

COAL CREEK VILLAGE

FINAL PLAT

A RESUBDIVISION OF PORTIONS OF COAL CREEK STATION FILING NO 1 AND CALEDONIA PLACE, TOGETHER WITH ALL OF COAL CREEK STATION FILING NO. 2, ALSO TOGETHER WITH OTHER LANDS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 6

STATEMENT OF OWNERSHIP AND SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THAT COAL CREEK VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LANDS DESCRIBED HEREIN, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°58'20" WEST A DISTANCE OF 2642.02 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°18'01" EAST, 30.00 FEET TO THE SOUTH LINE OF SOUTH BOULDER ROAD;
THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTH LINE OF SOUTH BOULDER ROAD, NORTH 89°58'20" WEST, 455.00 FEET TO THE WEST LINE OF CANNON CIRCLE, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF CANNON CIRCLE, SOUTH 00°17'50" EAST, 390.01 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CANNON CIRCLE;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'20" EAST, 425.02 FEET TO THE WEST LINE OF NORTH 96TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 199.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.89 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 14, 2014 AT RECEPTION No. 03276254;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°01'40" WEST, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE NORTH LINE OF HARPER STREET;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 39.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNT-PUKSAS SUBDIVISION;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 114.35 FEET TO A POINT ON THE EAST LINE OF THE B.N.S.F. RAILROAD RIGHT-OF-WAY;
THENCE ALONG SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;
2. NORTH 08°28'40" WEST, 81.59 FEET TO A POINT;
3. NORTH 08°52'07" WEST, 79.23 FEET TO A POINT;
4. NORTH 09°23'12" WEST, 43.90 FEET TO A POINT;
5. NORTH 09°49'41" WEST, 43.90 FEET TO A POINT;
6. NORTH 10°34'58" WEST, 315.00 FEET TO A POINT;
7. NORTH 11°44'18" WEST, 15.01 FEET TO A POINT ON THE SOUTH LINE OF SOUTH BOULDER ROAD;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°58'20" EAST, 285.10 FEET TO A POINT;
2. NORTH 00°17'50" WEST, 20.00 FEET TO A POINT;
3. SOUTH 89°58'20" EAST, 315.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF LOT 2 OF COAL CREEK STATION FILING NO. 2.

CONTAINING 440,180 TOTAL SQUARE FEET OR 10.105 TOTAL ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COAL CREEK VILLAGE FINAL PLAT, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, ANY INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, THEREOF FOREVER AND DO FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHTS-OF-WAY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

FOR: COAL CREEK VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
MICHAEL JORG MARKEL, ITS MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____.

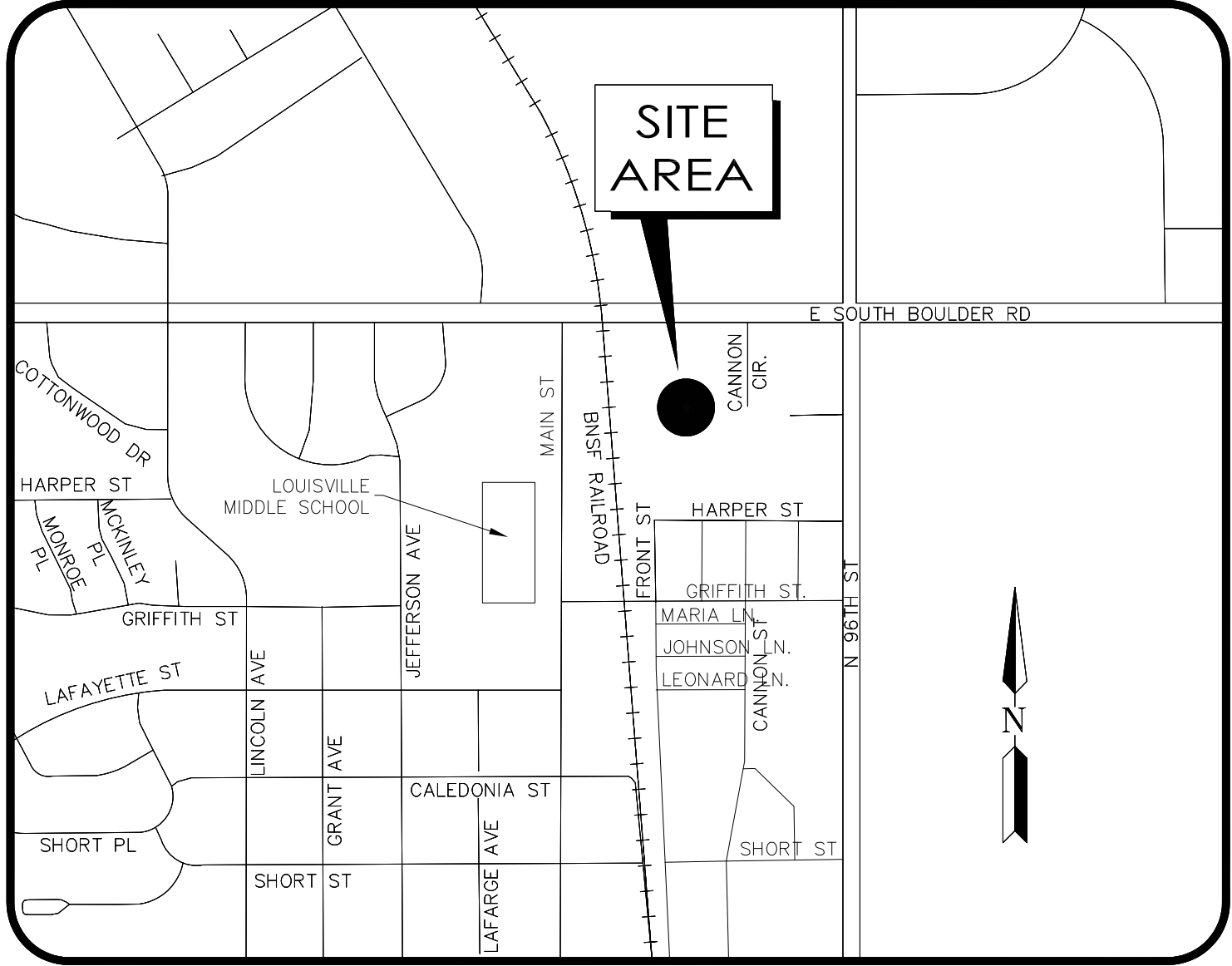
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

