



Project Information Summary

Project Name: Centerra South 1st Sub - BLA-LM An **Last Update:** 10/12/2026

Project Number: PZ-26-00155

General Location: Located on the southwest corner of
Eisenhower Blvd and Rocky Mountain Ave.

Project Description:

Proposal to amend the plat for the Centerra South First Sub. Located on the southwest corner of Eisenhower Blvd and Rocky Mountain Ave.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 148.97

Existing Use: Vacant

Application Type:

BLA/Lot Merger/Simple Plat

Choose Type

Choose Type

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☐ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☐ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Aaron Loek

City Planner

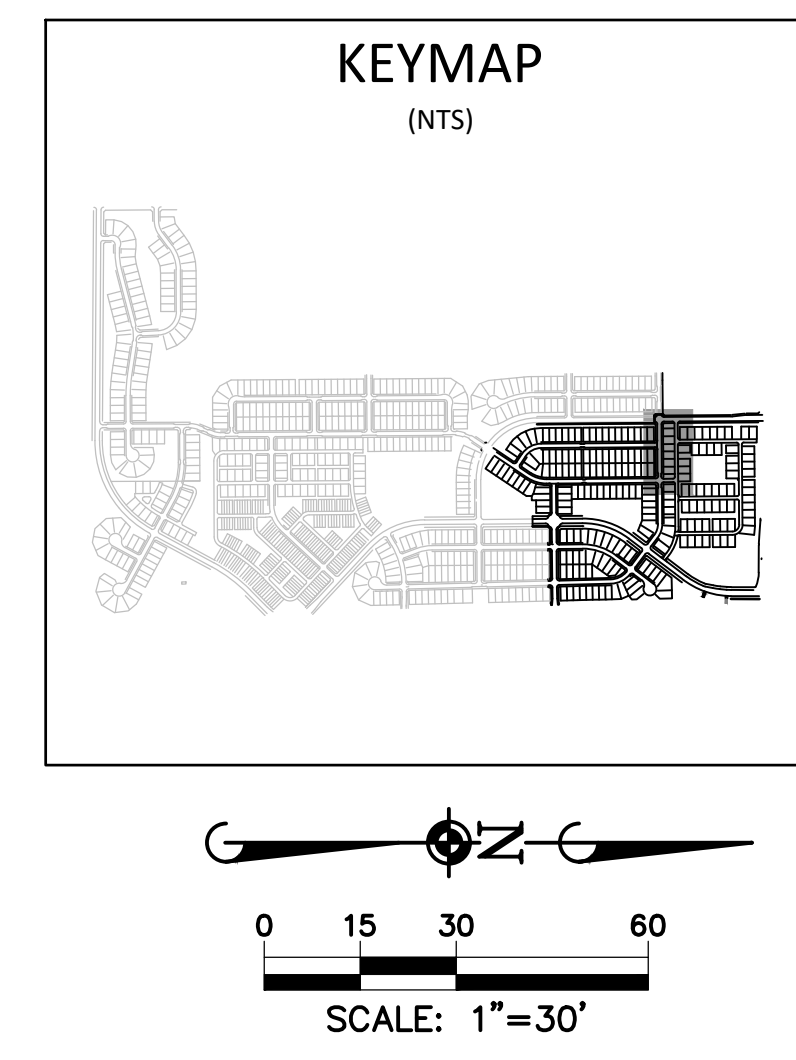
Name: Jason Bradford

Phone: 970-962-2580

Email: Jason.Bradford@cityofloveland.org

Attachment (s): Plat

The above information was current at the time of initial project submittal and is subject to change

[illegible]

LEE FARM FIRST SUBDIVISION
CITY OF LOVELAND, COLORADO
UTILITY EASEMENT VACATION

513

CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

Being a Lot Merger of CENTERRA SOUTH FIRST SUBDIVISION,
Situatue in the Northeast Quarter of Section 16, Township 5 North, Range 68 West of the 6th P.M.,
City of Loveland, County of Larimer, State of Colorado

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, Centerra South Development, LLC, a Delaware limited liability company, Centerra Properties West, LLC, a Colorado limited liability company, and VDW Properties, LLC, a Colorado limited liability company, RMXD Avenue South, LLC, a Delaware limited liability company, MidFirst Bank, a federally chartered savings association and Wells Fargo Bank, National Association, 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 of Section Sixteen (16), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the 6th P.M., being more particularly described as follows:

All of CENTERRA SOUTH FIRST SUBDIVISION recorded December 18, 2025 at Reception No. 20250060702 of the Records of Larimer County.

containing 6,489,190 (square feet) or 148.971 (acres) 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 CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT #_____ to the City of Loveland, Colorado.

OWNER(S):

Centerra South Development, LLC,
a Delaware limited liability company

By: Realberry Real Estate Services, LLC,
a Colorado limited liability company, Manager

By: _____
Kyle Harris, SVP, Master Planned Communities

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Kyle Harris, SVP, Master Planned Communities, of Realberry Real Estate Services, LLC, a Colorado limited liability company, as Manager of Centerra South Development, LLC, a Delaware limited liability company.

Witness my hand and official seal. (SEAL)

My commission expires _____
Notary Public

OWNER(S):

RMXD Avenue South, LLC,
a Delaware limited liability company

By: Realberry Real Estate Services, LLC,
a Colorado limited liability company, Manager

By: _____
Alexandrea Kaiser, Secretary

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Alexandrea Kaiser, Secretary, of Realberry Real Estate Services, LLC, a Colorado limited liability company, as Manager of Centerra South Development, LLC, a Delaware limited liability company.

Witness my hand and official seal. (SEAL)

My commission expires _____
Notary Public

OUTLOTS USE TABLE				
NAME	PURPOSE	AREA	OWNER	FUTURE OWNER
OUTLOT A	FUTURE DEVELOPMENT	3,783,036 SF 86.847 AC	CENTERRA SOUTH DEVELOPMENT, LLC	CENTERRA SOUTH DEVELOPMENT, LLC
OUTLOT B	FUTURE DEVELOPMENT	415,303 SF 9.534 AC	RMXD AVENUE SOUTH, LLC	RMXD AVENUE SOUTH, LLC
OUTLOT C	FUTURE DEVELOPMENT	52,196 SF 1.198 AC	CENTERRA SOUTH DEVELOPMENT, LLC	CENTERRA SOUTH DEVELOPMENT, LLC
OUTLOT D	FUTURE DEVELOPMENT	52,796 SF 1.212 AC	RMXD AVENUE SOUTH, LLC	RMXD AVENUE SOUTH, LLC
OUTLOT E	FUTURE DEVELOPMENT	539,999 SF 12.397 AC	CENTERRA SOUTH DEVELOPMENT, LLC	CENTERRA SOUTH DEVELOPMENT, LLC

TRACTS USE TABLE				
NAME	PURPOSE	AREA	OWNER AND MAINTENANCE	FUTURE OWNER
TRACT A	PARKING, BUFFER LANDSCAPING, ETC.	131,200 SF 3.012 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT B	PARKING, BUFFER LANDSCAPING, ETC.	262,014 SF 6.015 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT C	BUFFER LANDSCAPING AND SIDEWALKS	5,841 SF 0.134 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT D	PARKING, BUFFER LANDSCAPING, ETC.	92,594 SF 2.126 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT E	DISTRICT STREETS AND SIDEWALKS	125,303 SF 2.877 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT G	DISTRICT STREETS AND SIDEWALKS	34,477 SF 0.791 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT H	PARKING, PARKING GARAGE, BUFFER LANDSCAPING, ETC. & PRIVATE UTILITIES	174,240 SF 4.000 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT I	PARKING, BUFFER LANDSCAPING, ETC. & PRIVATE UTILITIES	998 SF 0.023 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1
TRACT J	PARKING, BUFFER LANDSCAPING, ETC. & PRIVATE UTILITIES	4,285 SF 0.098 AC	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1

LIENHOLDER(S):

Centerra Properties West, LLC,
a Colorado limited liability company

By: Realberry Real Estate Services, LLC,
a Colorado limited liability company, Manager

By: _____
Alexandrea Kaiser, Secretary

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Alexandrea Kaiser as Secretary of Realberry Real Estate Services, LLC, a Colorado limited liability company, as Manager of Centerra Properties West, LLC, a Colorado limited liability company.

Witness my hand and official seal. (SEAL)

My commission expires _____
Notary Public

LIENHOLDER(S):

VDW Properties, LLC,
a Colorado limited liability company

By: Realberry Real Estate Services, LLC,
a Colorado limited liability company, Manager

By: _____
Alexandrea Kaiser, Secretary

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Alexandrea Kaiser as Secretary of Realberry Real Estate Services, LLC, a Colorado limited liability company, as Manager of VDW Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal. (SEAL)

My commission expires _____
Notary Public

LIENHOLDER(S):

MIDFIRST BANK,
a federally chartered savings association

By: _____
Name: _____
Title: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of MIDFIRST BANK, a federally chartered savings association.

Witness my hand and official seal. (SEAL)

My commission expires _____
Notary Public

LIENHOLDER(S):

Wells Fargo Bank,
National Association

By: _____
Name: _____
Title: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of Wells Fargo Bank, National Association.

Witness my hand and official seal. (SEAL)

My commission expires _____
Notary Public

DIRECTOR'S APPROVAL

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

TITLE COMPANY CERTIFICATION

I, _____, as authorized counsel for the undersigned title company, in my official capacity only and without any personal liability whatsoever, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, with such land described in Schedule A to Title Commitment No. NCSC002912-AM, issued by Fidelity National Title Insurance Company effective July 27, 2026, and that based on such title commitment updated through the date of execution of this plat 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 Schedule B - Section 2 of such title commitment as of such date of execution, and any such encumbrances do not impair the use of such land dedicated to the City of Loveland for the purposes set forth on this plat.

So sworn this _____ day of _____, 20____

By: _____

Name: _____

Title: _____

SUBDIVISION DEVELOPMENT AGREEMENT

This project is subject to a Subdivision Development Agreement recorded December 13, 2025 at Reception No. 20250060701 which has been recorded in the real property records of Larimer County.

PREVIOUS CONDITIONS REFERENCE

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

IMPROVEMENT STATEMENT

All expenses involving necessary improvements for public and/or private utilities including water, wastewater, storm sewer, electric, and other dry utilities, grading, street improvements, curbs gutters, and sidewalks, street signs, traffic control signs, alley grading and surfacing, and landscaping shall be paid according to the applicable development agreement.

DRAINAGE EASEMENT NOTE

The side and rear lot line drainage easements are public in nature and privately maintained by the adjacent property owners.

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), applicable Centerra South Metropolitan District or private property owner. The Owner(s) or responsible parties shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

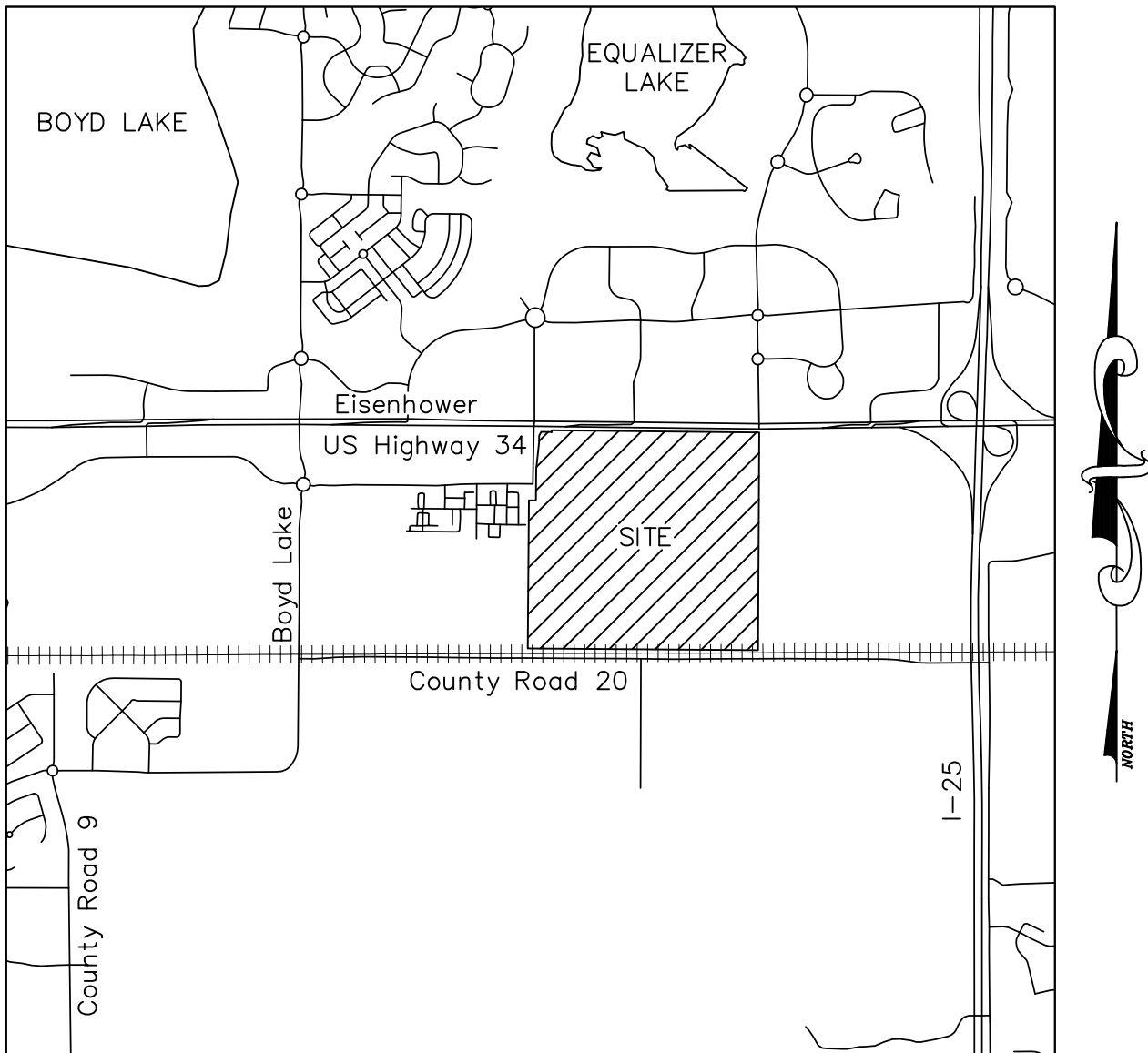
EASEMENT NOTE:

Total area in square feet of easements dedicated to the public or the city by this plat. Total area in square feet 14,951. (Excluding easements dedicated exclusively to outside entities or agencies.) (Excluding total areas of Tracts and Outlots.)

