

AIRPARK NORTH SECOND SUBDIVISION

Being A Subdivision of Lot 2, Block 1 of Airpark North First Subdivision,
Situatue in the Northeast Quarter of Section 28, Township 6 North, Range 68 West of the 6th P.M.,
To the City of Loveland, County of Larimer, State of Colorado

DEDICATION/ACKNOWLEDGMENTS

KNOW ALL PERSONS BY THESE PRESENTS that Interstate Land Holdings LLC, a Colorado limited liability company, being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, which property is located in the Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the 6th P.M., being more particularly described as follows:

Lot 2, Block 1 of Airpark North First Subdivision recorded February 12, 2021 as Reception No. 20210015979 of the Records of Larimer County.

Containing (39.602 acres) (1,725,081 square feet) more or less, and is subject to all easements and rights-of-way on record or existing, and do hereby designate and dedicate: (1) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same AIRPARK NORTH SECOND SUBDIVISION to the City of Loveland Colorado.

OWNER(S): Interstate Land Holdings LLC, a Colorado limited liability company

By: Burgener Holdings, Inc., a Colorado corporation, Member

By: Curt W. Burgener, President

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Curt W. Burgener, as President of Burgener Holdings, Inc., a Colorado corporation, Member of Interstate Land Holdings LLC, a Colorado limited liability company.

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

PRIVATE DEDICATION STATEMENT

Those certain access easements located in Airpark North Second Subdivision are hereby granted by owner for the benefit of the owners, tenants, patrons, invitees and guests of the lots located in Airpark North Second Subdivision on which such access easement is a part of a connected network of access easements between the lots for purposes of access, ingress and ingress over and across such access easements, with such easements burdening the lot on which such access easement is located. The access easements located on Lot 1 and Lot 2, Block 1, Airpark North Second Subdivision are also for the benefit of Lot 1, Block 1, Airpark North First Subdivision. Except for purposes of emergency access, such access easements are private and are not granted to and for the public use. Such private access easements will be maintained by the respective owner of the burdened lot.

CITY OF LOVELAND DIRECTOR – DEDICATIONS OF EASEMENTS AND RIGHTS-OF-WAY

This plat is hereby approved by the Director of Development Services of the City of Loveland, Larimer

County, Colorado, this _____ day of _____, 20____ for filing with the Clerk and Recorder of Larimer County and for conveyance to the city of the public dedications shown hereon, which are accepted; subject to the provision that approval in no way obligates the City of Loveland, for the financing or constructing of improvements on land, streets, or easements dedicated to the public except as specifically agreed to by the Director of Development Services.

Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST:

City Clerk

APPLICANT'S ATTORNEY CERTIFICATE

I, Ryan S. Thorson, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado such land described in Section 3 of the Property Information Binder (Policy No.: PIB25199117/22327916), issued by Land Title Guarantee Company effective June 7, 2022, and that based on such Binder and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple, such land is free and clear of all liens and encumbrances, except encumbrances set forth in Section 4 of such Binder, and any such encumbrances do not impair the use of such land dedicated to the City of Loveland (except Easement and Right of Way Agreement at Rec. No. 20200104775 states that Right of Way cannot be granted over Ditch Easement without written consent of Ditch Company).

So sworn this _____ day of _____, 20____.

Attorney at Law

DITCH APPROVAL

Approved by The Loudan Extension Canal and Reservoir Company, a Colorado mutual irrigation company.

By: _____ Date: _____

FORT COLLINS – LOVELAND WATER DISTRICT APPROVAL

Date: _____

By: _____

SOUTH FORT COLLINS SANITATION DISTRICT APPROVAL

Date: _____

By: _____

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Northeast Quarter of Section 28, T.6N., R.68W., as bearing North 87°33'44" West, as monumented as shown on the plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2635.84 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13–80–105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number F03P25199117, dated June 7, 2022 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08069C1200F revised February 6, 2013.

NOTES

1. It should be noted that, with the exception of 911–dispatched emergency situations, snow and ice removal services are not provided for alleys within the City of Loveland. Additionally, Local Streets are listed as "Priority Three" routes in the City's Snow and Ice Control Plan, meaning that snow removal services are unlikely except in extreme circumstances. Privately contracted snow removal services are strongly recommended and are permissible when in accordance with the provisions of Section 12.16.240 of the Loveland City Code.

2. The City will not provide trash service directly to private drives that are not designed to accommodate City trash trucks.

DEVELOPMENT AGREEMENT NOTE:

This project is subject to a development agreement which has been recorded in the real property records of Larimer County.

LAND USE TABLE

LOT 1 BLOCK 1	4.027 ACRES	10%
LOT 2 BLOCK 1	3.611 ACRES	9%
LOT 3 BLOCK 1	4.304 ACRES	11%
LOT 1 BLOCK 2	3.399 ACRES	9%
LOT 2 BLOCK 2	4.139 ACRES	10%
LOT 3 BLOCK 2	4.162 ACRES	11%
LOT 4 BLOCK 2	4.114 ACRES	10%
LOT 5 BLOCK 2	3.018 ACRES	8%
LOT 6 BLOCK 2	7.648 ACRES	19%
RIGHT OF WAY	1.180 ACRES	3%

TOTAL 39.602 ACRES 100%

PREVIOUS CONDITIONS REFERENCE:

Unless otherwise approved by the City, all unsatisfied conditions of approval for the original subdivision shall continue to apply to this property.

STORMWATER NOTE:

Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales, and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the Homeowner Association (HOA), Business Owner Association (BOA), Metro District (MD), or private property owner. The Owner(s) or responsible parties (HOA, BOA, MD) shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

EASEMENT NOTE:

Total area in square feet of easements dedicated to the public or the city by this plat. Total area in square feet 286,063. (Excluding easements dedicated exclusively to outside entities or agencies.) (Excluding blanket easements dedicated to the public or the city by this plat.)