OUTLOT SUMMARY

	AREA	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	25,467 S.F.	DRAINAGE AND UTILITIES	HOA	HOA
OUTLOT B	10,530 S.F.	DRAINAGE	HOA	HOA
OUTLOT C	10,306 S.F.	DRAINAGE	HOA	HOA
OUTLOT D	22,592 S.F.	DRAINAGE AND UTILITIES	HOA	HOA
OUTLOT E	10,370 S.F.	DRAINAGE	HOA	HOA
OUTLOT F	26,122 S.F.	DRAINAGE	HOA	HOA



VICINITY MAP
Not to scale

GENERAL NOTES

1. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
2. 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.
3. THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METER.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE POWER SURVEYING RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. AB270663595.1-6, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2026 AT 5:00 P.M.
5. ALL SINGLE FAMILY DETACHED, FEE SIMPLE LOTS HAVE 5' DRAINAGE EASEMENTS ALONG SHARED/COMMON LOT LINES TO ALLOW FOR CONVEYANCES OF STORM WATER RUNOFF. CONSTRUCTION OF IMPROVEMENTS, BEYOND THOSE DEPICTED ON THE CITY APPROVED CONSTRUCTION PLANS, OR MODIFICATION OF LOT DRAINAGE CHARACTERISTICS IS STRICTLY PROHIBITED.
6. THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND WITHIN CITY OF LOUISVILLE EXCLUSIVE WATER, STORM AND SANITARY SEWER EASEMENTS.
7. THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7' TO THE EXTENT PRACTICAL BASED ON CONSTRUCTIBILITY, COST, RIGHT-OF-WAY AND ASSOCIATED STREET WIDTHS, ETC. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR AREAS OF UTILITY SEPARATION CONCERNS.
8. EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE CITY, DRY UTILITIES, STORM DRAINAGE AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENT IS PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
9. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LOUISVILLE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
10. THE EXISTING 30' WIDE ACCESS EASEMENT AND PUBLIC SIDEWALK EASEMENTS THAT WERE ORIGINALLY GRANTED PER THE PLAT OF COAL CREEK STATION FILING No. 2 WERE VACATED BY ORDINANCE No. _____, THAT CERTAIN PORTION OF CANNON CIRCLE RIGHT OF WAY DEDICATED PER THE PLAT OF COAL CREEK STATION FILING No. 1 WAS VACATED PER ORDINANCE No. _____.
11. THE CITY OF LOUISVILLE IS GRANTED A 4' WIDE MAINTENANCE ACCESS EASEMENT BEYOND RIGHT OF WAY FOR MAINTENANCE OF CURB AND WALK. MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THIS EASEMENT.
12. A 10' WIDE MAINTENANCE ACCESS EASEMENT ALLOWED ON EITHER SIDE OF EXCLUSIVE UTILITY EASEMENTS OR 5' ON EACH SIDE OF THE EXCLUSIVE UTILITY EASEMENTS.
13. PEDESTRIAN EASEMENTS AND ACCESS EASEMENTS ARE HEREBY GRANTED FOR BLOCKS 1, 4 & 5 OVER ALL PAVED SURFACES, SUCH AS PARKING LOTS AND SIDEWALKS.

