



TOWN OF EATON
LAND DEVELOPMENT APPLICATION

223 1ST Street, Eaton, CO 80615 • (970) 454-3338 • Fax (970) 454-3339 • www.colorado.gov/townofeaton

COMPLETE ALL BOXES

| | |
|--|---|
| Applicant Name: Kris Pickett | Applicant Address & Zip Code: [REDACTED] |
| Applicant Phone: [REDACTED] | Applicant Email: [REDACTED] |
| Property Owner Name: Brown Farm, LLC | Property Owner Address & Zip Code: [REDACTED] |
| Property Owner Phone: [REDACTED] | Property Owner Email: [REDACTED] |
| Project Name: Brown Farm | Project Description: Brown Farm PUD, 160 ac. |
| Project Address/Location: TBD, S. of Collins, W. of Cheyenne | Project Parcel Number: 080501102002, 080501100029 |
| Subdivision/Lot/Block: TBD | Section/Township/Range: 1/6N/66W |
| Existing Zoning: PUD | Proposed Zoning: PUD |
| Existing Use: farmland | Proposed Use: Mixed Use |

APPLICATION AGREEMENT:

I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted. Permission is also hereby granted to the Town of Eaton staff and their consultants to physically enter upon and inspect the subject property and take photographs as necessary for preparation of the case. In addition, by signing this application I am agreeing that I am authorized to sign on behalf of the property owner, or business-owner, or applicant and commit and agree to signing a Developer Cost Reimbursement Agreement and deposit with the Town the sum of \$[REDACTED] to be used to pay the Town's expenses to review, evaluate and process the Application ("Deposit"), which funds may be used to pay the cost of third-party consultants plus fifteen percent (15%) of such actual costs for Town staff administrative costs and supplies. I agree that I am not acquiring any rights by virtue of the payment of the Town's expenses. I also understand that Land Use approvals do not entitle, nor grant building permits. Building permits are required in addition to and after land use approval and prior to site improvements including but not limited to grading, earth work, or construction of utilities or buildings.

Applicant's Signature

[REDACTED SIGNATURE]

Date: **5/19/2022**

JKP Consulting LLC

1211 9th Street, Greeley, CO 80631 [REDACTED] [REDACTED]

June 1, 2022

Mr. Vince Harris, AICP
Baseline Engineering Corporation
112 N. Ruby Drive, #210
Golden, CO 80403

RE: Final Plat – Filings 1 & 2, and Construction Documents for Brown Farm, Eaton, Colorado

Dear Mr. Vince Harris, AICP:

Submitted herewith are the plats, construction plans and other documents for the Final Plat submittal on Filings 1 & 2 of the Brown Farm PUD. Comments regarding the “REQUIRED SUBMITTAL ITEMS” that were checked are:

1. #9 – the Town should have a signed Developer Cost Reimbursement on file, please note that all billing should be forwarded to Scott Renfro for payment.
2. #11 - NOTE: the mailing list is based upon a 300’ buffer and NOT the 500’ stated on the printouts. Something is wrong with the Weld County program.
3. #12 – The PUD is on file at the Town.
4. #18 – there is no Right-of-Way vacation.
5. #26 – Includes #25 & #28; all included in the Civil Plans
6. #29 – Quantities & Cost Estimates should be available by the end of June.
7. #33 – there are no building elevations available yet.
8. #34 – the Town will provide the new Development agreement
9. #35 – Certification of Notice to the mineral estate owners will occur once the hearing dates have been set.

Let me know if you have any questions or need anything else.

[REDACTED]
[REDACTED]
Kris A. Pickett
Manager

JKP Consulting LLC

Final Subdivision Narrative

Brown Farm PUD

Introduction

Brown Farm LLC is requesting approval of Final Plats for Filing 1 and Filing 2 of the Brown Farm Planned Unit Development (PUD). Previous comments have been considered and incorporated into the current design and construction documents.

Location

The Brown Farm is in Eaton, Colorado and is bounded by Collins Street to the north, Cheyenne Avenue/WCR 37 to the east, Weld County farmland owned by Fagerberg to the south, and Governor's Ranch Subdivision to the west.

PUD Zoning and Land Use

The Brown Farm was approved by the Eaton Town Board March 17, 2022. The PUD is proposed for the flexibility to address community and residential market needs. The PUD will allow the northern 1/6 to develop a variety of residential and neighborhood commercial uses. See Zoning and Land Use Plan for proposed zoning. The property is currently zoned AG (A-1). The majority of the property is expected to develop as residential with mostly single-family detached dwelling units with lots ranging from 50' wide by 100' deep to 70'+ wide by 110'+ deep. The Residential PUD area will also allow paired housing, townhomes and multi-family.

Subdivision

The site has been laid out utilizing Town of Eaton subdivision standards and criteria for blocks, streets, and utilities. See Subdivision Layout. The current layout does express the preference to have the smaller lots generally toward the eastern part of the development and the larger lots on the west. It also expresses the general number of each type of lot expected, though this may vary. Currently, we expect to plat this project in four (4) filings. Each filing may be constructed in phases.

Land & Real Estate Development Consulting

1937 15th Avenue, Greeley, CO 80631 | 970.590.6061 | kris@jkpconsulting.co

Streets

Internal streets have been classified based on the existing streets surrounding and connecting to the development. See Overall Layout. See Street Sections for specific layout and widths. A traffic study has been completed and recommendations are included in the plans. Colorado Boulevard will connect Governor's Ranch to Maplewood Estates and US 85. Connectivity will also occur at Orchard Street, Cottonwood Avenue, Juniper Avenue, and Benjamin Drive.

Open Space and Trails

As part of the subdivision design, open spaces and trails are planned. The internal streets and sidewalks will provide connectivity for the residents to the open spaces. The landscape architect has created the design for the open space elements and signage to create continuity and develop the character of the subdivision.

Grading and Drainage

Grading and drainage patterns are identified on the Grading and Drainage Plan. The grading and drainage of the subdivision will generally be from north to south. The open spaces and internal street system will be used to convey stormwater runoff to detention systems in the southeast and southwest areas of the subdivision. Ultimately the runoff will be mitigated by the detention systems and released to the existing stormwater system constructed as part of Maplewood Estates. The grading and drainage meet accepted practices and Town of Eaton, State, and Federal criteria.

Sanitary Sewer

The sanitary sewer system is designed to carry flows from Brown Farm to the existing connection point on the southeast corner of Brown Farm. See Sanitary Sewer Layout. Demand was calculated from the planned uses. From the demands, pipe sizes were designed. A detailed hydraulic analysis is provided. The existing lift station that will serve this project will be evaluated and any required upgrades will be determined by the Town.