Total area in square feet of easements dedicated to the public or the city that is being vacated by this plat. Total area in square feet 0.00.

SURVEYOR'S STATEMENT

I, Paul B. Groves, being a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of AIRPARK NORTH SECOND SUBDIVISION was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and some are true to the best of my knowledge.

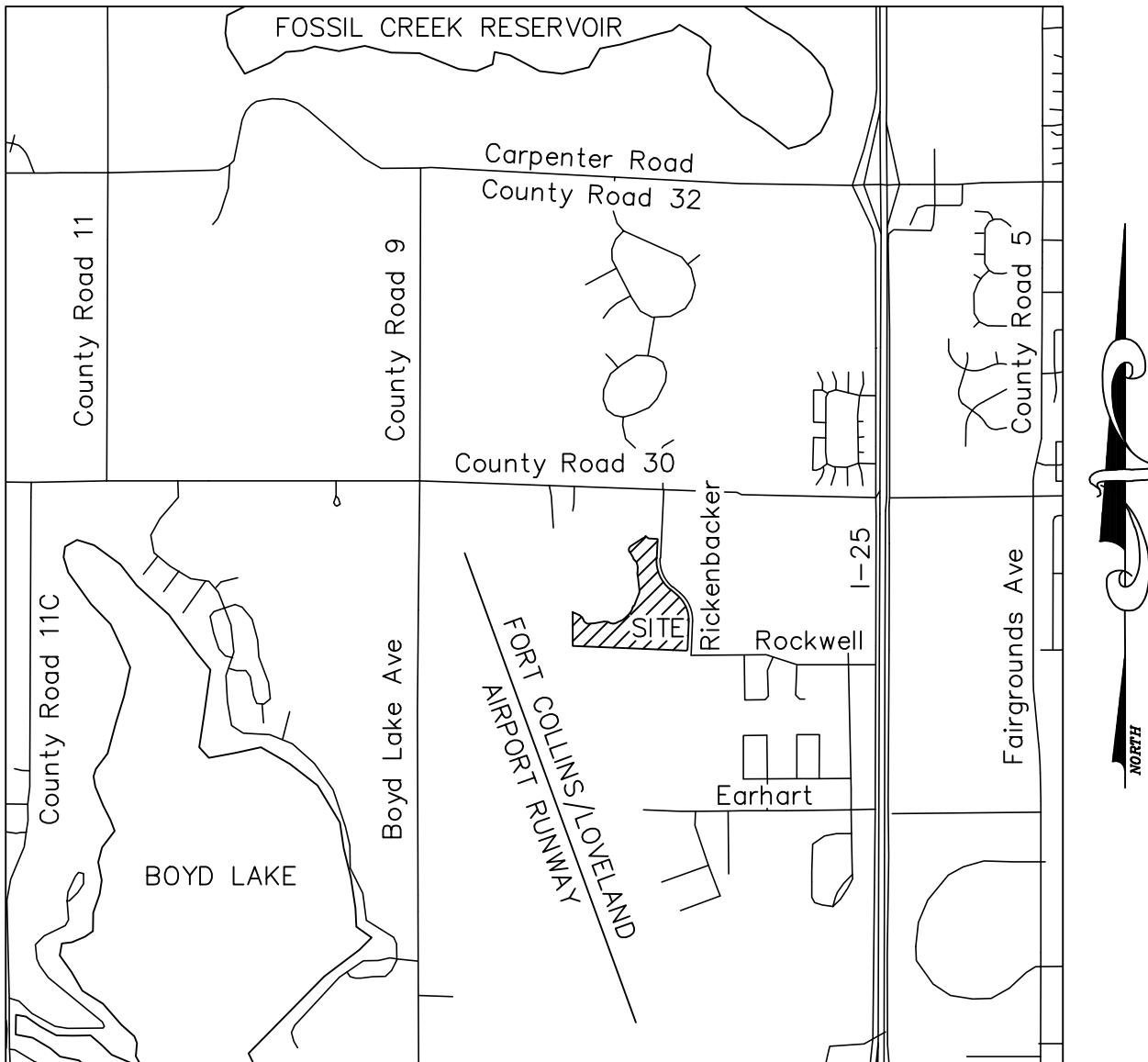
Dated this _____ day of _____, 20____.

PRELIMINARY

Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

IMPROVEMENT STATEMENT

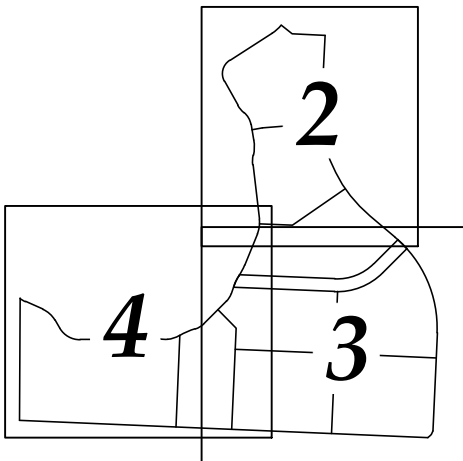
All expenses involving necessary improvements for water system, sanitary sewer system, storm sewer system, curb and gutters, sidewalks, street improvements, street signs, traffic control signs, alley grading and surfacing, gas service, electric system, grading and landscaping shall be paid by the owner.



