

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 38-R-2022**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY  
APPROVING THE WATERFRONT FILING NO. 1 PRELIMINARY PLAT**

**WHEREAS**, the Town of Mead (“Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (“MMC”) to regulate the subdivision of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

**WHEREAS**, Bryan Horan and Ventana Capital (together, the “Applicant”), have submitted an application for the Waterfront Filing No. 1 Preliminary Plat (the “Preliminary Plat”) for the 586.07-acre property, known as the Waterfront Property, generally located west of I-25, north of the St. Vrain River, east of Third Street (CR 7), and south of State Highway 66, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in the Preliminary Plat (the “Property”); and

**WHEREAS**, a copy of the Preliminary Plat is attached to this Resolution as **EXHIBIT 1** and is incorporated herein by reference; and

**WHEREAS**, the Applicant is the authorized representative of the current Property owner of record, Tharaldson Ethanol Plant I, L.L.C., a Nevada limited liability company (the “Owner”); and

**WHEREAS**, the Preliminary Plat proposes to subdivide the northernmost 166.80 acres of the Property (Filing No. 1) into 182 small lots, in accordance with the Residential Multi-Family (RMF-8) with Planned Unit Development (PUD) underlying zoning, and 209 large lots, in accordance with the Residential Single Family (RSF-4) with PUD underlying zoning; and

**WHEREAS**, the Preliminary Plat anticipates that the remaining 419 acres of the Property (Tract I) will be replatted at a later date; and

**WHEREAS**, following the conclusion of a public hearing, held on April 20, 2022, the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions; and

**WHEREAS**, the Planning Commission’s recommendation is memorialized in Resolution No. 03-PC-2022, a copy of which has been provided to the Board of Trustees; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on May 9, 2022, to consider the Preliminary Plat; and

**WHEREAS**, the administrative record for this case includes, but is not limited to, the Annexation Agreement for the Property, the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer for this case, any and all submittals by the Applicant, and the digital recordings and minutes of both the Planning Commission and Board of Trustees meetings at which this application was considered; and

**WHEREAS**, the Board of Trustees has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-60 of the MMC have been satisfied; and

**WHEREAS**, the Board of Trustees has further determined that approval of the Preliminary Plat will advance the public health, safety, convenience, and general welfare of the residents of the Town, subject to the conditions of approval as hereinafter set forth.

**THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Town of Mead, Colorado, as follows:

**Section 1.** That the Waterfront Filing No. 1 Preliminary Plat be approved subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and
- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

**Section 2.** Subject to review and approval of the Preliminary Plat mylar by the Director and the Town Attorney, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Preliminary Plat mylar pursuant to the terms contained herein.

**Section 3.** Approval of the Preliminary Plat shall be deemed effective upon signing by the Applicant and Town officials in conformance herewith. The Preliminary Plat shall not be recorded in the Weld County real property records. In accordance with Section 16-4-60 of the MMC, the Preliminary Plat shall be valid for one (1) year and shall automatically expire thereafter. If a final plat is not submitted within one (1) year or within such extended time as may be granted by the Board of Trustees, a new preliminary plat must be submitted and processed in accordance with applicable provisions of the Land Use Code.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption.

**Section 5. Repealer.** All resolutions, or parts thereof, in conflict with this Resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

**Section 6. Certification.** The Town Clerk shall certify to the passage of this Resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 9TH DAY OF MAY, 2022.**

