30'28"W	21.21'
C42	20.00'	90°00'00"	31.42'	N45°29'32"W	28.28'
C43	15.00'	90°00'00"	23.56'	N44°33'38"E	21.21'
C44	25.00'	89°59'59"	39.27'	S45°26'22"E	35.36'
C45	25.00'	90°00'00"	39.27'	S44°33'38"W	35.36'
C46	15.00'	90°00'00"	23.56'	N45°26'22"W	21.21'
C47	15.00'	90°00'00"	23.56'	N44°33'38"W	21.21'
C48	15.00'	90°00'00"	23.56'	S44°33'38"W	21.21'
C49	15.00'	90°00'00"	23.56'	N45°26'22"W	21.21'
C50	15.00'	90°00'00"	23.56'	N44°33'38"E	21.21'
C51	15.00'	90°00'00"	23.56'	S45°26'22"E	21.21'
C52	15.00'	90°00'00"	23.56'	S44°33'38"W	21.21'
C53	15.00'	90°03'10"	23.58'	N44°32'03"E	21.22'
C54	15.00'	90°00'00"	23.56'	S45°26'22"E	21.21'
C55	15.00'	90°00'00"	23.56'	S44°33'38"W	21.21'
C56	15.00'	63°30'10"	16.62'	N57°48'33"E	15.79'
C57	15.00'	90°00'00"	23.56'	S45°26'22"E	21.21'
C58	15.00'	89°56'50"	23.55'	N45°27'57"W	21.20'
C59	15.00'	82°16'47"	21.54'	S41°34'45"E	19.74'
C60	20.00'	90°00'00"	31.42'	N44°30'28"E	28.28'
C61	15.00'	90°00'00"	23.56'	S45°29'32"E	21.21'
C62	15.00'	90°00'00"	23.56'	N44°30'28"E	21.21'
C63	65.00'	19°36'18"	22.24'	S80°41'23"E	22.13'
C64	65.00'	19°36'18"	22.24'	N10°17'41"W	22.13'
C65	15.00'	90°00'00"	23.56'	S44°30'28"W	21.21'
C66	15.00'	90°00'00"	23.56'	N45°29'32"W	21.21'
C67	15.00'	90°00'00"	23.56'	S44°30'28"W	21.21'
C68	15.00'	90°00'00"	23.56'	N45°29'32"W	21.21'
C69	15.00'	90°00'00"	23.56'	N44°30'28"E	21.21'
C70	15.00'	90°00'00"	23.56'	S45°29'32"E	21.21'
C71	15.00'	90°00'00"	23.56'	S44°30'28"W	21.21'
C72	20.00'	90°00'00"	31.42'	N45°29'32"W	28.28'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C73	20.00'	90°00'00"	31.42'	N44°30'28"E	28.28'
C74	15.00'	90°00'00"	23.56'	S45°29'32"E	21.21'
C75	15.00'	90°00'00"	23.56'	S44°30'28"W	21.21'
C76	15.00'	43°41'27"	11.44'	N68°38'48"W	11.16'
C77	15.00'	43°41'27"	11.44'	N67°39'44"E	11.16'
C78	15.00'	90°00'00"	23.56'	S45°29'32"E	21.21'
C79	20.00'	90°00'00"	31.42'	N45°29'32"W	28.28'
C80	15.00'	90°00'00"	23.56'	S44°30'28"W	21.21'
C81	15.00'	90°00'00"	23.56'	N45°29'32"W	21.21'
C82	15.00'	90°00'00"	23.56'	S44°30'28"W	21.21'
C83	33.00'	90°00'00"	51.84'	S44°30'28"W	46.67'
C84	15.00'	90°03'10"	23.58'	N44°32'03"E	21.22'
C85	15.00'	63°30'05"	16.62'	S57°48'36"W	15.79'
C86	15.00'	89°46'58"	23.51'	N45°32'53"W	21.17'
C87	25.00'	90°00'00"	39.27'	N44°20'37"E	35.36'
C88	25.00'	90°00'00"	39.27'	S45°39'23"E	35.36'