VICINITY MAP

SCALE: 1"=3000'

SHEET INDEX



DATE:
8/8/2022

FILE NAME:
20210364SUB

SCALE:
1"=60'

DRAWN BY:
CSK

CHECKED BY:
PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:					
REVISIONS:					

AIRPARK NORTH SECOND SUBDIVISION
FOR
LAND ASSET STRATEGIES, LLC
12650 W. 64TH AVENUE, UNIT E #274
ARVADA, CO 80004

PROJECT #:
20210364

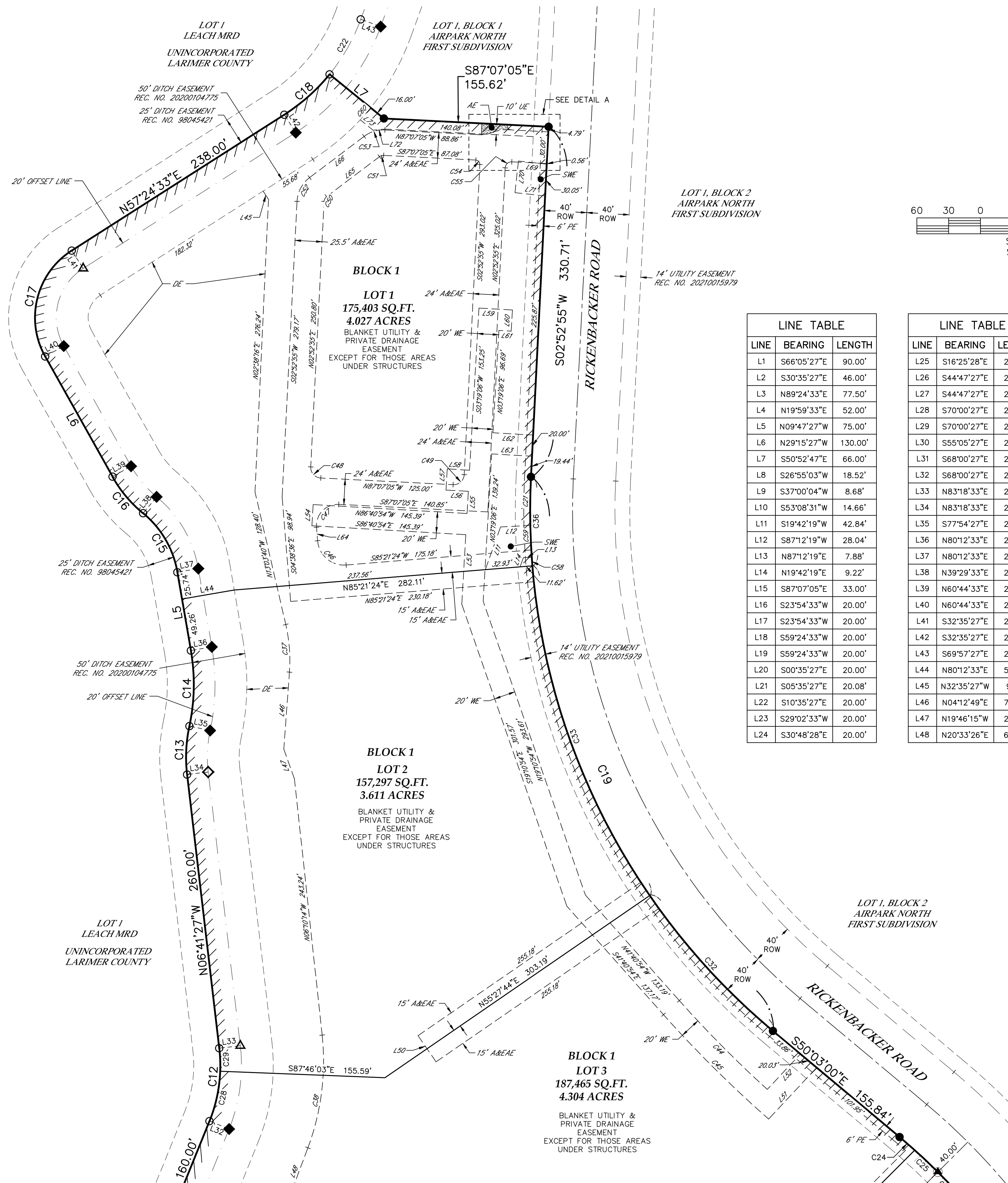
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SHT 1 OF 4

AIRPARK NORTH SECOND SUBDIVISION

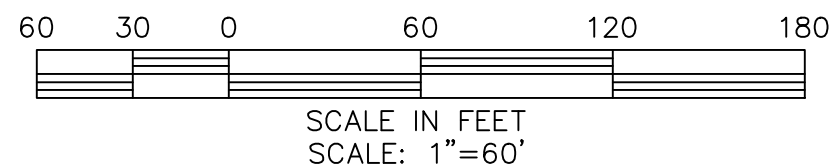
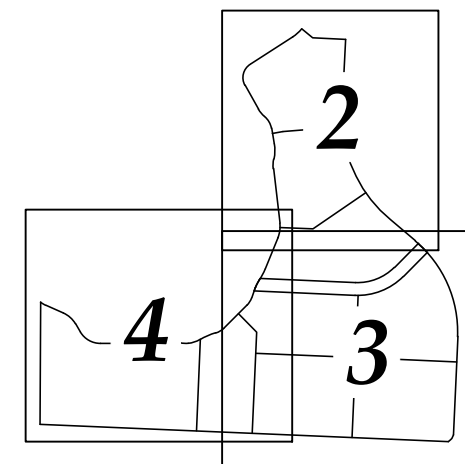
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Situating in the Northeast Quarter of Section 28, Township 6 North, Range 68 West of the 6th P.M.,
To the City of Loveland, County of Larimer, State of Colorado