INDEX TO SHEETS

- 1 COVER SHEET
- 2 HISTORIC PLATTING INFORMATION
- 3 FINAL SUBDIVISION PLAT
- 4 ACCESS, EMERGENCY ACCESS & EXCLUSIVE EASEMENTS
- 5 PUBLIC UTILITY EASEMENTS
- 6 LINE AND CURVE TABLES

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION No. _____, SERIES _____

MAYOR: _____

CITY CLERK: _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION No. _____, SERIES _____

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL #08013 C 0582K, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019.

BASIS OF BEARINGS

NORTH 89°58'20" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2" DIAMETER ILLEGIBLE BRASS CAP IN RANGE BOX AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

SURVEYOR'S CERTIFICATE

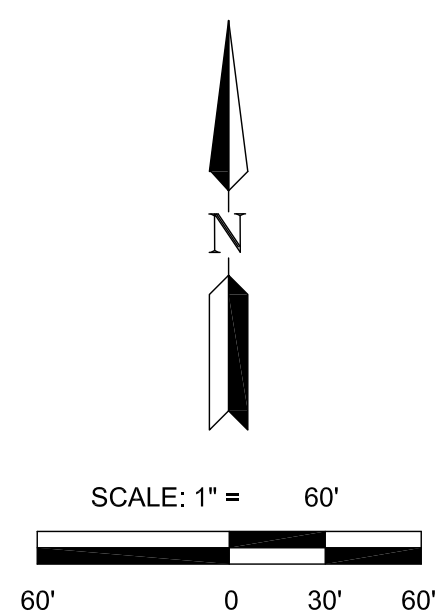
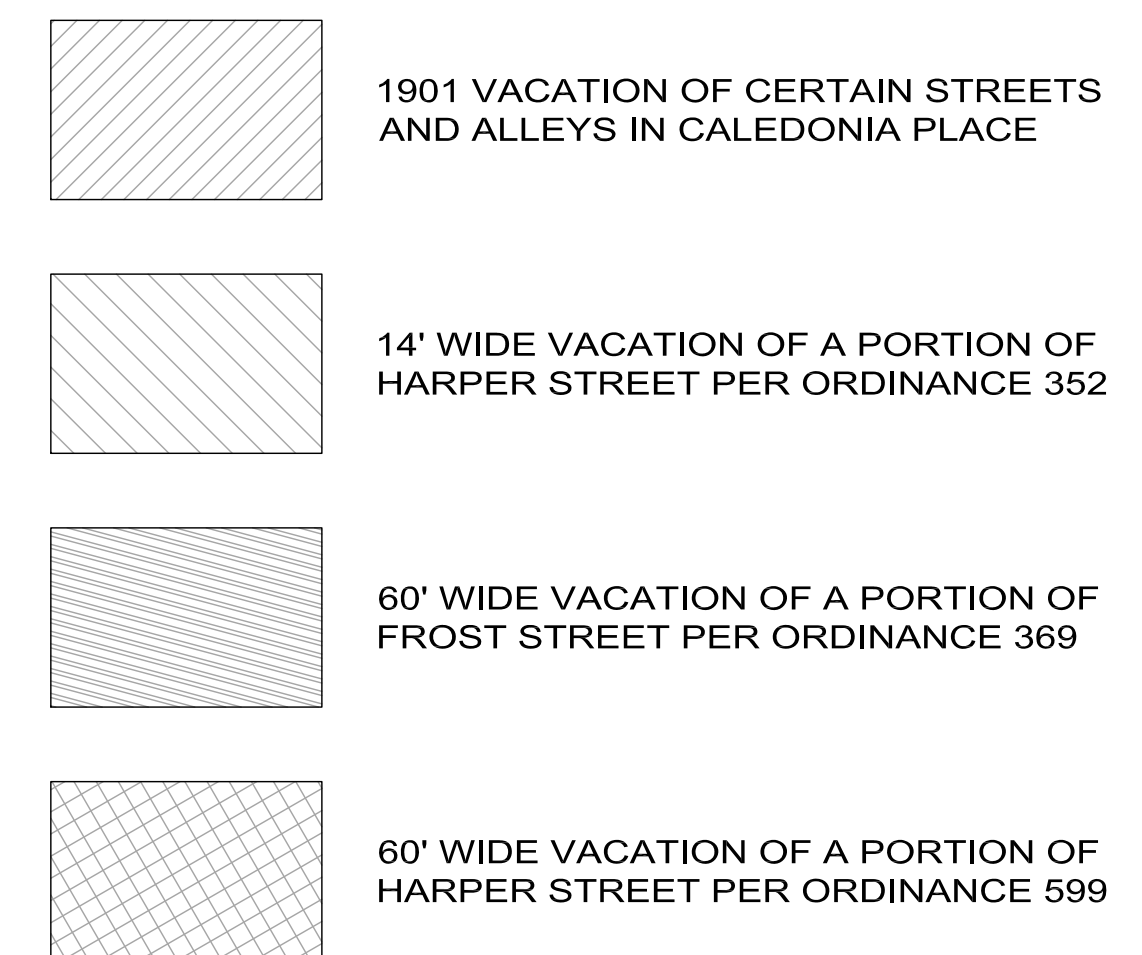
I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE FINAL PLAT OF "COAL CREEK VILLAGE" WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON OR ABOUT SEPTEMBER 25, 2026 AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND SURVEY THEREOF.

RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

COVER SHEET

 Established 1948 8911 BROADWAY DENVER, CO 80221 PH: 303-702-1617 FAX: 303-702-1489 www.powersurveying.com	TYPE OF SUBMITTAL:	FINAL SUBDIVISION
	PREPARATION DATE:	SEPTEMBER 25, 2026
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
DRAWN BY: MB	REVIEWED BY: FZ	
	JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg
	SHEET 1 OF 6	

FINAL PLAT
SHEET 2 OF 6



POWER™
Surveying Company, Inc.
Established 1948

6911 BROADWAY
DENVER, CO 80221

PH. 303-702-1817
FAX. 303-702-1488
www.powersurveying.com

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DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg

FINAL PLAT
SHEET 3 OF 6

SHEET 3 OF 6

POINT OF COMMENCEMENT
FOUND 2" DIAM. ILLEGIBLE BRASS CAP IN
RANGE BOX, MARKED AS SHOWN (ACCEPTED
AS NE COR SEC 8, T. 1S., R. 69W., 6TH P.M.)

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|-----|---|
| ○ | MONUMENT FOUND, AS NOTED |
| ● | SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE |
| (C) | CALCULATED |
| (M) | MEASURED |
| 16 | LOT NUMBER |
| (R) | RECORD |
| 3 | BLOCK NUMBER |
| A | OUTLOT IDENTIFIER |

