1476-B

39

BOULEVARD ONE FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 6

06/26/2014 02:41 PM R361.00 2014105351 Page: 3 of 6 D50.00 City & County of Denver PLT

Mayfair Park, Second Filing Book 18, Page 113

Tract J

Tract K

(Proposed Oneida

SEE SHEET 2 MATCHLINE

Center of East 1/16 Corner Sec 8, T4S, R67W, 6th P.M. Fnd. 2-1/2" Cap in concrete Stamped: URS CORP PLS 29412

Lowry Filing No. 17 Reception Number 2003213188

Library Site Reception Number 2000118830

POINT OF COMMENCEMENT
East 1/4 Sec 8, T4S, R67W, 6th P.M.
Fnd. 3-1/4" Alum Cap In Range Box
Stamped: BRW INC PLS 20683
State Plane Coordinates
N: 1687096.731
E: 3167797.851

BASIS OF BEARINGS
North line of the SE 1/4 Sec 8
N89°59'52"W 2635.61'

POINT OF BEGINNING
Southerly line of First Ave. and the northwest corner of Lowry Filing No. 3

Tract AF (Proposed 1st Ave)

1st Ave.

Tract AF (Proposed 1st Ave.) 7,995 s.f.

Tract AG (Proposed Oneida Ct.)

Oneida Ct.

Tract U 2,362 s.f.

Tract W 2,375 s.f.

Tract H

Tract P 9,879 s.f.

Tract V 25,779 s.f.

Tract G 4,122 s.f.

Tract AE (Proposed Pontiac St.)

Tract AD (Proposed Lowry Blvd.) 88,600 s.f.

Tract AD (Proposed Lowry Blvd.) 88,500 s.f.

Tract AC 38,409 s.f.

Quebec St.

Lowry Filing No. 3 Reception Number 9800190950

Drainage Easement (See Note 15)

24' Sanitary Sewer Easement (See Note 14)

20' Drainage Easement (See Note 13)

SEE SHEET 4 MATCHLINE

Offset 2' to the East

Southeast Corner Sec 8, T4S, R67W, 6th P.M. Fnd. 3-1/4" Aluminum Cap In Range Box Stamped: HCL ENG. PLS 11150 N: 1684457.693 E: 3167813.656

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

- △ FOUND 3/4" BRASS TAG STAMPED: BRW INC. LS 20683
- ◎ FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED: HCL PLS 34980
- □ FOUND 1-1/2" ALUMINUM CAP STAMPED: FLATIRONS LS 16406
- ⊗ FOUND 1/2" BRASS TAG STAMPED: LS 16406
- ○ SET #6 REBAR WITH 1-3/8" RED PLASTIC CAP IN RANGE BOX STAMPED: URS CORP. PLS 20683 (AFTER CONSTRUCTION)
- ○ FOUND 1-3/8" RED PLASTIC CAP IN RANGE BOX STAMPED: URS CORP PLS 20683
- (i) BLOCK NUMBER
- 1 LOT NUMBER
- U.E. UTILITY EASEMENT

URS
8181 East Tufts Avenue
Denver, CO 80237
Phone (303) 740.2600