

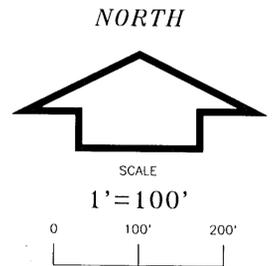
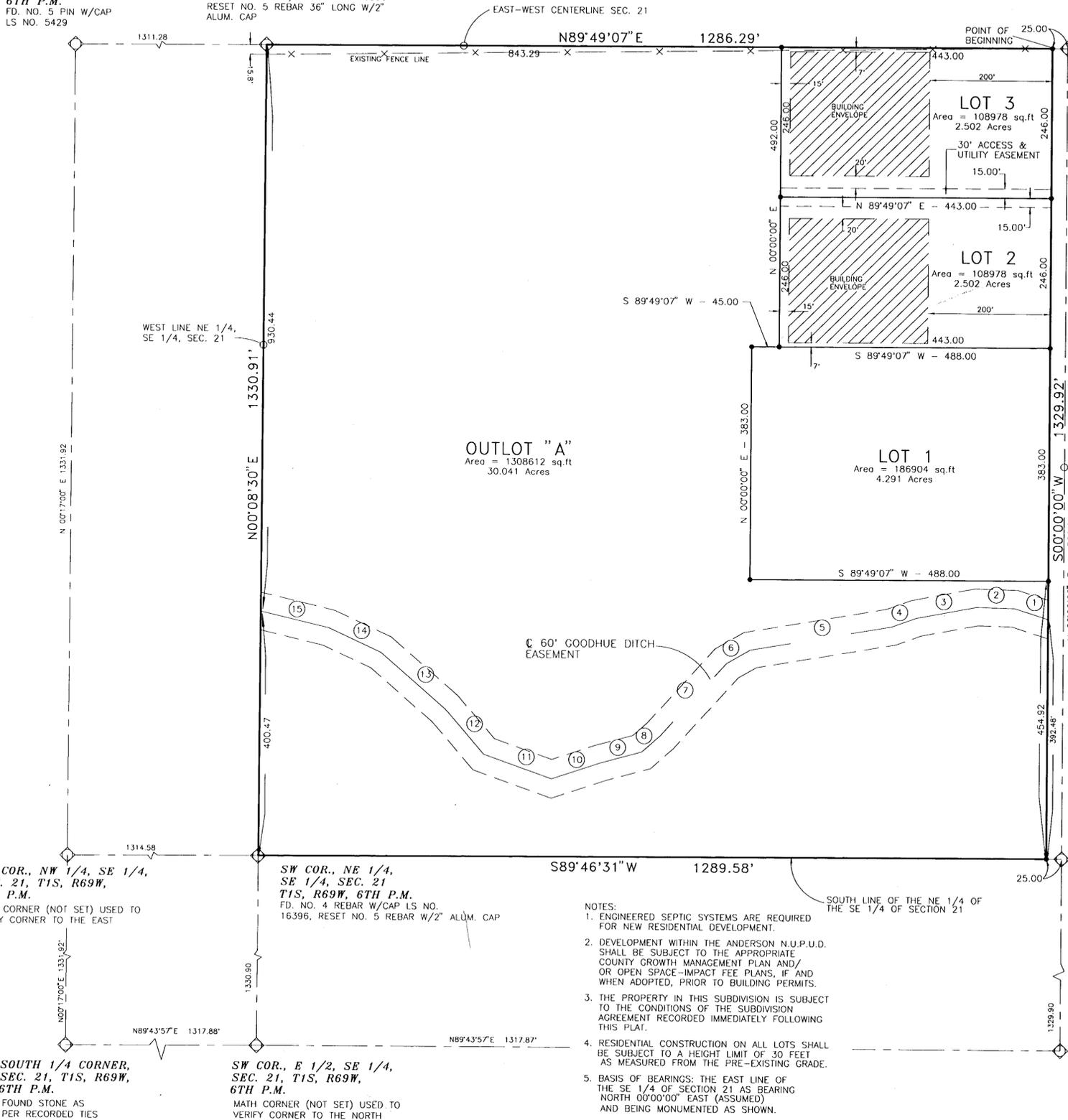
ANDERSON N.U.P.U.D.

A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21, T1S, R69W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, CONTAINING 39.336 ACRES.

CENTER 1/4 COR.
SEC. 21, T1S, R69W,
6TH P.M.
FD. NO. 5 PIN W/CAP
LS NO. 5429

NW COR., NE 1/4,
SE 1/4, SEC. 21
T1S, R69W, 6TH P.M.
FD. NO. 4 PIN W/CAP LS NO. 16396
RESET NO. 5 REBAR 36" LONG W/2"
ALUM. CAP

E 1/4 COR., SEC. 21
T1S, R69W, 6TH P.M.
FD. NO. 6 REBAR W/ 2-1/2" ALUM.
CAP LS NO. 19585



DATE PREPARED: MAY 10, 1993
DATE REVISED: MAY 23, 1994
DATE REVISED: JUNE 15, 1994

LEGEND:
◇ FOUND OR SET SECTION MONUMENT AS NOTED
● SET MONUMENT AS NOTED
X FENCE LINE

| GOODHUE DITCH & COURSES | | |
|-------------------------|-------------|----------|
| COURSE # | BEARING | DISTANCE |
| 1 | N72°26'54"W | 57.37' |
| 2 | N88°31'10"W | 61.92' |
| 3 | S79°09'51"W | 100.44' |
| 4 | S70°03'04"W | 43.09' |
| 5 | S80°14'39"W | 234.29' |
| 6 | S60°12'25"W | 43.67' |
| 7 | S41°57'00"W | 160.81' |
| 8 | S48°09'29"W | 41.07' |
| 9 | S74°49'42"W | 69.16' |
| 10 | S71°30'43"W | 85.46' |
| 11 | N70°33'07"W | 118.03' |
| 12 | N40°41'47"W | 98.00' |
| 13 | N49°06'49"W | 140.57' |
| 14 | N65°16'35"W | 93.94' |
| 15 | N76°42'24"W | 114.41' |