**ATTEST:**

By:   
Mary E. Strutt, ~~MMC~~ Town Clerk



**TOWN OF MEAD**

By:   
Colleen G. Whitlow, Mayor

**EXHIBIT 1**  
Waterfront Filing No. 1 Preliminary Plat  
(attached)



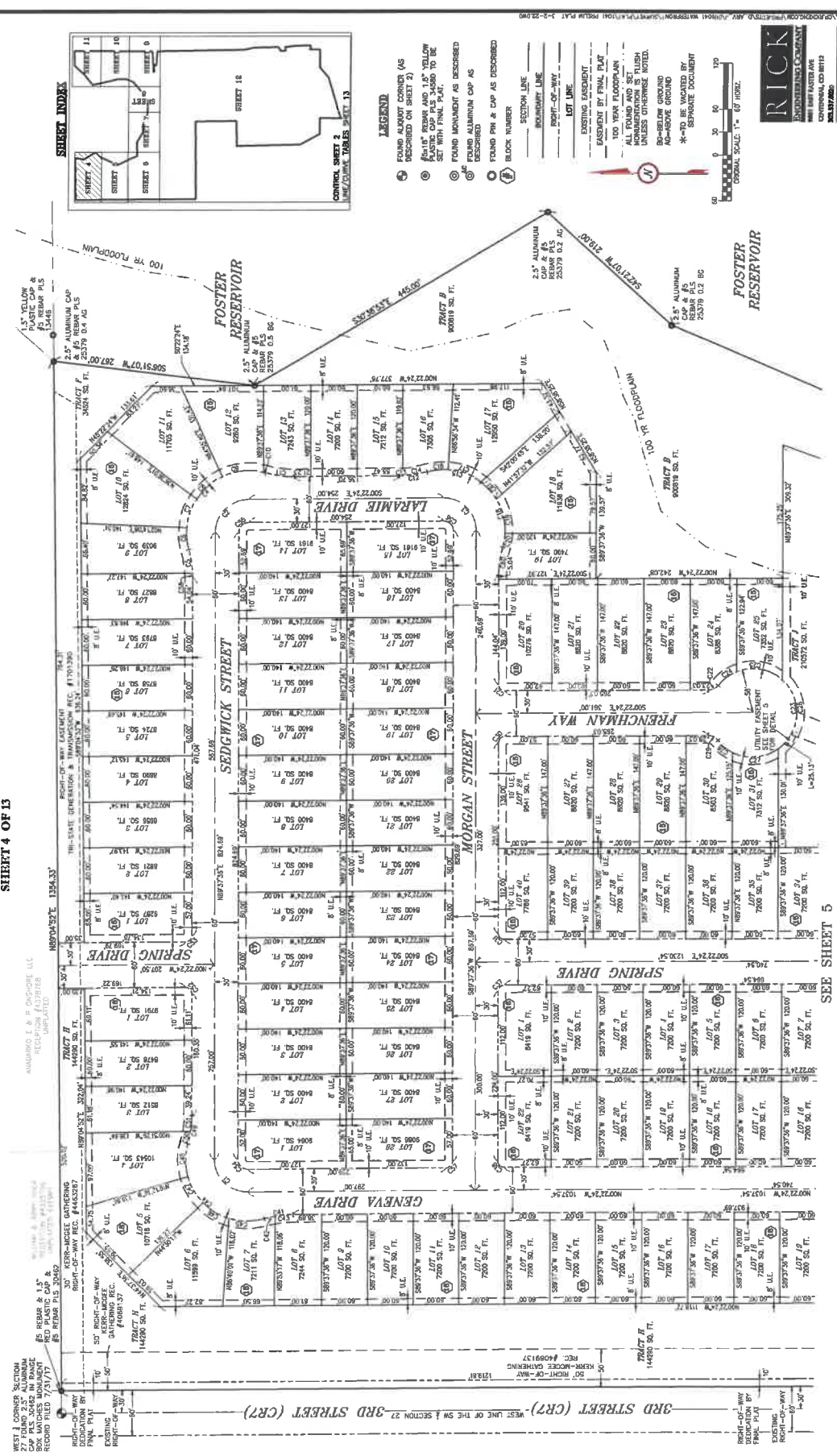






# WATERFRONT FILING NO. 1

PRELIMINARY PLAT  
 LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE  
 NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 586.072 ACRES±  
 SHEET 4 OF 13



- LEGEND**
- ① FOUND ALUMINUM CORNER (AS DESCRIBED ON SHEET 2)
  - ② 5.5" ALUMINUM CAP & PIP AS DESCRIBED SET WITH FINAL P&S
  - ③ FOUND MONUMENT AS DESCRIBED
  - ④ FOUND ALUMINUM CAP AS DESCRIBED
  - ⑤ FOUND PIP & CAP AS DESCRIBED
  - ⑥ BLOCK NUMBER
  - ⑦ SECTION LINE
  - ⑧ BOUNDARY LINE
  - ⑨ RIGHT-OF-WAY
  - ⑩ LOT LINE
  - ⑪ EXISTING EASEMENT
  - ⑫ EASEMENT BY FINAL PLAT
  - ⑬ 100 YEAR FLOODPLAIN
  - ⑭ ALL FOUND AND SET
  - ⑮ INTERSECTION OF FLOOD INSURANCE RATE
  - ⑯ 5.5" ALUMINUM CAP & PIP AS DESCRIBED
  - ⑰ 5.5" ALUMINUM CAP & PIP AS DESCRIBED
  - ⑱ \*TO BE CHECKED BY SEPARATE DOCUMENT

**RICK**  
 LAND SURVEYING COMPANY  
 1000 WEST 10TH AVE  
 FORT COLLINS, CO 80521  
 (970) 226-1100  
 www.ricksurveying.com

WEST 1 CORNER BENCH MARK  
 CAP P&S 30492 ALUMINUM  
 27' 2" 30492 ALUMINUM  
 RED PLASTIC CAP & PIP  
 RECORD FILED 7/21/17

