

ASPEN NORTH FILING No. 1

A MINOR SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD COUNTY OF BOULDER, STATE OF COLORADO

Sheet 1 of 2

R# 2001000633 2pp

12/7/01

LEGAL DESCRIPTION & DEDICATION

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

A TRACT OF LAND BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 00°01'23" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°56'01" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1330.01 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00°04'01" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 442.33 FEET TO THE NORTHEAST CORNER OF ASPEN CREEK FILING No. 5, A SUBDIVISION RECORDED AT RECEPTION NUMBER 2094388 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER AND THE "POINT OF BEGINNING"; THENCE NORTH 89°51'22" WEST, ALONG THE NORTHERLY LINE OF SAID ASPEN CREEK FILING No. 5, A DISTANCE OF 1300.35 FEET TO A POINT ON A LINE LYING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00°06'38" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 347.46 FEET; THENCE SOUTH 89°49'14" EAST, A DISTANCE OF 725.62 FEET; THENCE NORTH 00°04'01" WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 89°49'14" EAST, A DISTANCE OF 575.00 FEET TO SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 00°04'01" EAST ALONG SAID EAST LINE, A DISTANCE OF 521.65 FEET TO THE "POINT OF BEGINNING".

CONTAINING 12.671 ACRES OR 551,962 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ASPEN NORTH FILING No. 1" AND BY THESE PRESENTS GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS SHOWN, OR NOTED, 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:

JAMES K. AWEIDA AND MARLENE J. AWEIDA

By: James K. Aweida By: Marlene J. Aweida

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Boulder } ss.

SUBSCRIBED and sworn to before me this 12th day of September, 2001 by James K. Aweida as an Owner.

WITNESS my hand and official seal, My commission expires 2/6/2002



Notary Public: Kristin Sunderson

NOTARY CERTIFICATE

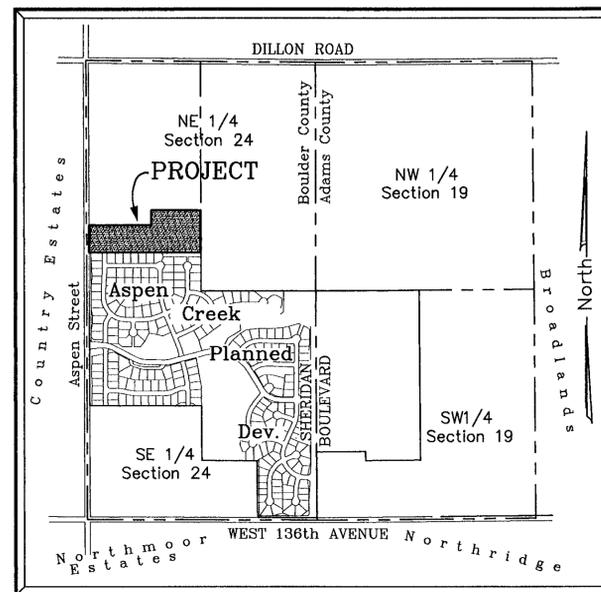
STATE OF COLORADO }
COUNTY OF Boulder } ss.

SUBSCRIBED and sworn to before me this 12th day of September, 2001 by Marlene J. Aweida as an Owner.

WITNESS my hand and official seal, My commission expires 2/6/2002



Notary Public: Kristin Sunderson



Vicinity Map

Scale: 1" = 1000'

ATTORNEY'S CERTIFICATE

ERIC R. JONSEN AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Eric R. Jensen Date: 6/15/2001

15076
REGISTRATION No.

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-8000
Fax (303) 779-5848
Date: 05/25/2001 Job No. 11-4234.001.01
DRAWING NAME: P:\PROJECTS\CHECK\4224001\ASPNRTH.DWG DRAWN BY: PCOH

GENERAL NOTES:

- THERE IS 1 LOT WITHIN ASPEN NORTH FILING No. 1.
- ALL LANDS PLATTED HEREBY ARE SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS PURPOSES.
- 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 AS SHOWN HEREON. THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 IS ALSO BASED UPON THIS CONSIDERATION.
- THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999714549. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 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 SHOWN HEREON.
- THE PROPERTY IS SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR AN IRRIGATION LATERAL DITCH AS SET FORTH IN THAT DEED RECORDED AT RECEPTION No. 832473. A SPECIFIC LOCATION OF SAID LATERAL IS NOT SPECIFIED.

SURVEYORS CERTIFICATE

I, DUWAYNE M. PHILLIPS, 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 NORTH FILING No. 1; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF FEBRUARY, 2001 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 BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 1st DAY OF June, 2001

Duwayne M. Phillips
DUWAYNE M. PHILLIPS
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.
REGISTERED LAND SURVEYOR
No. 15076

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, ON THIS 21 DAY OF November, 2001.