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.

NOTES

- 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.
- The City will not provide trash service directly to private drives that are not designed to accommodate City trash trucks.
- All or a portion of the property being subdivided may be located within the Airport Influence Area of the Fort Collins-Loveland Municipal Airport. Such property may experience noise from low-flying aircraft as a result of 24 hour per day aircraft operations.
- Loveland Sports Park is located immediately to the west of the property being subdivided. The uses within the park, the park's hours of operation, and use of lighted facilities at the park are regulated by the City of Loveland. The operation of the Loveland Sports Park is based on the City of Loveland Municipal Code and will not be changed because of subsequent development of properties adjacent thereto.
- The Great Western Railroad tracks are adjacent to the southern boundary. Residents adjacent to such railroad tracks may experience noise and vibration effects resulting from the passage of trains on such tracks in close proximity to adjacent lots.
- The Postal Easements are hereby granted by this plat, along all street frontages and shall be a minimum width of 6 feet.



VICINITY MAP
SCALE: 1"=2000'

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Northeast Quarter of Section 16, T.5N., R.68W., as bearing North 89°33'53" West as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2634.93 feet with all other bearings contained herein relative thereto.

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

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 NCSC002912-AM, dated July 27, 2026, as prepared by Fidelity National Title Insurance Co., National Commercial Services to delineate the aforesaid information.

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)

FLOOD PLAIN NOTE

- The subject property is outside of the flood area per City of Loveland Flood Information web site <https://experience.arcgis.com/experience/70fb170ca47b246878d843db6cdaebb7>
- A portion of the subject property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08069C1194F revised December 19, 2006.
- A portion of the subject property is a "Not Printed" map per FEMA flood map 08069C1200F revised December 19, 2006.

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 CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT #_____ 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 same 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

INTENT STATEMENT

The intent of this plat is to adjust the boundary lines between Lots and Tracts and to added/removed easements, as listed below.

- Tract F was removed and it's area was added to Tract H.
- The boundary lines were adjusted between Lots 4, 6, 7 of Block 1 and Tracts B, D, E, F, G, H, J.
- Multiple new easements were added to Tracts B, D, E, G, H and Outlots D, E and Lot 9 of Block 1, labeled "by this plat".

DATE:	10/2/2026
FILE NAME:	20240489B-SUB
SCALE:	NTS
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:				

CENTERRA SOUTH FIRST SUBDIVISION
AMENDMENT #-----
FOR
CENTERRA SOUTH DEVELOPMENT, LLC
2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

PROJECT #:
20240489-B

1
SHT 1 OF 12

CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

Being a Lot Merger of CENTERRA SOUTH FIRST SUBDIVISION,
Situate in the Northeast Quarter of Section 16, Township 5 North, Range 68 West of the 6th P.M.,
City of Loveland, County of Larimer, State of Colorado

DATE:
10/2/2026
FILE NAME:
20240489B-SUB
SCALE:
1"=200'
DRAWN BY:
CSK
CHECKED BY:
PG

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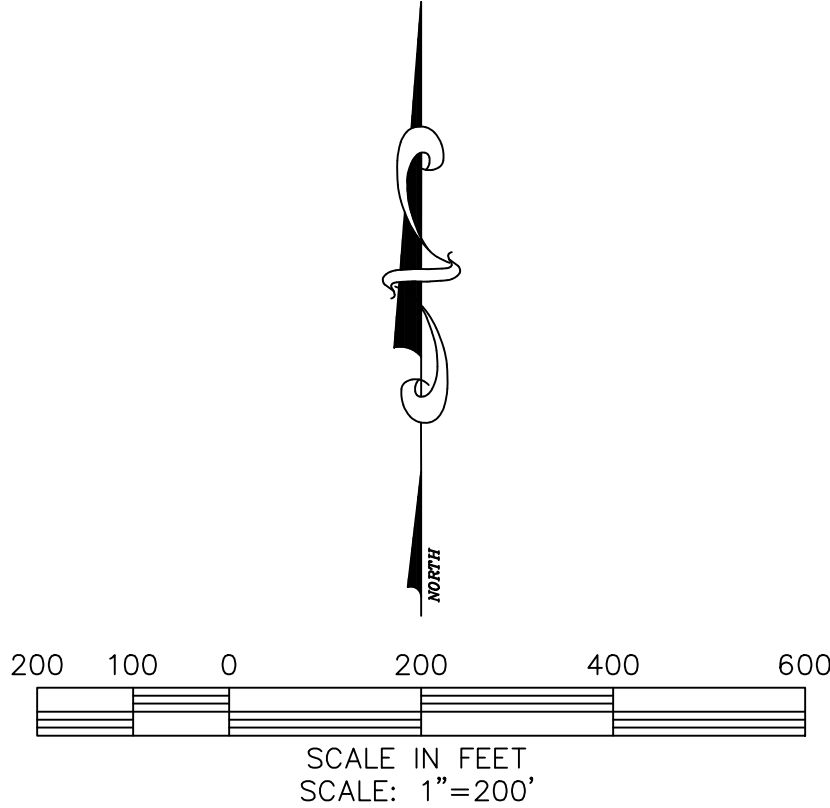
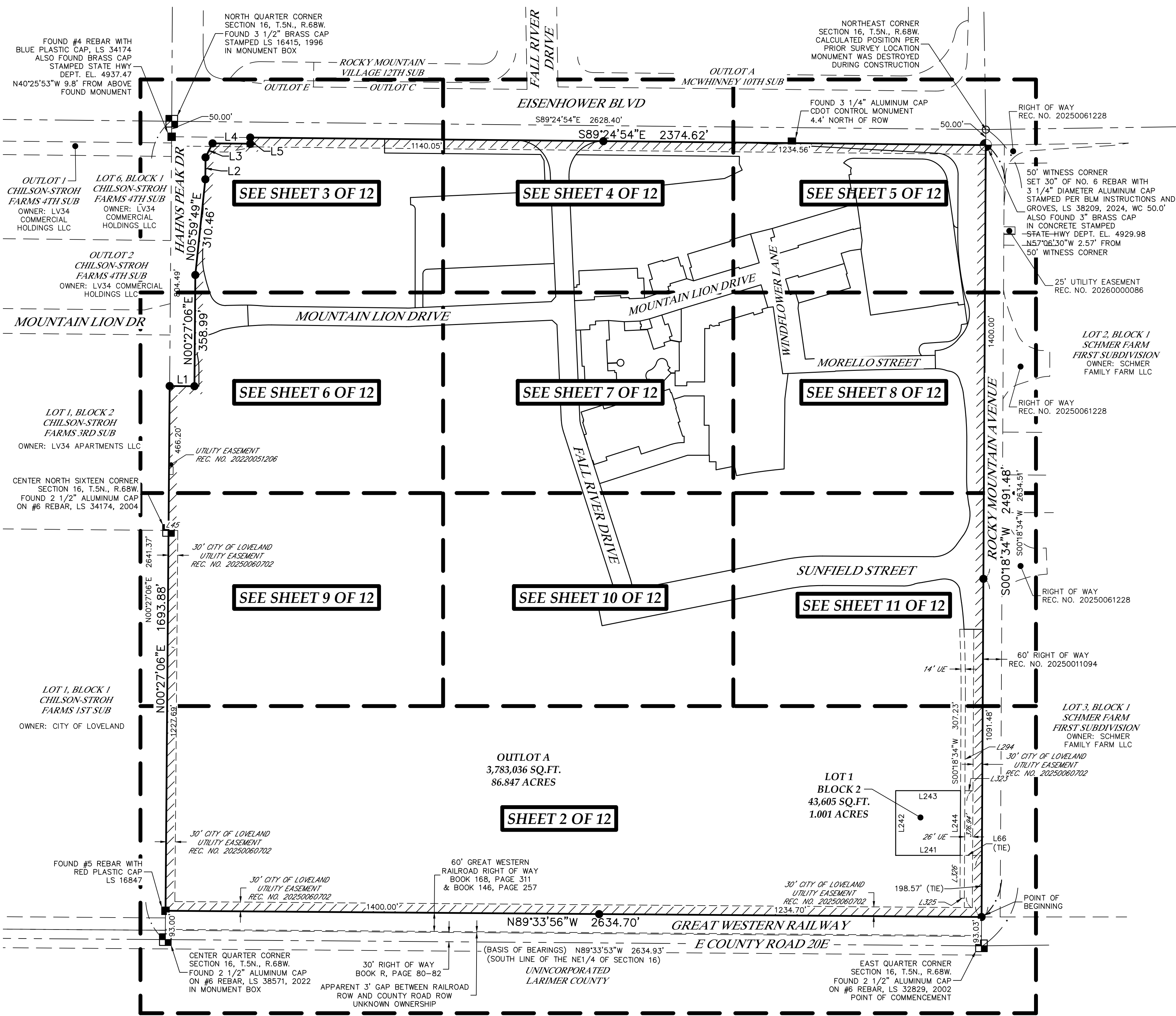
DATE:	
REVISIONS:	

CENTERRA SOUTH FIRST SUBDIVISION
AMENDMENT # ----
FOR
CENTERRA SOUTH DEVELOPMENT, LLC
2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

PROJECT #:
20240489-B

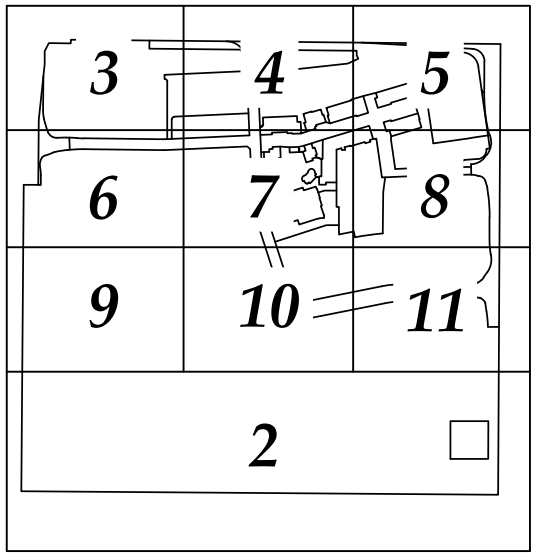
2

SHT 2 OF 12



LEGEND	
---	EASEMENT LINE
---	EASEMENT LINE BY THIS PLAT
---	SECTION LINE
---	ADJACENT PROPERTY LINE
---	PROPERTY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
●	FOUND #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
○	CALCULATED POSITION
UE	UTILITY EASEMENT REC. NO. 20250060702
A&UE	ACCESS AND UTILITY EASEMENT REC. NO. 20250060702
EAE	EMERGENCY ACCESS EASEMENT REC. NO. 20250060702
D&UE	DRAINAGE AND UTILITY EASEMENT REC. NO. 20250060702
A,EA&UE	ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT REC. NO. 20250060702