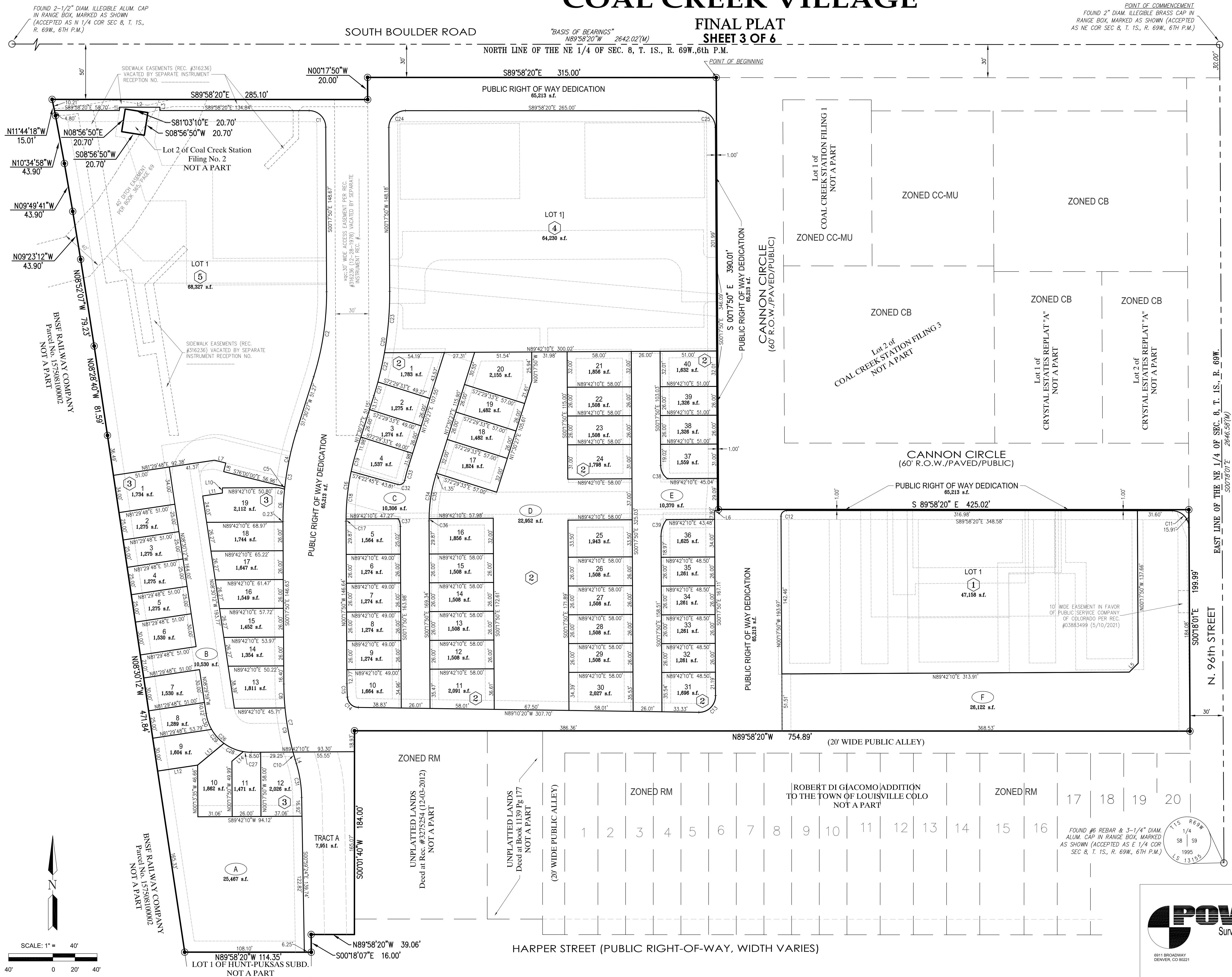
EXISTING RECORD EASEMENT LINE

NEW EASEMENT GRANTED BY THIS PLAT
(DIMENSIONED IN [] BRACKETS)

ADJOINING PARCEL OR LOT LINE

— — — — —

PLAT BOUNDARY LIMITS



FINAL PLAT

TYPE OF SUBMITTAL:		FINAL SUBDIVISION
PREPARATION DATE:		SEPTEMBER 25, 2026
REVISION DATE:		
REVISION DATE:		
REVISION DATE:		
REVISION DATE:		
REVISION DATE:		
DRAWN BY: MB		REVIEWED BY: FZ
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SHEET 3 OF 6



COAL CREEK VILLAGE

FINAL PLAT

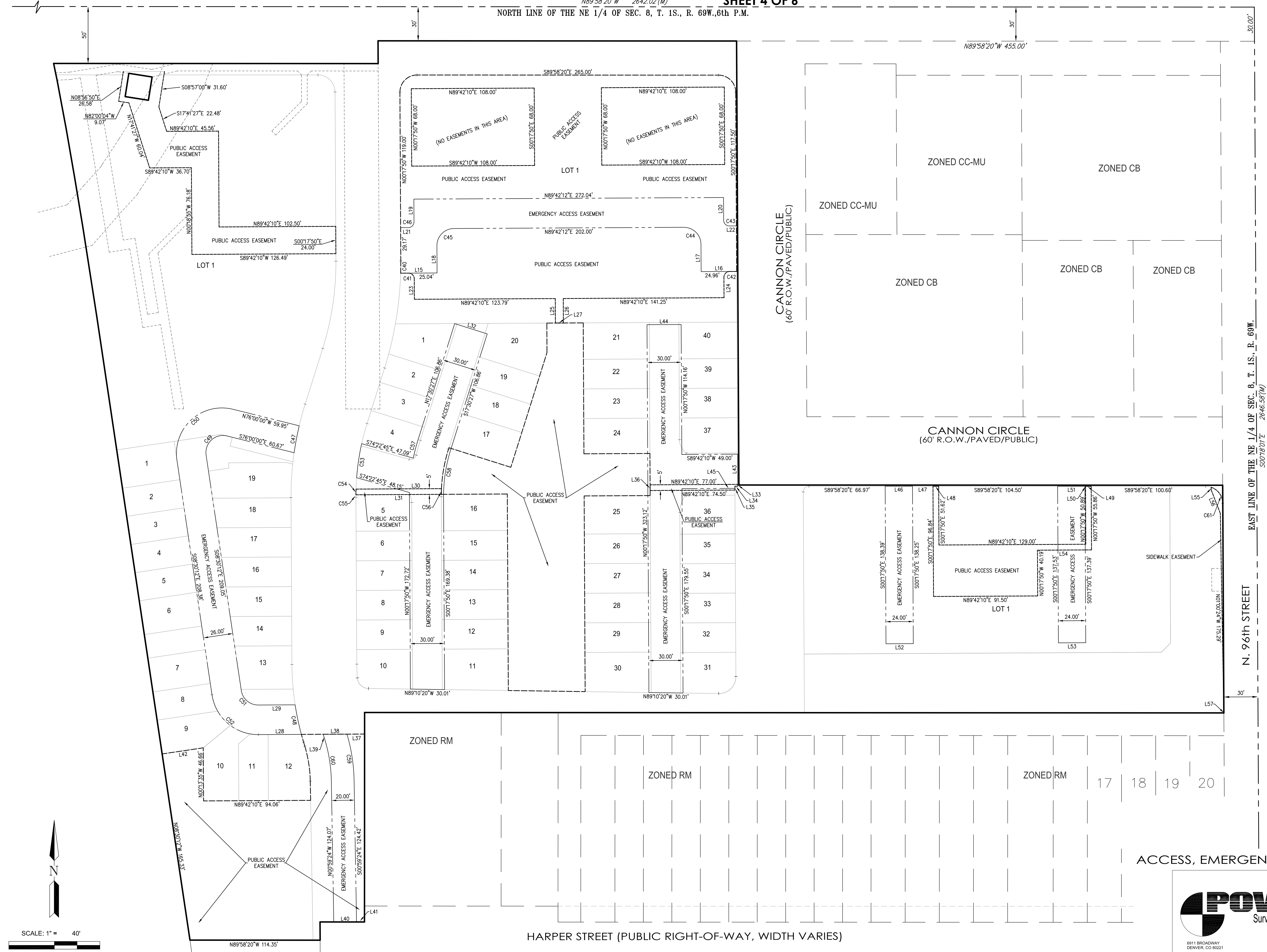
SHEET 4 OF 6

SOUTH BOULDER ROAD

"BASIS OF BEARINGS"
N89°58'20"W 2642.02'(M)
NORTH LINE OF THE NE 1/4 OF SEC. 8, T. 1S., R. 69W., 6th P.M.