LEGEND

-----	EASEMENT LINE	◆	FOUND NO. 4 REBAR WITH RED PLASTIC CAP LS 34995
-----	SECTION LINE	□	FOUND NO. 4 REBAR WITH RED PLASTIC CAP ILLEGIBLE
-----	ADJACENT PROPERTY LINE	◇	FOUND NO. 4 REBAR
-----	BOUNDARY LINE	▲	FOUND NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP LS 12936
-----	CENTERLINE	△	FOUND NO. 4 REBAR WITH BLUE PLASTIC CAP LS 38209
-----	20' OFFSET LINE	AE	ACCESS EASEMENT
■	FOUND ALIQUOT CORNER AS DESCRIBED	DE	DRAINAGE EASEMENT
●	SET 24" OF NO. 4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209	SWE	SANITARY SEWER EASEMENT
○	CALCULATED POSITION	WE	WATER EASEMENT
▲	CENTERLINE MONUMENTS (SEE NOTE 4 ON SHEET 1)	PE	POSTAL EASEMENT
■	FOUND MONUMENT AS DESCRIBED	A&EAE	ACCESS AND EMERGENCY ACCESS EASEMENT



SHEET INDEX

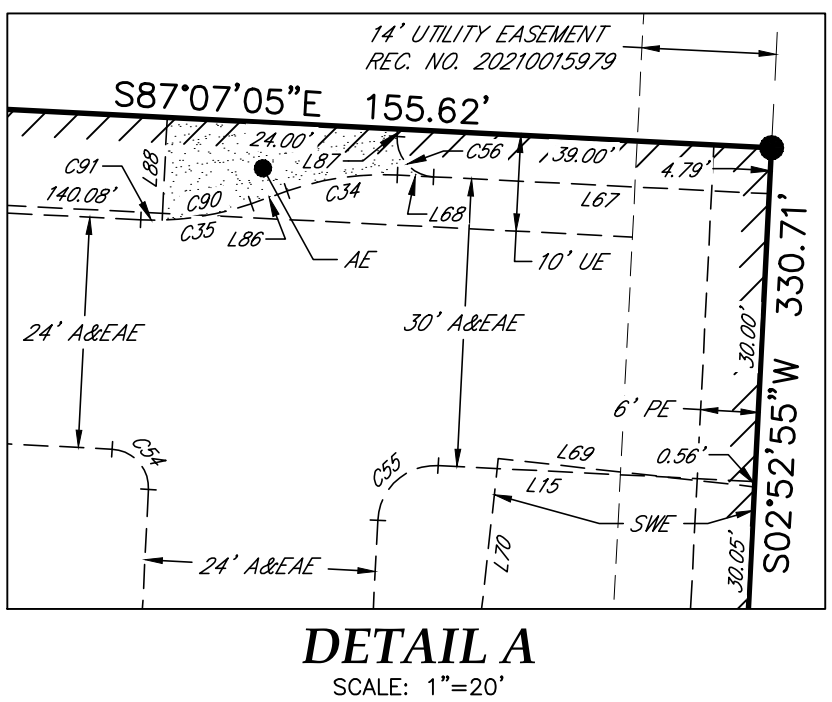


LINE	BEARING	LENGTH
L1	S66°05'27"E	90.00'
L2	S30°35'27"E	46.00'
L3	N89°24'33"E	77.50'
L4	N19°59'33"E	52.00'
L5	N09°47'27"W	75.00'
L6	N29°15'27"W	130.00'
L7	S50°52'47"E	66.00'
L8	S26°55'03"W	18.52'
L9	S37°00'04"W	8.68'
L10	S53°08'31"W	14.66'
L11	S19°42'19"W	42.84'
L12	S87°12'19"W	28.04'
L13	N87°12'19"E	7.88'
L14	N19°42'19"E	9.22'
L15	S87°05'27"E	33.00'
L16	S23°54'33"W	20.00'
L17	S23°54'33"W	20.00'
L18	S59°24'33"W	20.00'
L19	S59°24'33"W	20.00'
L20	S00°35'27"E	20.00'
L21	S05°35'27"E	20.08'
L22	S10°35'27"E	20.00'
L23	S29°02'33"W	20.00'
L24	S30°48'28"E	20.00'

LINE	BEARING	LENGTH
L25	S16°25'28"E	20.00'
L26	S44°47'27"E	20.00'
L27	S44°47'27"E	20.00'
L28	S70°00'27"E	20.00'
L29	S70°00'27"E	20.00'
L30	S55°05'27"E	20.00'
L31	S68°00'27"E	20.00'
L32	S68°00'27"E	20.00'
L33	N83°18'33"E	20.00'
L34	N83°18'33"E	20.00'
L35	S77°54'27"E	20.00'
L36	N80°12'33"E	20.00'
L37	N80°12'33"E	20.00'
L38	N39°29'33"E	20.00'
L39	N60°44'33"E	20.00'
L40	N60°44'33"E	20.00'
L41	S32°35'27"E	20.00'
L42	S32°35'27"E	20.00'
L43	S69°57'27"E	20.00'
L44	N80°12'33"E	50.00'
L45	N32°35'27"W	9.35'
L46	N04°12'49"E	72.87'
L47	N19°46'15"W	29.70'
L48	N20°33'26"E	66.09'

LINE	BEARING	LENGTH
L49	N24°03'11"W	18.99'
L50	N34°32'16"W	30.00'
L51	N43°05'46"E	66.42'
L52	S43°05'46"W	45.78'
L53	S03°19'06"W	65.72'
L54	S03°19'06"W	20.00'
L55	S03°19'06"W	20.94'
L56	S86°40'54"E	21.08'
L57	S03°19'06"W	20.00'
L58	N86°40'54"W	21.08'
L59	N86°40'54"W	31.61'
L60	N03°19'06"E	20.00'
L61	S86°40'54"E	11.61'
L62	N86°40'54"W	37.93'
L63	S86°40'54"E	38.08'
L64	N04°38'36"W	12.75'
L65	N52°52'55"E	62.56'
L66	S52°52'55"W	64.52'
L67	N87°07'05"W	35.00'
L68	N87°07'05"W	3.76'
L69	N83°40'05"W	26.83'
L70	S06°19'55"W	30.00'
L71	S83°40'05"E	28.64'
L72	N85°13'34"E	11.31'