SHEET INDEX



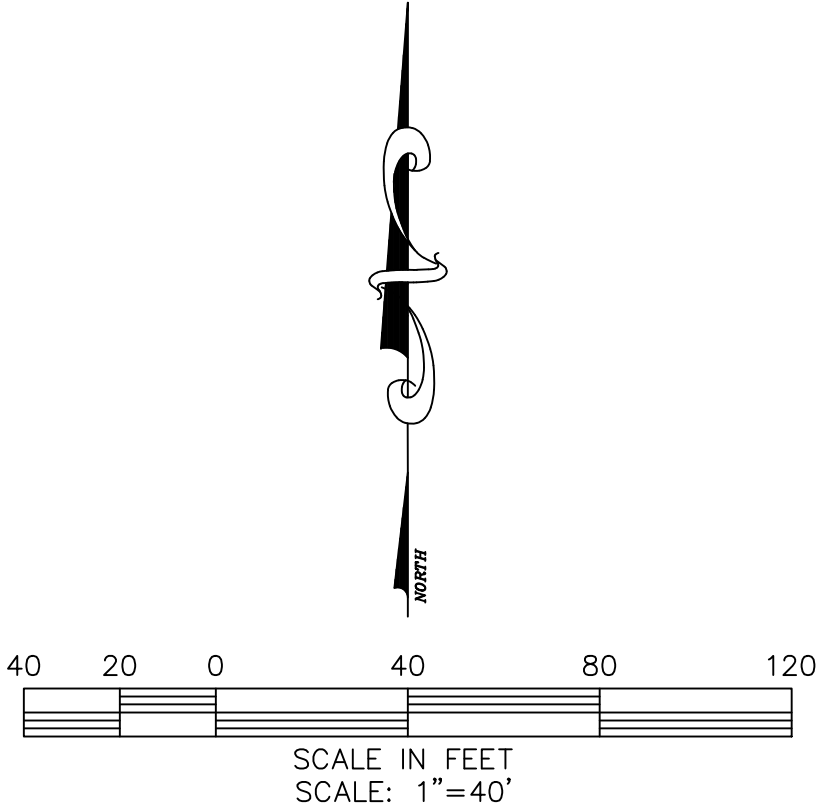
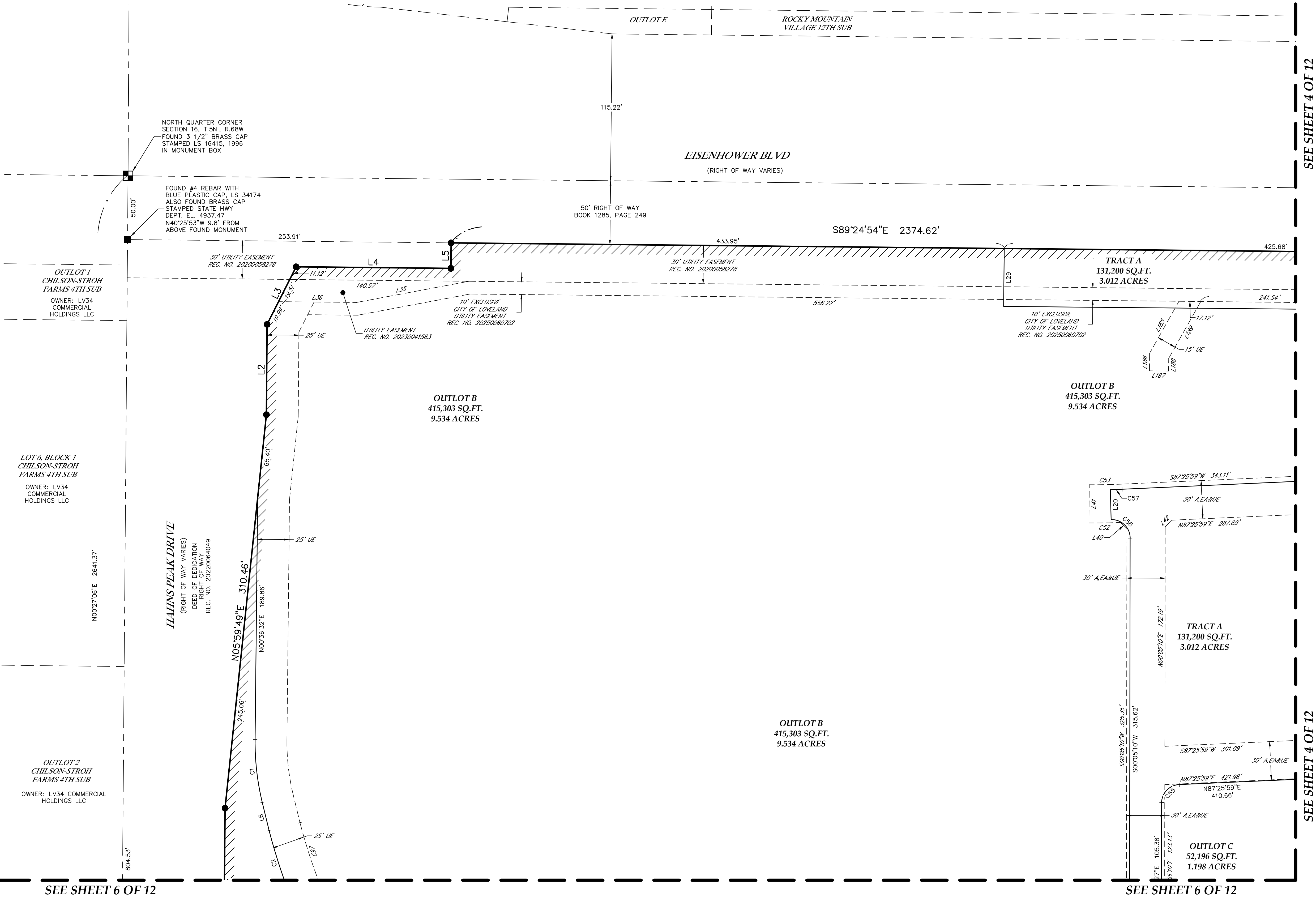
* SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES*

PRELIMINARY

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

CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

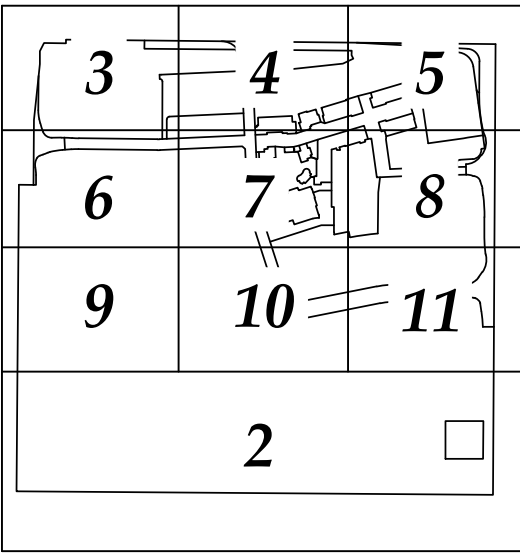
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SHEET INDEX



* SEE SHEET 12 OF 12 FOR
LINE AND CURVE TABLES*

PRELIMINARY

Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
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10/2/2026
FILE NAME:
20240489B-SUB
SCALE:
1"=40'
DRAWN BY:
CSK
CHECKED BY:
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2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

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3
SHT 3 OF 12

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Situating in the Northeast Quarter of Section 16, Township 5 North, Range 68 West of the 6th P.M.,
City of Loveland, County of Larimer, State of Colorado

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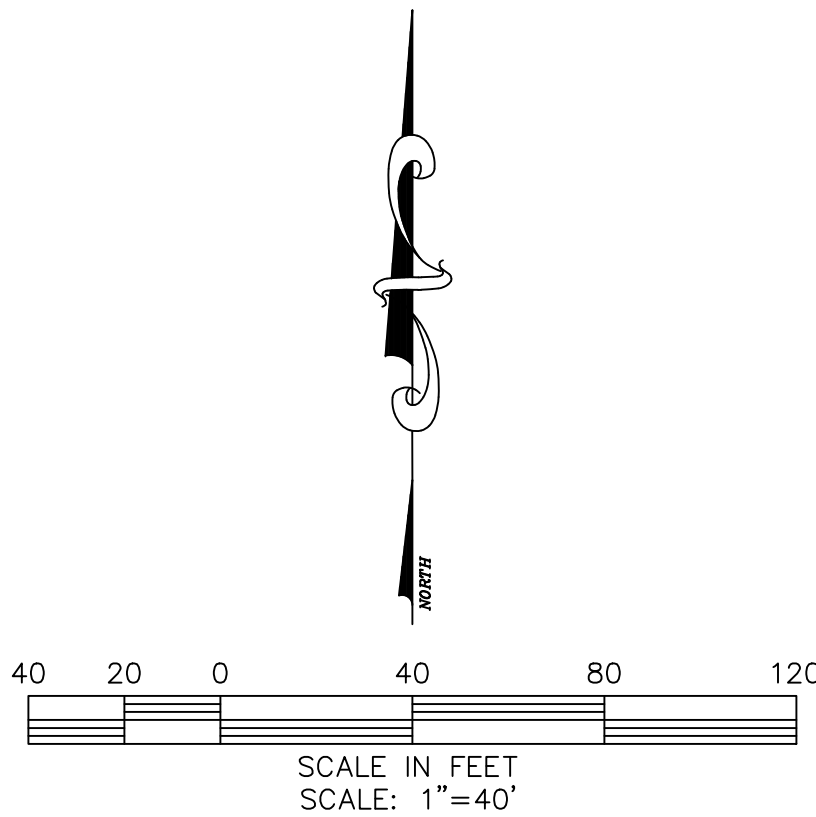


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2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

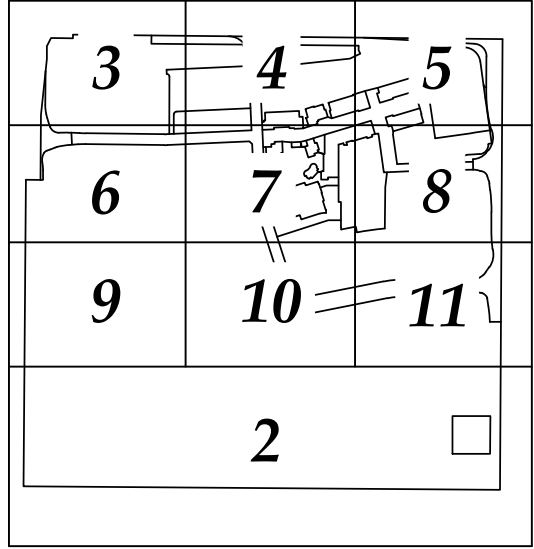
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4
SHT 4 OF 12



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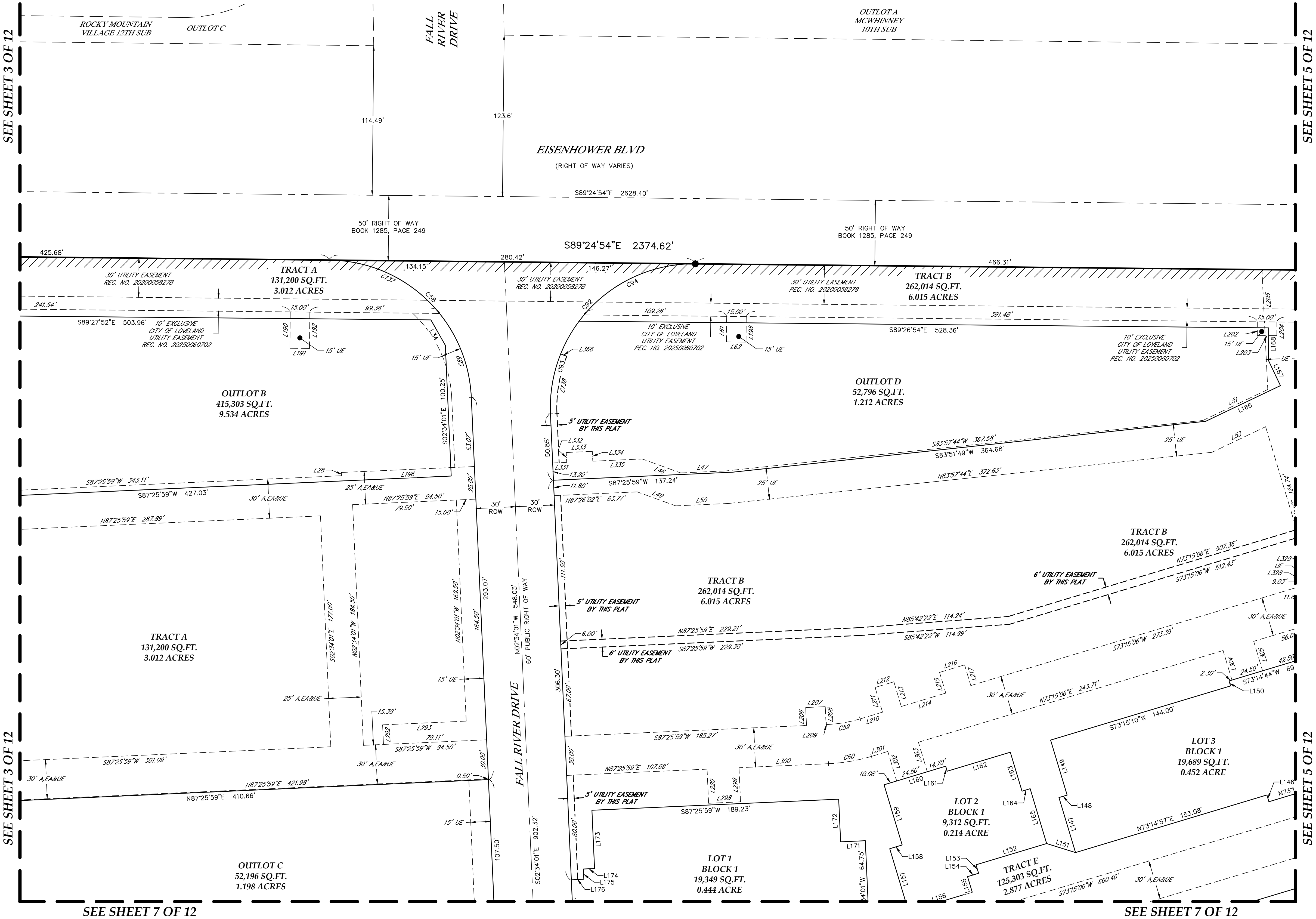
SHEET INDEX



* SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES*

PRELIMINARY

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



SEE SHEET 7 OF 12

SEE SHEET 7 OF 12

SEE SHEET 3 OF 12

SEE SHEET 3 OF 12

SEE SHEET 5 OF 12

SEE SHEET 5 OF 12

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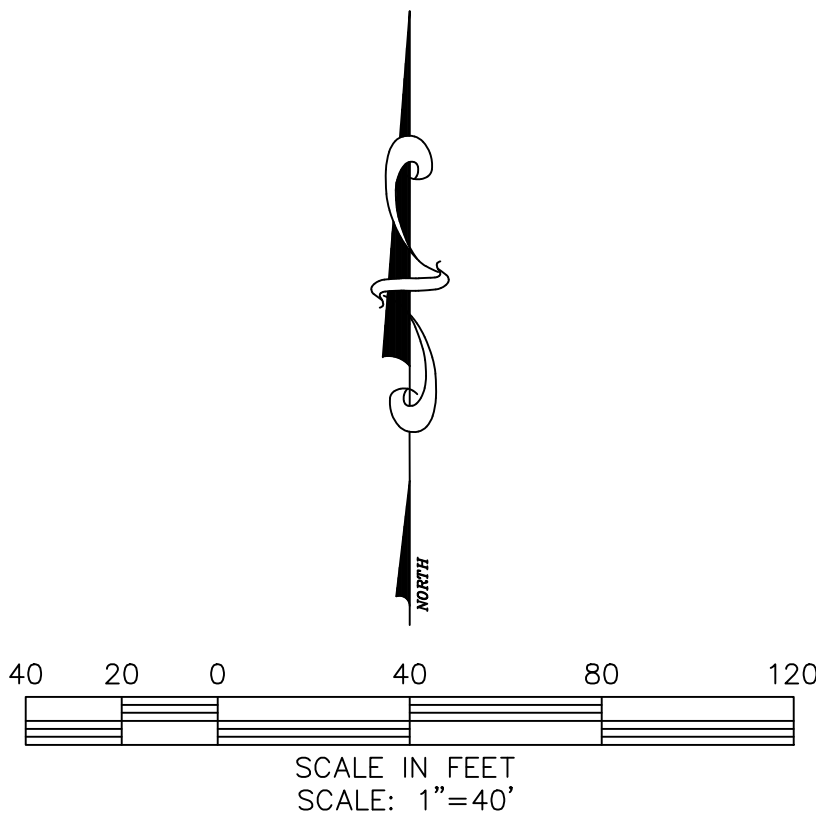


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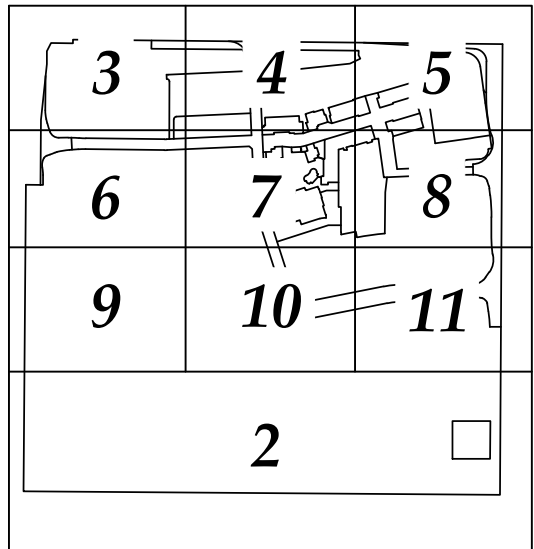
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SHT 5 OF 12



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- A,E,A&UE ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT REC. NO. 20250060702

SHEET INDEX



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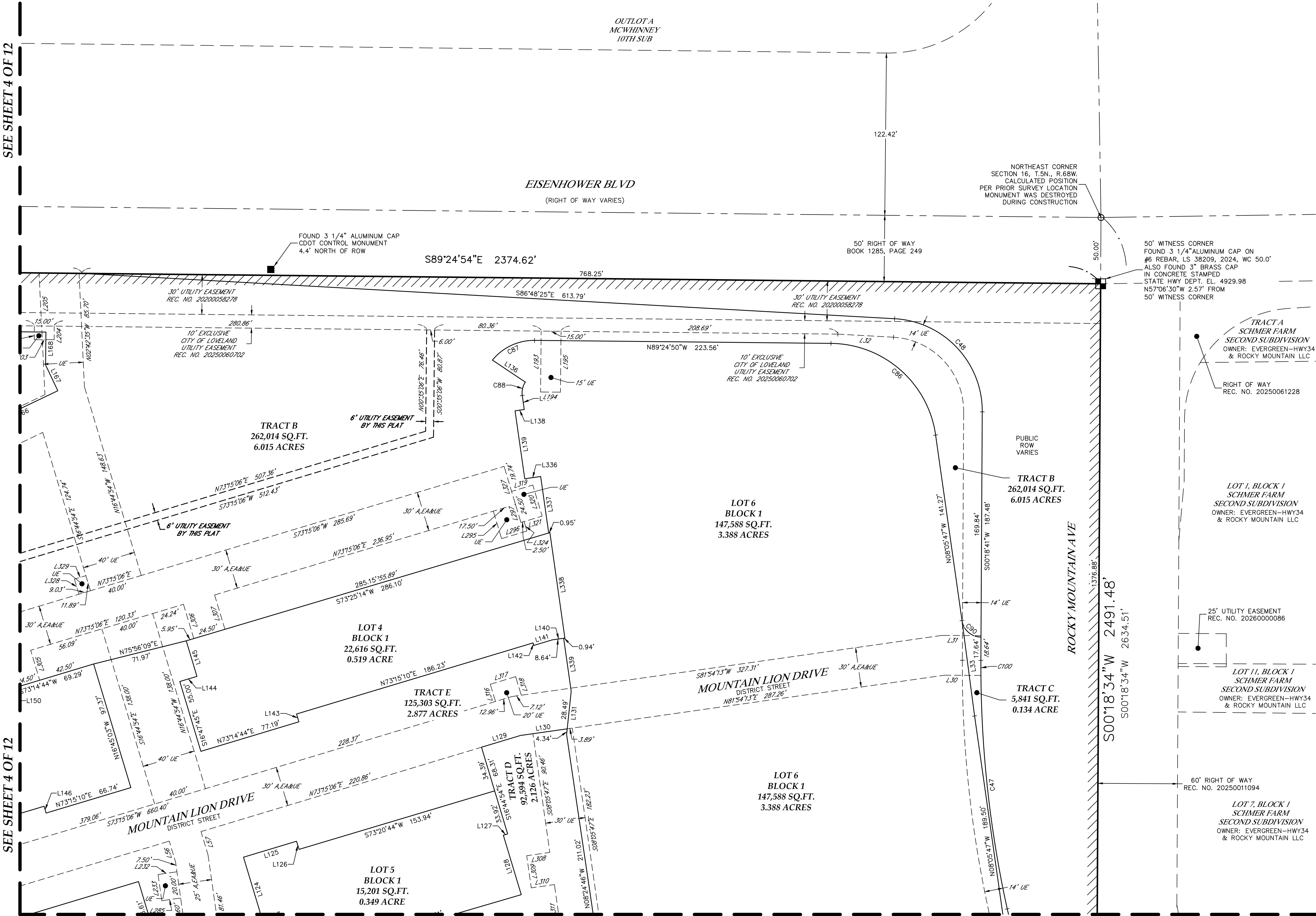
Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

SEE SHEET 4 OF 12

SEE SHEET 4 OF 12

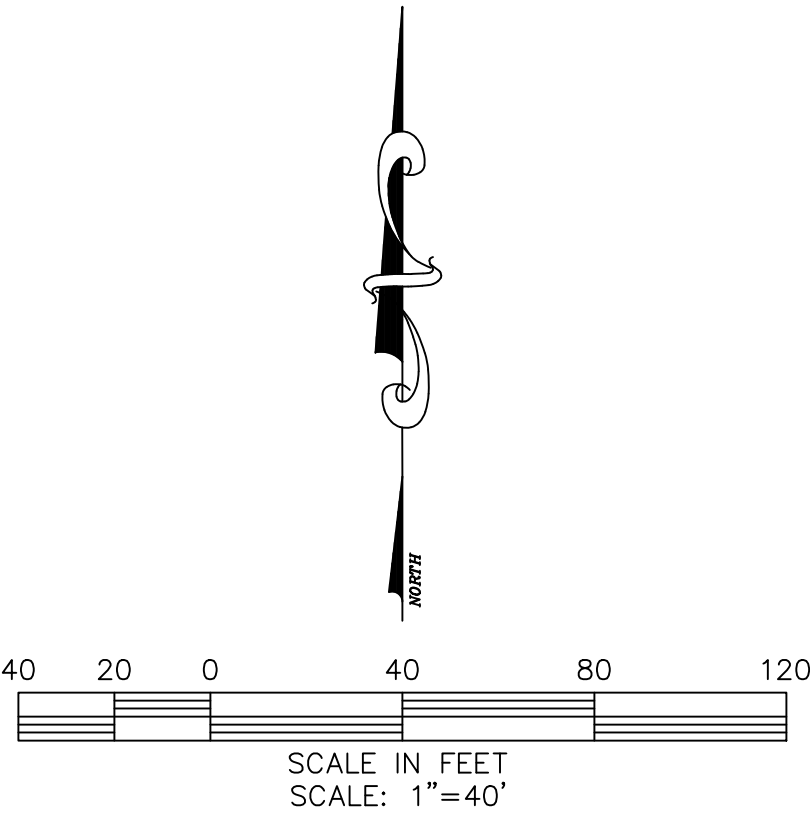
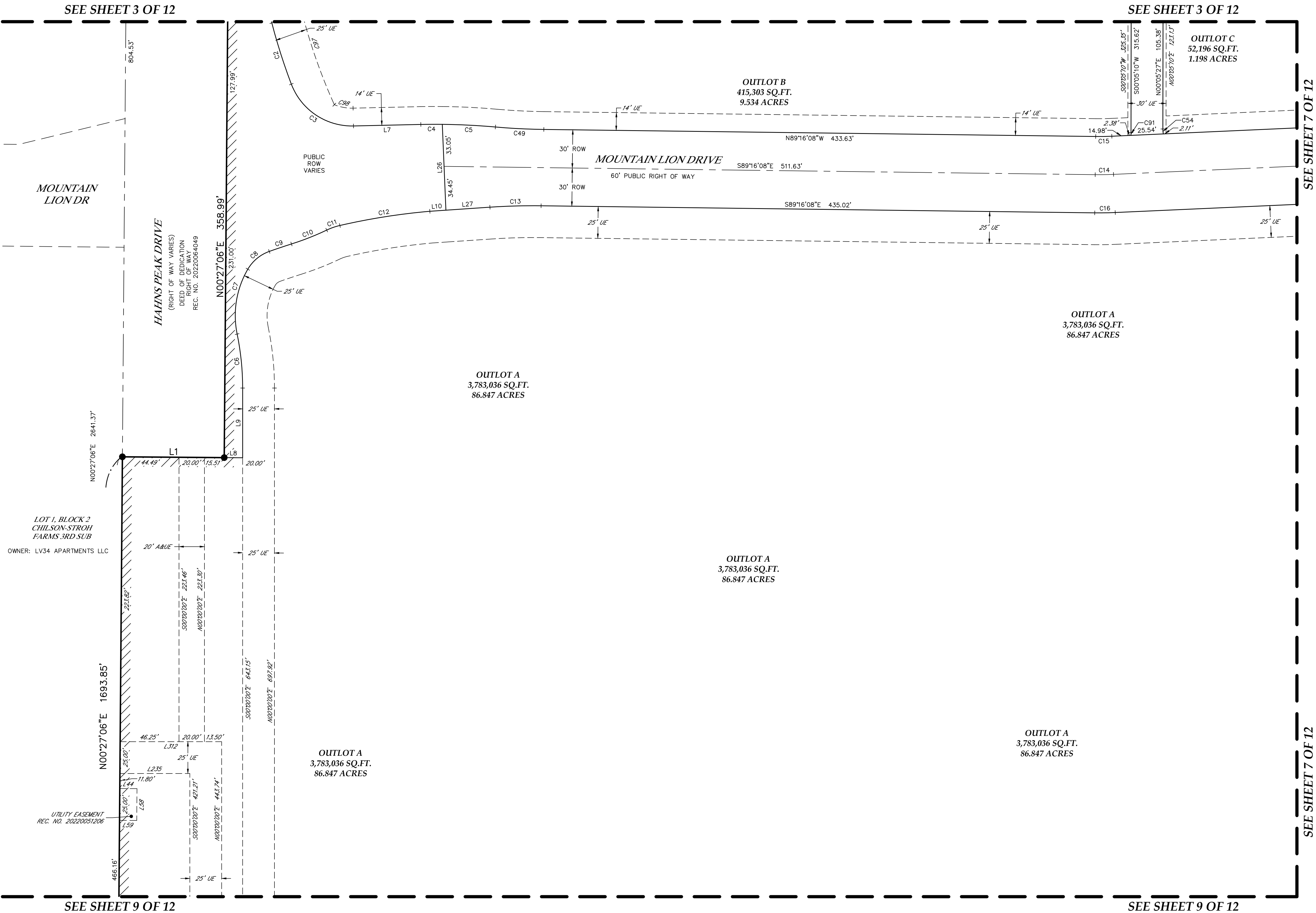
SEE SHEET 8 OF 12

