

ASPEN CREEK FILING NO. 3

FINAL PLAT

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

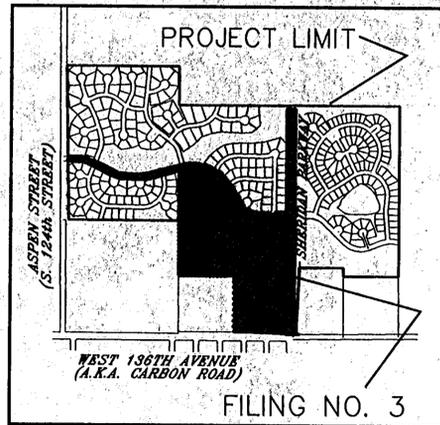
SHEET 1 OF 3

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast corner of said Section 24, thence, along the East line of said Southeast One-Quarter of Section 24, North 00°12'21" West, a distance of 30.00 feet to the True Point Of Beginning;

Thence, along a line 30.00 feet North of and parallel to the South line of said Southeast One-Quarter of Section 24, North 89°48'14" West, a distance of 690.34 feet to the Southeast corner of the KOIS / GOOD NEWS CHURCH SUBDIVISION, a final plat recorded at reception number 1123798 of the Boulder County records; Thence, along the East line of said subdivision, North 00°26'13" West, a distance of 657.02 feet; Thence, along the North line of said subdivision, North 89°48'14" West, a distance of 638.63 feet to a point on the West line of the Southeast One-Quarter of said Southeast One-Quarter of Section 24; Thence, along said West line, North 00°09'32" West, a distance of 830.84 feet to the Northwest corner of said Southeast One-Quarter of the Southeast One-Quarter of Section 24; Thence North 00°00'03" East, a distance of 223.87 feet; Thence North 10°38'12" West, a distance of 538.28 feet; Thence South 75°34'28" West, a distance of 83.73 feet; Thence South 76°11'50" West, a distance of 92.02 feet; Thence South 75°34'28" West, a distance of 122.58 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 15°48'03" an arc distance of 79.56 feet, having a radius of 288.50 feet and a chord bearing South 83°28'29" West, a distance of 79.31 feet; Thence North 88°37'29" West, a distance of 227.28 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 25°51'37" an arc distance of 130.21 feet, having a radius of 288.50 feet and a chord bearing North 75°41'40" West, a distance of 129.11 feet; Thence North 62°45'52" West, a distance of 284.54 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 27°20'50" an arc distance of 107.39 feet, having a radius of 225.00 feet and a chord bearing North 76°26'17" West, a distance of 106.38 feet; Thence South 89°53'18" West, a distance of 50.00 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 08°03'45" an arc distance of 35.18 feet, having a radius of 250.00 feet and a chord bearing South 85°51'28" West, a distance of 35.15 feet; Thence South 81°49'33" West, a distance of 12.91 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 07°28'29" an arc distance of 35.88 feet, having a radius of 275.00 feet and a chord bearing South 85°33'47" West, a distance of 35.85 feet to a point of reverse curve; Thence along the arc of said curve to the left through a central angle of 89°24'44" an arc distance of 46.82 feet, having a radius of 30.00 feet and a chord bearing South 44°35'40" West, a distance of 42.21 feet to a point on the East right-of-way line of South 124th Street, said point being 30.00 feet East of the West line of said Southeast One-Quarter of Section 24; Thence, along said East right-of-way line and along a line 30.00 feet East of and parallel to said West line of the Southeast One-Quarter of Section 24, North 00°06'42" West, a distance of 139.98 feet to a point on a curve; Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 47.12 feet, having a radius of 30.00 feet and a chord bearing South 45°06'42" East, a distance of 42.43 feet; Thence North 89°53'18" East, a distance of 31.38 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 07°15'47" an arc distance of 34.88 feet, having a radius of 275.00 feet and a chord bearing South 86°36'24" East, a distance of 34.84 feet; Thence South 82°58'30" East, a distance of 93.41 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 20°12'39" an arc distance of 101.77 feet, having a radius of 288.50 feet and a chord bearing South 72°52'11" East, a distance of 101.24 feet; Thence South 62°45'52" East, a distance of 292.75 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 25°51'37" an arc distance of 104.49 feet, having a radius of 231.50 feet and a chord bearing South 75°41'40" East, a distance of 103.60 feet; Thence South 88°37'29" East, a distance of 227.26 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 15°56'22" an arc distance of 64.40 feet, having a radius of 231.50 feet and a chord bearing North 83°24'20" East, a distance of 64.20 feet; Thence North 75°26'09" East, a distance of 412.83 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 73°16'20" an arc distance of 646.48 feet, having a radius of 508.50 feet and a chord bearing South 67°55'41" East, a distance of 603.30 feet; Thence South 31°17'31" East, a distance of 216.23 feet; Thence South 27°49'13" East, a distance of 16.52 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 25°51'16" an arc distance of 104.46 feet, having a radius of 231.50 feet and a chord bearing South 44°13'09" East, a distance of 103.58 feet; Thence North 46°15'14" East, a distance of 13.04 feet; Thence South 65°28'27" East, a distance of 68.13 feet; Thence South 82°30'31" East, a distance of 93.00 feet; Thence North 89°47'39" East, a distance of 118.78 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 46°28'08" an arc distance of 16.22 feet, having a radius of 20.00 feet and a chord bearing North 23°01'43" East, a distance of 15.78 feet; Thence North 89°47'39" East, a distance of 159.36 feet; Thence North 00°12'21" West, a distance of 89.13 feet; Thence North 29°21'34" East, a distance of 65.02 feet; Thence, along a line 65.00 feet East of and parallel to said East line of the Southeast One-Quarter of Section 24, North 00°12'21" West, a distance of 1044.41 feet to a point on the North line of said Southeast One-Quarter of Section 24; Thence, along said North line, South 89°56'01" East, a distance of 85.00 feet to the East One-Quarter corner of said Section 24; Thence, along said East line of the Southeast One-Quarter of Section 24, South 00°12'21" East, a distance of 2608.29 feet to the True Point Of Beginning.