LINE	BEARING	LENGTH
L73	S50°52'47"E	15.49'
L74	N24°44'11"E	45.06'
L75	S87°33'44"E	20.00'
L76	N02°26'16"E	17.00'
L77	S87°33'44"E	30.00'
L78	S02°26'16"W	17.00'
L79	S87°33'44"E	17.00'
L80	S02°26'16"W	30.00'
L81	S24°44'11"W	68.41'
L82	N02°26'16"E	22.00'
L83	S87°33'44"E	30.00'
L84	N87°33'44"W	30.00'
L85	N02°26'16"E	22.00'
L86	S70°34'40"W	3.98'
L87	N02°52'55"E	0.79'
L88	N02°52'55"E	10.71'
L89	N24°48'28"E	54.48'
L90	S24°48'28"W	51.61'



DETAIL A
SCALE: 1"=20'

SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

DATE:
8/8/2022

FILE NAME:
20210364SUB

SCALE:
1"=60'

DRAWN BY:
CSK

CHECKED BY:
PG

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:

REVISIONS:

AIRPARK NORTH SECOND SUBDIVISION

FOR
LAND ASSET STRATEGIES, LLC
12650 W. 64TH AVENUE, UNIT E #274
ARVADA, CO 80004

PROJECT #:
20210364

2

SHT 2 OF 4

AIRPARK NORTH SECOND SUBDIVISION

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20210364SUB
SCALE:
1"=60'
DRAWN BY:
CSK
CHECKED BY:
PG

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650 E. Garden Drive | Windsor, Colorado 80550
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DATE:
REVISIONS:

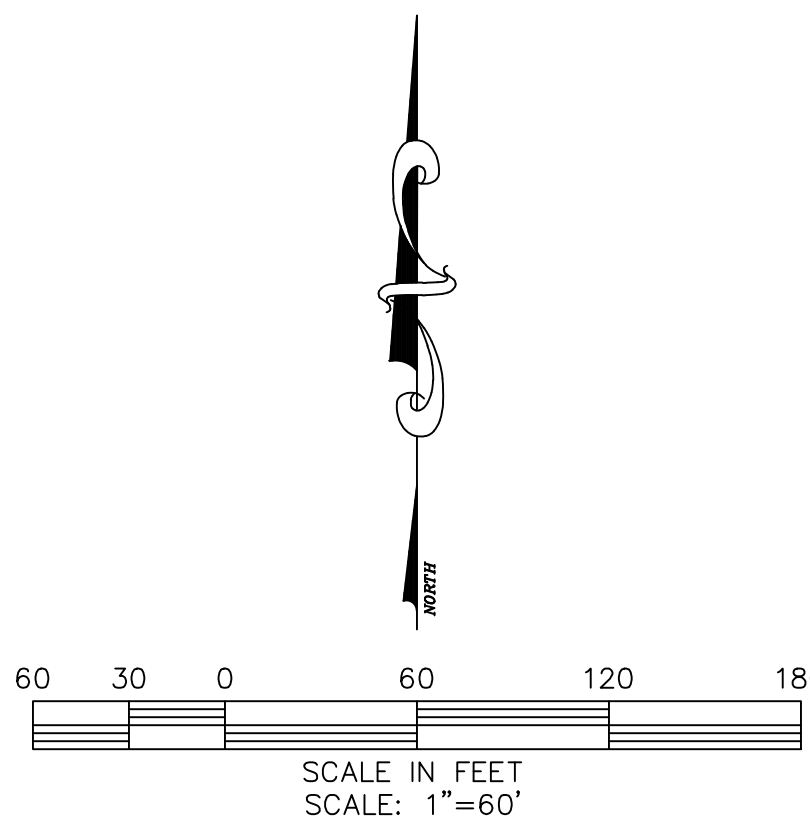
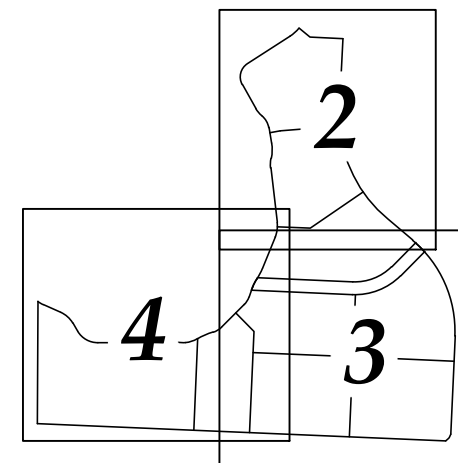
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FOR
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PROJECT #:
20210364