James C. Black
DIRECTOR OF COMMUNITY DEVELOPMENT

Chad Oyle
CITY MANAGER

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK AM / PM THIS _____ DAY OF _____, 2001, AND IS DULY RECORDED IN PLAN FILE _____, MAP _____, FILM _____ AS RECEPTION NUMBER _____
FEE \$ _____ PAID.

ATTEST:

DEPUTY

RECORDER

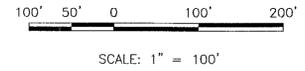
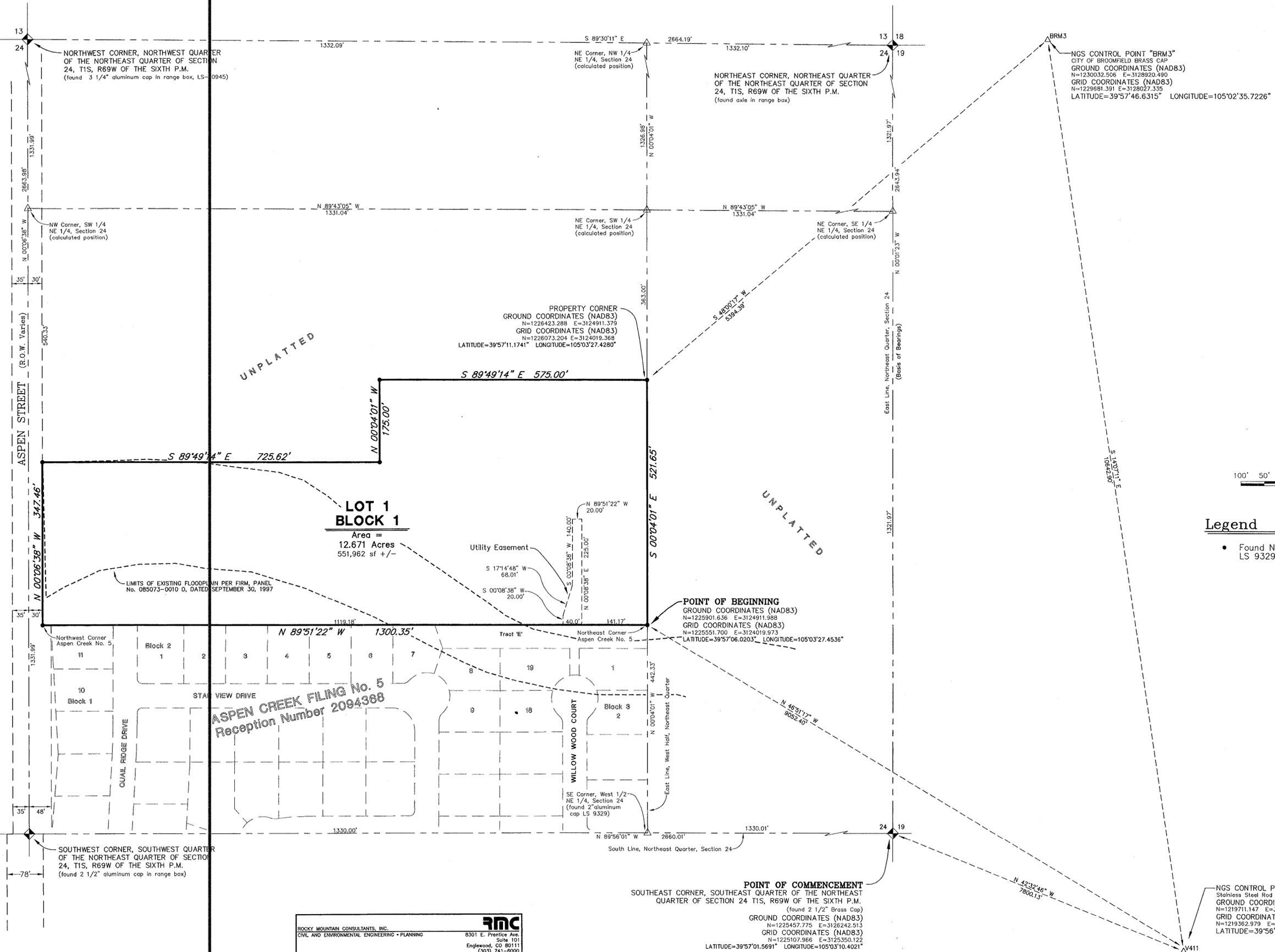
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TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD COUNTY OF BOULDER, STATE OF COLORADO

Sheet 2 of 2

BROOMFIELD NORTH M.U.P.D.
FILING No. 1

COUNTRY ESTATES
FILING No. 8



Legend

- Found No. 5 Rebar w/aluminum cap LS 9329

RMCI
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
(303) 779-8648
Date: 09/19/2001 Job No. 11-4224.001.00
DRAWING NAME: P:\PROJECTS\GHEARN\4224001\ASPNRTH.DWG DRAWN BY: PCOH