NOTES

- LOT LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED N/R, FOR NON-RADIAL.
- NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
- THERE ARE 67 SINGLE FAMILY LOTS IN ASPEN CREEK FILING NO. 3.
- THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE AS DEFINED IN CITY STANDARD 500-6, ARE PROHIBITED FROM ERECTION OR GROWING ANY OBSTRUCTIONS OVER 2 1/2 FEET IN HEIGHT WITHIN SAID TRIANGLE AS MEASURED FROM THE HIGHEST CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC SIGHT TRIANGLE.
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING NORTH 00°12'21" WEST.
- ROCKY MOUNTAIN CONSULTANTS, RELIED UPON TITLE COMMITMENT NO. K119084, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JANUARY 26, 1999 TO DETERMINE RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF DRAINAGE AND UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES IN ALL BLOCKS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ENTRY SIGNS/FEATURES.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- BROOMFIELD GPS DATUM TIE: THE FOLLOWING COORDINATE VALUES ARE STATE PLANE COORDINATES, COLORADO COORDINATE SYSTEM OF 1983/1992, NORTHERN ZONE AT GROUND.

MONUMENT NOTES

- MONUMENTS WILL BE SET ON ALL LOT CORNERS IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED. FOR THOSE LOT CORNERS AT STREET RIGHT-OF-WAY LINES MONUMENTS WILL BE SET AT AN APPROPRIATE OFFSET ON LOT LINES EXTENDED, IN ACCORDANCE WITH SAID STATUTE.
- BOUNDARY CORNERS FOR ASPEN CREEK FILING NO. 3, ARE SET 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "R.M.C. 9329", UNLESS OTHERWISE NOTED.
- INDICATES A SET 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "R.M.C. 9329" IN A RANGE BOX, UNLESS OTHERWISE NOTED.

PREPARED FOR:
LOWE ENTERPRISES COLORADO, INC.
1515 ARAPAHOE STREET, TOWER 3, SUITE 900
DENVER, CO. 80202

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8108
Date: 01-29-99 Job No. 1723.006.03

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF ASPEN CREEK FILING NO. 3, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DuWayne M. Phillips
DUWAYNE M. PHILLIPS
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO STATE PLS. NO. 9329
FOR AND ON BEHALF OF ROCKY MOUNTAIN CONSULTANTS, INC.

