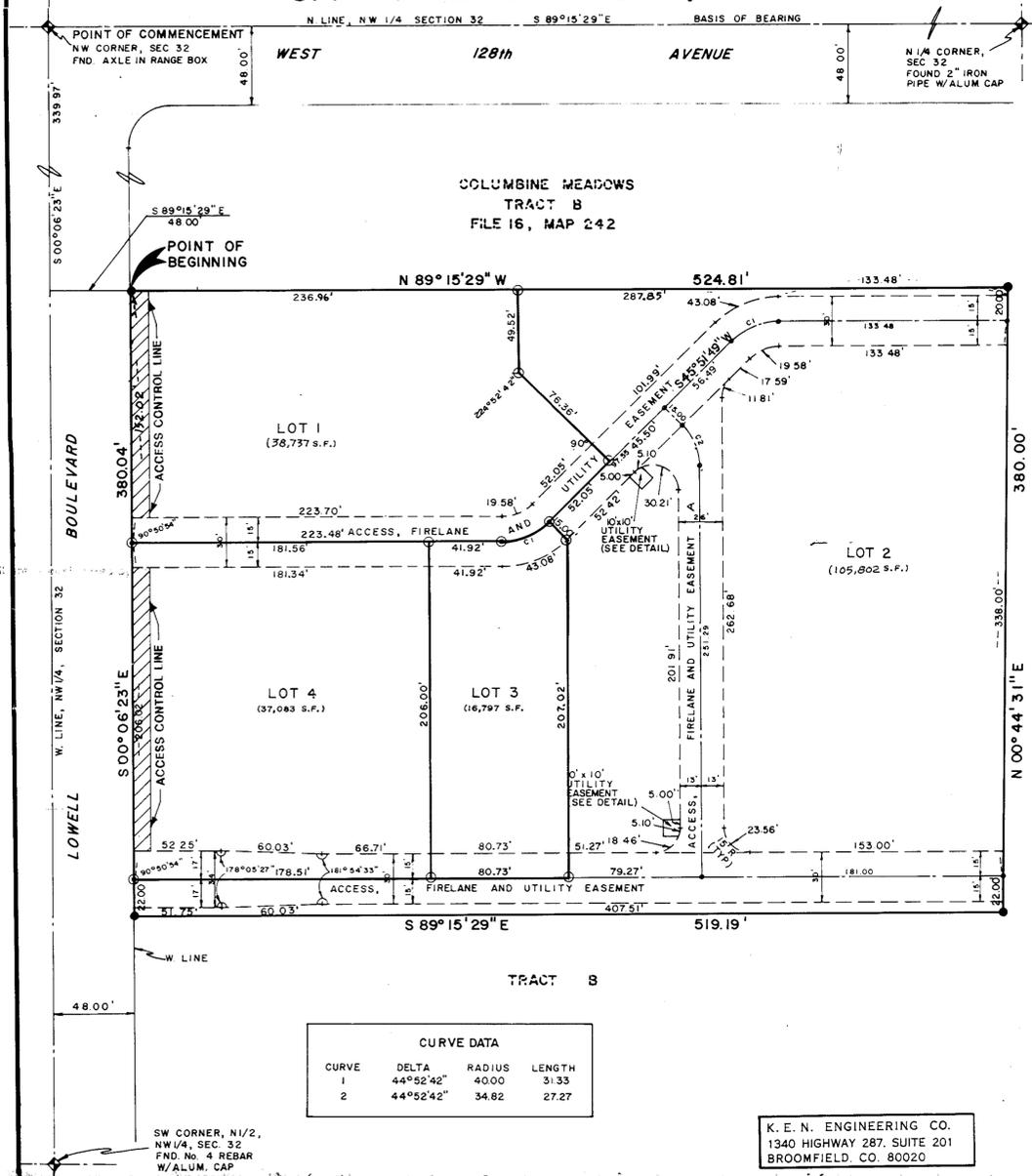


# COLUMBINE MEADOWS FILING NO. 2 - REPLAT "A"

A RESUBDIVISION OF COLUMBINE MEADOWS FILING NO. 2

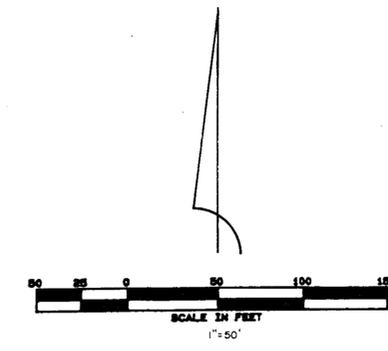
A PART OF TRACT B, COLUMBINE MEADOWS, BEING  
A PART OF THE N 1/2 OF THE NW 1/4 OF SEC. 32, T1S, R68W OF THE 6th P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