3

SHT 3 OF 4

SHEET INDEX

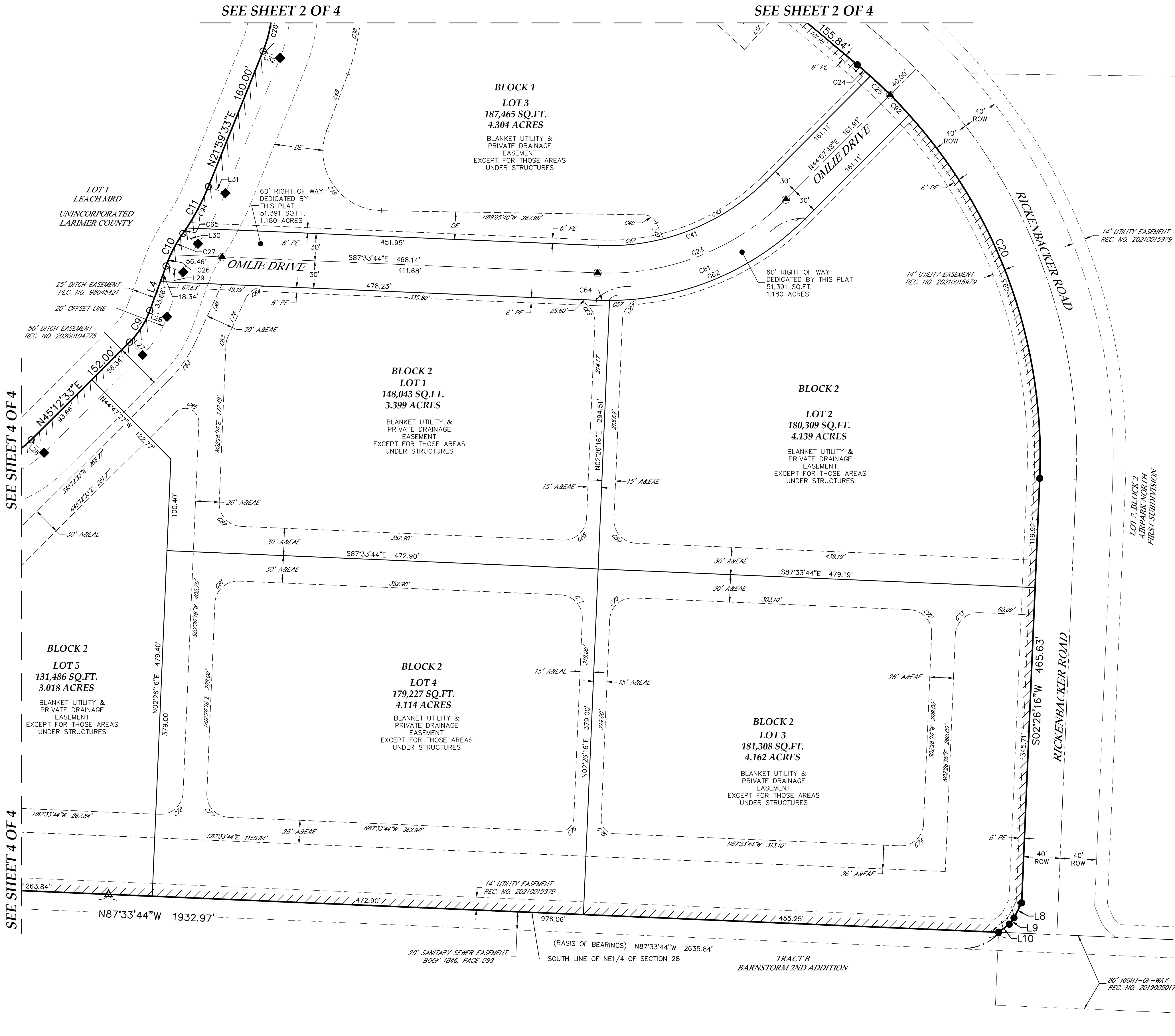


LEGEND

--- EASEMENT LINE	◆ FOUND NO. 4 REBAR WITH RED PLASTIC CAP LS 34995
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--- BOUNDARY LINE	▲ FOUND NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP LS 12936
--- CENTERLINE	△ FOUND NO. 4 REBAR WITH BLUE PLASTIC CAP LS 38209
--- 20' OFFSET LINE	AE ACCESS EASEMENT
■ FOUND ALIQUOT CORNER AS DESCRIBED	DE DRAINAGE EASEMENT
● SET 24" OF NO. 4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209	SWE SANITARY SEWER EASEMENT
○ CALCULATED POSITION	WE WATER EASEMENT
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■ FOUND MONUMENT AS DESCRIBED	A&EAE ACCESS AND EMERGENCY ACCESS EASEMENT