OWNERS

LOWE ASPEN CREEK, LLC AND
BY LOWE ENTERPRISES COLORADO, INC.

Jean R. Waggoner
MANAGER
COUNTY OF Denver }
STATE OF Colorado } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 1999, BY Jean R. Waggoner AS PRESIDENT, AND Jean R. Waggoner AS MANAGER OF LOWE ASPEN CREEK, LLC.

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL
Kristina Cifaloglio ADDRESS: 1515 Arapahoe Street, Tower III, Suite 900
NOTARY PUBLIC Denver, CO 80202

MY COMMISSION EXPIRES:

KRISTINA CIFALOGLIO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/15/2001
1999

EXECUTED THIS 5th DAY OF April

ESTATE OF THEODORE F. CARLSON (DECEASED)

BY *Mary Jane Carlson*
MARY JANE CARLSON (PERSONAL REPRESENTATIVE)

COUNTY OF Denver }
STATE OF Colorado } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March, 1999, BY Mary Jane Carlson AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THEODORE F. CARLSON.

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL
Kristina Cifaloglio ADDRESS: 1515 Arapahoe Street, Tower III, Suite 900
NOTARY PUBLIC Denver, CO 80202

MY COMMISSION EXPIRES:

KRISTINA CIFALOGLIO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/15/2001
1999

EXECUTED THIS 30th DAY OF March

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 8 DAY OF March, 1999.

John Maloney *Kristen Henderson*
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 23rd DAY OF March, 1999.

William M. Baum *Julius Kegans*
MAYOR CITY CLERK DEPUTY

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER }
OFFICE OF }
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY

OFFICE AT 1:54 O'CLOCK P. M., THIS 9th DAY OF April, 1999.
FILED IN FILE P-47 154-54-56x7, AND RECEPTION NO. 1926267
FILM N/A
FEE 631.00 PAID 231.00 RECORDER Charlotte Houston

DEPUTY Sally M. D.

ASPEN CREEK FILING NO. 3
FINAL PLAT
SHEET 1 OF 3

IN ACCORDANCE WITH CRS 13-80-105.3
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.

ATTORNEY'S CERTIFICATE

I, *Michael D. Martin*, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Michael D. Martin
ATTORNEY