Potable Water

The potable water system is designed based on the existing system, connection points, and Town requirements. See Potable Water Layout. The subdivision's potable water system is looped internally to provide redundancy and fire flow. A detailed hydraulic analysis is complete and provided. It is expected that North Poudre Irrigation Company (NPIC) shares and C-BT will be used to satisfy water dedication requirements for the project. Based upon use of a non-potable system for irrigation demands and current efficient water fixtures, this project's raw water demand requirement will be based upon 0.25 acre-feet per single-family dwelling unit and 0.20 acre-feet per multi-family (or attached) dwelling unit.

Non-Potable Water

A non-potable water system is designed to utilize the two existing wells on the Brown Farm. After the system is constructed, it is expected the Town will own and maintain the system. The two wells are known as the BROWN PUMPING SYSTEM NO 1. Brown Well No. 1 (Permit No. 48011-F) has a priority date of June 30, 1940 and a pump rate of 1.34 cubic feet per second, or 604 gallons per minute. Brown Well No. 2 (Permit No. 48012-F) has a priority date of March 31, 1932 and a pump rate of 1.67 cubic feet per second, or 750 gallons per minute. This creates a combined permitted pumping rate of 3.01 cfs or 1354 gpm.

Town Boyd Lateral Irrigation Ditch

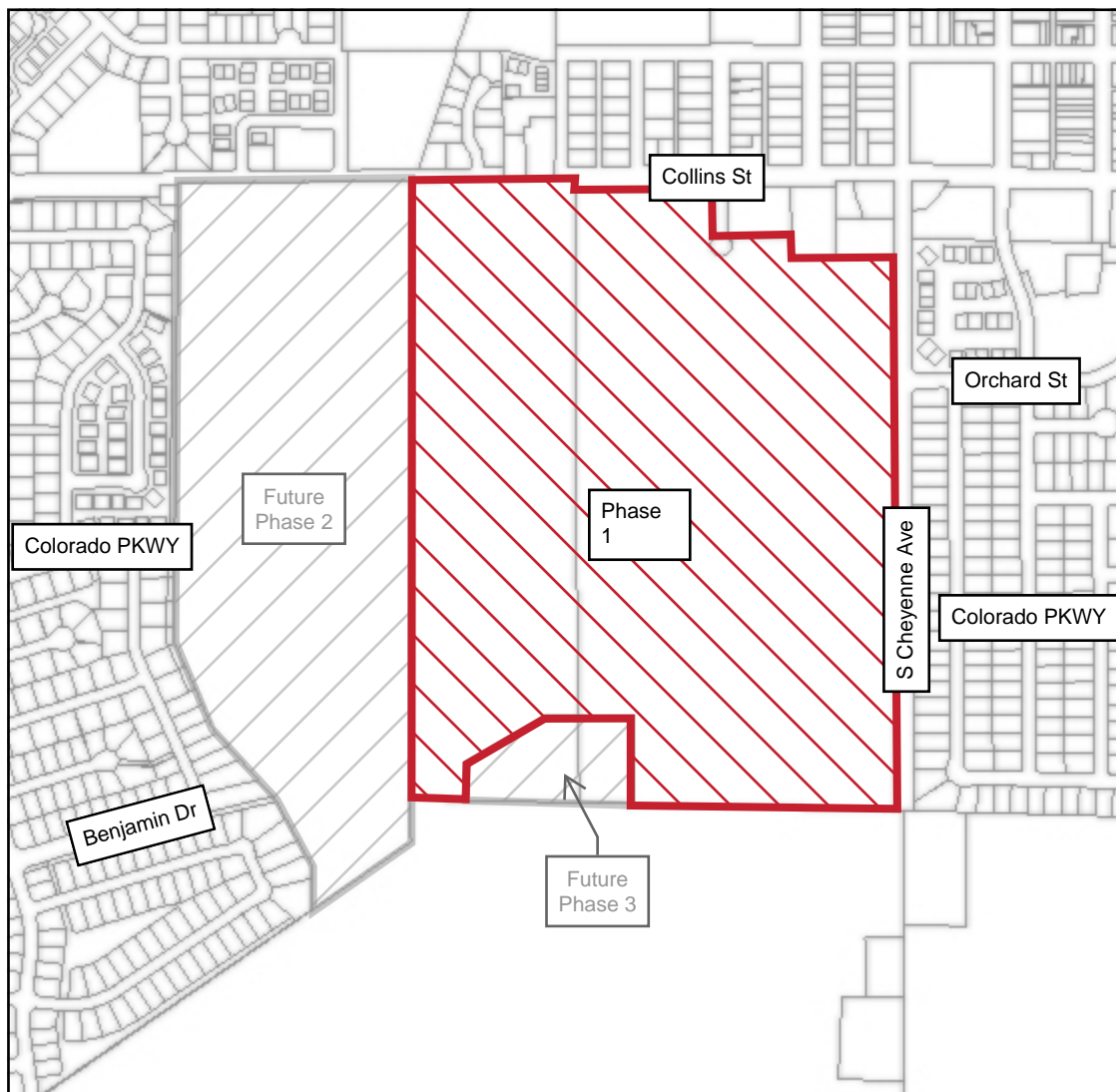
The Town Boyd Lateral Irrigation Ditch bisects the site. The design of the enclosure of the ditch is being reviewed by the ditch company to accommodate the subdivision layout. See Town Boyd Lateral Enclosure Plan.

Oil and Gas

There is one oil and gas facility located on the site. The layout of the subdivision has been completed to take advantage of the current facility and to ensure continuity when the facility is ultimately abandoned. Those impacts are shown on the respective plans. See Overall Layout.

School Site

The school district determined they prefer the “cash-in-lieu” fees instead of land dedication for this project.



Vicinity Map
Not to Scale



BROWN FARM 3RD SUBDIVISION
BEING A REPLAT OF OUTLOT A BROWN FARM 2ND SUBDIVISION AND A PARCEL OF LAND,
SITUATE IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all by these presents, that the undersigned, being owner(s), and the holders of deed of trust (if applicable) of the land described heron have laid out, platted and subdivided into lots as shown hereon under the name and style of BROWN FARM 3RD SUBDIVISION, and do by these presents, of its own free will and voluntarily, without coercion, threat or business compulsion.