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- 3 BLOCK NUMBER
- A OUTLOT IDENTIFIER
- EXISTING RECORD EASEMENT LINE
- NEW LOT LINE
- PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- EXCLUSIVE UTILITY EASEMENT GRANTED BY THIS PLAT
- PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT
- EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



ACCESS, EMERGENCY ACCESS & EXCLUSIVE EASEMENTS



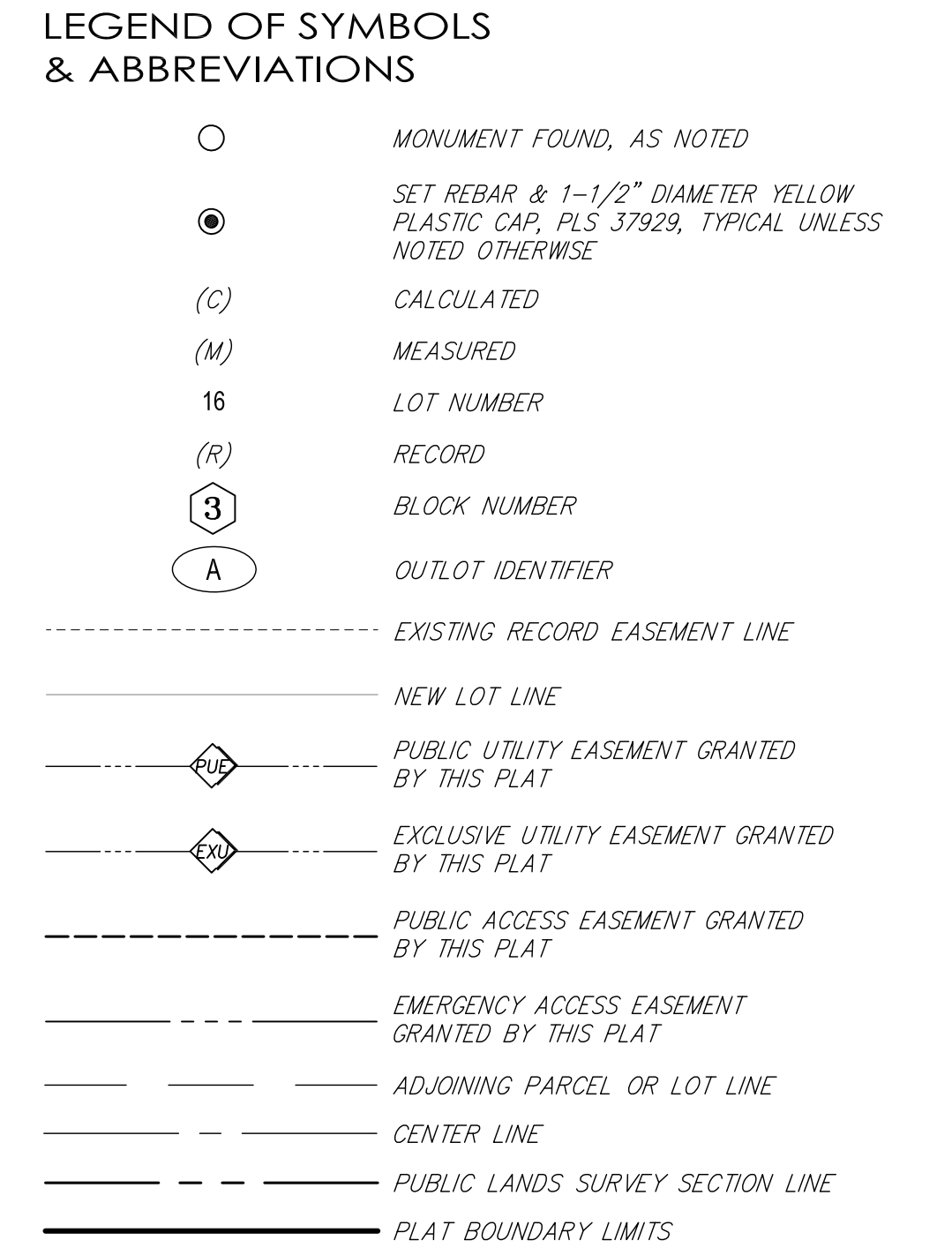
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DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg

SHEET 4 OF 6

FINAL PLAT
SHEET 5 OF 6

"BASIS OF BEARINGS"
N89°58'20"W 2642.02'(M)

NORTH LINE OF THE NE 1/4 OF SEC. 8, T. 1S., R. 69W., 6th P.M.