C89	15.00'	90°09'51"	23.60'	S44°25'32"W	21.24'
C90	15.00'	90°00'00"	23.56'	S45°29'32"E	21.21'
C91	15.00'	90°00'00"	23.56'	N44°30'28"E	21.21'
C92	15.00'	90°00'00"	23.56'	S45°29'32"E	21.21'
C93	15.00'	90°00'00"	23.56'	N44°30'28"E	21.21'
C94	15.00'	90°00'00"	23.56'	S45°29'32"E	21.21'
C95	15.00'	11°53'32"	60.61'	N38°44'51"W	60.50'
C96	65.00'	19°36'18"	22.24'	S10°17'41"E	22.13'
C97	65.00'	19°36'18"	22.24'	N80°41'23"W	22.13'
C98	1951.00'	4°41'10"	159.57'	N87°00'01"E	159.52'
C99	1461.34'	2°34'10"	65.53'	N83°22'24"E	65.53'
C100	1460.85'	0°27'43"	11.78'	N81°13'11"E	11.78'
C101	472.01'	10°56'40"	90.16'	N75°36'13"E	90.02'
C102	32.00'	34°27'33"	19.25'	N52°54'06"E	18.96'
C103	92.00'	42°33'37"	68.34'	N14°23'31"E	66.78'
C104	843.00'	3°53'23"	57.23'	S04°56'36"E	57.22'
C105	33.00'	90°00'00"	51.84'	N44°30'28"E	46.67'
C106	39.00'	90°00'00"	61.26'	N46°09'49"E	55.15'
C107	39.00'	85°01'34"	57.88'	S46°19'24"E	52.71'
C108	29.00'	82°13'22"	41.62'	S40°37'09"W	38.14'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C109	21.00'	45°51'27"	16.81'	N58°48'06"E	16.36'
C110	39.00'	55°17'02"	37.63'	S63°30'54"W	36.19'
C111	29.00'	90°00'13"	45.55'	S44°27'48"W	41.01'
C112	61.00'	89°13'26"	94.99'	N44°04'25"E	85.68'
C113	29.00'	92°20'12"	46.74'	S42°31'02"W	41.84'
C114	35.00'	72°23'59"	44.23'	S53°11'35"W	41.34'
C115	35.00'	90°10'03"	55.08'	N45°31'23"W	49.57'
C116	35.00'	90°00'00"	54.98'	N44°33'38"E	49.50'
C117	20.00'	89°34'42"	31.27'	S45°39'01"E	28.18'
C118	54.00'	40°02'53"	37.74'	S23°40'30"E	36.98'
C119	54.00'	37°05'18"	34.96'	S62°14'36"E	34.35'
C120	16.00'	76°34'43"	21.38'	N42°29'54"W	19.83'
C121	24.00'	64°51'11"	27.17'	S36°38'08"E	25.74'
C122	549.00'	56°05'27"	537.45'	S62°23'29"E	516.25'
C123	26.00'	53°34'20"	24.31'	S26°39'06"E	23.43'
C124	18.00'	89°25'42"	28.09'	N44°59'37"W	25.33'
C125	43.00'	35°19'57"	26.52'	N17°23'12"E	26.10'
C126	27.00'	29°28'33"	13.89'	S20°18'54"W	13.74'
C127	28.00'	84°13'16"	41.16'	N47°41'16"E	37.55'
C128	28.00'	89°22'18"	43.68'	S45°30'57"E	39.38'
C129	53.00'	91°07'20"	84.29'	S44°43'52"W	75.68'
C130	35.00'	88°55'42"	54.32'	S44°01'28"W	49.03'
C131	292.00'	11°53'32"	60.61'	N38°44'51"W	60.50'
C132	326.00'	1°27'15"	8.27'	S18°01'08"E	8.27'
C133	244.00'	35°59'51"	153.30'	N00°44'50"W	150.79'
C134	234.00'	33°18'17"	136.02'	N00°26'22"W	134.11'
C135	670.00'	1°19'51"	225.14'	S42°25'52"E	224.08'