Parcel Description:

A parcel of land situate in Section One (1), Township Six North (T.6N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), Town of Eaton, County of Weld, State of Colorado, and being more particularly described as follows:

Outlot A, Brown Farm Subdivision Second Filing, to the Town of Eaton, County of Weld, State of Colorado, AND
A part of Section 1, Township 6 North, Range 66 West of the 6th P.M., as shown on Land Survey Plat recorded May 17, 2002 at Reception No. 2952569, being more particularly described as follows:
BEGINNING at the Northeast Corner of said Section 1 and assuming the East line of the Northeast Quarter (NE1/4) of said Section 1 as bearing South 00°40'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2648.36 feet with all other bearings contained herein relative thereto. From said point the North Quarter Corner of said Section 1 bears South 88°38'21" West a distance of 2880.15 feet;
THENCE South 00°40'27" East along said East line a distance of 192.25 feet to the most Easterly and Northerly Corner of Lot B of Recorded Exemption No. 0805-01-1-RE1892 recorded July 11, 1996 at Reception No. 2500430. Said point being the TRUE POINT OF BEGINNING. Said point also being the Southeast Corner of Subdivision Exemption No. 588 (SE#588) as recorded July 11, 1996 in Book 1555 as Reception Number 2500431 of the records of the WCCR;
THENCE continuing South 00°40'27" East along said East line a distance of 2456.11 feet to the East Quarter Corner of said Section 1. Said point being the Southeast Corner of said Lot B;
THENCE North 89°11'43" West along the South line of said Lot B and its Westerly extension a distance of 2056.98 feet;
THENCE South 01°52'15" East a distance of 178.60 feet;
THENCE South 55°06'52" West a distance of 404.26 feet;
THENCE North 30°06'58" West a distance of 468.76 feet;
THENCE North 42°31'58" West a distance of 396.00 feet;
THENCE North 25°07'00" West a distance of 396.00 feet;
THENCE North 00°16'42" East a distance of 1901.58 feet to the North line of the Northwest Quarter (NW1/4) of said Section 1;
THENCE North 88°37'54" East along said North line a distance of 133.87 feet to the North Quarter Corner of said Section 1;
THENCE North 88°38'21" East along the North line of said NE1/4 a distance of 2605.39 feet to the Northwest Corner of Lot A of the aforesaid Recorded Exemption No. 0805-01-1-RE 1892;
Thence along the Easterly and Northerly line of said Lot B, also being the Westerly and Southerly line of the aforesaid Lot A, and the Southerly line of the aforesaid SE#588 by the following Two (2) courses and distances:
THENCE South 01°11'08" East a distance of 191.73 feet;
THENCE North 88°44'48" East a distance of 273.02 feet to the TRUE POINT OF BEGINNING,
County of Weld, State of Colorado, EXCEPT Brown Farm Subdivision Second Filing recorded February 19, 2016 at Reception No. 4182178.

Said parcel contains 173.520 Acres more or less by this survey.

Acknowledgement:

BY: AS:

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____

this ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____

this ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the forgoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Attorney's Opinion:

I, _____, an Attorney at Law, duly licensed to practice before the courts of record within the State of Colorado, do hereby certify that I have examined the title of all land platted hereon and the title to such lands is in the dedicators.

Attorney at Law

Date

PLANNING COMMISSION

This Preliminary Plat was reviewed by the Town of Eaton Planning Commission on the ____ day of _____, 20__.

Chair, Planning Commission

BOARD OF TRUSTEES

This Preliminary Plat was reviewed and approved by the Town of Eaton Board of Trustees on the ____ day of _____, 20__.

Mayor

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Northeast Quarter of Section 1, Township 6 North, Range 66 West of the 6th P.M., monumented as shown on this plat, as bearing South 00°20'47" East, a distance of 2648.36 feet and with all other bearings contained herein relative thereto.

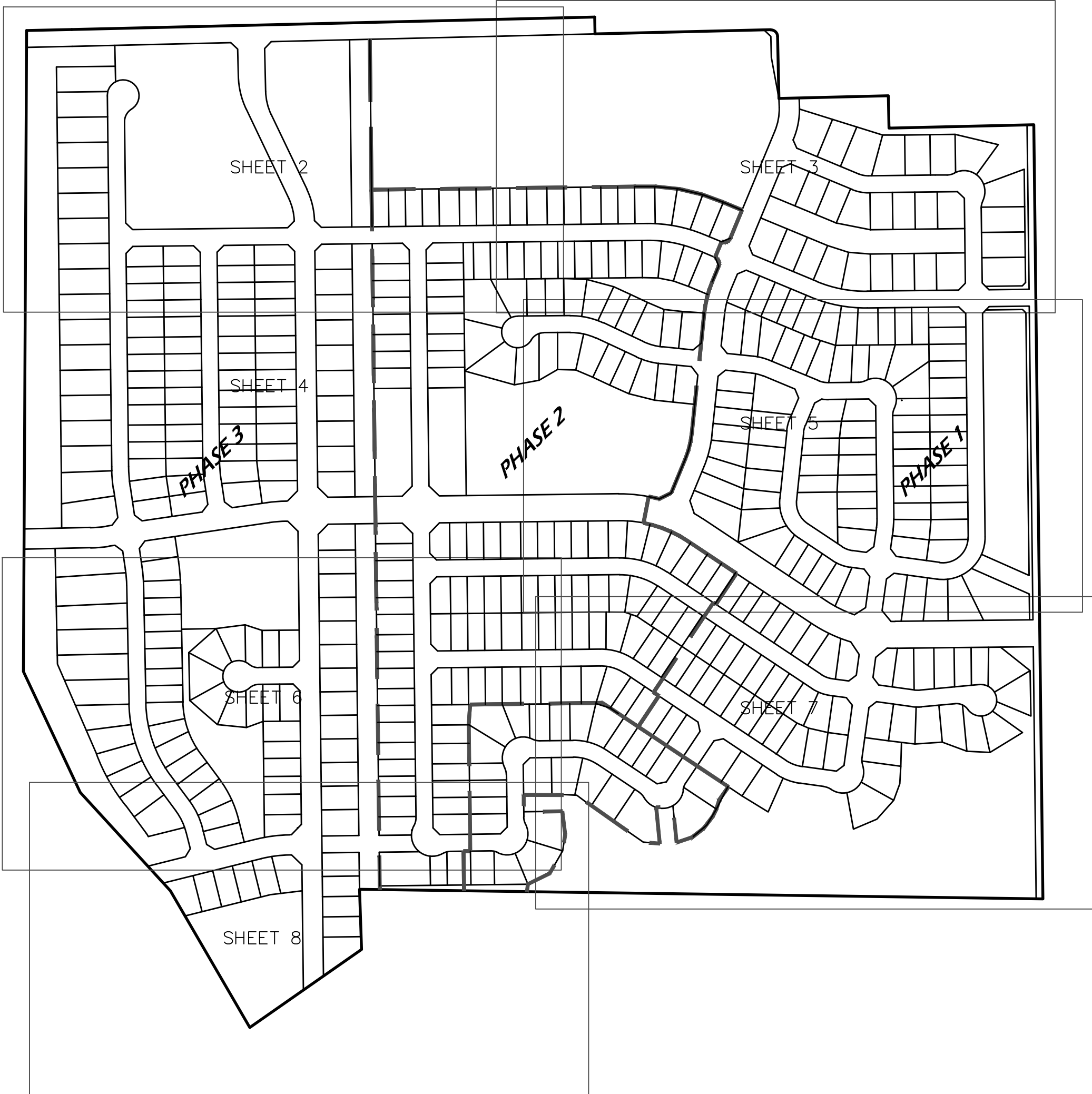
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 18906UTG, dated January 21, 2020, as prepared by Unified Title Company of Northern Colorado, LLC to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.