ASPEN CREEK FILING NO. 3

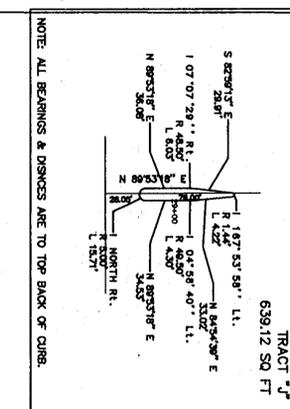
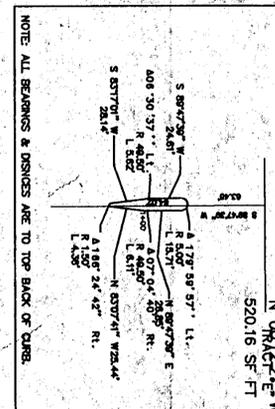
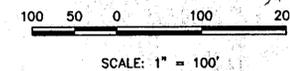
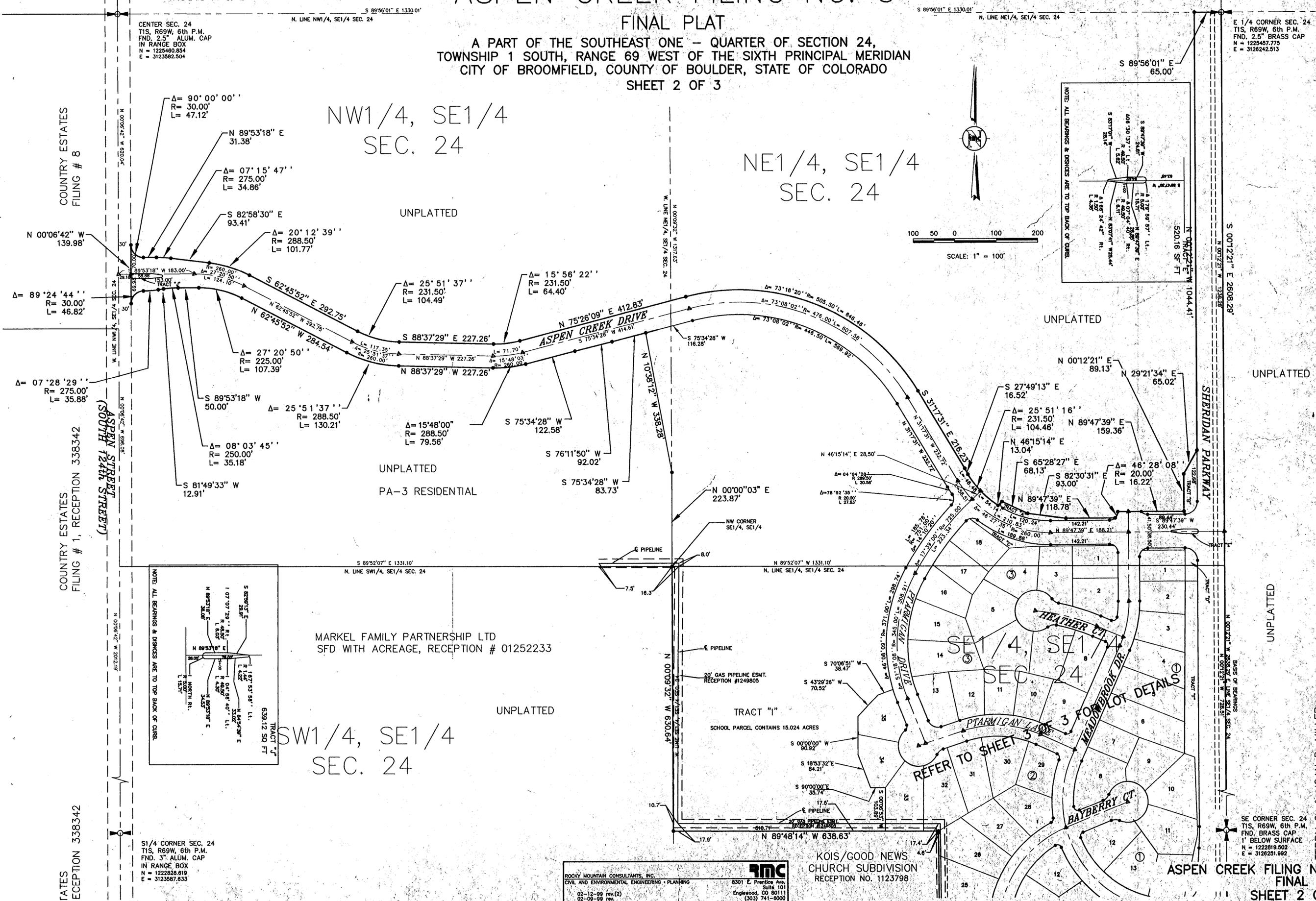
FINAL PLAT

A PART OF THE SOUTHEAST ONE - QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 3

NW1/4, SE1/4 SEC. 24

NE1/4, SE1/4 SEC. 24



S1/4 CORNER SEC. 24
T1S, R69W, 6th P.M.
FND. 3" ALUM. CAP
IN RANGE BOX
N = 1222828.818
E = 3123587.833

SE CORNER SEC. 24
T1S, R69W, 6th P.M.
FND. BRASS CAP
1' BELOW SURFACE
N = 1222819.502
E = 3128251.992

RM
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING
02-12-99 rev.(2)
02-09-99 rev.
Date: 01-29-99
Job No. 1723.004.03
8301 E. Prantice Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-9108

KOIS/GOOD NEWS
CHURCH SUBDIVISION
RECEPTION NO. 1123798

ASPEN CREEK FILING NO. 3
FINAL PLAT
SHEET 2 OF 3

TERRY O. & JOAN D. MILLER
SFD WITH ACREAGE

COUNTRY ESTATES
FILING # 8

COUNTRY ESTATES
FILING # 1, RECEPTION 338342

GATES
RECEPTION 338342

ASPEN CREEK FILING NO. 3

FINAL PLAT

A PART OF THE SOUTHEAST ONE - QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 3 OF 3

E 1/4 CORNER SEC. 24
T1S, R69W, 6th P.M.
FND. 2.5" BRASS CAP
N = 1225457.775
E = 3128242.513

16' EASEMENT MOUNTAIN STATES
TELEPHONE AND TELEGRAPH COMPANY
FILM 511, REC. NO. 763822

TERRY O. & JOAN D. MILLER
SFD WITH ACREAGE

ASPEN CREEK P.U.D.