RIGHT-OF-WAY  
 PLANK PLAT  
 EXISTING  
 RIGHT-OF-WAY

SEE SHEET 5













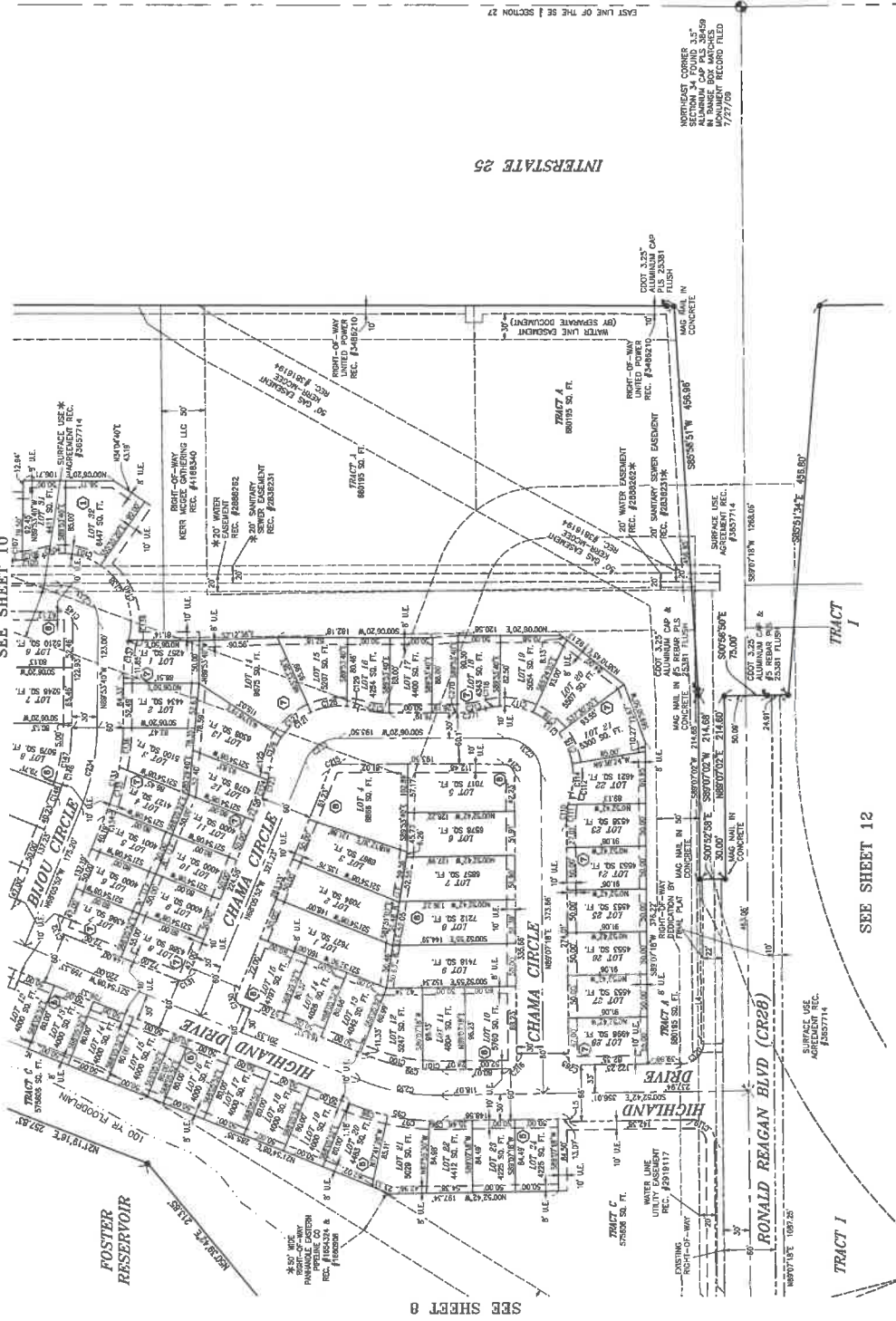
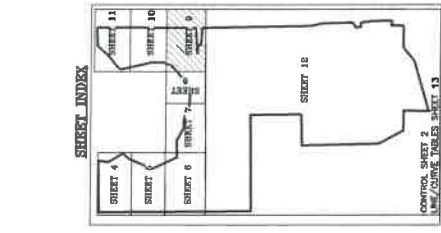
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SHEET 9 OF 13

SEE SHEET 10



SEE SHEET 8

SEE SHEET 12

INTERSTATE 25

EAST LINE OF THE SE 1/4 SECTION 27

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

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SEE SHEET 277

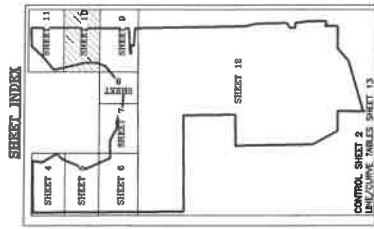
SEE SHEET 278

# WATERFRONT FILING NO. 1

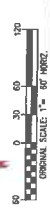
PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO CONTAINING 586.072 ACRES±