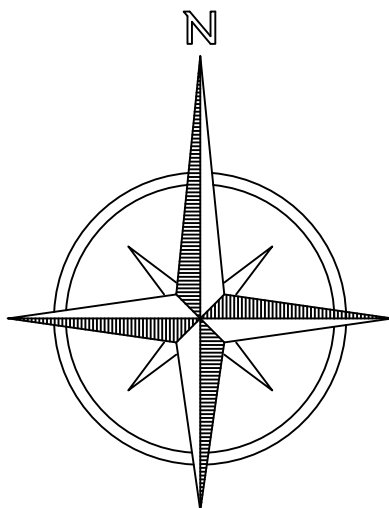
VICINITY MAP
SCALE: 1" = 2000'

Owner: Brown Farm, LLC
6180 West 10th Street
Greeley, CO 80634

Applicant: JKP Consulting, LLC
1211 9th Street
Greeley, CO 80631

Engineer: LandOne Engineering, LLC
361 71st Avenue #100
Greeley, CO
(970) 682-6134

Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



PRELIMINARY

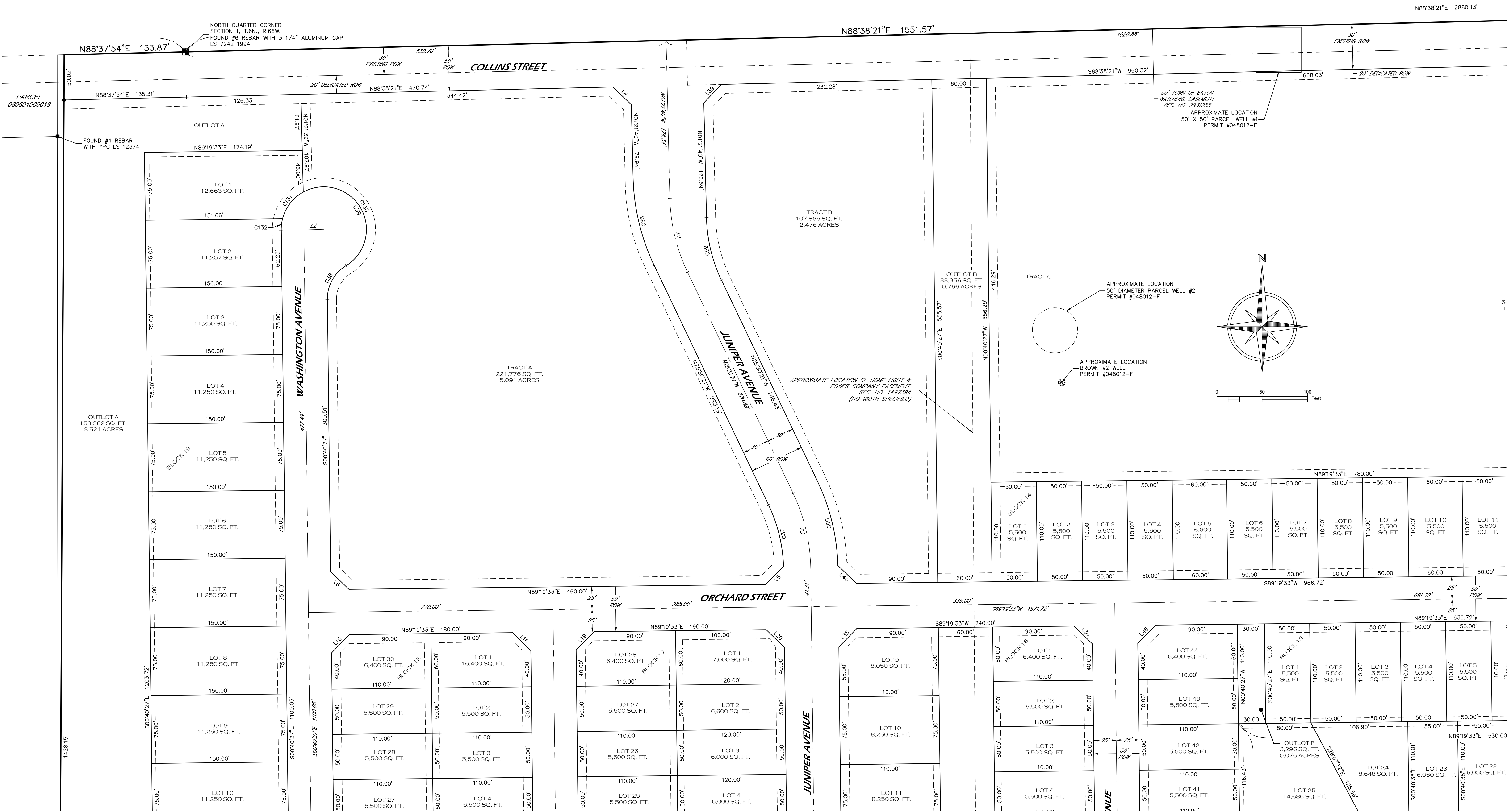
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



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|---------------------|--------------------------|------------|-------|-------------------|
| PROJECT NO: 2019341 | PROJECT NAME: BROWN FARM | REVISIONS: | DATE: | 1 SHEET 1 OF 9 |
| DATE: 5-19-2022 | CLIENT: LANDONE | | | |
| DRAWN BY: SIP | FILE NAME: 2019341SUB | | | |
| CHECKED BY: SIP | SCALE: 1" = 50' | | | |
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BROWN FARM 3RD SUBDIVISION

BEING A REPLAT OF OUTLOT A BROWN FARM 2ND SUBDIVISION AND A PARCEL OF LAND,
SITUATE IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO



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2

SHEET 2 OF 9

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SHEET 3 OF 9

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| PROJECT NO: 2019341 | PROJECT NAME: BROWN FARM | REVISIONS: | DATE: | <div style="font-size: 48pt; text-align: center;">4</div> <div style="text-align: center;">SHEET 4 OF 9</div> |
| DATE: 5-18-2022 | CLIENT: LANDONE | | | |
| DRAWN BY: SIP | FILE NAME: 2019341SUB | | | |
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MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104 WINDSOR, CO 80550

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| PROJECT NO. 2019341 | PROJECT NAME: BROWN FARM | REVISIONS: | DATE: |
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SHEET 5 OF 9

