

CALMANTE SUBDIVISION

LOT LINE ADJUSTMENTS

located within the Northwest Quarter of the Northwest Quarter of Section 31, Township 1 South, Range 69 West of the 6th P.M., Town of Superior, County of Boulder, State of Colorado

Sheet 2 of 4
TOTAL AREA = 16.76 ACRES

NORTHWEST CORNER SECTION 31
TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH P.M.
FOUND 3 1/4" ALUMINUM CAPPED PIPE
IN MONUMENT BOX STAMPED LS 12405

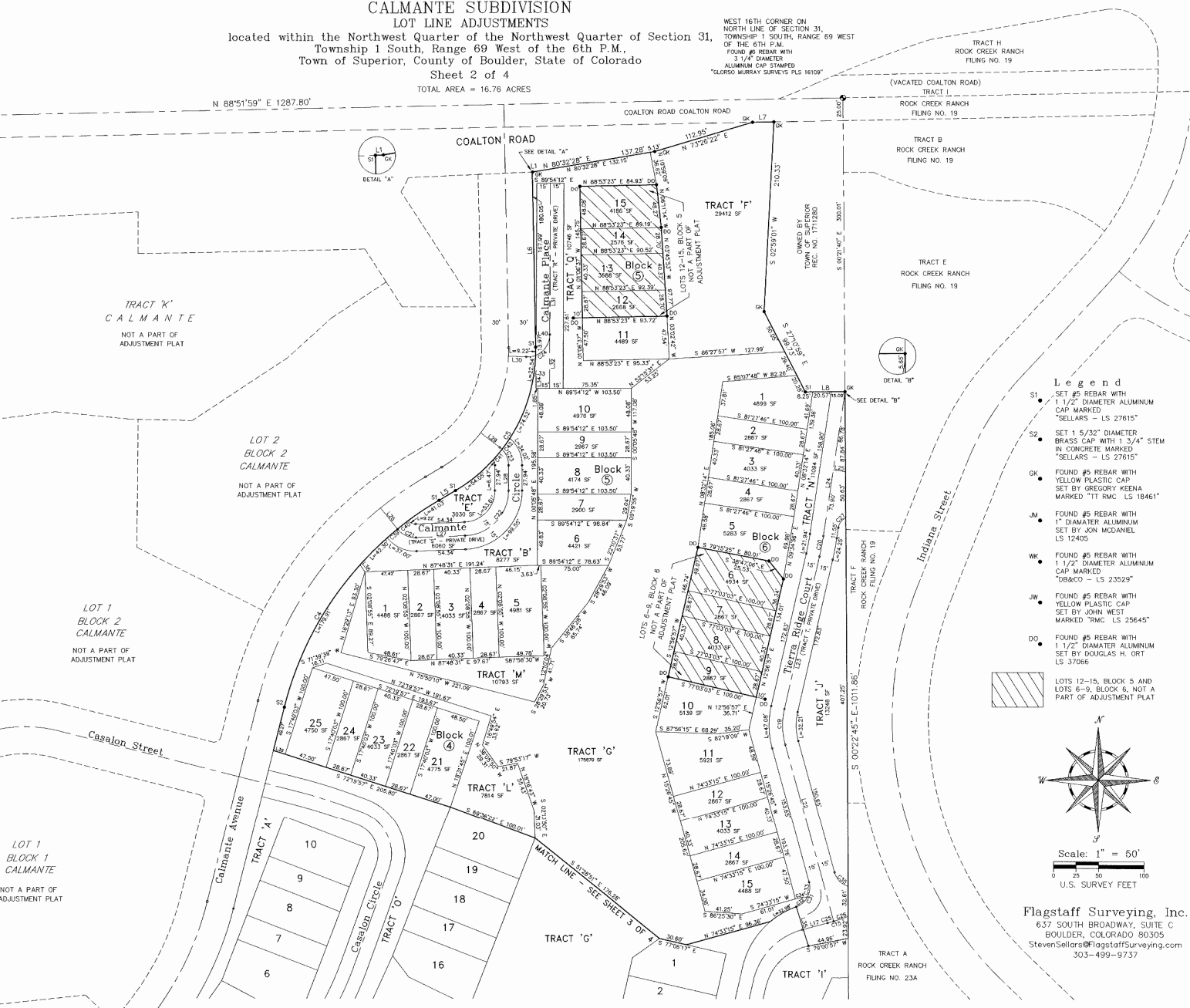
WEST 16TH CORNER ON
NORTH LINE OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH P.M.
FOUND #5 REBAR WITH
3 1/4" DIAMETER
ALUMINUM CAP STAMPED
"GLOSO MURRAY SURVEYS PLS 16100"

