ASPEN CREEK FILING No. 3 - REPLAT "A"

A MINOR SUBDIVISION PLAT OF LOTS 32, 33, 34 AND 35, BLOCK 2, ASPEN CREEK FILING No. 3
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH
RANGE 69 WEST OF THE SIXTH P.M., CITY OF AND COUNTY OF BROOMFIELD, STATE OF COLORADO

City and County Broomfield

LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF:

LOTS 32, 33, 34 AND 35, BLOCK 2, ASPEN CREEK FILING NO. 3, TOGETHER WITH THAT PORTION OF VACATED PTARMIGAN LANE DESCRIBED AT RECEPTION No. 2197250 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER, CITY AND COUNTY OF BROOMFIELD, STATE OF

CONTAINING 1.027 ACRES OR 52,574 SQUARE FEET, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF 'ASPEN CREEK FILING No. 3 - REPLAT A' AND BY THESE PRESENTS GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS:

SHAHROKH SHARAREH AND TERMEH SHARAHEH

the CITY AND COUNTY OF BROOMFIELD, a Colorado Municipal Corporation and County.

NOTARY CERTIFICATE

STATE OF COLORADO COUNTY OF Broomfield ss.

SUBSCRIBED and sworn to before me this 272 day of Ebruary, 2003 by Shahrokh Sharareh and Termeh Sharareh.

WITNESS my hand and official seal

My commission expires <u>5-11-2.003</u> Notary Public Vinian E. Viene

NOTARY CERTIFICATE

STATE OF COLORADO COUNTY OF Broomfield

SUBSCRIBED and sworn to before me this 12th day of March, 2003 by George Di Ciero as Manager of the City and County of Broomfield, a Colorado Municipal Corporation and County.

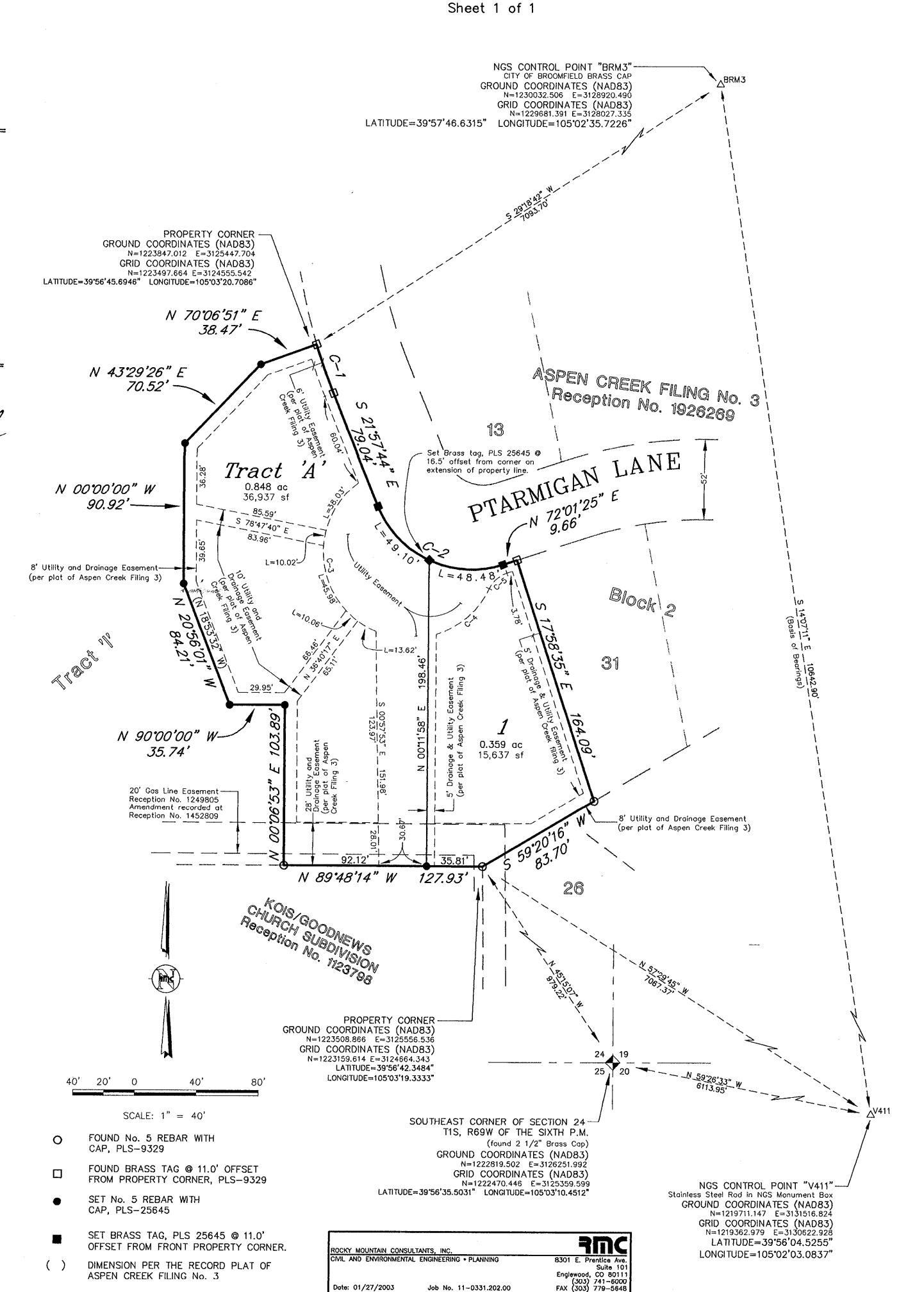
WITNESS my hand and official seal.