BROWN FARM 3RD SUBDIVISION

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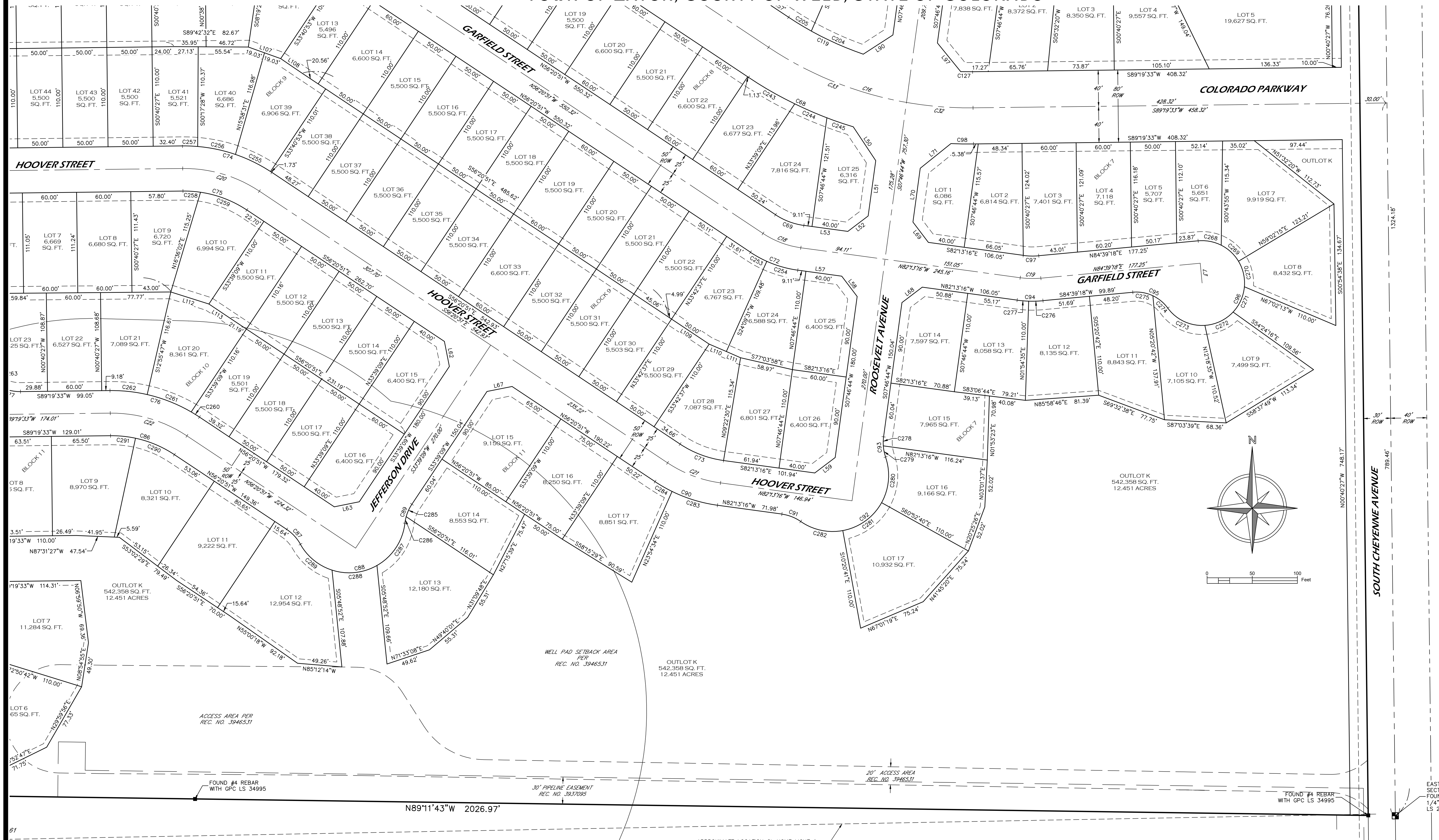
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SHEET 6 OF 9