SHEET 10 OF 13



- LEGEND**
- ⊕ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 23
  - ⊙ FOUND 1 1/4" VELUXY PLASTIC CAP PLS. AS TO BE SET WITH FINAL PLAT.
  - ⊙ FOUND MONUMENT AS DESCRIBED
  - ⊙ FOUND ALUMINUM CAP AS DESCRIBED
  - ⊙ FOUND PIN & CAP AS DESCRIBED
  - ⊙ BLOCK NUMBER
- SECTION LINE**
- BOUNDARY LINE**
- LOT LINE**
- EXISTING EASEMENT**
- EASEMENT BY FINAL PLAT**
- 100 YEAR FLOODPLAIN**
- ALL TRAILS AND SETBACKS TO BE PLUSH UNLESS OTHERWISE NOTED.**
- SHADOW GROUND**
- \* TO BE MAINTAINED BY SEPARATE DOCUMENT**



**RICK**  
ENGINEERING COMPANY  
1000 WEST 10TH AVE  
DENVER, CO 80202  
TEL: 733-8800

INTERSTATE 25

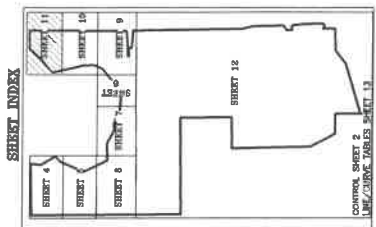
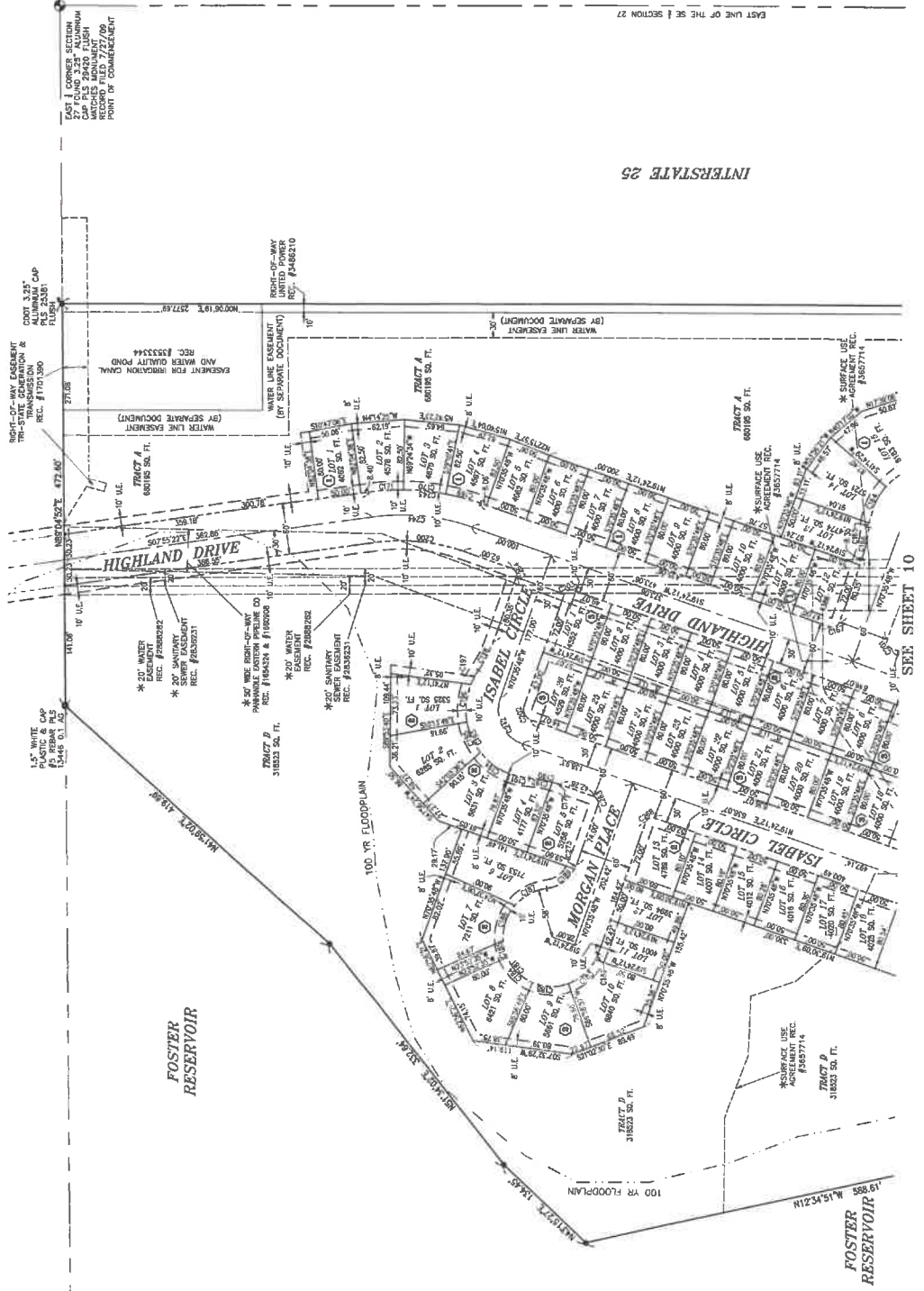
EAST LINE OF THE SE 1/4 SECTION 27