C136	37.00'	68°29'36"	44.23'	N17°48'40"W	41.64'
C137	49.00'	100°06'28"	85.61'	N66°29'22"E	75.13'
C138	305.00'	35°50'53"	190.83'	N81°22'50"W	187.73'
C139	471.00'	3°37'30"	29.80'	S15°22'40"W	29.80'
C140	44.00'	33°04'29"	25.40'	S30°11'34"E	25.05'
C141	56.00'	22°55'53"	22.41'	S35°19'05"E	22.26'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C142	46.00'	43°54'42"	35.25'	S57°20'37"W	34.40'
C143	24.00'	64°17'38"	26.93'	S68°33'13"E	25.54'
C144	211.00'	5°03'05"	18.60'	S76°46'25"W	18.60'
C145	199.00'	5°03'05"	17.54'	N76°46'25"E	17.54'
C146	56.00'	14°10'04"	13.85'	S67°09'50"W	13.81'
C147	44.00'	14°10'04"	10.88'	N67°09'50"E	10.85'
C148	56.00'	24°56'27"	24.38'	S47°36'35"W	24.18'
C149	44.00'	24°56'27"	19.15'	N47°36'35"E	19.00'
C150	56.00'	35°44'46"	34.94'	S17°15'58"W	34.37'
C151	44.00'	35°44'46"	27.45'	N17°15'58"E	27.01'
C157	44.00'	15°54'15"	12.21'	N08°33'33"W	12.17'
C158	44.00'	105°40'04"	81.15'	N53°26'27"W	70.13'
C159	44.00'	105°29'28"	81.01'	N20°58'47"E	70.04'
C160	154.00'	31°09'32"	83.75'	N16°11'11"W	82.72'
C161	454.40'	58°43'35"	465.75'	N61°07'44"W	445.63'
C162	466.40'	58°43'35"	478.05'	S61°07'44"E	457.39'
C163	44.00'	33°40'21"	25.86'	S73°39'22"E	25.49'
C164	56.00'	32°23'24"	31.66'	S73°00'53"E	31.24'
C165	44.00'	12°02'56"	9.25'	N83°11'07"W	9.24'
C166	3.00'	164°49'43"	8.64'	N05°18'47"E	5.96'
C167	56.00'	13°03'33"	12.76'	N82°10'01"E	12.74'
C168	44.00'	13°52'13"	10.65'	S82°34'22"W	10.63'
C169	44.00'	13°52'13"	10.65'	N82°34'22"E	10.63'
C170	56.00'	13°52'13"	13.56'	S82°34'22"W	13.52'
C171	56.00'	13°24'40"	13.11'	N83°47'12"W	13.08'
C172	44.00'	13°24'40"	10.30'	S83°47'12"E	10.28'
C173	44.00'	13°24'40"	10.30'	N83°47'12"W	10.28'
C174	56.00'	13°24'40"	13.11'	N83°47'12"E	13.08'
C175	2.00'	157°49'52"	5.51'	S11°34'36"E	3.93'
C176	44.00'	20°53'11"	16.04'	S77°46'55"W	15.95'
C177	56.00'	32°23'24"	31.66'	S77°20'49"W	31.24'
C178	44.00'	33°40'21"	25.86'	S72°40'18"W	25.49'
C179	19.00'	17°59'08"	5.96'	S80°30'54"W	5.94'
C180	31.00'	17°59'08"	9.73'	S80°30'54"W	9.69'
C181	31.00'	17°59'08"	9.73'	S80°30'54"W	9.69'
C182	19.00'	17°59'08"	5.96'	S80°30'54"W	5.94'
C183	24.00'	90°00'00"	37.70'	S44°30'28"W	33.94'
C184	36.00'	90°00'00"	56.55'	S44°30'28"W	50.91'
C185	24.00'	78°35'56"	32.92'	S38°46'26"W	30.40'
C186	36.00'	18°27'58"	11.60'	S72°40'07"W	11.55'
C187	9.00'	89°11'42"	14.01'	N71°56'16"W	12.64'