BROWN FARM 3RD SUBDIVISION

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7

SHEET 7 OF 9

BROWN FARM 3RD SUBDIVISION

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SHEET 8 OF 9

BROWN FARM 3RD SUBDIVISION

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CH BEARING |
| C1 | 84.28' | 200.00' | 24°08'41" | 83.66' | S13°26'01"E |
| C2 | 86.68' | 200.00' | 24°50'00" | 86.01' | N13°05'21"W |
| C3 | 83.47' | 200.00' | 23°54'46" | 82.87' | N10°35'44"E |
| C4 | 86.99' | 300.00' | 16°36'48" | 86.68' | S14°14'43"W |
| C5 | 86.45' | 300.00' | 16°30'41" | 86.16' | N14°11'40"E |
| C6 | 40.54' | 100.00' | 23°13'34" | 40.26' | S79°03'40"E |
| C7 | 171.83' | 100.00' | 98°27'11" | 151.46' | N48°33'09"E |
| C8 | 45.16' | 100.00' | 25°52'24" | 44.77' | S69°17°04"E |
| C9 | 108.71' | 100.00' | 62°17'10" | 103.44' | S25°12'16"E |
| C10 | 29.00' | 100.00' | 16°36'48" | 28.89' | S14°14'43"W |
| C11 | 162.15' | 400.00' | 23°13'34" | 161.04' | N79°03'40"W |
| C12 | 162.15' | 400.00' | 23°13'34" | 161.04' | S79°03'40"E |
| C13 | 50.00' | 400.00' | 7°09'45" | 49.97' | N85°13'56"E |
| C14 | 53.58' | 400.00' | 7°40'30" | 53.54' | S85°29'18"W |
| C15 | 239.64' | 400.00' | 34°19'35" | 236.08' | N73°30'39"W |
| C16 | 239.64' | 400.00' | 34°19'35" | 236.08' | S73°30'39"E |
| C17 | 134.80' | 225.00' | 34°19'35" | 132.79' | N73°30'39"W |
| C18 | 45.16' | 100.00' | 25°52'24" | 44.77' | S69°17°04"E |
| C19 | 22.91' | 100.00' | 13°07'26" | 22.86' | S88°46'59"E |
| C20 | 89.87' | 150.00' | 34°19'35" | 88.53' | N73°30'39"W |
| C21 | 63.22' | 140.00' | 25°52'24" | 62.68' | S69°17°04"E |
| C22 | 89.87' | 150.00' | 34°19'35" | 88.53' | N73°30'39"W |
| C23 | 93.20' | 400.00' | 13°21'01" | 92.99' | S82°39'03"W |
| C24 | 62.96' | 470.00' | 7°40'30" | 62.91' | S04°30'42"E |
| C25 | 50.00' | 400.00' | 7°09'45" | 49.97' | N04°46'04"W |
| C26 | 246.90' | 400.00' | 35°21'55" | 242.99' | S18°52'09"E |
| C27 | 78.63' | 200.00' | 22°31'38" | 78.13' | N25°17'17"W |
| C28 | 29.51' | 200.00' | 8°27'11" | 29.48' | N03°33'09"E |
| C29 | 62.96' | 470.00' | 7°40'30" | 62.91' | S04°30'42"E |
| C30 | 161.44' | 400.00' | 23°07'27" | 160.34' | N79°06'43"W |
| C31 | 78.21' | 400.00' | 11°12'08" | 78.08' | N61°56'55"W |
| C32 | 74.02' | 400.00' | 10°36'09" | 73.91' | S85°22'22"E |
| C33 | 165.63' | 400.00' | 23°43'27" | 164.44' | S68°12'35"E |
| C34 | 43.49' | 150.00' | 16°36'48" | 43.34' | N75°45'17"W |
| C35 | 40.53' | 100.00' | 23°13'22" | 40.25' | S79°03'34"E |
| C36 | 101.14' | 240.00' | 24°08'41" | 100.39' | S13°26'01"E |
| C37 | 69.99' | 170.00' | 23°35'25" | 69.50' | N13°42'39"W |
| C38 | 44.47' | 43.00' | 59°15'40" | 42.52' | S28°57'23"W |
| C39 | 145.63' | 47.00' | 177°31'56" | 93.98' | N30°10'45"W |
| C40 | 54.11' | 495.00' | 6°15'46" | 54.08' | S05°13'04"E |
| C41 | 46.25' | 370.00' | 7°09'45" | 46.22' | N85°13'56"E |
| C42 | 53.75' | 430.00' | 7°09'45" | 53.72' | N85°13'56"E |
| C43 | 46.88' | 375.00' | 7°09'45" | 46.85' | N04°46'04"W |
| C44 | 262.33' | 425.00' | 35°21'55" | 258.18' | S18°52'09"E |
| C45 | 68.80' | 175.00' | 22°31'33" | 68.36' | N25°17'15"W |
| C46 | 86.21' | 370.00' | 13°21'01" | 86.02' | S82°39'03"W |
| C47 | 66.31' | 495.00' | 7°40'30" | 66.26' | S04°30'42"E |
| C48 | 59.61' | 445.00' | 7°40'30" | 59.57' | S04°30'42"E |
| C49 | 57.60' | 430.00' | 7°40'30" | 57.56' | S85°29'18"W |
| C50 | 177.52' | 558.48' | 18°12'44" | 176.77' | S29°32'15"E |
| C51 | 100.19' | 430.00' | 13°21'01" | 99.97' | S82°39'03"W |
| C52 | 88.46' | 225.00' | 22°31'38" | 87.90' | N25°17'17"W |
| C53 | 231.46' | 375.00' | 35°21'55" | 227.81' | S18°52'09"E |
| C54 | 53.13' | 425.00' | 7°09'45" | 53.10' | N04°46'04"W |
| C55 | 49.56' | 370.00' | 7°40'30" | 49.53' | S85°29'18"W |
| C56 | 30.71' | 43.00' | 40°55'34" | 30.07' | S70°12'40"E |
| C57 | 214.80' | 47.00' | 261°51'08" | 71.02' | S00°40'27"E |
| C58 | 30.71' | 43.00' | 40°55'34" | 30.07' | S68°51'46"W |
| C59 | 71.64' | 170.00' | 24°08'41" | 71.11' | S13°26'01"E |
| C60 | 96.00' | 230.00' | 23°54'51" | 95.30' | N13°32'56"W |
| C61 | 172.28' | 425.00' | 23°13'34" | 171.11' | N79°03'40"W |
| C62 | 152.01' | 375.00' | 23°13'34" | 150.98' | N79°03'40"W |
| C63 | 95.69' | 330.00' | 16°36'48" | 95.35' | S14°14'43"W |
| C64 | 77.81' | 270.00' | 16°30'41" | 77.54' | N14°11'40"E |
| C65 | 121.26' | 440.00' | 15°47'24" | 120.87' | N82°46'45"W |
| C66 | 59.61' | 445.00' | 7°40'30" | 59.57' | S04°30'42"E |
| C67 | 215.68' | 360.00' | 34°19'35" | 212.47' | N73°30'39"W |
| C68 | 128.63' | 440.00' | 16°45'01" | 128.18' | S64°43'22"E |
| C69 | 33.87' | 75.00' | 25°52'24" | 33.58' | S69°17°04"E |
| C70 | 150.63' | 251.43' | 34°19'35" | 148.39' | N73°36'41"W |
| C71 | 119.82' | 200.00' | 34°19'35" | 118.04' | N73°30'39"W |
| C72 | 56.45' | 125.00' | 25°52'24" | 55.97' | S69°17°04"E |
| C73 | 51.93' | 115.00' | 25°52'24" | 51.49' | S69°17°04"E |