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



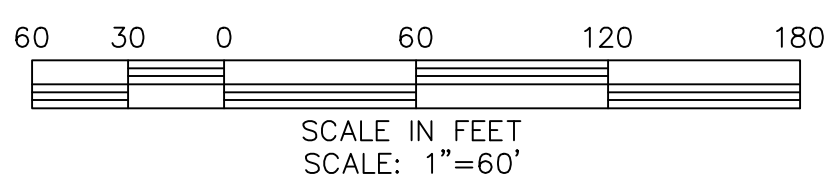
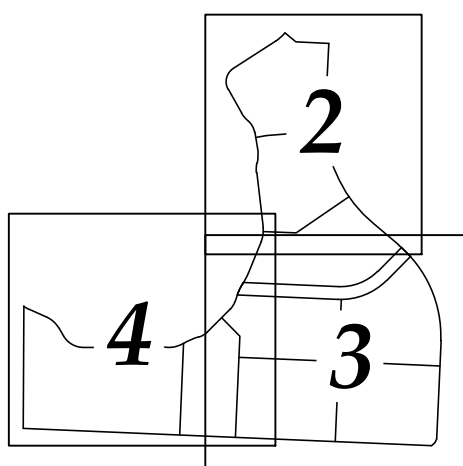
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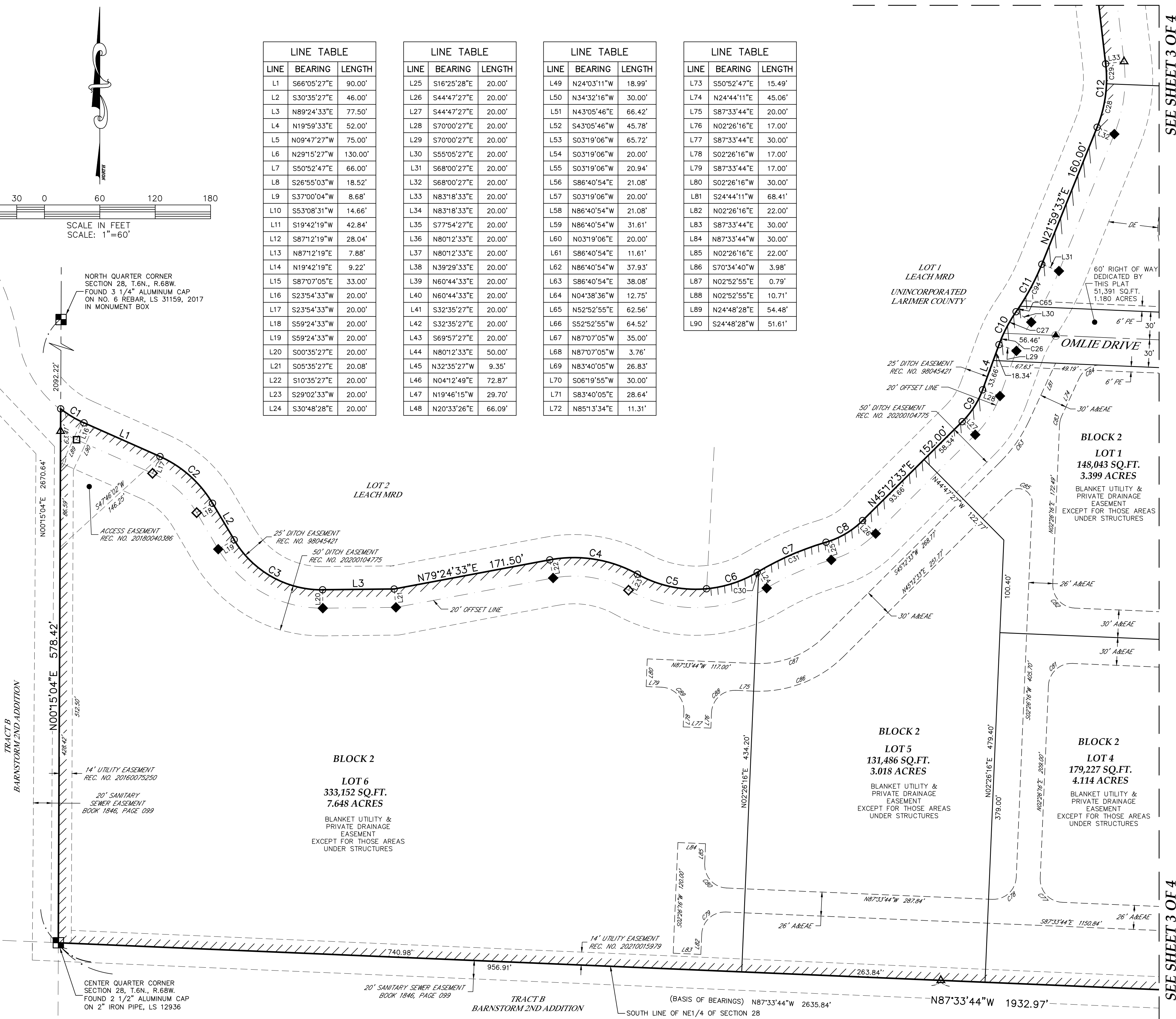
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■	FOUND MONUMENT AS DESCRIBED	PE	WATER EASEMENT
		A&EAE	POSTAL EASEMENT
			ACCESS AND EMERGENCY ACCESS EASEMENT