Curve Table

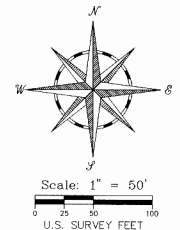
Table with 5 columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD. Contains 42 rows of curve data for the subdivision.

Line Table

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 42 rows of line data for the subdivision.



- Legend
S1 SET #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "SELLARS - LS 27615"
S2 SET 1 5/32" DIAMETER BRASS CAP WITH 1 3/4" STEM IN CONCRETE MARKED "SELLARS - LS 27615"
GK FOUND #5 REBAR WITH 1" DIAMETER ALUMINUM SET BY TITTY KEENA MARKED "TTR RMC LS 18461"
JM FOUND #5 REBAR WITH 1" DIAMETER ALUMINUM SET BY JOHN MCANELL LS 12405
WK FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "DOBACCO - LS 23529"
JW FOUND #5 REBAR WITH YELLOW PLASTIC CAP SET BY JOHN WEST MARKED "TRC LS 25645"
DO FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM SET BY DOUGLAS H. ORT LS 37896
LOTS 12-15, BLOCK 5 AND LOTS 6-9, BLOCK 6, NOT A PART OF ADJUSTMENT PLAT



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Boulder County, CO 03413027

170098A-LDWS JULY 3, 2014

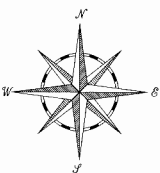
CALMANTE SUBDIVISION LOT LINE ADJUSTMENTS

located within the Northwest Quarter of the Northwest Quarter of Section 31,
Township 1 South, Range 69 West of the 6th P.M.,
Town of Superior, County of Boulder, State of Colorado

Sheet 3 of 4
TOTAL AREA = 16.76 ACRES

WEST 16TH CORNER ON
NORTH LINE OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH P.M.
FOUND #5 REBAR WITH
3/4" DIAMETER
ALUMINUM CAP STAMPED
"GLORESO MURRAY SURVEYOR, R/S 16109"

- Legend**
- S1 SET #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "SELLARS - LS 27615"
 - S2 SET 1 5/32" DIAMETER BRASS CAP WITH 1 3/4" STEM IN CONCRETE MARKED "SELLARS - LS 27615"
 - CK FOUND #5 REBAR WITH YELLOW PLASTIC CAP SET BY GREGORY KEENA MARKED "TK RMC LS 18461"
 - JM FOUND #5 REBAR WITH 1" DIAMETER ALUMINUM SET BY JON MCDANIEL LS 12405
 - WK FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "DB&CO - LS 23529"
 - JW FOUND #5 REBAR WITH YELLOW PLASTIC CAP SET BY JOHN WEST MARKED "RMC LS 25645"
 - DO FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM SET BY DOUGLAS H. ORT LS 37066



Scale: 1" = 50'
0 50 100
U.S. SURVEY FEET

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NORTHWEST CORNER SECTION 31
TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH P.M.
FOUND 3/4" ALUMINUM CAPPED PIPE
IN MONUMENT BOX STAMPED LS 12405