\\P0301001\PROJECTS\2014\1001 WATERFRONT FILING NO. 1\1011 FINAL PLAT 3-2-22.DWG



# WATERFRONT FILING NO. 1

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 LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE  
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 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 586.072 ACRES±  
 SHEET 11 OF 13



- LEGEND**
- FOUND ALUMINUM CORNER (AS DESCRIBED ON SHEET 2)
  - 1.5" WHITE ROUND AND 1.5" YELLOW PLASTIC CORNER PINS SET WITH FINAL PLAT.
  - FOUND MONUMENT AS DESCRIBED
  - FOUND ALUMINUM COP AS DESCRIBED
  - FOUND PIN & CAP AS DESCRIBED
  - BOOK NUMBER
  - SECTION LINE
  - BOUNDARY LINE
  - RIGHT-OF-WAY
  - LOT LINE
  - EXISTING EASEMENT
  - EASEMENT BY FINAL PLAT
  - 100 YEAR FLOODPLAIN
  - ALL FOUND AND SET MONUMENTS IN FLUSH WITH SURFACE UNLESS NOTED.
  - AS-BUILT SURVEY AND ADJACENT GROUND
  - \*-TO BE VACCATED BY SEPARATE DOCUMENT



**RICK**  
 ENGINEERING COMPANY  
 1001 EAST 14TH AVE  
 CENTENNIAL, CO 80112  
 (303) 751-1100  
 www.rickeng.com

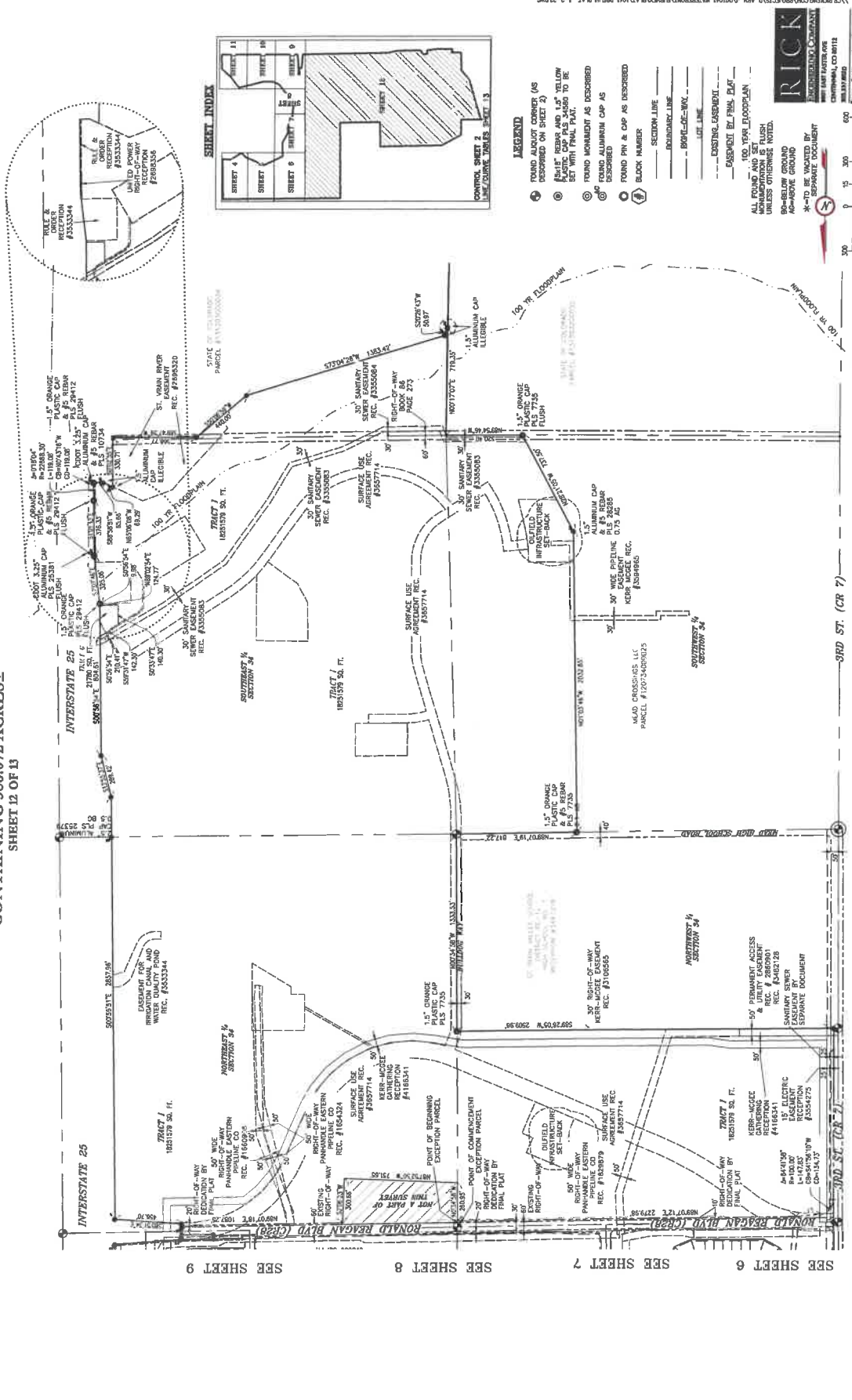
EAST LINE OF THE SE 1/4 SECTION 27

INTERSTATE 25

SEE SHEET 10

# WATERFRONT FILING NO. 1

PRELIMINARY PLAN  
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 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 586.072 ACRES ±  
 SHEET 12 OF 13