**NOTES:**

- 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 S89°15'29"E.
- This symbol "●" indicates a 5/8" steel pin with cap and L.S. No. 12405, unless otherwise shown.
- According to Colorado law you must commence any legal action based upon any 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 be commenced more than ten years from the date of the certification shown hereon.
- Right-of-way for ingress and egress for service and emergency vehicles is 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 designated as fire lanes and emergency and service vehicle roads, and utility easements, and shall be posted "No Parking - Fire Lane".
- Utility Easements are dedicated to the City of Broomfield and its assigns for the installation and maintenance of utilities (water, sanitary & storm sewer, gas, electric, telephone, and cable TV) together with all necessary and convenient appurtenances thereto.
- All lot owners, and their successors, assigns, tenants, employees, agents, customers, and invitees shall have the right in common with each other for the mutual nonexclusive ingress and egress by vehicles and pedestrian traffic in the Access Easements as shown on this plat thereon, and the right to park on all areas designated by the approved site development plan as parking areas.
- All lot lines intersect at a 90° angle unless noted otherwise.
- All lots extend to the centerline of the Access Easement except Lot 2.
- The plat was originally surveyed, and the property pins set as noted by ENK Consultants, Inc.



# COLUMBINE MEADOWS FILING NO. 2 - REPLAT "A"

A RESUBDIVISION OF COLUMBINE MEADOWS FILING NO. 2

A PART OF TRACT B, COLUMBINE MEADOWS, BEING  
A PART OF THE N 1/2 OF THE NW 1/4 OF SEC. 32, T1S, R68W OF THE 6th P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

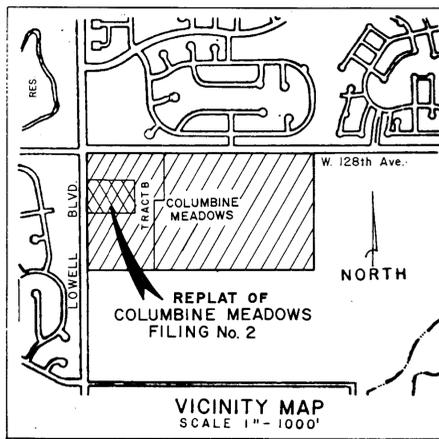
**LEGAL DESCRIPTION**

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 N00°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 Replat of Columbine Meadows Filing No. 2.

Witness our hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_.



This Plat approved by the City of Broomfield, Colorado, Planning Commission this 20th day of September, A.D., 1988.  
Donna Ciccarelli Secretary  
Henry Hoff Chairman

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 11th day of November, A.D., 1988.  
Dicki Mann City Clerk  
Frank P. Swartz Mayor

**ATTORNEYS CERTIFICATE:**

I, MICHAEL A. LITTMAN, 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 all encumbrances, except BANK SIGNED HEREON.

Michael A. Littman  
Attorney at Law

**SURVEYING CERTIFICATE**

I, Kenneth H. Cupit, 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 See Note 9, and the monuments shown thereon actually exist and this plat accurately represents said survey.

Kenneth H. Cupit  
Kenneth H. Cupit L.S. #5648

**RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the County Clerk and Recorder of Adams County, Colorado, at 3:03 P.M. on the 10th day of Jan, A.D., 1989.

By: James L. Reasoner Deputy  
William Lakol County Clerk and Recorder

FILE NO: 16  
MAP NO: 803  
RECEPTION NO: 8860060

**OWNER**

Antonio Ciccarelli  
Antonio Ciccarelli

STATE OF COLORADO )  
(Jefferson) SS  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 12th day of December, A.D., 1988, by Antonio Ciccarelli and Donna Ciccarelli as owners.

My commission expires 9/06/1992  
7530 W. Colfax Avenue  
Lakewood, CO 80215

Witness my hand and seal James L. White  
Notary Public

Address

**HOLDER OF DEED OF TRUST CERTIFICATE:**

The Holder of a Deed of Trust does hereby agree to join in the execution of this Subdivision Plat and consent to the execution by Antonio and Donna Ciccarelli of the Subdivision Agreement as to Columbine Meadows Filing No. 2.

Jefferson Bank & Trust

By: E. F. Douglass, Jr.

STATE OF COLORADO )  
(Jefferson) SS  
COUNTY OF JEFFERSON )

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 1987 A.D. BY E. F. Douglass, Jr.

EXPIRES 9/06/1992  
My Commission Expires 9/06/1992  
7530 W. Colfax Avenue  
Lakewood, CO 80215

Witness my hand and my seal. My commission  
James L. White  
NOTARY PUBLIC

K. E. N. ENGINEERING CO.  
1340 HIGHWAY 287, SUITE 201  
BROOMFIELD, CO. 80020

(303) 469-2968