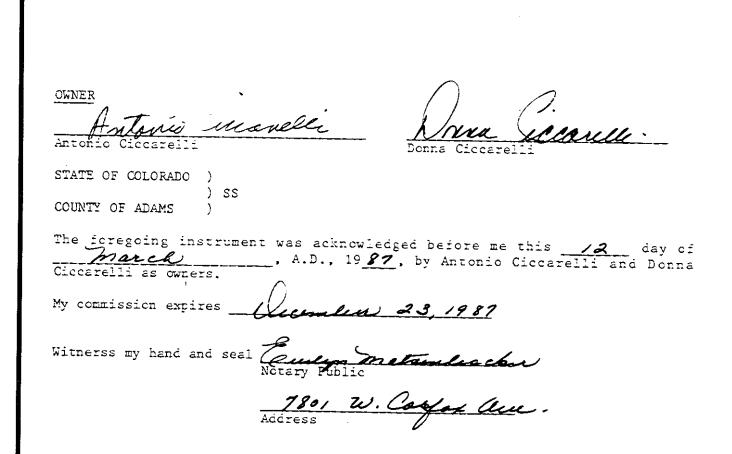
A PART OF TRACT B, COLUMBINE MEADOWS, BEING A PART OF THE N 1/2 OF THE NW 1/4 OF SEC.32, TIS, R68W OF THE 6th P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO N. LINE NW 1/4 SECTION 32 <u>\$ 89°15'29"E</u> BASIS OF BEARING POINT OF COMMENCEMENT NW CORNER, SEC 32 WEST FND. AXLE IN RANGE BOX 128th AVENUE NI/4 CORNER, SEC 32 FOUND 2" IRON PIPE W/ALUM CAP 1. The bearings shown on this plat are based on the North line of the Northwest quarter, Section 32, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being \$89°15'29"E. COLUMBINE MEADOWS 2. This symbol " • " indicates a 5/8" steel pin with cap and L.S. No. 12405, S 89°15'29" E 48.00' TRACT B unless otherwise shown. FILE 16, MAP 242 3. According to Colorado law you must commence any legal action based upon any POINT OF BEGINNING defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey N 89° 15'29" W be commenced more than ten years from the date of the certification shown 524.81 --133.48[†] --4. Right-of-way for ingress and egress for service and emergency vehicles is 133.48 granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby 33 48 designated as fire lanes and emergency and service vehicle roads, and utility easements, and shall be posted "No Parking - Fire Lane". LOT I 5. Date of Survey: BLOCK I EVARD 00 223.70 FIRELANE UTILITY EASEMENT (SEE DETAIL) 223.48 LOT I 223.26 BLOCK I LOT I **BLOCK I** 0 72 1810 54, 33... FIRELANE AND UTILITY EASEMENT S 89° 15' 29" E TRACT i = 50 48.00 CURVE DATA DETAIL 10, x 10, 0 DELTA LENGTH 1"=10 44°52 42" 40.00 3133 g Utility 🔊 44°52'42" ig Easement EMK CONSULTANTS, INC. SW CORNER, NI/2. NW 1/4, SEC. 32 ENGINEERS - SURVEYORS - LAND PLANNERS FND. No. 4 REBAR W/ALUM. CAP ATRIUM 1, 6061 S. WILLOW DRIVE, SUITE 120 ENGLEWOOD, COLORADO 80111 (303)694-1520

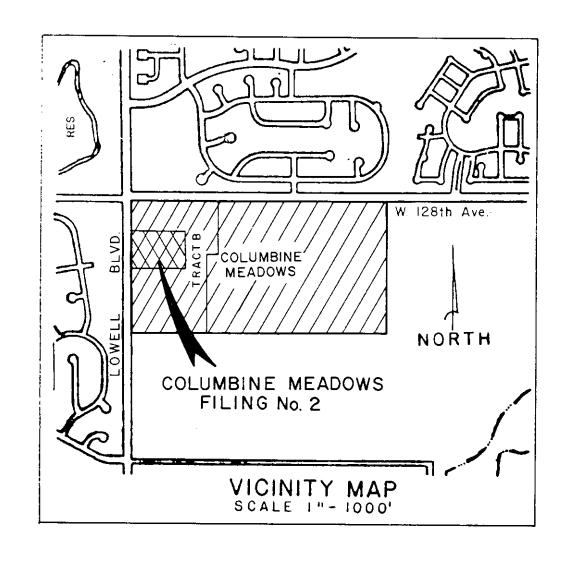
COLUMBINE MEADOWS

COLUMBINE MEADOWS FILING NO. 2 A PART OF TRACT B, COLUMBINE MEADOWS, BEING A PART OF THE N I/2 OF THE NW I/4 OF SEC.32, TIS, R68W OF THE 6th P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of a parcel of land being a part of Tract B of Columbine Meadows, recorded in File 16 at Map 242 of the Adams County Records, also being a part of the North half of the Northwest quarter of Section 32, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows: Commencing at the Northwest corner of said Section 32; thence S00°06'23"E along the West line of the Northwest quarter of said Section 32, 339.97 feet; thence S89°15'29"E, 48.00 feet to the Point of Beginning, said Point of Beginning also being on the West line of Tract B of said Columbine Meadows; thence S00°06'23"E along the West line of Tract B of said Columbine Meadows, 380.04 feet; thence S89°15'29"E, 519.19 feet; thence NOO°44'31"E, 380.00 feet; thence N89°15'29"W, 524.81 feet to the Point of Beginning, containing 4.5537 acres, more or less. Has laid out platted and subdivided the above described land in lot, block, utility easements and fire lanes under the name and style of Columbine Meadows Filing No. 2.

Witness our hand this 12th day of Mul , A.D., 1937.





This Plat approved by the City of Broomfield, Colorado, Planning Commission this

A.D., 1987

Secretary

Chairman Accepted and approved as a subdivision by the City Council of the City of Brcomfield, Colorado this 24 day of Masch A.D., 19 Matte) Space-Approved by Jones Intercan e Approved by Mountain Bell Telephone Co.

Approved by Public Service Co. of Colorado / Michael Mille Approved by Broomfield City Engineer James C. Black ATTORNEYS CERTIFICATE: I. MICHAEL A LIYMAN, an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the public ways shown on the Plat are the owners thereof in fee simple, free and clear of SURVEYING CERTIFICATE I, Jon S. McDaniel, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under my supervision on *FEB. 25, 1987* and the monuments shown thereon actually exist and this plat accurately represents said survey. RECORDER'S CERTIFICATE This plat was filed for record in the office of the County Clerk and Recorder of Adams County, Colorado, at 2:40 P.M on the 29th of May .A.D., 1987.

STAL STALLING COLOR ADOLLING

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS · LAND PLANNERS
ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 694-1520

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