- NOTES:
- ENGINEERED SEPTIC SYSTEMS ARE REQUIRED FOR NEW RESIDENTIAL DEVELOPMENT.
 - DEVELOPMENT WITHIN THE ANDERSON N.U.P.U.D. SHALL BE SUBJECT TO THE APPROPRIATE COUNTY GROWTH MANAGEMENT PLAN AND/OR OPEN SPACE-IMPACT FEE PLANS, IF AND WHEN ADOPTED, PRIOR TO BUILDING PERMITS.
 - THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF THE SUBDIVISION AGREEMENT RECORDED IMMEDIATELY FOLLOWING THIS PLAT.
 - RESIDENTIAL CONSTRUCTION ON ALL LOTS SHALL BE SUBJECT TO A HEIGHT LIMIT OF 30 FEET AS MEASURED FROM THE PRE-EXISTING GRADE.
 - BASIS OF BEARINGS: THE EAST LINE OF THE SE 1/4 OF SECTION 21 AS BEARING NORTH 00°00'00" EAST (ASSUMED) AND BEING MONUMENTED AS SHOWN.
 - ACCESS TO LOTS 2 AND 3 IS LIMITED TO THE SHARED 30 FOOT ACCESS EASEMENT ALONG THEIR COMMON BOUNDARY.
 - A LETTER OF CREDIT FOR LANDSCAPE IMPROVEMENTS IS DUE WITH THE APPLICATION FOR A BUILDING PERMIT.

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 21 WHENCE THE EAST ONE-QUARTER CORNER OF SECTION 21 BEARS NORTH 89°49'07" EAST 25.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21 SOUTH 00°00'00" WEST 1329.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, THENCE ALONG SAID SOUTH LINE SOUTH 89°46'31" WEST 1289.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21; THENCE ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 NORTH 00°08'30" EAST 1330.91 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21; THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 21 NORTH 89°49'07" EAST 1286.29 FEET TO THE POINT OF BEGINNING, CONTAINING 39.336 ACRES MORE OR LESS.

DEDICATION:
KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED WILLIAM F. ANDERSON AND DIXIE LEE ANDERSON THE OWNERS AND PROPRIETORS OF THE LAND SITUATED IN BOULDER COUNTY, AND LYING WITHIN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., THAT WE HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ANDERSON N.U.P.U.D., A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS AND DO HEREBY DEDICATE AND SET APART ALL OF THE ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND UNLESS OTHERWISE SPECIFICALLY NOTED BY REFERENCE ON THIS PLAT, DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS TO BOULDER COUNTY FOR THE PURPOSES SHOWN HEREON, AND DO HEREBY GRANT TO BOULDER COUNTY THE RIGHT TO REGULATE THE INSTALLATION AND MAINTENANCE OF NECESSARY STRUCTURES, FACILITIES AND/OR IMPROVEMENTS BY THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

IN WITNESS WHEREOF WE HERETO SET OUR HANDS THIS 16 DAY OF June 1994.
William F. Anderson
DIXIE LEE ANDERSON

ACKNOWLEDGEMENT:
STATE OF COLORADO) SS
COUNTY OF BOULDER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF June 1994, BY WILLIAM F. AND DIXIE LEE ANDERSON, OWNER AND PROPRIETOR OF ANDERSON N.U.P.U.D.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 12-21-96

BOARD OF COMMISSIONERS' APPROVAL
APPROVED THIS 16 DAY OF June 1994, BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR PROPRIETOR AND NOT THE COUNTY OF BOULDER.

ATTEST: Jane Neuschmidt
CLERK OF BOARD
Ronald K...
CHAIR

PLANNING COMMISSION APPROVAL
APPROVED THIS 17 DAY OF June 1994, PLANNING COMMISSION, BOULDER COUNTY, COLORADO.

Mary W. Lamy
CHAIR

SURVEYOR'S CERTIFICATE:
I, PETER A. BRYANT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN; AND THAT ALL EASEMENTS AND OTHER OWNERSHIPS OF RECORD AS CERTIFIED BY THAT TITLE SEARCH BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT TO INSURE NO. 17771, DATED MAY 22, 1992, ARE SHOWN ON THIS PLAT OF ANDERSON N.U.P.U.D. THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.015 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS (WITHIN MY CONTROL) OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 15 DAY OF June 1994.
Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT, P.L.S. 40673

AUTHORIZATION TO RECORD:
I, Charlotte Houston, SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL CONDITIONS OF COUNTY APPROVAL OF THIS PLAT OF ANDERSON N.U.P.U.D. HAVE BEEN FULLY SATISFIED, AND THAT THE SAME IS HEREBY AUTHORIZED FOR RECORDATION.
WITNESS MY HAND ON THIS 17 DAY OF June 1994.

SECRETARY TO THE BOULDER COUNTY PLANNING COMMISSION
CLERK AND RECORDER'S CERTIFICATE:
STATE OF COLORADO) SS
COUNTY OF BOULDER)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:15 O'CLOCK P.M. THIS 17 DAY OF June 1994, AND IS DULY RECORDED IN PLAN FILE 2-31 F-4 449 FEES PAID \$10.00
RECEPTION NO.: 1437958
RECORDER: Charlotte Houston
FILM NO.: 1985
DEPUTY: James J. Cooper