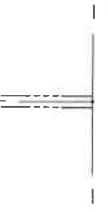


**RICK**  
 ENGINEERING COMPANY  
 1000 W. 10TH AVENUE  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112

ALL POINTS 100.00% FLOODPLAIN  
 MONUMENTATION IS FLUSH  
 UNLESS OTHERWISE NOTED.  
 BR-BELOW GROUND  
/>
 AD-ABOVE GROUND  
 W-DRAINAGE DOCUMENT  
 S-SUBMITTE DOCUMENT

**LEGEND**

- ④ FOUND ALMOST CORNER (AS DESCRIBED ON SHEET 2)
- ⑤ 1/2" REBAR AND 1/2" YELLOW MONUMENT TO BE SET WITH FINAL PLAN.
- ⑥ FOUND MONUMENT AS DESCRIBED
- ⑦ FOUND MONUMENT CAP AS DESCRIBED
- ⑧ FOUND PIN & CAP AS DESCRIBED
- ⑨ BLACK NUMBER
- SECOND LINE
- ROUNDLINE LINE
- PORT-LINE-WX
- LINE LINE
- EXISTING EASEMENT
- EASEMENT BY FINAL PLAN
- 100.00% FLOODPLAIN



GRAPHIC SCALE: 1" = 200' HORZ.  
 0 10 20 30 40 50 60 70 80 90 100

3RD ST. (CR 7)  
 4TH ST. (CR 8)  
 5TH ST. (CR 9)

INTERSTATE 25  
 INTERSTATE 26

STATE OF COLORADO  
 PARCEL #11130000004

STATE OF COLORADO  
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STATE OF COLORADO  
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 CONTAINING 586.072 ACRES±  
 SHEET 13 OF 13

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	67.54	43.07	180.000°	S41°29'36"W	68.07
C2	67.54	43.07	180.000°	N45°24'24"E	68.07
C3	67.54	43.07	180.000°	N45°24'24"E	68.07
C4	171.95	107.100	149.572°	N49°22'24"W	141.05
C5	31.45	18.000	180.000°	N02°20'12"E	31.39
C6	26.28	15.000	180.000°	S89°23'24"E	26.17
C7	60.02	36.000	180.000°	N13°00'00"W	36.39
C8	63.02	36.000	180.000°	N13°00'00"W	36.39
C9	53.97	26.387	180.000°	N43°03'24"E	54.96
C10	2.87	1.435	180.000°	N43°03'24"E	2.87
C11	39.42	19.710	180.000°	S72°23'36"E	39.37
C12	39.42	19.710	180.000°	S72°23'36"E	39.37
C13	4.57	2.285	180.000°	S13°00'00"W	4.57
C14	30.79	15.395	180.000°	S90°00'00"W	30.71
C15	23.51	11.755	180.000°	N13°00'00"W	23.46
C16	29.84	14.920	180.000°	N43°03'24"E	29.78
C17	47.02	23.510	180.000°	N02°20'12"E	46.97
C18	58.81	29.405	180.000°	N13°00'00"W	58.76
C19	61.59	30.795	180.000°	N13°00'00"W	61.54
C20	18.77	9.385	180.000°	S81°27'36"E	18.72
C21	12.57	6.285	180.000°	S41°29'36"W	12.52
C22	14.42	7.210	180.000°	S89°23'24"E	14.37
C23	20.61	10.305	180.000°	N45°24'24"E	20.56
C24	30.71	15.355	180.000°	N45°24'24"E	30.66
C25	44.29	22.145	180.000°	N45°24'24"E	44.24
C26	54.29	27.145	180.000°	N45°24'24"E	54.24
C27	63.29	31.645	180.000°	N45°24'24"E	63.24
C28	71.29	35.645	180.000°	N45°24'24"E	71.24
C29	78.29	39.145	180.000°	N45°24'24"E	78.24
C30	84.29	42.145	180.000°	N45°24'24"E	84.24
C31	89.29	44.645	180.000°	N45°24'24"E	89.24
C32	93.29	46.645	180.000°	N45°24'24"E	93.24
C33	96.29	48.145	180.000°	N45°24'24"E	96.24
C34	98.29	49.145	180.000°	N45°24'24"E	98.24
C35	99.29	49.645	180.000°	N45°24'24"E	99.24
C36	99.29	49.645	180.000°	N45°24'24"E	99.24
C37	98.29	48.645	180.000°	N45°24'24"E	98.24
C38	96.29	46.645	180.000°	N45°24'24"E	96.24
C39	93.29	43.645	180.000°	N45°24'24"E	93.24
C40	89.29	39.645	180.000°	N45°24'24"E	89.24
C41	84.29	34.645	180.000°	N45°24'24"E	84.24
C42	78.29	28.645	180.000°	N45°24'24"E	78.24
C43	71.29	21.645	180.000°	N45°24'24"E	71.24
C44	63.29	13.645	180.000°	N45°24'24"E	63.24
C45	54.29	4.645	180.000°	N45°24'24"E	54.24
C46	44.29	-4.355	180.000°	N45°24'24"E	44.24
C47	33.29	-15.355	180.000°	N45°24'24"E	33.24
C48	21.29	-26.355	180.000°	N45°24'24"E	21.24
C49	9.29	-37.355	180.000°	N45°24'24"E	9.24
C50	-7.71	-48.355	180.000°	N45°24'24"E	-7.66
C51	-15.71	-59.355	180.000°	N45°24'24"E	-15.66
C52	-23.71	-70.355	180.000°	N45°24'24"E	-23.66
C53	-31.71	-81.355	180.000°	N45°24'24"E	-31.66
C54	-39.71	-92.355	180.000°	N45°24'24"E	-39.66
C55	-47.71	-103.355	180.000°	N45°24'24"E	-47.66