SHEET INDEX



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	29.65'	120.00'	14°09'16"	29.57'	S59°00'49"E
C2	77.45'	125.00'	35°30'00"	76.22'	S48°20'27"E
C3	115.19'	110.00'	60°00'00"	110.00'	S60°35'27"E
C4	98.23'	142.00'	39°38'00"	96.28'	S80°46'27"E
C5	77.56'	130.00'	34°11'00"	76.41'	S78°02'57"E
C6	58.24'	130.00'	25°40'01"	57.75'	N72°01'32"E
C7	81.59'	325.00'	14°23'00"	81.37'	N66°23'02"E
C8	46.54'	94.00'	28°21'59"	46.06'	N59°23'32"E
C9	41.37'	94.00'	25°13'00"	41.04'	N32°36'03"E
C10	40.35'	155.00'	14°55'00"	40.24'	N27°27'03"E
C11	58.61'	260.00'	12°55'00"	58.49'	N28°27'03"E
C12	70.09'	140.00'	28°41'00"	69.36'	N07°39'03"E
C13	45.90'	140.00'	18°47'00"	44.99'	N02°42'03"E
C14	71.80'	188.00'	21°53'00"	71.37'	N01°09'03"E
C15	65.73'	92.50'	40°43'00"	64.36'	N30°08'57"W
C16	45.25'	122.00'	21°15'00"	44.99'	N39°52'57"W
C17	113.45'	75.00'	86°40'00"	102.94'	N14°04'33"E
C18	57.46'	180.00'	18°17'19"	57.21'	N48°15'53"E
C19	591.26'	640.00'	52°55'55"	570.45'	S23°35'03"E
C20	513.01'	560.00'	52°29'16"	495.26'	S23°48'22"E
C21	45.91'	640.00'	4°06'36"	45.90'	S00°49'37"W
C22	59.94'	180.00'	19°04'41"	59.66'	N29°34'53"E
C23	227.86'	275.00'	47°28'28"	221.40'	N68°42'02"E
C24	18.98'	560.00'	1°56'33"	18.98'	N49°04'44"W
C25	30.01'	560.00'	3°04'15"	30.01'	N46°34'20"W
C26	13.32'	155.00'	4°55'31"	13.32'	S22°27'18"W
C27	27.03'	155.00'	9°59'29"	27.00'	S29°54'48"W
C28	48.28'	140.00'	19°45'36"	48.04'	N12°06'45"E
C29	21.80'	140.00'	8°55'24"	21.78'	N02°13'45"W
C30	1.91'	325.00'	0°20'14"	1.91'	S59°21'39"W
C31	79.67'	325.00'	14°02'46"	79.47'	S66°33'09"W
C32	173.27'	640.00'	15°30'44"	172.75'	S42°17'38"E
C33	333.92'	640.00'	29°53'40"	330.15'	S19°35'26"E
C34	11.68'	30.00'	22°18'15"	11.60'	S81°43'47"W
C35	11.68'	30.00'	22°18'15"	11.60'	N81°43'47"E
C36	84.06'	640.00'	7°31'31"	84.00'	S00°52'51"E
C37	45.22'	150.00'	17°16'29"	45.05'	N04°25'26"W
C38	108.23'	232.00'	26°43'40"	107.25'	N07°11'36"E
C39	124.40'	65.00'	109°39'05"	106.26'	S34°16'07"E
C40	17.03'	15.00'	65°02'28"	16.13'	N56°34'26"W
C41	203.00'	245.00'	47°28'28"	197.25'	N68°42'02"E
C42	71.51'	245.00'	16°43'28"	71.26'	N84°04'32"E
C43	131.49'	245.00'	30°45'00"	129.92'	N60°20'18"E
C44	117.99'	1115.25'	6°03'42"	117.93'	S44°42'45"E
C45	139.82'	1135.25'	7°03'23"	139.73'	S45°12'36"E
C46	39.27'	25.00'	90°00'00"	35.36'	S49°38'36"E
C47	34.04'	20.00'	97°31'31"	30.08'	S44°07'09"W
C48	15.71'	10.00'	90°00'00"	14.14'	S42°07'05"E
C49	15.71'	10.00'	90°00'00"	14.14'	N47°52'55"E
C50	5.24'	6.00'	50°00'00"	5.07'	S27°52'55"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C51	4.19'	6.00'	40°00'00"	4.10'	S72°52'55"W
C52	26.18'	30.00'	50°00'00"	25.36'	S27°52'55"W
C53	20.94'	30.00'	40°00'00"	20.52'	S72°52'55"W
C54	6.28'	4.00'	90°00'00"	5.66'	N42°07'05"W
C55	9.42'	6.00'	90°00'00"	8.49'	S47°52'55"W
C56	6.28'	4.00'	90°00'00"	5.66'	S42°07'05"E
C57	36.10'	305.00'	6°46'56"	36.08'	N86°20'26"E
C58	8.15'	640.00'	0°43'45"	8.14'	S04°16'44"E
C59	30.00'	640.00'	2°41'10"	30.00'	S02°34'16"E
C60	15.01'	230.00'	3°44'22"	15.01'	N40°59'24"E
C61	252.72'	305.00'	47°28'28"	245.55'	N68°42'02"E
C62	238.31'	305.00'	44°46'06"	232.30'	N67°20'51"E
C63	55.03'	154.00'	20°28'22"	54.73'	N34°58'22"E
C64	14.41'	305.00'	2°42'22"	14.40'	S88°54'55"E
C65	7.11'	260.00'	1°34'00"	7.11'	N34°07'33"E
C66	39.27'	25.00'	90°00'00"	35.36'	N42°33'44"W
C67	35.13'	25.00'	80°30'42"	32.31'	S42°41'37"W
C68	39.27'	25.00'	90°00'00"	35.36'	N47°26'16"E
C69	39.27'	25.00'	90°00'00"	35.36'	S42°33'44"E
C70	39.27'	25.00'	90°00'00"	35.36'	S47°26'16"W
C71	39.27'	25.00'	90°00'00"	35.36'	N42°33'44"W
C72	39.27'	25.00'	90°00'00"	35.36'	N42°33'44"W
C73	39.27'	25.00'	90°00'00"	35.36'	S47°26'16"W
C74	39.27'	25.00'	90°00'00"	35.36'	N47°26'16"E
C75	23.56'	15.00'	90°00'00"	21.21'	S42°33'44"E
C76	23.56'	15.00'	90°00'00"	21.21'	N47°26'16"E
C77	39.27'	25.00'	90°00'00"	35.36'	S42°33'44"E
C78	39.27'	25.00'	90°00'00"	35.36'	N47°26'16"E
C79	39.27'	25.00'	90°00'00"	35.36'	S47°26'16"W
C80	39.27'	25.00'	90°00'00"	35.36'	S42°33'44"E
C81	39.27'	25.00'	90°00'00"	35.36'	S47°26'16"W
C82	39.27'	25.00'	90°00'00"	35.36'	S42°33'44"E
C83	9.73'	25.00'	22°17'55"	9.67'	S13°35'13"W
C84	29.54'	25.00'	67°42'05"	27.85'	S58°35'13"W
C85	35.93'	15.00'	137°13'43"	27.93'	N66°10'36"W
C86	107.16'	130.00'	47°13'43"	104.15'	N68°49'24"E
C87	82.43'	100.00'	47°13'43"	80.12'	N68°49'24"E
C88	39.27'	25.00'	90°00'00"	35.36'	S47°26'16"W
C89	39.27'	25.00'	90°00'00"	35.36'	N42°33'44"W
C90	9.46'	30.00'	18°03'53"	9.42'	N79°36'36"E
C91	2.22'	30.00'	4°14'23"	2.22'	S89°14'17"E
C92	30.01'	560.00'	3°04'15"	30.01'	N43°30'05"W
C93	433.99'	560.00'	44°24'13"	423.21'	N19°45'51"W
C94	51.50'	260.00'	11°21'00"	51.42'	N27°40'03"E



PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

DATE:
8/8/2022

FILE NAME:
20210364SUB

SCALE:
1"=60'

DRAWN BY:
CSK

CHECKED BY:
PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	
REVISIONS:	

AIRPARK NORTH SECOND SUBDIVISION
FOR
LAND ASSET STRATEGIES, LLC
12650 W. 64TH AVENUE, UNIT E #274
ARVADA, CO 80004

PROJECT #:
20210364

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SHT 4 OF 4