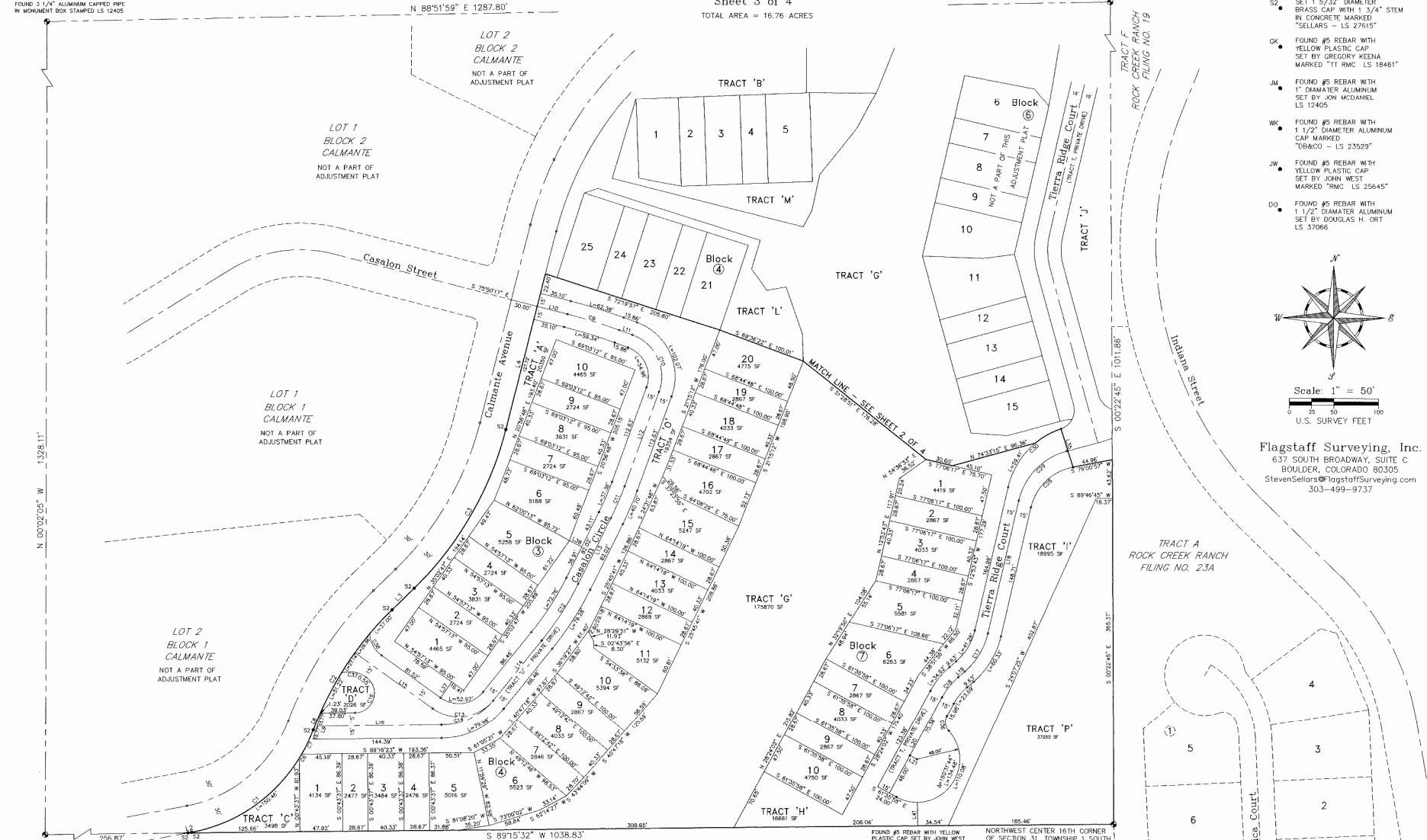
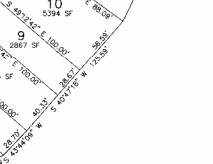
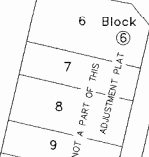
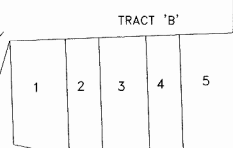
SEE CURVE AND LINE TABLES
ON SHEET 2 OF 4

LOT 2
BLOCK 2
CALMANTE
NOT A PART OF
ADJUSTMENT PLAT

LOT 1
BLOCK 2
CALMANTE
NOT A PART OF
ADJUSTMENT PLAT

LOT 1
BLOCK 1
CALMANTE
NOT A PART OF
ADJUSTMENT PLAT

LOT 2
BLOCK 1
CALMANTE
NOT A PART OF
ADJUSTMENT PLAT



NORTH 16TH CORNER ON WEST LINE OF
SECTION 31, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.
SET #5 REBAR WITH 2 1/2" DIAMETER
ALUMINUM CAP STAMPED
"STEVEN SELLARS - LS 27615"
IN RANGE BOX