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C56	55.71	27.855	180.000°	N45°24'24"E	55.66
C57	43.71	21.855	180.000°	N45°24'24"E	43.66
C58	31.71	15.855	180.000°	N45°24'24"E	31.66
C59	19.71	9.855	180.000°	N45°24'24"E	19.66
C60	7.71	3.855	180.000°	N45°24'24"E	7.66
C61	-4.29	-7.855	180.000°	N45°24'24"E	-4.24
C62	-12.29	-17.855	180.000°	N45°24'24"E	-12.24
C63	-20.29	-27.855	180.000°	N45°24'24"E	-20.24
C64	-28.29	-37.855	180.000°	N45°24'24"E	-28.24
C65	-36.29	-47.855	180.000°	N45°24'24"E	-36.24
C66	-44.29	-57.855	180.000°	N45°24'24"E	-44.24
C67	-52.29	-67.855	180.000°	N45°24'24"E	-52.24
C68	-60.29	-77.855	180.000°	N45°24'24"E	-60.24
C69	-68.29	-87.855	180.000°	N45°24'24"E	-68.24
C70	-76.29	-97.855	180.000°	N45°24'24"E	-76.24
C71	-84.29	-107.855	180.000°	N45°24'24"E	-84.24
C72	-92.29	-117.855	180.000°	N45°24'24"E	-92.24
C73	-100.29	-127.855	180.000°	N45°24'24"E	-100.24
C74	-108.29	-137.855	180.000°	N45°24'24"E	-108.24
C75	-116.29	-147.855	180.000°	N45°24'24"E	-116.24
C76	-124.29	-157.855	180.000°	N45°24'24"E	-124.24
C77	-132.29	-167.855	180.000°	N45°24'24"E	-132.24
C78	-140.29	-177.855	180.000°	N45°24'24"E	-140.24
C79	-148.29	-187.855	180.000°	N45°24'24"E	-148.24
C80	-156.29	-197.855	180.000°	N45°24'24"E	-156.24
C81	-164.29	-207.855	180.000°	N45°24'24"E	-164.24
C82	-172.29	-217.855	180.000°	N45°24'24"E	-172.24
C83	-180.29	-227.855	180.000°	N45°24'24"E	-180.24
C84	-188.29	-237.855	180.000°	N45°24'24"E	-188.24
C85	-196.29	-247.855	180.000°	N45°24'24"E	-196.24
C86	-204.29	-257.855	180.000°	N45°24'24"E	-204.24
C87	-212.29	-267.855	180.000°	N45°24'24"E	-212.24
C88	-220.29	-277.855	180.000°	N45°24'24"E	-220.24
C89	-228.29	-287.855	180.000°	N45°24'24"E	-228.24
C90	-236.29	-297.855	180.000°	N45°24'24"E	-236.24
C91	-244.29	-307.855	180.000°	N45°24'24"E	-244.24
C92	-252.29	-317.855	180.000°	N45°24'24"E	-252.24
C93	-260.29	-327.855	180.000°	N45°24'24"E	-260.24
C94	-268.29	-337.855	180.000°	N45°24'24"E	-268.24
C95	-276.29	-347.855	180.000°	N45°24'24"E	-276.24
C96	-284.29	-357.855	180.000°	N45°24'24"E	-284.24
C97	-292.29	-367.855	180.000°	N45°24'24"E	-292.24
C98	-300.29	-377.855	180.000°	N45°24'24"E	-300.24
C99	-308.29	-387.855	180.000°	N45°24'24"E	-308.24
C100	-316.29	-397.855	180.000°	N45°24'24"E	-316.24