SEE SHEET 8 OF 12



CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

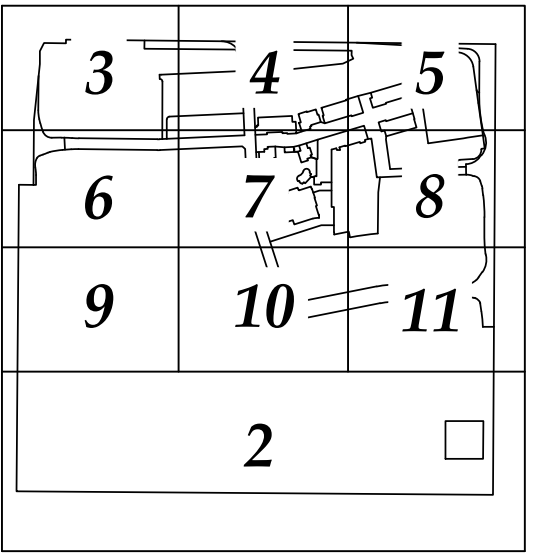
Being a Lot Merger of CENTERRA SOUTH FIRST SUBDIVISION,
Situatue in the Northeast Quarter of Section 16, Township 5 North, Range 68 West of the 6th P.M.,
City of Loveland, County of Larimer, State of Colorado



LEGEND

- EASEMENT LINE
- EASEMENT LINE BY THIS PLAT
- SECTION LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION
- UE UTILITY EASEMENT REC. NO. 20250060702
- A&UE ACCESS AND UTILITY EASEMENT REC. NO. 20250060702
- EAE EMERGENCY ACCESS EASEMENT REC. NO. 20250060702
- D&UE DRAINAGE AND UTILITY EASEMENT REC. NO. 20250060702
- A,EA&UE ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT REC. NO. 20250060702

SHEET INDEX



* SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES*

PRELIMINARY

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

DATE: 10/2/2026
FILE NAME: 20240489B-SUB
SCALE: 1"=40'
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:	

CENTERRA SOUTH FIRST SUBDIVISION
AMENDMENT #-----
FOR
CENTERRA SOUTH DEVELOPMENT, LLC
2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

PROJECT #: 20240489-B

6

SHT 6 OF 12

CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

Being a Lot Merger of CENTERRA SOUTH FIRST SUBDIVISION,
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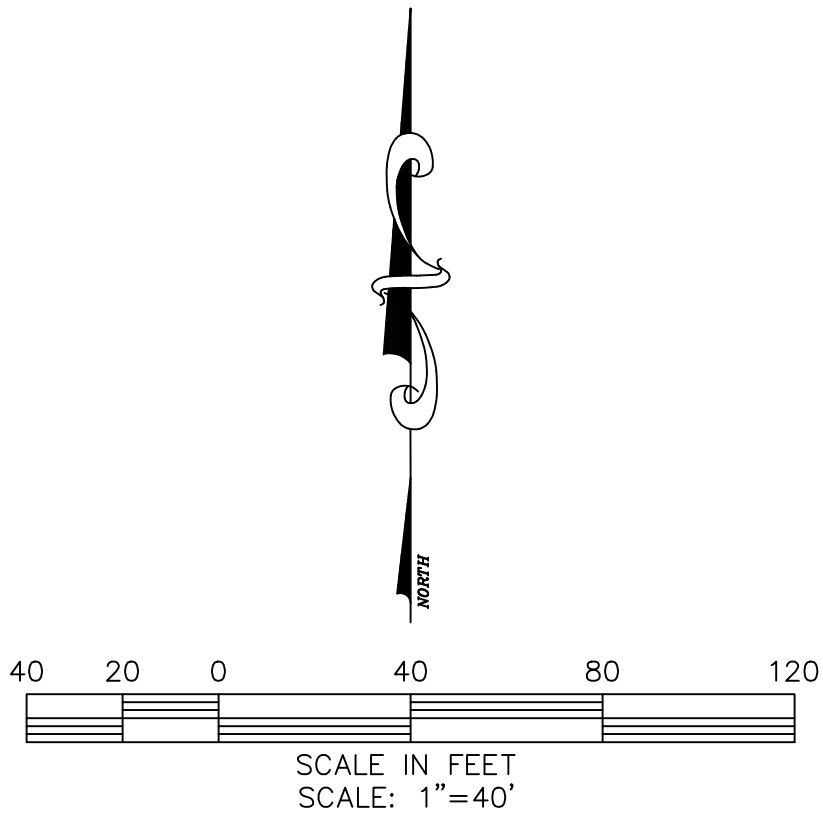
DATE:	
REVISIONS:	

CENTERRA SOUTH FIRST SUBDIVISION
AMENDMENT # ----
FOR
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2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

PROJECT #:
20240489-B

7

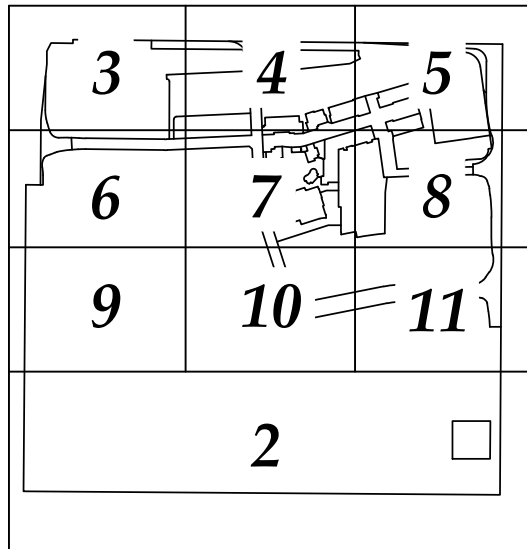
SHT 7 OF 12



LEGEND

- EASEMENT LINE
- - - EASEMENT LINE BY THIS PLAT
- - - SECTION LINE
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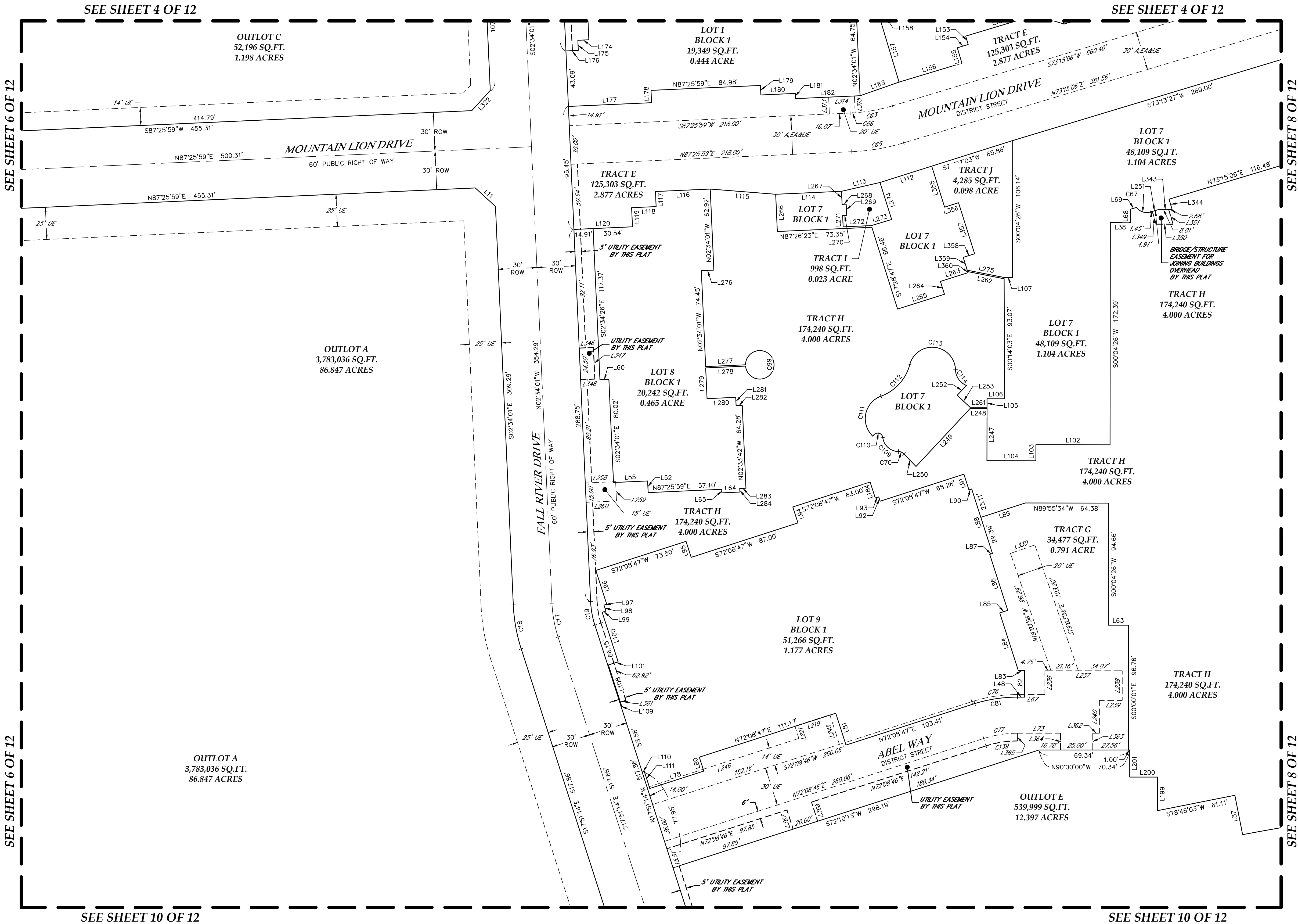
SHEET INDEX



* SEE SHEET 12 OF 12 FOR
LINE AND CURVE TABLES*

PRELIMINARY

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



SEE SHEET 4 OF 12

SEE SHEET 4 OF 12

SEE SHEET 8 OF 12

SEE SHEET 8 OF 12

SEE SHEET 10 OF 12

SEE SHEET 10 OF 12

CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

Being a Lot Merger of CENTERRA SOUTH FIRST SUBDIVISION,
Situate in the Northeast Quarter of Section 16, Township 5 North, Range 68 West of the 6th P.M.,
City of Loveland, County of Larimer, State of Colorado

