CURT'S SUBDIVISION FILING No. 1 A MINOR SUBDIVISION PART OF THE NORTH HALF OF THE NORTHEAST QUARTER SECTION 35, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th P.M., CITY OF BROOMFIELD, COUNTY OF WELD, STATE OF COLORADO - NORTHEAST CORNER UNPLATTED NORTH 1/4 CORNER N 89'36'57''E 2629.36' N 89'36'57"E 2557.87 EASEMENT FOR REFERENCE MONUMENT - 25.0' POWER LINE OF TO THE N.E. CORNER OF SEC. 35 FOUND 3 1/4" CAP ON 2" NOM. PIPE 0.7' ABOVE GROUND. UNDIFINED WIDTH BOOK 638 REC.No. CONTAINS 8.72 ACRES MORE OR LESS INCLUDES RIGHT OF WAY FOR ROAD 4 & ROAD 11 CONTAINS 21.81 ACRES MORE OR LESS INCLUDES RIGHT OF WAY FOR ROAD 4 R=633.51 BASELINE SCALE: 1"= 100' RECORDED EXEMPTION 1467-35-1-RE1248 9/3/1991, ENV. 3149 LOT B ▲ SET #4 REBAR WITH YELLOW CAP LS 13482 -- POWER LINE CONTROL CORNER DATA (G) GAS LINE MARKER GROUND MODIFIED STATE PLANE LATTITUDE LONGITUDE STATE PLANE COORDINATES GRID COORDINATES GRID FACTOR 0.99971753 N 1,243,598.28 104'58'42.0102" N 1,243,247.00 E 3,147,034.27 E 3,146,145.33 r S 69°53'35"W 32.18' N 1,259,383.33 N 1,259,027.59 104'58'46.8857" 40'02'35.6852" E 3,146,562.12 E 3,145,673.31 N 1,248,714.33 104**'**58'14.8262" NORTH 1/4 COR. N 1,249,067.15 40'00'53.6153" E 3,149,117.74 E 3,148,228.21 104\*57'41.9594" 40'00'53.6324" N 1,248,731.46 BOUNDARY COR. N 1,249,084.29 71.49' WEST OF E 3,151,675.55 E 3,150,785.30 NE COR. SEC.35 - FOUND #5 REBAR WITH YELLOW CAP LS 6716 CURVE DATA Delta Angle 18'08'03" 28'01'25" 17'17'31" 20'35'55" 8'01'00" 39'36'27" 64'00'57" 23'08'41" 103'14'20" 68'16'59" Radius 255.00 418.00 663.51 183.00 1221.67 417.00 259.74 512.57 244.76 280.07 246.89 Chord 80,37 202,41 199,49 65,44 170,79 282,56 275,34 205,65 383,74 314,37 LOT B FOOT STRIP 40.69 104.31 100.89 33.25 85.61 150.16 162.35 104.96 309.03 189.92 36.27 80.71 204.45 200.25 65.79 170.93 288.26 290.20 207.05 441.02 333.78 72.03 N 64\*44'59"W N 88\*33'43"W S 39\*37'36"W S 19\*11'28"W S 86\*33'24"W N 75\*57'55"W CENTER OF SEC. 35
FOUND 3 1/4" CAP LS 6973 LOT A BOOK 1182 PAGE 314 WASTEWATER TREATMENT FACILITY NOTES: EAST 1/4 CORNER SEC. 35 1. Basis of bearings: N 1°42′48″W — The line between Baseline (PID AB3292) and Ramona (PID AI3576). Baseline is a 9/16″ stainless steel rod with a punch hole in a PVC pipe with a logo cap at the southeast corner of Highway 7 & Washington St. Ramona is a standard City of Broomfield brass disk set in a 17″ FOUND 3 1/4" CAP LS 6973~ VICINITY MAP concrete post flush with the ground at the southeast corner of 1-25 and Weld County Road 8. NOT TO SCALE 2. Security Title Guarantee Company title insurance commitment No. U067887A00-2 dated December 19, 2000 was entirely relied upon by A W FREDENBURG PLS for information regarding recorded rights—of—way, easements and encumbrances in preparation of this plat. This land is subject to the a. An easement granted to Union Rural Electric Association in Book 638, Rec. No. 1559521, generally located along the Westerly line of the Bull Canal and the North line of Section 35 within the NE1/4 of the NE1/4 of Section 35, the exact width and location is not specified. STATEMENT OF OWNERSHIP and SUBDIVISION Know all men by these presents that the undersigned, being the owner of that part of the North half of the Northeast quarter of Section 35, Township 1 North, Range 68 West of the 6th P.M., City of Broomfield, Weld County, Colorado being more particularly described as follows:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35

LYING NORTH OF THE BULL CANAL, EXCEPT PORTIONS CONVEYED BY DEEDS RECORDED b. Reservations by the Union Pacific Railroad in the Deed recorded in Book 183 at Page 306 DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATION An oil and gas lease to United States Exploration, Inc. recorded May 22, 1998 at Rec., No. d. An easement 50 feet in width for pipelines and incidental purposes granted to Vessels Oil & Gas Company by instrument recorded in Book 1208, Rec. No. 2154111 the exact location of which is not IN BOOK 1182, AT PAGE 314, AND IN BOOK 858 UNDER RECEPTION No 1780104, WELD COUNTY RECORDS; containing 30.53 acres more or less; 3. NOTICE: According to Colorado law you MUST commence any legal action based on have by these presents laid out, platted and subdivided the same into lots as shown on this plat under the name and style of "CURT'S SUBDIVISION FILING No. 1". any defect in this survey within three years after you first discovered 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. CITY MANAGER CERTIFICATION 4. Dimensions shown hereon with parenthesis are of record and those without parenthesis are as measured by A W FREDENBURG PLS during February 2001. This plat is approved by the City Manager of the City of Broomfield, Colorado this 5. The Colorado Coordinate system shown hereon shown is defined as Order C 2-1, 1:50,000 as 2700 E. Bridge Street described in the "Geometric Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques" by the Federal Geodetic Control Committee. ACKNOWLEDGMEN1 The traverse between Baseline and Ramona had a closure ratio of 1:19,000 and was adjusted using the compass rule method. State of Colorado County of Boulder SURVEYOR'S CERTIFICATE I, Allan W. Fredenburg, a Professional Land Surveyor, registered in the State of Colorado, do hereby certify that the survey and plat of CURT'S SUBDIVISION FILING No. 1 was made under my supervision and CERTIFICATE OF THE CLERK AND RECORDER The foregoing statement of ownership and subdivision was acknowledged before me this This plat and dedication was filed for record in the office of the Weld County Clerk and Recorder, in the State of Colorado, at \_\_\_\_\_\_\_M. on the \_\_\_\_\_\_ day of this plat is an accurate représentation of the results of the survey to the best of my knowledge and belief. ,20 🔼 by W. Curtis Hale. A W FREDENBURG PLS Allan W. Fredenburg P.L.S. No. 13482 BRIGHTON CO 80601 County Clerk and Recorder My commission expires (0/3/0.3)1102PLT4.FLX My address is BOX 492, Frederick CO 80530 MAY 14, 2001 BOOK 13 PAGE 22 REVISED 7/16/01 PER COMMENT

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