TRACT B
ROCK CREEK RANCH
FILING NO. 23A

FOUND #5 REBAR WITH YELLOW
PLASTIC CAP SET BY JOHN WEST
MARKED "RMC - LS 25645"
DIAMETER ALUMINUM CAP STAMPED
"STEVEN SELLARS - LS 27615"
FOUND #5 REBAR WITH 2 1/2"
DIAMETER ALUMINUM CAP
SET BY WILLIAM WRIGHT
STAMPED "W.B. & CO. - LS 23529"
SOUTH 60' OF EAST 136' DIST
FROM CORNER - NOT ACCEPTED

NORTHWEST CENTER 16TH CORNER
OF SECTION 31, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.

TRACT A
ROCK CREEK RANCH
FILING NO. 23A

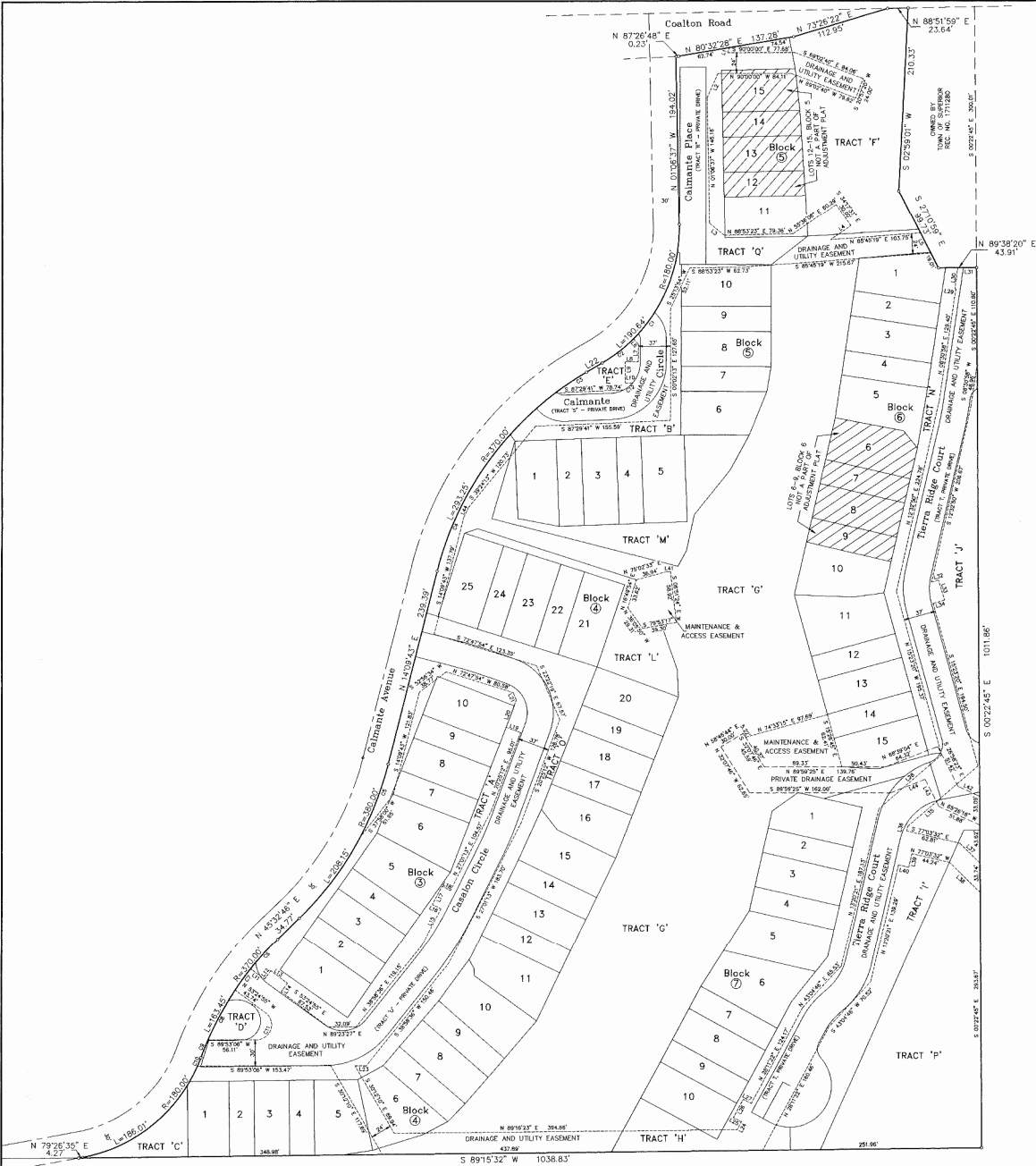
TRACT P
3188 SF

TRACT Q
1895 SF

TRACT R
1861 SF

Boulder County, CO 03413027

7/20/2014 4:03 PM



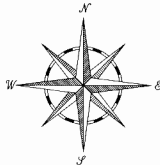
CALMANE SUBDIVISION
LOT LINE ADJUSTMENTS
 located within the Northwest Quarter of the Northwest Quarter of Section 31,
 Township 1 South, Range 69 West of the 6th P.M.,
 Town of Superior, County of Boulder, State of Colorado
 Sheet 4 of 4
 TOTAL AREA = 16.76 ACRES
EASEMENT MAP

Easement Line Table

LINE	BEARING	DISTANCE
L1	S 24°21'16" W	6.34'
L2	S 24°21'16" W	30.83'
L3	S 41°33'10" E	21.30'
L4	S 55°36'06" W	28.16'
L5	N 27°10'59" W	26.06'
L6	S 41°33'10" E	9.16'
L7	S 00°02'13" E	20.74'
L8	S 89°57'47" W	15.01'
L9	S 00°02'13" E	24.00'
L10	N 89°57'47" E	8.70'
L11	S 53°24'55" E	20.01'
L12	N 36°35'05" E	12.00'
L13	S 53°24'55" E	24.00'