TYPE OF SUBMITTAL:		FINAL SUBDIVISION
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JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg	

SHEET 5 OF 6



COAL CREEK VILLAGE

FINAL PLAT SHEET 6 OF 6

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°01'40"W	3.00'
L2	N89°58'20"W	36.61'
L3	N00°01'40"E	3.00'
L4	N16°47'53"W	3.78'
L5	N45°00'24"E	11.37'
L6	S89°58'20"E	2.50'
L7	S76°00'00"E	10.46'
L8	S14°00'00"W	8.00'
L9	S76°00'00"E	5.57'
L10	N00°17'50"W	4.64'
L11	N81°29'48"E	18.00'
L12	N81°30'13"E	36.53'
L13	N50°25'12"E	30.84'
L14	N49°57'46"E	13.48'
L15	S89°42'10"W	31.99'
L16	S89°42'10"W	31.20'
L17	N00°17'50"W	24.00'
L18	S00°17'50"E	24.00'
L19	N00°17'50"W	20.00'
L20	S00°17'50"E	20.00'
L21	N89°42'12"E	6.77'
L22	N89°42'12"E	6.20'
L23	N00°17'50"W	18.00'
L24	N00°17'50"W	18.00'
L25	N00°17'50"W	21.49'
L26	N00°17'50"W	21.49'
L27	N89°42'10"E	7.00'
L28	N89°42'15"E	37.75'
L29	S89°42'10"W	32.38'
L30	N89°41'56"E	75.07'
L31	N89°41'56"E	75.01'
L32	S72°29'33"E	30.00'
L33	N00°17'50"W	1.56'
L34	S89°58'20"E	2.50'
L35	N00°17'50"W	3.45'
L36	S00°17'50"E	5.00'
L37	N89°42'10"E	15.50'
L38	S89°42'10"W	20.86'
L39	S16°47'53"E	5.31'