| C74 | 104.84' | 175.00' | 34°19'35" | 103.28' | N73°30'39"W |
| C75 | 74.89' | 125.00' | 34°19'35" | 73.77' | N73°30'39"W |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CH BEARING |
| C76 | 104.84' | 175.00' | 34°19'35" | 103.28' | N73°30'39"W |
| C77 | 22.63' | 48.00' | 27°00'45" | 22.42' | S77°10'05"E |
| C78 | 155.85' | 62.00' | 144°01'29" | 117.94' | S44°19'33"W |
| C79 | 22.63' | 47.99' | 27°00'58" | 22.42' | N14°10'49"W |
| C80 | 26.54' | 48.66' | 31°14'46" | 26.21' | N14°56'56"E |
| C81 | 158.53' | 61.96' | 146°35'18" | 118.70' | S46°38'04"E |
| C82 | 26.10' | 48.02' | 31°08'37" | 25.78' | S75°41'59"W |
| C83 | 22.63' | 48.00' | 27°00'45" | 22.42' | N77°10'05"W |
| C84 | 155.85' | 62.00' | 144°01'29" | 117.94' | N44°19'33"E |
| C85 | 22.63' | 48.00' | 27°00'44" | 22.42' | S14°10'49"E |
| C86 | 74.89' | 125.00' | 34°19'35" | 73.77' | N73°30'39"W |
| C87 | 22.63' | 48.00' | 27°00'44" | 22.42' | N42°50'29"W |
| C88 | 155.85' | 62.00' | 144°01'29" | 117.94' | N78°39'09"E |
| C89 | 22.63' | 48.00' | 27°00'44" | 22.42' | S20°08'46"W |
| C90 | 74.51' | 165.00' | 25°52'24" | 73.88' | S69°17°04"E |
| C91 | 22.63' | 48.00' | 27°00'44" | 22.42' | N68°42'54"W |
| C92 | 155.85' | 62.00' | 144°01'29" | 117.94' | N52°46'44"E |
| C93 | 22.63' | 48.00' | 27°00'44" | 22.42' | S05°43'38"E |
| C94 | 28.63' | 125.00' | 13°07'26" | 28.57' | S88°46'59"E |
| C95 | 44.48' | 43.00' | 59°15'45" | 42.52' | N65°42'50"W |
| C96 | 196.27' | 47.00' | 239°15'43" | 81.71' | N24°17'10"E |
| C97 | 17.18' | 75.00' | 13°07'26" | 17.14' | S88°46'59"E |
| C98 | 24.91' | 440.00' | 3°14'38" | 24.91' | S89°03'08"E |
| C99 | 71.24' | 170.00' | 24°00'35" | 70.72' | N10°32'49"E |
| C100 | 95.99' | 230.00' | 23°54'46" | 95.30' | N10°35'44"E |
| C101 | 30.40' | 75.00' | 23°13'34" | 30.20' | S79°03'40"E |
| C102 | 22.63' | 48.00' | 27°00'44" | 22.42' | N25°17'17"E |
| C103 | 155.85' | 62.00' | 144°01'29" | 117.94' | N45°40'27"W |
| C104 | 22.63' | 48.00' | 27°00'44" | 22.42' | S12°49'55"W |
| C105 | 50.67' | 125.00' | 23°13'34" | 50.33' | S79°03'40"E |
| C106 | 152.01' | 375.00' | 23°13'34" | 150.98' | S79°03'40"E |
| C107 | 172.28' | 425.00' | 23°13'34" | 171.11' | S79°03'40"E |
| C108 | 128.87' | 75.00' | 98°27'11" | 113.59' | N48°33'09"E |
| C109 | 33.20' | 225.00' | 8°27'11" | 33.16' | N03°33'09"E |
| C110 | 22.63' | 48.00' | 27°00'44" | 22.42' | S12°49'55"W |
| C111 | 155.85' | 62.00' | 144°01'17" | 117.94' | N45°40'21"W |
| C112 | 22.63' | 48.00' | 27°00'38" | 22.42' | N75°49'20"E |
| C113 | 30.40' | 75.00' | 23°13'22" | 30.19' | S79°03'34"E |
| C114 | 50.74' | 175.00' | 16°36'48" | 50.56' | N75°45'17"W |
| C115 | 36.24' | 125.00' | 16°36'48" | 36.12' | N75°45'17"W |
| C116 | 36.24' | 125.00' | 16°36'48" | 36.12' | S14°14'43"W |
| C117 | 135.89' | 125.00' | 62°17'10" | 129.29' | S25°12'16"E |
| C118 | 56.45' | 125.00' | 25°52'24" | 55.97' | S69°17°04"E |
| C119 | 92.48' | 360.00' | 14°43'05" | 92.22' | S63°42'24"E |
| C120 | 29.70' | 440.00' | 3°52'04" | 29.70' | N58°16'53"W |
| C121 | 95.10' | 330.00' | 16°30'41" | 94.77' | N14°11'40"E |
| C122 | 20.45' | 125.00' | 9°22'29" | 20.43' | S85°59'01"E |
| C123 | 25.82' | 175.00' | 8°27'11" | 25.79' | N03°33'09"E |
| C124 | 33.87' | 75.00' | 25°52'24" | 33.58' | S69°17°04"E |
| C125 | 81.53' | 75.00' | 62°17'10" | 77.58' | S25°12'16"E |
| C126 | 21.75' | 75.00' | 16°36'48" | 21.67' | S14°14'43"W |
| C127 | 13.10' | 360.00' | 2°05'08" | 13.10' | S89°37'53"E |
| C128 | 214.79' | 125.00' | 98°27'11" | 189.32' | N48°33'09"E |
| C129 | 78.29' | 270.00' | 16°36'48" | 78.01' | S14°14'43"W |
| C130 | 145.63' | 47.00' | 177°31'56" | 93.98' | N30°10'45"W |
| C131 | 38.10' | 47.00' | 46°26'33" | 37.06' | S37°50'01"W |
| C132 | 12.92' | 47.00' | 15°44'44" | 12.88' | S06°44'22"W |
| C133 | 54.11' | 495.00' | 6°15'46" | 54.08' | S05°13'04"E |
| C134 | 12.20' | 495.00' | 1°24'44" | 12.20' | S01°22'49"E |
| C135 | 73.41' | 558.48' | 7°31'53" | 73.36' | S24°11'50"E |
| C136 | 72.64' | 558.48' | 7°27°08" | 72.59' | S31°41'20"E |
| C137 | 31.47' | 558.48' | 3°13'42" | 31.46' | S37°01'46"E |
| C138 | 10.66' | 65.00' | 9°23'45" | 10.65' | N31°51'14"W |
| C139 | 9.19' | 375.00' | 1°24'18" | 9.19' | N07°38'48"W |
| C140 | 37.68' | 375.00' | 5°45'28" | 37.67' | N04°03'55"W |
| C141 | 2.70' | 425.00' | 0°21'50" | 2.70' | S01°22'06"E |
| C142 | 60.72' | 425.00' | 8°11'11" | 60.67' | S05°38'37"E |
| C143 | 55.96' | 425.00' | 7°32'40" | 55.92' | S13°30'32"E |
| C144 | 55.72' | 425.00' | 7°30'45" | 55.68' | S21°02'14"E |
| C145 | 55.65' | 425.00' | 7°30'08" | 55.61' | S28°32'41"E |
| C146 | 31.57' | 425.00' | 4°15'21" | 31.56' | S34°25'25"E |
| C147 | 54.02' | 175.00' | 17°41'07" | 53.80' | N27°42'28"W |
| C148 | 14.78' | 175.00' | 4°50'26" | 14.78' | N16°26'41"W |
| C149 | 43.61' | 445.00' | 5°36'55" | 43.59' | S03°28'54"E |