DATE:
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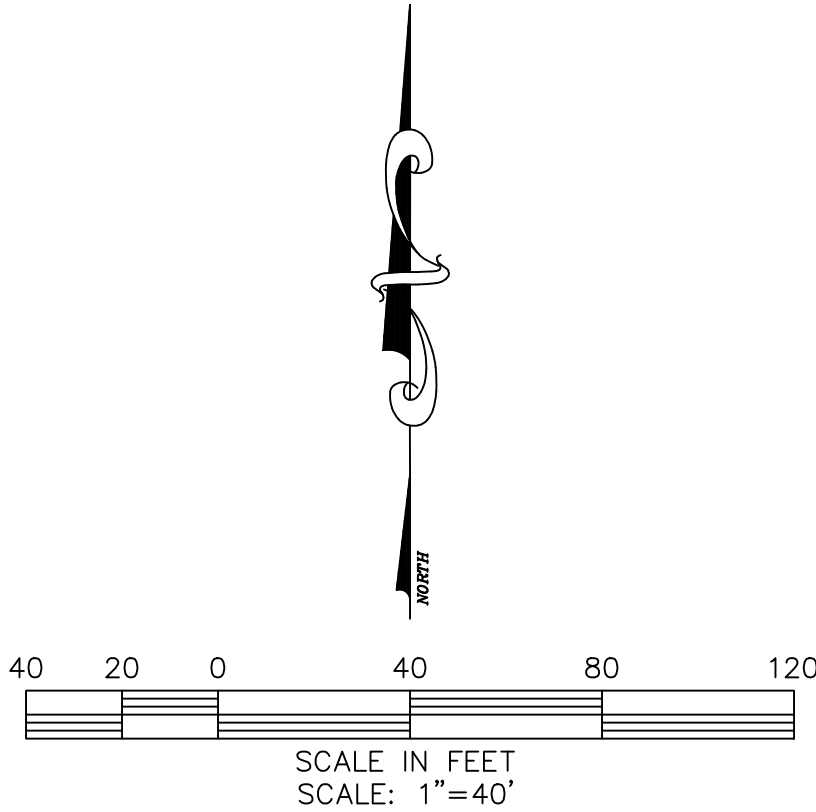
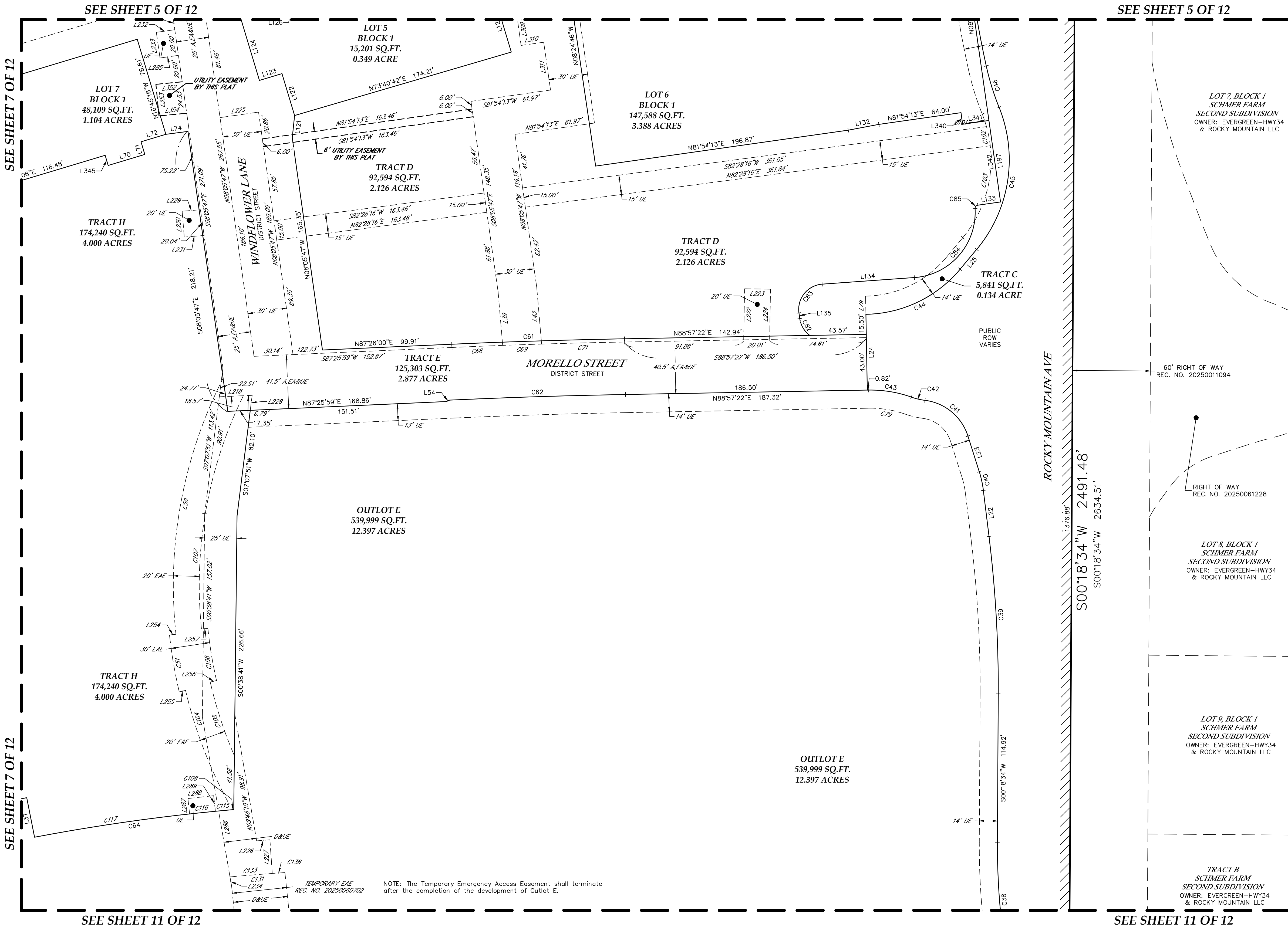


DATE:	
REVISIONS:	

CENTERRA SOUTH FIRST SUBDIVISION
AMENDMENT #-----
FOR
CENTERRA SOUTH DEVELOPMENT, LLC
2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

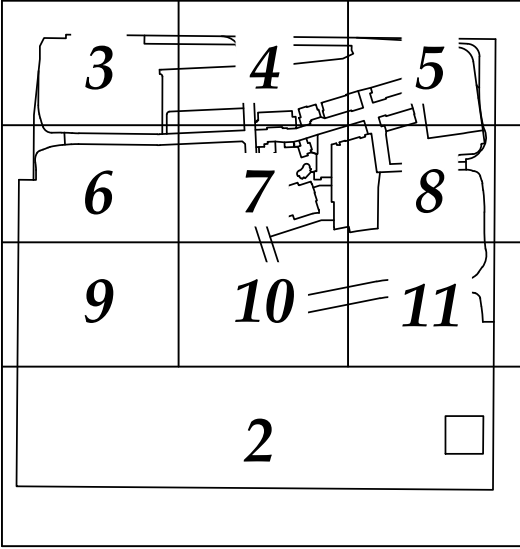
PROJECT #:
20240489-B

8
SHT 8 OF 12



LEGEND	
---	EASEMENT LINE
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D&UE	DRAINAGE AND UTILITY EASEMENT REC. NO. 20250060702
A,EA&UE	ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENT REC. NO. 20250060702

SHEET INDEX



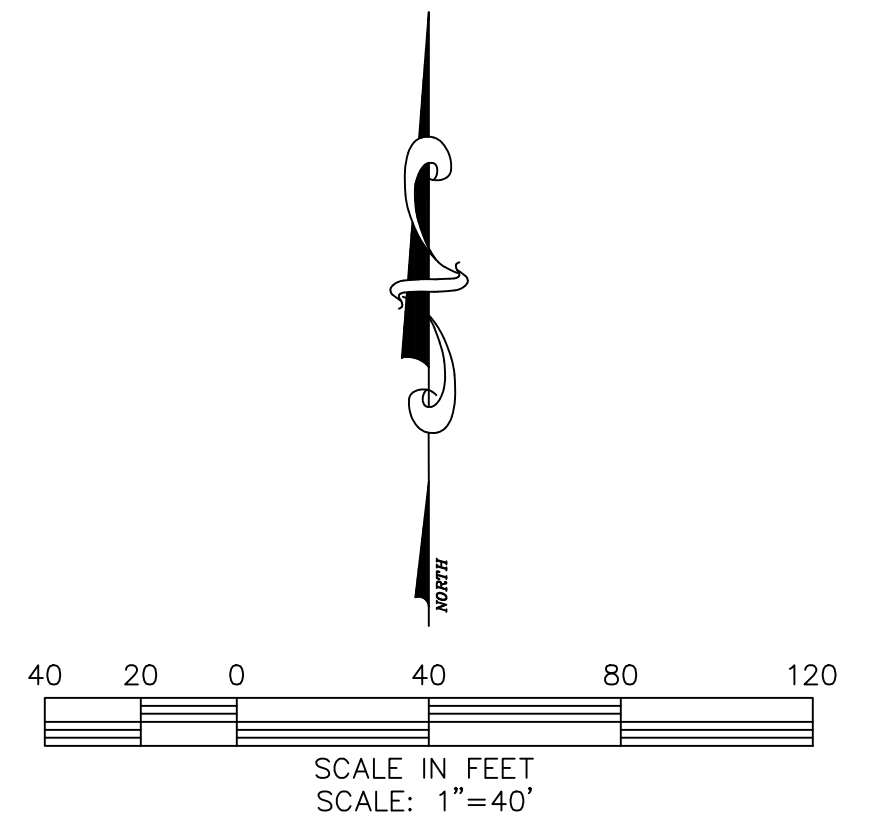
* SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES*

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
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NOTE: The Temporary Emergency Access Easement shall terminate after the completion of the development of Outlot E.

Being a Lot Merger of CENTERRA SOUTH FIRST SUBDIVISION,
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3	4	5
6	7	8
9	10	11
2		

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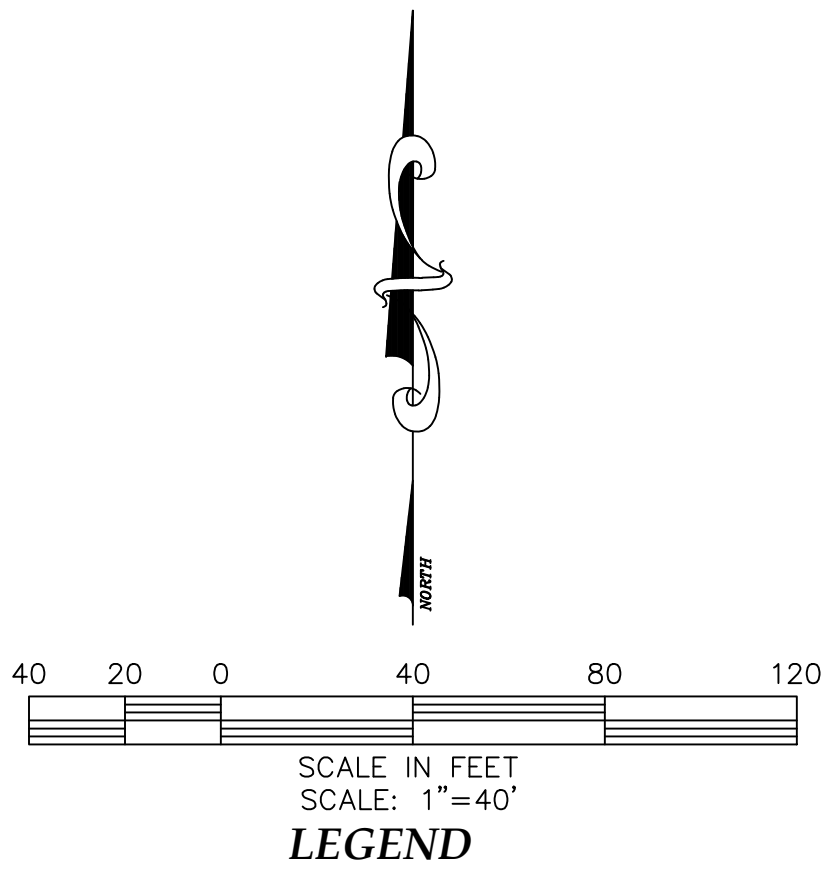
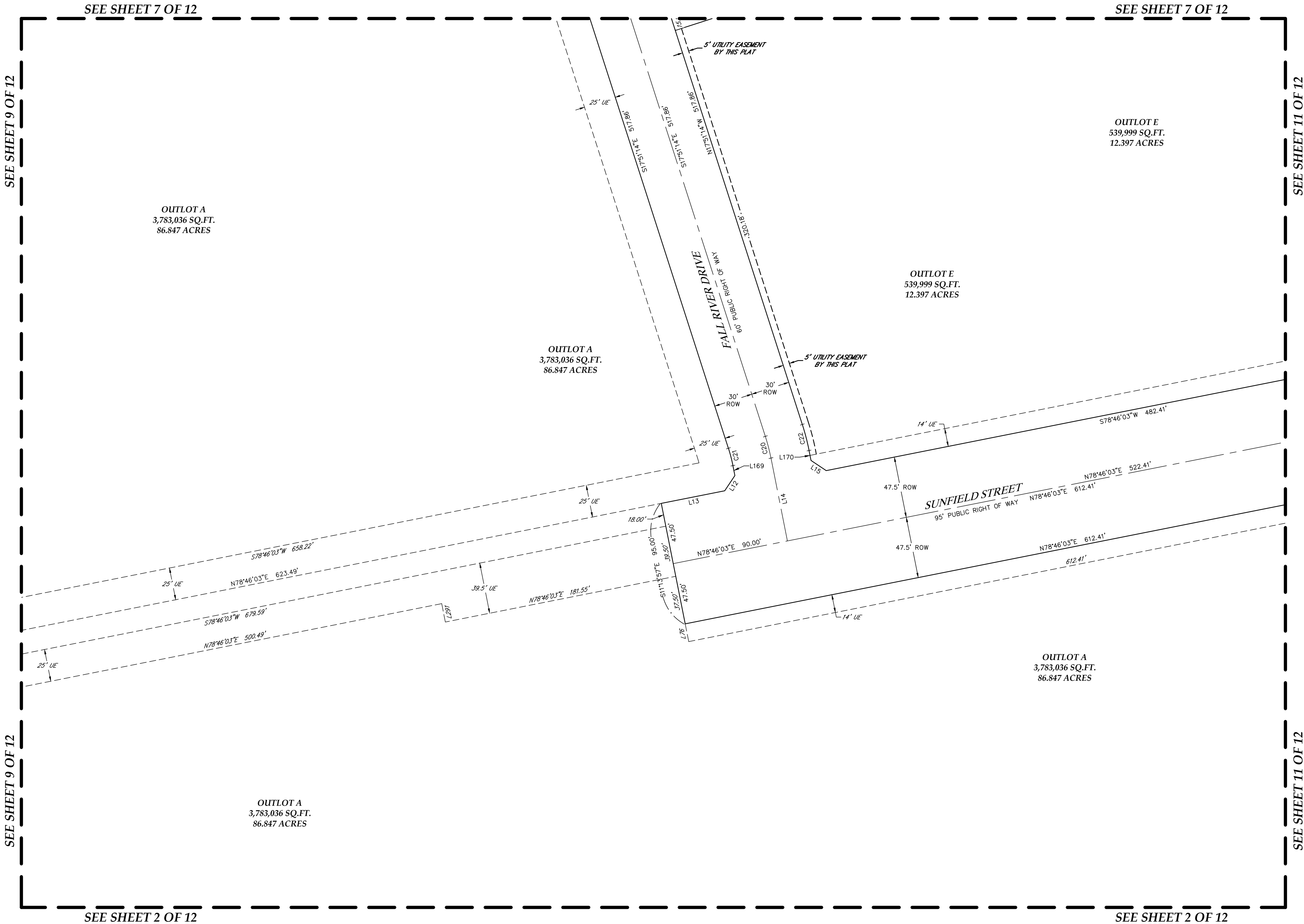
PROJECT #:
20240489-B