POINT OF COMMENCEMENT
SE CORNER SEC. 24
T1S, R69W, 6th P.M.
1" BELOW SURFACE
Ground Northing = 1222819.502
Ground Easting = 3128251.992
Grid Northing = 1222470.446
Grid Easting = 3125359.599
Latitude = 39°56'35.50308" North
Longitude = 105°03'10.45120" West

GPS CONTROL PT.
NGS V411
Ground Northing = 1219711.147
Ground Easting = 3131516.824
Grid Northing = 1219362.979
Grid Easting = 3130622.928
Latitude = 39°56'04.52548" North
Longitude = 105°02'03.08373" West

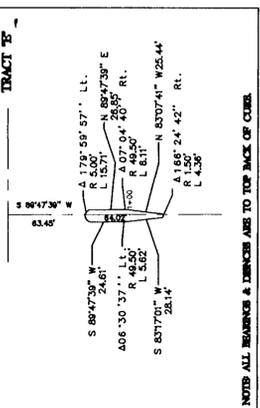
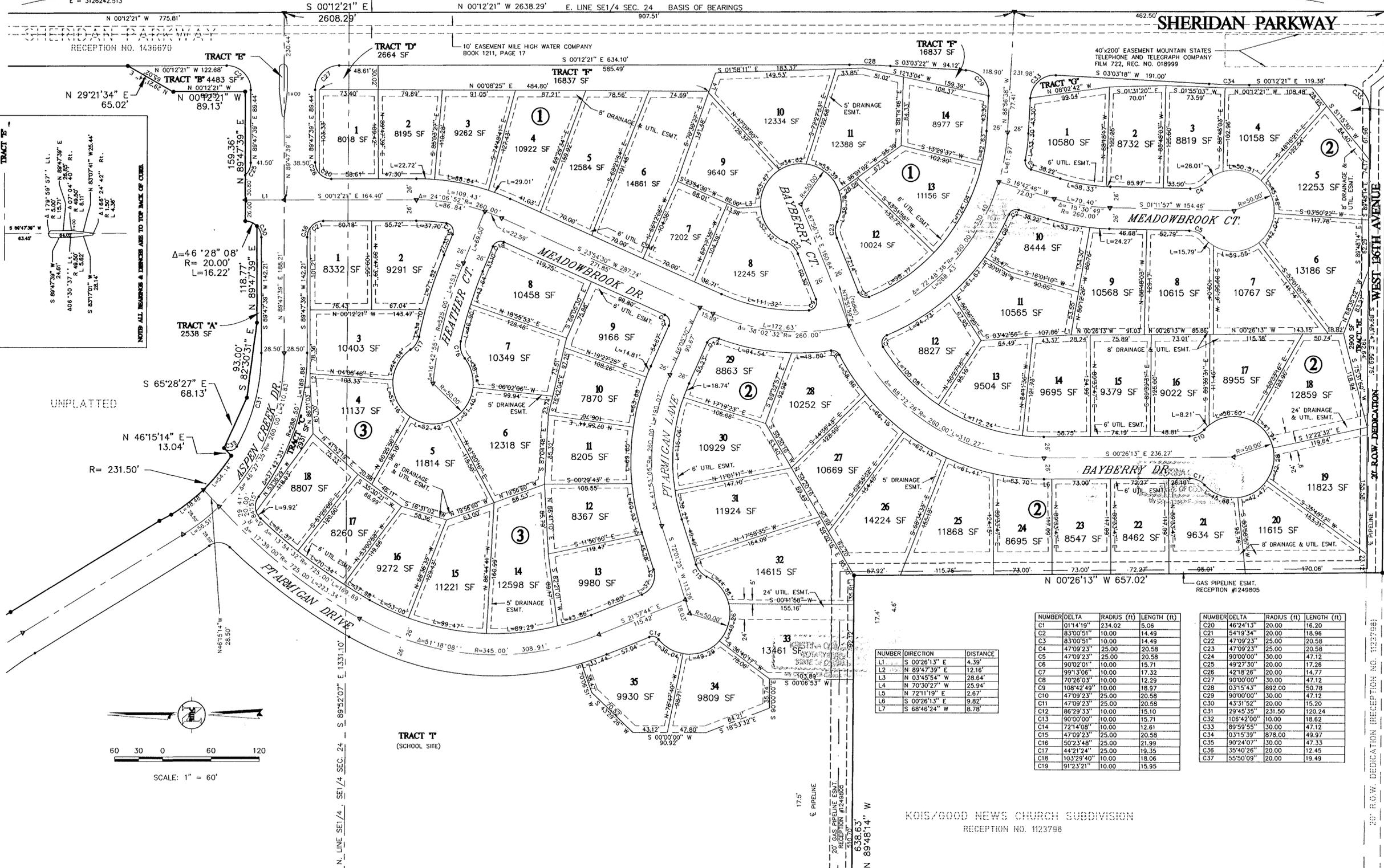
TRUE POINT OF BEGINNING
Ground Northing = 1222849.501
Ground Easting = 3122500.437
Grid Northing = 1222500.437
Grid Easting = 3125359.491
Latitude = 39°56'35.79947" North
Longitude = 105°03'10.45064" West