LINE	BEARING	LENGTH
L40	S89°58'20"E	20.00'
L41	S89°58'20"E	7.00'
L42	N81°30'13"E	36.53'
L43	S00°17'50"E	26.50'
L44	S89°42'10"W	30.00'
L45	N89°42'10"E	46.50'
L46	N89°58'20"W	24.00'
L47	S89°58'20"E	18.00'
L48	S89°58'20"E	5.00'
L49	S89°58'20"E	5.00'
L50	N89°58'20"W	0.50'
L51	N89°58'20"W	24.00'
L52	N89°42'10"E	24.00'
L53	N89°42'10"E	24.00'
L54	N89°42'10"E	47.50'
L55	S00°36'11"E	2.32'
L56	S21°16'20"E	22.13'
L57	N89°58'20"W	0.04'
L58	S89°58'20"E	10.04'
L59	N89°58'20"W	75.97'
L60	N89°58'20"W	20.00'
L61	N89°58'20"W	30.00'
L62	N89°58'20"W	31.49'
L63	S00°17'50"E	38.79'
L64	N89°42'10"E	18.50'
L65	S89°42'10"W	20.00'
L66	S00°17'50"E	10.00'
L67	N00°17'50"W	20.00'
L68	N04°36'59"E	26.15'
L69	N00°17'50"W	7.42'
L70	N00°17'50"W	20.09'
L71	S00°17'50"E	20.09'
L72	S00°17'50"E	20.00'
L73	S41°37'52"W	20.03'
L74	N45°11'56"W	27.55'
L75	S45°11'56"E	34.69'
L76	S89°58'20"E	2.50'
L77	S89°42'10"W	38.85'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD LENGTH
C1	15.00'	89°40'30"	23.48'	N45°08'05"W	21.15'
C2	250.50'	17°48'17"	77.84'	N08°36'18"E	77.53'
C3	268.50'	17°46'51"	83.32'	S08°35'35"W	82.99'
C4	268.50'	11°03'52"	51.85'	S11°57'04"W	51.77'
C5	268.50'	0°25'51"	2.02'	S06°12'13"W	2.02'
C6	268.50'	61°7'08"	29.46'	S02°50'44"W	29.44'
C7	240.00'	16°30'03"	69.12'	S08°32'52"E	68.88'
C8	240.00'	5°09'51"	21.63'	S02°52'46"E	21.62'
C9	240.00'	9°40'13"	40.51'	S10°17'48"E	40.46'
C10	240.00'	1°39'59"	6.98'	S15°57'54"E	6.98'
C11	15.00'	89°40'19"	23.48'	N45°08'11"W	21.15'
C12	5.00'	90°19'30"	7.88'	S44°51'55"W	7.09'
C13	14.80'	92°15'03"	23.83'	N45°01'35"E	21.34'
C14	10.00'	85°05'09"	14.85'	S46°37'45"E	13.52'
C15	183.00'	3°47'20"	12.10'	S02°11'30"E	12.10'
C16	211.50'	17°48'17"	65.72'	S08°36'18"W	65.46'
C17	211.49'	0°34'35"	2.13'	S00°00'33"E	2.13'
C18	212.45'	11°40'24"	43.28'	S06°06'56"W	43.21'
C19	203.56'	5°43'06"	20.32'	S14°48'41"W	20.31'
C20	307.50'	17°48'17"	95.56'	N08°36'18"E	95.17'
C21	307.50'	2°23'27"	12.83'	N16°18'43"E	12.83'
C22	307.50'	5°03'01"	27.10'	N12°35'29"E	27.10'
C23	307.50'	10°21'49"	55.62'	N04°53'04"E	55.54'
C24	15.00'	90°19'30"	23.65'	S44°51'55"W	21.27'
C25	15.00'	89°40'30"	23.48'	N45°08'05"W	21.15'
C26	41.00'	81°47'46"	58.53'	S49°23'57"E	53.69'
C27	43.64'	9°24'15"	7.16'	S85°23'12"E	7.16'
C28	39.98'	27°34'50"	19.25'	S66°53'40"E	19.06'
C29	41.79'	23°11'16"	16.91'	S41°30'36"E	16.80'
C30	40.50'	21°32'53"	15.23'	S19°08'32"E	15.14'
C31	113.00'	15°48'29"	31.18'	N08°53'39"W	31.08'
C32	5.00'	92°51'17"	8.10'	N59°11'36"E	7.25'
C33	162.50'	4°44'29"	13.45'	S15°08'12"W	13.44'
C34	136.50'	17°48'17"	42.42'	S08°36'18"W	42.25'
C35	136.50'	16°54'35"	40.29'	S09°03'10"W	40.14'
C36	136.50'	0°53'43"	2.13'	S00°09'01"W	2.13'
C37	15.00'	27°42'20"	7.25'	N14°09'00"W	7.18'
C38	15.00'	52°56'40"	13.86'	S26°46'10"E	13.37'
C39	25.00'	36°57'13"	16.12'	S18°10'46"W	15.85'
C40	307.50'	2°01'04"	10.83'	N00°42'41"E	10.83'
C41	5.00'	90°00'00"	7.85'	N45°17'50"W	7.07'
C42	5.01'	89°26'41"	7.82'	S44°27'17"W	7.05'
C43	5.00'	89°59'58"	7.85'	S45°17'49"E	7.07'
C44	15.00'	89°59'58"	23.56'	N45°17'49"W	21.21'
C45	15.00'	90°00'02"	23.56'	S44°42'11"W	21.21'
C46	5.00'	90°00'02"	7.85'	N44°42'11"E	7.07'
C47	268.50'	5°07'54"	24.05'	S10°42'14"W	24.04'
C48	240.11'	6°20'19"	26.56'	S11°57'39"E	26.55'
C49	15.00'	112°30'12"	29.45'	S47°44'54"W	24.94'
C50	40.00'	112°30'12"	78.54'	S47°44'54"W	66.52'
C51	15.00'	81°47'38"	21.41'	S49°24'01"E	19.64'
C52	41.00'	81°47'35"	58.53'	S49°23'57"E	53.69'
C53	211.50'	8°11'53"	30.26'	S08°26'51"W	30.24'
C54	211.50'	1°21'18"	5.00'	S00°57'23"W	5.00'
C55	211.50'	0°34'35"	2.13'	S00°00'33"E	2.13'
C56	136.50'	2°06'00"	5.00'	S01°38'52"W	5.00'
C57	164.50'	5°50'25"	16.77'	S14°35'14"W	16.76'
C58	134.50'	17°48'17"	41.80'	S08°36'18"W	41.63'
C59	151.50'	15°34'38"	41.19'	N08°46'44"W	41.06'
C60	131.50'	15°48'29"	36.28'	N08°53'39"W	36.17'
C61	14.99'	71°05'48"	18.60'	N35°50'55"W	17.43'
C62	5.00'	90°19'30"	7.88'	S44°51'55"W	7.09'
C63	136.50'	2°21'01"	5.60'	S00°52'40"W	5.60'
C64	136.50'	8°27'30"	20.15'	S06°16'56"W	20.13'
C65	240.00'	0°40'35"	2.83'	S16°27'36"E	2.83'
C66	45.00'	81°47'38"	64.24'	S49°24'01"E	58.92'
C67	267.78'	5°04'52"	23.75'	S14°58'01"W	23.74'

LINE AND CURVE TABLES

 6911 BROADWAY DENVER, CO 80221 PH: 303-702-1817 FAX: 303-702-1488 www.powersurveying.com	TYPE OF SUBMITTAL:	FINAL SUBDIVISION
	PREPARATION DATE:	SEPTEMBER 25, 2026
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	DRAWN BY: MB	REVIEWED BY: FZ
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SHEET 6 OF 6		