THE CHATEAUX AT FOX MEADOWS REPLAT A

A MINOR SUBDIVISION OF LOTS 5 & 6 OF THE CHATEAUX AT FOX MEADOWS

CONTAINING 3.18 ACRES, MORE OR LESS
A PART OF THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEFT 1 OF 2

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF LOTS 5 AND 6 OF THE CHATEAUX AT FOX MEADOWS, AS NO012'08"W, AS SHOWN ON THE RECORDED PLAT THEREOF.

FLOOD PLAIN STATEMENT

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN IN ACCORDANCE WITH CURRENT F.E.M.A. FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, DATED SEPT. 30, 1997, MAP NO. 085073 0020E, ZONE C, SUBJECT TO CHANGE.

<u>APPROVALS</u>

THIS MINOR SUBDIVISION IS APPROVED BY THE CITY AND COUNTY OF BROOMFIELD THIS 151 DAY OF October, 2002.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

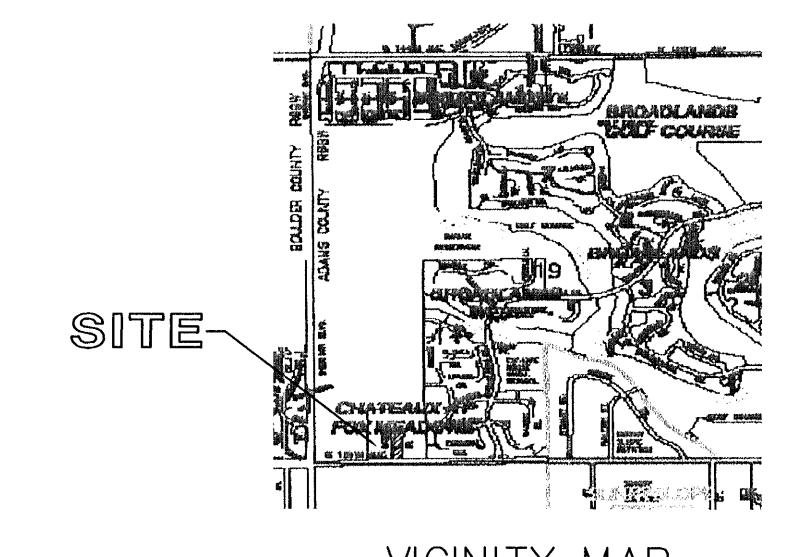
SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "THE CHATEAUX AT FOX MEADOWS REPLAT A" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE I AW

CHARLES R. MELVIN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 22576

NOTES:

- 1. BASIS OF BEARINGS ARE BASED ON THE CITY AND COUNTY OF BROOMFIELD GPS NO. 7 AND NGS L413 AS BEARING N45'25'25"E, 4,016.64 FEET (STATE PLANE GROUND)
- 2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.
- 3. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY FEDERAL GEODETIC CONTROL COMMITTEE. COMBINED MODIFICATION FACTOR = 0.999715660.



VICINITY MAP

DATE OF PREPARATION

AUGUST 27, 2002

OWNER/SUBDIVIDER

FOX MEADOWS, L.L.L.P. A COLORADO LLP

<u>SURVEYOR</u>

MELVIN SURVEYING 1202 FALL RIVER CIRCLE LONGMONT, CO 80501

LEGAL DESCRIPTION

A RESUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., KNOWN AS LOTS 5 AND 6 OF THE CHATEAUX OF FOX MEADOWS, CITY OF BROOMFIELD, ACCORDING TO THE RECORDED PLAT THEREOF AT FILE NO. 17, MAP NO. 817, AT RECEPTION NO. CO374641, IN THE COUNTY OF ADAMS RECORDS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5 OF THE CHATEAUX AT FOX MEADOWS, SAID POINT BEING THE POINT OF BEGINNING; THENCE NO0'12'08"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 638.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N89'29'39"E ALONG THE NORTH LINE OF SAID LOT 6. A DISTANCE OF 118.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 6: THENCE ALONG THE EAST LINE OF SAID LOT 6 THE FOLLOWING FOUR (4) CALLS: S00'30'21"E, A DISTANCE OF 48.44 FEET; THENCE S51'37'14"E, A DISTANCE OF 46.25 FEET; THENCE S00'30'04"E, A DISTANCE OF 130.00 FEET; THENCE S55'09'27"E, A DISTANCE OF 116.25 FEET TO A POINT ON THE WEST LINE OF TRACT A OF SAID CHATEAUX AT FOX MEADOWS; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 128.72 FEET, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A DELTA OF 86'46'10", AND A CHORD THAT BEARS S08'32'25"E, A DISTANCE OF 116.77 FEET; THENCE S00'30'04"E ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 63.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE CONTINUING S00'30'04"E ALONG SAID WEST LINE OF TRACT A. A DISTANCE OF 185.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 136TH AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S89'29'56"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 269.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, THE POINT OF BEGINNING. SAID PARCEL CONTAINING 138,567.57 SQ. FT. (3.18 ACRES), MORE OR LESS.

DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE ABOVE DESCRIBED PROPERTY, HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE CHATEAUX AT FOX MEADOWS REPLAT A.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL THIS _______, 2002.

FOX MEADOW LLLP
FOX MEADOWS, LLLP.
JAMES J. FROMI, James J. From

NOTARIAL CERTIFICATE

STATE OF IL) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES J. FROMI ,

AS MANAGER OF FOX MEADOWS, L.L.L.P.

THIS 5th DAY OF Sept , 200

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: [2-01-03]

TATANAME "OFFICIAL SEAL"

JANUARY OFFICIAL SEAL"

Ra Carlson NOTARY PUBLIC 1415 15th St. ADDRESS Moline IL

MELVIN SURVEYING

1202 FALL RIVER CIRCLE
LONGMONT, COLORADO 80501

303-702-0868

THE CHATEAUX AT FOX MEADOWS REPLAT A

 DB NO
 DATE
 CAD NO
 SHEET NO

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 08/27/02
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