NORTHMOOR ESTATES
4TH FILING

SOUTHWEST CORNER
Ground Northing = 3125651.864
Ground Easting = 1222502.799
Grid Northing = 1222502.799
Grid Easting = 3124669.351
Latitude = 39°56'35.85711" North
Longitude = 105°03'16.31137" West

GPS CONTROL PT.
NGS H413
Ground Northing = 1222791.998
Ground Easting = 3120949.468
Grid Northing = 1222442.950
Grid Easting = 3120058.588
Latitude = 39°56'35.48990" North
Longitude = 105°04'18.51390" West

S 1/4 CORNER SEC. 24
T1S, R69W, 6th P.M.
FND. 3" ALUM. CAP
IN RANGE BOX
N = 1222828.619
E = 3123587.633



NUMBER	DIRECTION	DISTANCE
L1	S 00°26'13" E	4.39'
L2	N 89°47'39" E	12.16'
L3	N 03°45'54" W	28.84'
L4	N 70°30'27" W	25.94'
L5	N 72°11'19" E	2.67'
L6	S 00°26'13" E	9.82'
L7	S 68°46'24" W	8.78'

NUMBER	DELTA	RADIUS (ft)	LENGTH (ft)
C1	01°14'19"	234.02	5.06
C2	83°00'51"	10.00	14.49
C3	83°00'51"	10.00	14.49
C4	47°09'23"	25.00	20.58
C5	47°09'23"	25.00	20.58
C6	90°02'01"	10.00	15.71
C7	99°13'06"	10.00	17.32
C8	70°26'03"	10.00	12.29
C9	108°42'49"	10.00	18.97
C10	47°09'23"	25.00	20.58
C11	47°09'23"	25.00	20.58
C12	86°29'33"	10.00	15.10
C13	90°00'00"	10.00	15.71
C14	72°14'08"	10.00	12.61
C15	47°09'23"	25.00	20.58
C16	50°23'48"	25.00	21.99
C17	44°21'24"	25.00	19.35
C18	103°29'40"	10.00	18.06
C19	91°23'21"	10.00	15.95

NUMBER	DELTA	RADIUS (ft)	LENGTH (ft)
C20	46°24'13"	20.00	16.20
C21	54°19'34"	20.00	18.96
C22	47°09'23"	25.00	20.58
C23	47°09'23"	25.00	20.58
C24	90°00'00"	30.00	47.12
C25	49°27'30"	20.00	17.28
C26	42°18'28"	20.00	14.77
C27	90°00'00"	30.00	47.12
C28	03°15'43"	892.00	50.78
C29	90°00'00"	30.00	47.12
C30	43°31'59"	20.00	15.20
C31	29°45'36"	231.50	120.24
C32	106°42'00"	10.00	18.82
C33	89°59'55"	30.00	47.12
C34	03°15'39"	878.00	49.97
C35	90°24'07"	30.00	47.33
C36	35°40'26"	20.00	12.45
C37	55°50'09"	20.00	19.49

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6108
REV. 02-12-99 (3)
REV. 02-10-99
Date: 01-29-99 Job No. 1723.006.03