My commission expires 10/12/2005.

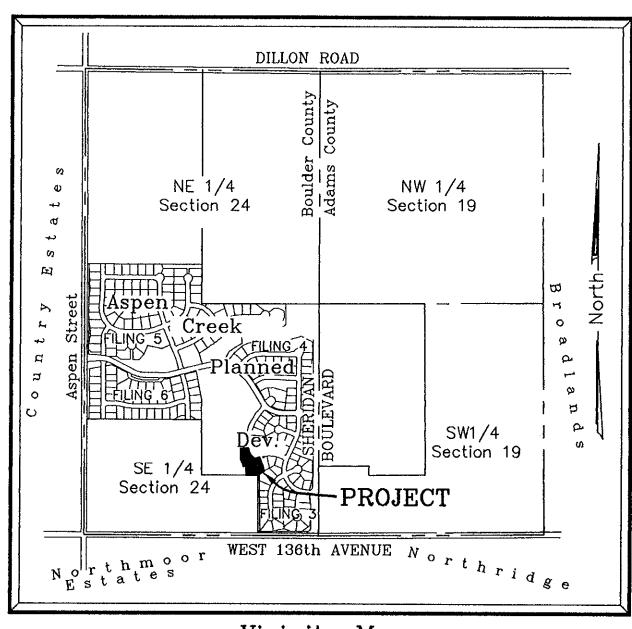
Notary Public <u>Caroline</u> Kowis



Curve Information					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	05'09'59"	371.00	33.45	S 19'22'44" E	33.44
C-2	86'00'51"	65.00	97.58	S 64'58'09" E	88.67
C-3	120'26'02"	56.00	117.71	S 06'58'50" E	97.21
C-4	47'24'43"	56.00	46.34	N 48'34'24" E	45.03
C-5	47'09'23"	19.00	15.64	N 48°26'44" E	15.20



DRAWING NAME: S: \0331.202.00\DWG\PLAT\033120200FPLT.DWG DRAWN BY: PCOH



Vicinity Map Not to Scale

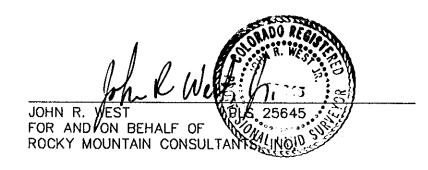
GENERAL NOTES:

- 1. THERE IS 1 LOT WITHIN ASPEN CREEK FILING No. 8.
- 2. LOTS 33, 34 AND 35, BLOCK 2, ASPEN CREEK FILING No. 3 ARE HEREBY REDEFINED AS TRACT 'A'.
- 3. ALL LANDS PLATTED HEREBY ARE SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS PURPOSES.
- 4. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN NGS CONTROL POINT "BRM3" AND NGS CONTROL POINT "V411" BEARS SOUTH 14'07'11" EAST (GRID). SAID LINE IS MONUMENTED
- 5. THE COMBINED SCALE FOR THIS PLAT IS 0.999714549. THIS FACTOR IS TO BE APPLIED TO ANY COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE VALUES.
- 6. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 1:50,000 AS DESCRIBED IN THE "GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 7. 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 AFTER THE DATE OF THE CERTIFICATION

SURVEYORS CERTIFICATE

I, JOHN R. WEST, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF ASPEN CREEK FILING NO. 3 - REPLAT 'A'; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF MAY, 2002 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 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 BROOMFIELD SUBDIVISION REGULATIONS.

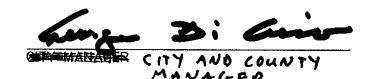
I ATTEST THE ABOVE ON THIS 28 DAY OF January, 2003.



APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 1/th DAY OF March, 2003.





ASPEN CREEK FILING No. 3 - REPLAT 'A sheet 1 of 1 01/27/03