L14	S 36°35'05" W	12.00'
L15	N 27°01'13" E	49.12'
L16	S 62°14'50" W	11.00'
L17	N 27°45'10" E	24.00'
L18	S 62°14'50" E	10.89'
L19	N 69°34'48" W	17.74'
L20	N 20°25'12" E	33.27'
L21	N 23°22'19" W	9.16'
L22	N 59°34'21" E	21.05'
L23	S 89°57'06" E	12.76'
L24	N 28°11'22" E	10.42'
L25	N 61°48'38" W	10.46'
L26	N 28°11'22" E	24.00'
L27	S 61°48'38" E	10.46'
L28	N 49°20'54" E	94.80'
L29	N 61°29'02" W	1.33'
L30	N 08°30'58" E	24.41'
L31	N 89°38'19" E	21.47'
L32	N 73°04'59" E	9.27'
L33	S 17°05'00" E	24.00'
L34	S 73°04'59" W	13.76'
L35	S 49°20'54" W	106.23'
L36	N 13°20'21" E	5.63'
L37	S 45°42'53" E	32.46'
L38	N 45°42'53" W	49.44'
L39	N 13°20'21" E	16.00'
L40	N 77°06'17" W	12.00'
L41	N 90°00'00" E	3.50'
L42	S 65°26'18" E	27.46'
L43	S 69°35'04" W	42.78'
L44	S 25°47'33" W	13.33'

Easement Curve Table

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	144.87'	180.00'	45°02'44"
C2	45.77'	180.00'	143°41'4"
C3	43.20'	370.00'	06°41'25"
C4	250.04'	370.00'	38°43'13"
C5	90.26'	380.00'	13°58'35"
C6	46.50'	370.00'	07°12'03"
C7	30.01'	370.00'	04°38'52"
C8	64.86'	370.00'	10°02'35"
C9	22.07'	370.00'	03°23'06"
C10	10.30'	180.00'	03°16'39"
C11	42.52'	17.00'	143°18'01"
C12	13.58'	35.00'	22°13'28"



Scale: 1" = 60'
 0 30 60 90 120
 U.S. SURVEY FEET

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