9

SHT 9 OF 12

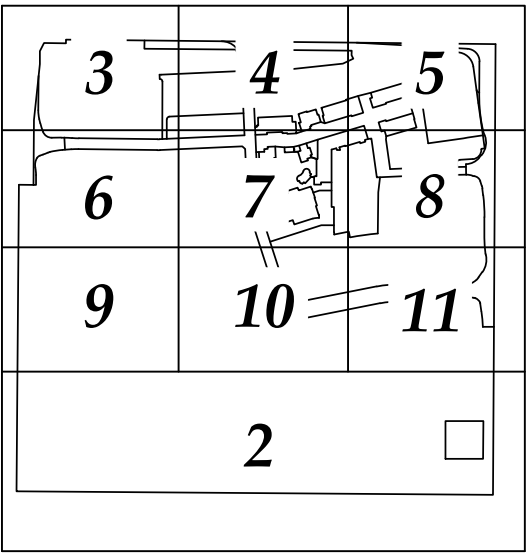
CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

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SHEET INDEX



* SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES*

PRELIMINARY

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

DATE:	10/2/2026
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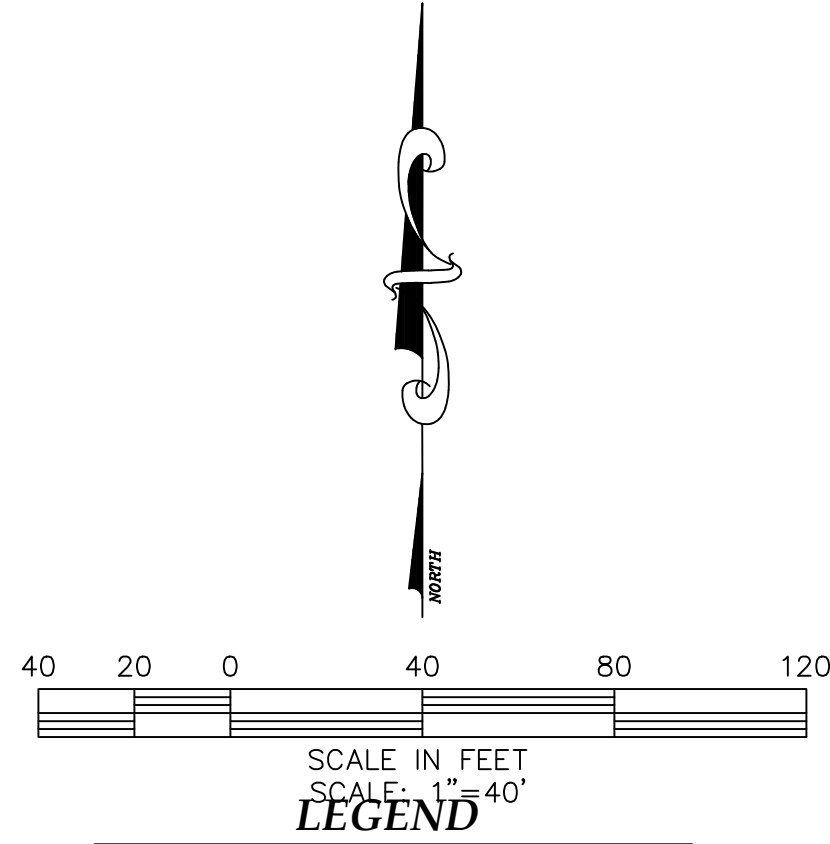
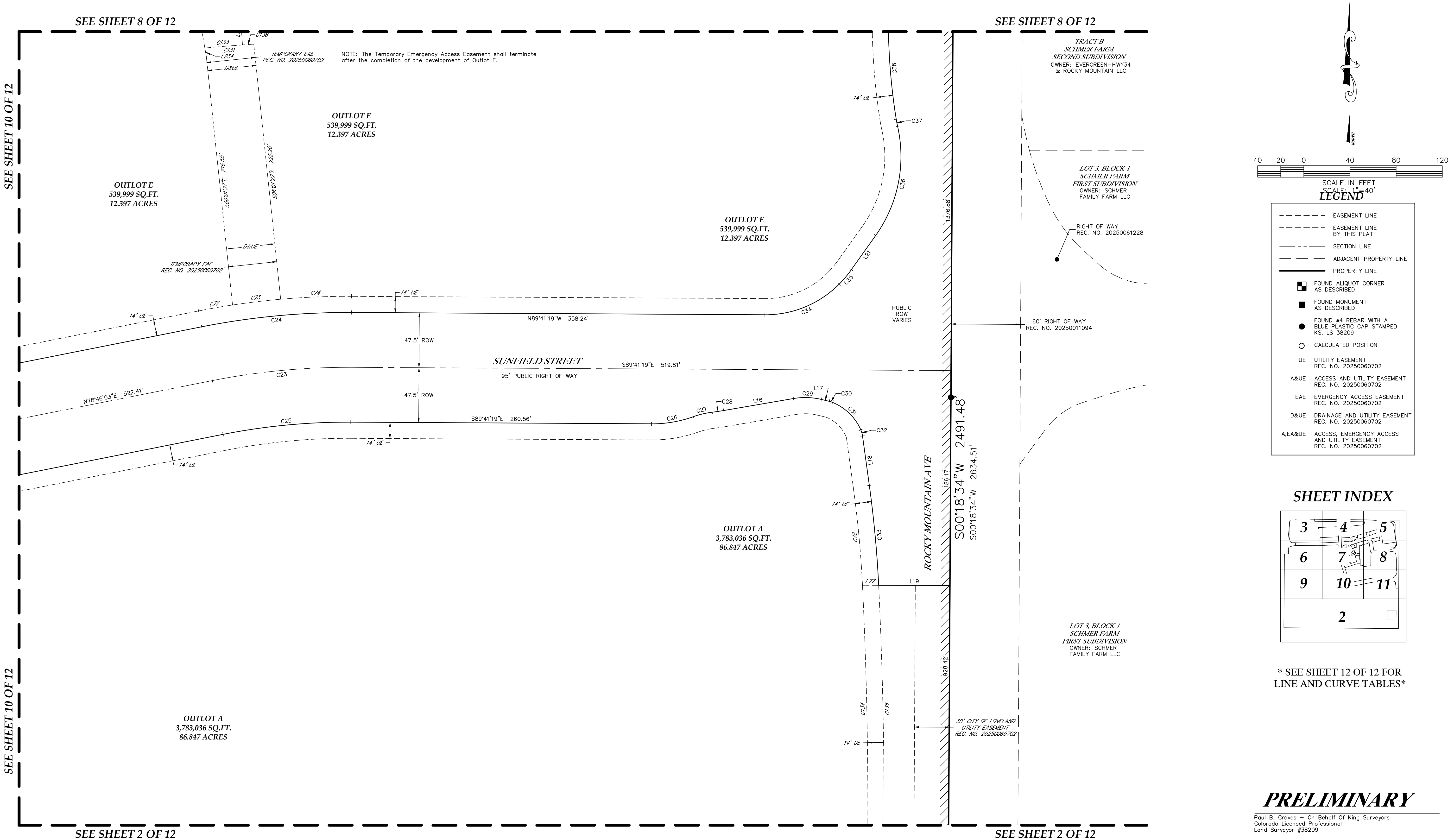
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2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

PROJECT #:
20240489-B

10
SHT 10 OF 12

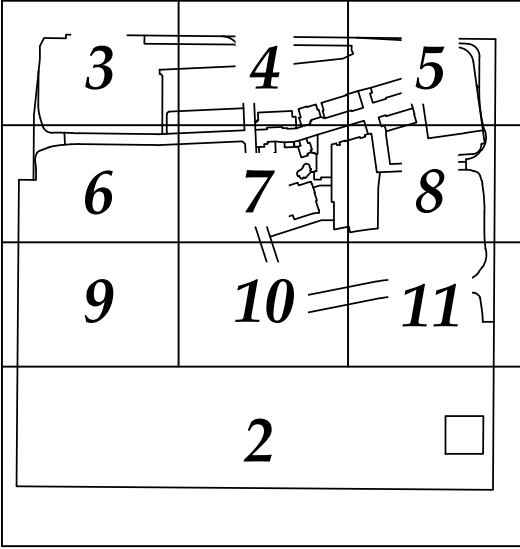
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SHEET INDEX



* SEE SHEET 12 OF 12 FOR LINE AND CURVE TABLES*

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CENTERRA SOUTH FIRST SUBDIVISION
AMENDMENT # ----
FOR
CENTERRA SOUTH DEVELOPMENT, LLC
2725 ROCKY MOUNTAIN AVENUE, SUITE 200, LOVELAND, CO 80538

PROJECT #:
20240489-B

11

SHT 11 OF 12

CENTERRA SOUTH FIRST SUBDIVISION AMENDMENT # 2

Being a Lot Merger of CENTERRA SOUTH FIRST SUBDIVISION,
Situate in the Northeast Quarter of Section 16, Township 5 North, Range 68 West of the 6th P.M.,
City of Loveland, County of Larimer, State of Colorado