| C150 | 16.00' | 445.00' | 2°03'35" | 16.00' | S07°19'09"E |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CH BEARING |
| C151 | 22.08' | 495.00' | 2°33'19" | 22.07' | S07°04'17"E |
| C152 | 44.23' | 495.00' | 5°07'11" | 44.22' | S03°14'02"E |
| C153 | 5.55' | 445.00' | 0°42'53" | 5.55' | S01°01'53"E |
| C154 | 54.06' | 445.00' | 6°57'37" | 54.02' | S04°52'09"E |
| C155 | 42.07' | 375.00' | 6°25'38" | 42.04' | N87°27'38"W |
| C156 | 67.98' | 375.00' | 10°23'12" | 67.89' | N79°03'12"W |
| C157 | 41.97' | 375.00' | 6°24'43" | 41.94' | N70°39'15"W |
| C158 | 39.74' | 330.00' | 6°54'02" | 39.72' | S19°06'06"W |
| C159 | 55.94' | 330.00' | 9°42'45" | 55.87' | S10°47'42"W |
| C160 | 43.65' | 425.00' | 5°53'05" | 43.63' | N70°23'26"W |
| C161 | 56.70' | 425.00' | 7°38'39" | 56.66' | N77°09'17"W |
| C162 | 48.64' | 425.00' | 6°33'27" | 48.62' | N84°15'20"W |
| C163 | 23.29' | 425.00' | 3°08'23" | 23.29' | N89°06'15"W |
| C164 | 2.96' | 48.00' | 3°32'08" | 2.96' | S01°05'37"W |
| C165 | 19.67' | 48.00' | 23°28'37" | 19.53' | S14°35'59"W |
| C166 | 50.57' | 62.00' | 46°43'58" | 49.18' | N02°58'18"E |
| C167 | 36.45' | 62.00' | 33°41'14" | 35.93' | N37°14'18"W |
| C168 | 65.46' | 62.00' | 60°29'22" | 62.46' | N84°19'36"W |
| C169 | 3.37' | 62.00' | 3°06'54" | 3.37' | S63°52'16"W |
| C170 | 90.47' | 230.00' | 22°32'10" | 89.88' | N11°17'02"E |
| C171 | 5.53' | 230.00' | 1°22'36" | 5.53' | N00°40'21"W |
| C172 | 76.87' | 375.00' | 11°44'39" | 76.73' | S84°48'07"E |
| C173 | 75.15' | 375.00' | 11°28'55" | 75.03' | S73°11'20"E |
| C174 | 30.91' | 125.00' | 14°10'03" | 30.83' | S89°18'17"E |
| C175 | 42.85' | 125.00' | 19°41'08" | 42.74' | N73°46'07"E |
| C176 | 35.80' | 125.00' | 16°24'42" | 35.68' | N55°43'12"E |
| C177 | 51.44' | 125.00' | 23°34'41" | 51.08' | N35°43'30"E |
| C178 | 53.69' | 125.00' | 24°36'37" | 53.28' | N11°37'51"E |
| C179 | 46.02' | 125.00' | 61°21'31" | 45.99' | S70°32'59"E |
| C180 | 49.11' | 425.00' | 6°37'13" | 49.08' | S76°53'42"E |
| C181 | 49.84' | 425.00' | 6°43'07" | 49.81' | S83°37'52"E |
| C182 | 27.32' | 425.00' | 3°41'02" | 27.32' | S88°49'56"E |
| C183 | 7.03' | 75.00' | 5°22'27" | 7.03' | N02°00'47"E |
| C184 | 121.84' | 75.00' | 93°04'44" | 108.88' | N51°14'22"E |
| C185 | 30.28' | 225.00' | 7°42'42" | 30.26' | N03°55'23"E |
| C186 | 2.91' | 225.00' | 0°44'29" | 2.91' | N00°18'12"W |
| C187 | 29.20' | 62.00' | 26°59'07" | 28.93' | N12°50'44"E |
| C188 | 38.11' | 62.00' | 35°13'17" | 37.52' | N18°15'28"W |
| C189 | 29.78' | 62.00' | 27°31'19" | 29.50' | N49°37'46"W |
| C190 | 51.39' | 62.00' | 47°29'19" | 49.81' | N87°08'05"E |
| C191 | 7.36' | 62.00' | 6°48'15" | 7.36' | S65°43'08"W |
| C192 | 38.28' | 175.00' | 12°31'54" | 38.20' | N73°42'50"W |
| C193 | 12.47' | 175.00' | 4°04'54" | 12.46' | N82°01'14"W |
| C194 | 38.50' | 270.00' | 8°10'08" | 38.46' | S10°01'23"W |
| C195 | 39.79' | 270.00' | 8°26'39" | 39.76' | S18°19'47"W |
| C196 | 12.20' | 125.00' | 5°35'25" | 12.19' | N81°15'59"W |
| C197 | 24.05' | 125.00' | 11°01'23" | 24.01' | N72°57'35"W |
| C198 | 28.78' | 125.00' | 13°11'22" | 28.71' | S00°39'22"E |
| C199 | 56.33' | 125.00' | 25°49'06" | 55.85' | S20°09'36"E |
| C200 | 36.11' | 125.00' | 16°34'51" | 36.05' | S41°21'34"E |
| C201 | 14.11' | 125.00' | 6°41'51" | 14.06' | S52°59'56"E |
| C202 | 13.69' | 125.00' | 6°16'27" | 13.68' | S59°29'05"E |
| C203 | 42.76' | 125.00' | 19°35'57" | 42.55' | S72°25'17"E |
| C204 | 62.98' | 360.00' | 10°10'27" | 62.90' | S66°03'13"E |
| C205 | 29.49' | 360.00' | 4°41'38" | 29.49' | S58°41'41"E |
| C206 | 32.12' | 330.00' | 5°34'34" | 32.10' | N19°39'44"E |
| C207 | 49.22' | 330.00' | 8°32'43" | 49.17' | N12°36'05"E |
| C208 | 13.77' | 330.00' | 2°23'25" | 13.77' | N07°08'01"E |
| C209 | 66.88' | 535.00' | 7°09'45" | 66.84' | N04°46'04"W |
| C210 | 131.71' | 335.00' | 23°21'38" | 130.87' | N25°17'17"W |
| C211 | 163.57' | 265.00' | 35°21'55" | 160.98' | S18°52'09"E |
| C212 | 12.39' | 47.00' | 15°06'23" | 12.36' | S175°18'04"W |
| C213 | 42.29' | 47.00' | 51°33'16" | 40.88' | S89°22'06"W |
| C214 | 37.55' | 47.00' | 45°46'45" | 36.56' | S40°42'06"W |
| C215 | 31.08' | 47.00' | 37°53'09" | 30.51' | S01°07'51"E |
| C216 | 36.06' | 47.00' | 43°57'28" | 35.18' | S42°03'09"E |
| C217 | 43.04' | 47.00' | 52°27'45" | 41.55' | N89°44'11"E |
| C218 | 12.39' | 47.00' | 15°06'23" | 12.36' | N55°57'11"E |
| C219 | 75.91' | 430.00' | 10°06'53" | 75.81' | S84°16'07"W |
| C220 | 24.98' | 430.00' | 31°4'08" | 24.28' | S77°35'36"W |
| C221 | 39.98' | 225.00' | 10°10'52" | 39.93' | N19°06'54"E |
| C222 | 48.48' | 224.39' | 12°22'47" | 48.39' | S30°22'09"W |
| C223 | 28.56' | 379.76' | 41°8'29" | 28.55' | S42°22'51"E |
| C224 | 66.16' | 375.62' | 10°05'28" | 66.07' | S70°77'49"E |
| C225 | 67.80' | 375.00' | 10°21'34" | 67.71' | S16°54'05"E |