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C101	23.07	11.535	180.000°	N45°24'24"E	23.02
C102	14.37	7.185	180.000°	N45°24'24"E	14.32
C103	10.27	5.135	180.000°	N45°24'24"E	10.22
C104	34.35	17.175	180.000°	N45°24'24"E	34.30
C105	36.47	18.235	180.000°	N45°24'24"E	36.42
C106	38.59	19.295	180.000°	N45°24'24"E	38.54
C107	40.71	20.355	180.000°	N45°24'24"E	40.66
C108	42.83	21.415	180.000°	N45°24'24"E	42.78
C109	44.95	22.475	180.000°	N45°24'24"E	44.90
C110	47.07	23.535	180.000°	N45°24'24"E	47.02
C111	49.19	24.595	180.000°	N45°24'24"E	49.14
C112	51.31	25.655	180.000°	N45°24'24"E	51.26
C113	53.43	26.715	180.000°	N45°24'24"E	53.38
C114	55.55	27.775	180.000°	N45°24'24"E	55.50
C115	57.67	28.835	180.000°	N45°24'24"E	57.62
C116	59.79	29.895	180.000°	N45°24'24"E	59.74
C117	61.91	30.955	180.000°	N45°24'24"E	61.86
C118	64.03	32.015	180.000°	N45°24'24"E	63.98
C119	66.15	33.075	180.000°	N45°24'24"E	66.10
C120	68.27	34.135	180.000°	N45°24'24"E	68.22
C121	70.39	35.195	180.000°	N45°24'24"E	70.34
C122	72.51	36.255	180.000°	N45°24'24"E	72.46
C123	74.63	37.315	180.000°	N45°24'24"E	74.58
C124	76.75	38.375	180.000°	N45°24'24"E	76.70
C125	78.87	39.435	180.000°	N45°24'24"E	78.82
C126	80.99	40.495	180.000°	N45°24'24"E	80.94
C127	83.11	41.555	180.000°	N45°24'24"E	83.06
C128	85.23	42.615	180.000°	N45°24'24"E	85.18
C129	87.35	43.675	180.000°	N45°24'24"E	87.30
C130	89.47	44.735	180.000°	N45°24'24"E	89.42
C131	91.59	45.795	180.000°	N45°24'24"E	91.54
C132	93.71	46.855	180.000°	N45°24'24"E	93.66
C133	95.83	47.915	180.000°	N45°24'24"E	95.78
C134	97.95	48.975	180.000°	N45°24'24"E	97.90
C135	100.07	50.035	180.000°	N45°24'24"E	100.02
C136	102.19	51.095	180.000°	N45°24'24"E	102.14
C137	104.31	52.155	180.000°	N45°24'24"E	104.26
C138	106.43	53.215	180.000°	N45°24'24"E	106.38
C139	108.55	54.275	180.000°	N45°24'24"E	108.50
C140	110.67	55.335	180.000°	N45°24'24"E	110.62
C141	112.79	56.395	180.000°	N45°24'24"E	112.74
C142	114.91	57.455	180.000°	N45°24'24"E	114.86
C143	117.03	58.515	180.000°	N45°24'24"E	116.98
C144	119.15	59.575	180.000°	N45°24'24"E	119.10
C145	121.27	60.635	180.000°	N45°24'24"E	121.22
C146	123.39	61.695	180.000°	N45°24'24"E	123.34
C147	125.51	62.755	180.000°	N45°24'24"E	125.46
C148	127.63	63.815	180.000°	N45°24'24"E	127.58
C149	129.75	64.875	180.000°	N45°24'24"E	129.70
C150	131.87	65.935	180.000°	N45°24'24"E	131.82
C151	133.99	66.995	180.000°	N45°24'24"E	133.94
C152	136.11	68.055	180.000°	N45°24'24"E	136.06
C153	138.23	69.115	180.000°	N45°24'24"E	138.18
C154	140.35	70.175	180.000°	N45°24'24"E	140.30
C155	142.47	71.235	180.000°	N45°24'24"E	142.42
C156	144.59	72.295	180.000°	N45°24'24"E	144.54
C157	146.71	73.355	180.000°	N45°24'24"E	146.66
C158	148.83	74.415	180.000°	N45°24'24"E	148.78
C159	150.95	75.475	180.000°	N45°24'24"E	150.90
C160	153.07	76.535	180.000°	N45°24'24"E	153.02

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C161	155.19	77.595	180.000°	N45°24'24"E	155.14
C162	157.31	78.655	180.000°	N45°24'24"E	157.26
C163	159.43	79.715	180.000°	N45°24'24"E	159.38
C164	161.55	80.775	180.000°	N45°24'24"E	161.50
C165	163.67	81.835	180.000°	N45°24'24"E	163.