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°32'54"E	80.00'
L2	N00°27'07"E	70.84'
L3	N26°47'24"E	50.62'
L4	S89°25'26"E	121.41'
L5	N00°34'34"E	20.00'
L6	N13°39'08"W	22.66'
L7	S88°42'01"W	52.94'
L8	S89°32'54"E	14.49'
L9	N00°00'00"E	54.77'
L10	N86°07'25"E	12.67'
L11	S47°34'01"E	21.21'
L12	S33°46'03"W	14.14'
L13	S78°46'03"W	50.00'
L14	S11°15'57"E	65.35'
L15	N56°13'57"W	14.14'
L16	N80°14'33"E	61.34'
L17	S76°30'06"E	7.03'
L18	S07°50'15"E	43.22'
L19	S89°51'40"E	61.74'
L20	S01°29'35"E	23.50'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S35°29'05"W	36.38'
L22	S07°01'04"E	35.82'
L23	S17°38'25"E	28.86'
L24	S01°02'38"E	58.50'
L25	S39°51'50"W	19.95'
L26	N02°23'55"W	67.50'
L27	N86°07'25"E	34.68'
L28	N02°34'01"W	2.50'
L29	S00°35'11"W	45.45'
L30	N89°41'19"W	27.54'
L31	N89°41'19"W	29.67'
L32	N86°48'25"W	42.08'
L33	N07°30'45"W	72.67'
L34	S29°39'45"E	22.36'
L35	N79°19'54"E	89.70'
L36	S89°24'54"E	61.21'
L37	N11°13'57"W	31.12'
L38	N90°00'00"W	15.51'
L39	S04°54'25"E	41.61'
L40	N46°12'39"W	6.91'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S00°27'02"W	30.00'
L42	S43°45'34"W	7.23'
L43	N04°54'25"W	44.00'
L44	N89°32'54"W	13.52'
L45	S89°32'54"E	30.00'
L46	N70°03'23"W	31.34'
L47	S87°25'59"W	34.53'
L48	N90°00'00"E	5.48'
L49	S70°03'23"E	31.34'
L50	N87°25'59"E	40.26'
L51	N17°51'13"W	55.02'
L52	S02°34'01"E	9.03'
L53	N64°30'03"E	45.54'
L54	N65°14'25"E	2.65'
L55	N87°25'59"E	26.50'
L56	S16°44'54"E	16.39'
L57	N16°44'54"W	18.28'
L58	S00°27'06"W	21.50'
L59	N89°32'54"W	13.52'
L60	N87°25'59"E	6.95'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N00°30'55"E	19.54'
L62	N89°55'34"E	15.00'
L63	S89°55'34"E	15.66'
L64	N87°25'59"E	14.03'
L65	S02°34'01"E	2.78'
L66	N89°41'26"W	70.00'
L67	N90°00'00"W	21.42'
L68	N00°04'26"E	10.26'
L69	N73°15'06"E	4.99'
L70	N73°15'06"E	29.52'
L71	N16°44'54"W	10.18'
L72	N73°15'06"E	20.01'
L73	N90°00'00"E	33.65'
L74	N82°27'54"E	17.21'
L75	N09°53'04"W	20.91'
L76	N11°13'57"W	14.00'
L77	S89°51'40"E	14.02'
L78	N72°08'47"E	44.00'
L79	N01°02'38"W	14.00'
L80	N17°51'13"W	11.33'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S17°51'13"E	25.92'
L82	N00°00'00"E	20.47'
L83	N90°00'00"W	4.87'
L84	N17°51'13"W	47.07'
L85	N72°08'47"E	6.50'
L86	N17°51'13"W	45.67'
L87	N72°08'47"E	2.25'
L88	N17°51'13"W	52.50'
L89	S72°08'47"W	36.30'
L90	S72°08'47"W	2.25'
L91	N17°51'13"W	12.75'
L92	N17°51'13"W	3.50'
L93	S72°08'47"W	2.80'
L94	S17°51'13"E	13.00'
L95	N17°51'13"W	13.00'
L96	S17°51'13"E	27.54'
L97	S72°08'47"W	2.21'
L98	S17°51'13"E	4.87'
L99	S72°08'47"W	3.04'
L100	S17°51'13"E	40.33'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S72°08'47"W	7.92'
L102	S89°55'34"E	57.51'
L103	N00°02'46"E	12.42'
L104	S89°55'34"E	37.95'
L105	S00°04'26"W	6.57'
L106	N89°56'52"W	13.63'
L107	N89°57'09"W	6.52'
L108	S17°51'13"E	33.50'
L109	S72°08'47"W	0.54'
L110	N72°08'47"E	1.71'
L111	S17°51'13"E	13.92'
L112	S72°31'13"W	42.07'
L113	S77°02'23"W	30.61'
L114	S87°26'23"W	51.12'
L115	N85°26'43"W	50.93'
L116	S87°25'59"W	42.51'
L117	S02°34'01"E	11.71'
L118	S87°25'59"W	19.04'
L119	S02°34'01"E	14.83'
L120	S87°25'59"W	45.45'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	49.78'	200.00'	14°15'40"	49.65'	N06°31'18"W
C2	50.48'	464.00'	6°14'01"	50.46'	N17°40'56"W
C3	62.75'	51.00'	70°30'03"	58.87'	N56°02'57"W
C4	16.87'	534.00'	1°48'35"	16.87'	S89°42'32"W
C5	41.78'	534.00'	4°28'59"	41.77'	N87°08'41"W
C6	42.71'	209.50'	11°40'47"	42.63'	N05°50'23"W
C7	52.81'	72.00'	42°01'36"	51.64'	N09°20'01"E
C8	22.34'	32.00'	39°59'44"	21.89'	N50°20'41"E
C9	18.41'	472.00'	2°14'03"	18.40'	N71°27'34"E
C10	29.80'	209.50'	8°08'56"	29.77'	N68°30'08"E
C11	10.99'	50.00'	12°35'36"	10.97'	N70°43'28"E
C12	71.59'	512.25'	8°00'28"	71.53'	N81°01'30"E
C13	40.21'	250.00'	4°36'27"	40.20'	N88°25'39"E
C14	14.39'	500.00'	3°17'53"	14.39'	N89°04'56"E
C15	12.66'	220.00'	3°17'53"	12.66'	S89°04'56"W
C16	16.12'	280.00'	3°17'53"	16.12'	N89°04'56"E
C17	26.68'	100.00'	15°17'13"	26.60'	S10°12'38"E
C18	34.69'	130.00'	15°17'13"	34.58'	S10°12'38"E
C19	18.68'	70.00'	15°17'13"	18.62'	N10°12'38"W
C20	17.33'	150.00'	6°37'17"	17.33'	N14°32'36"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	13.87'	120.00'	6°37'17"	13.86'	S14°32'36"E
C22	20.80'	180.00'	6°37'17"	20.79'	N14°32'36"W
C23	120.89'	600.00'	11°32'38"	120.68'	S84°32'22"W
C24	130.46'	647.50'	11°32'38"	130.24'	S84°32'22"W
C25	111.32'	552.50'	11°32'38"	111.13'	N84°32'22"E
C26	36.96'	106.00'	19°58'31"	36.77'	N80°19'26"E
C27	16.75'	75.00'	12°47'54"	16.72'	N76°44'07"E
C28	10.97'	200.00'	2°53'31"	10.09'	N81°41'19"E
C29	24.35'	60.00'	23°15'21"	24.19'	S88°07'46"E
C30	3.07'	20.00'	8°48'27"	3.07'	S72°05'52"E
C31	34.84'	45.50'	43°52'11"	33.99'	S45°45'33"E
C32	5.58'	20.00'	15°59'13"	5.56'	S15°49'51"E
C33	86.95'	965.00'	5°09'45"	86.92'	S05°20'49"E
C34	71.24'	90.00'	45°21'18"	69.40'	S67°38'02"W
C35	16.55'	100.00'	9°28'51"	16.53'	S40°12'57"W
C36	99.36'	118.00'	48°14'41"	96.45'	S11°21'44"W
C37	6.28'	100.00'	3°36'02"	6.28'	S10°57'36"E
C38	88.42'	535.00'	9°28'09"	88.32'	S04°25'30"E
C39	121.75'	952.00'	7°19'38"	121.66'	S03°21'15"E
C40	14.83'	80.00'	10°37'21"	14.81'	S12°19'44"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	45.53'	40.00'	65°12'50"	43.11'	S50°14'50"E
C42	10.82'	50.00'	12°24'13"	10.80'	S76°39'08"E
C43	33.79'	94.00'	20°35'37"	33.60'	S80°44'50"E
C44	83.11'	97.00'	49°05'32"	80.59'	S64°24'36"W
C45	116.58'	108.00'	61°51'01"	111.01'	S08°56'20"W
C46	33.44'	200.00'	9°34'48"	33.40'	S17°11'46"E
C47	188.88'	851.00'	12°43'00"	188.49'	S06°02'52"E
C48	106.44'	70.00'	87°07'06"	96.47'	S43°14'52"E
C49	38.10'	500.00'	42°15'6"	38.09'	N87°05'10"W
C50	203.73'	352.00'	33°09'41"	200.90'	S10°26'08"W
C51	44.61'	357.00'	7°09'34"	44.58'	S09°43'29"E
C52	24.81'	515.00'	2°45'37"	24.81'	N89°04'14"E
C53	25.54'	485.00'	3°01'03"	25.54'	S88°56'31"W
C54	3.91'	19.48'	11°30'44"	3.91'	S05°39'55"E
C55	21.61'	14.50'	85°22'15"	19.66'	S44°44'51"W
C56	23.18'	14.50'	91°34'45"	20.79'	N45°42'13"W
C57	9.17'	489.00'	1°04'26"	9.16'	N87°58'12"E
C58	166.74'	110.00'	86°50'53"	151.23'	N45°59'27"W
C59	25.99'	105.00'	14°10'53"	25.92'	S80°20'32"W
C60	33.41'	135.00'	14°10'53"	33.33'	N80°20'32"E

LINE TABLE		
LINE	BEARING	LENGTH
L121	S05°59'33"W	17.36'
L122	S16°46'13"E	33.77'
L123	N73°15'06"E	18.17'
L124	S16°44'54"E	52.37'
L125	S73°15'06"W	41.74'
L126	N17°21'19"W	6.42'
L127	N73°05'01"E	3.36'
L128	N16°45'16"W	46.84'
L129	N73°15'06"E	30.71'
L130	N81°54'13"E	35.58'
L131	S06°04'26"W	32.83'
L132	N79°18'04"E	24.02'
L133	N81°54'13"E	17.69'
L134	N85°54'13"E	71.33'
L135	N08°05'47"W	4.44'
L136	S56°11'45"E	29.88'
L137	S08°05'13"E	10.67'
L138	S81°54'13"W	6.99'
L139	S08°05'47"E	51.80'
L140	N81°54'13"E	9.58'

LINE TABLE		
LINE	BEARING	LENGTH
L141	N73°15'10"E	14.57'
L142	S16°44'50"E	2.00'
L143	N16°45'16"W	6.16'
L144	S73°20'06"W	13.50'
L145	S16°45'16"E	28.03'
L146	S16°44'50"E	5.39'
L147	S16°45'01"E	44.00'
L148	S73°14'57"W	6.53'
L149	S16°45'03"E	43.98'
L150	N81°54'13"E	4.00'
L151	S72°38'30"E	23.18'
L152	N73°14'55"E	56.50'
L153	N16°45'16"W	6.79'
L154	N73°15'16"E	8.82'
L155	N16°44'50"W	12.45'
L156	N73°14'51"E	50.93'
L157	S16°45'16"E	50.08'
L158	S73°15'10"W	9.98'
L159	S16°45'09"E	48.15'
L160	S73°14'56"W	49.28'

LINE TABLE		
LINE	BEARING	LENGTH
L161	N16°44'50"W	4.00'
L162	S73°15'10"W	50.50'
L163	N16°42'30"W	31.14'
L164	S73°20'06"W	6.51'
L165	N16°45'16"W	43.84'
L166	S64°30'03"W	63.43'
L167	S25°29'57"E	21.50'
L168	S00°39'30"W	24.85'
L169	S11°13'57"E	7.85'
L170	N11°13'57"W	7.85'
L171	S87°25'59"W	18.96'
L172	N02°35'52"W	32.68'
L173	S02°34'01"E	44.67'
L174	S87°25'59"W	8.54'
L175	S02°34'01"E	7.83'
L176	S87°25'59"W	9.60'
L177	N87°25'59"E	64.54'
L178	N02°34'01"W	9.59'
L179	S02°34'01"E	7.37'
L180	N87°25'59"E	21.58'

LINE TABLE		
LINE	BEARING	LENGTH
L181	S02°34'01"E	4.05'
L182	N87°25'59"E	50.08'
L183	N70°42'04"E	32.02'
L184	N17°51'13"W	13.00'
L185	N29°25'47"E	46.83'
L186	N00°35'06"E	13.80'
L187	N89°24'54"W	15.00'
L188	S00°35'06"W	9.94'
L189	S29°25'47"W	51.23'
L190	N00°35'06"E	27.84'
L191	N89°24'54"W	15.00'
L192	S00°35'06"W	27.84'
L193	N00°35'06"E	45.93'
L194	S00°35'06"W	15.00'
L195	N29°25'47"E	45.93'
L196	S87°25'59"W	102.00'
L197	N08°05'47"W	63.50'
L198	S00°30'55"W	19.52'
L199	S00°00'00"E	26.03'
L200	N90°00'00"E	21.58'