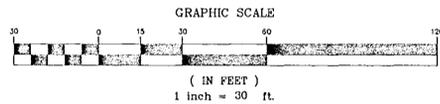
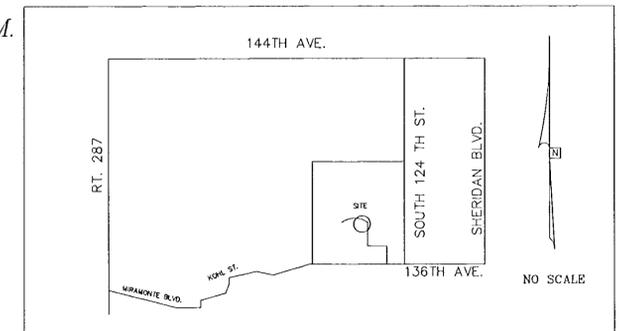


COUNTRY ESTATES FILING #10 MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 2, COUNTRY ESTATES FILING #4
A PART OF THE SW QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

VICINITY MAP



POINT "A" TO POINT "F"
GROUND DIST. 4941.93'
GRID DIST. 4940.50'
GRID AZ= 21°15'40"
GEODETIC AZ= 21°33'15"

POINT "A" TO POINT "E"
GROUND DIST. 4821.84'
GRID DIST. 4820.45'
GRID AZ= 21°09'07"
GEODETIC AZ= 21°26'37"

C 1	R= 15.00'	L 9	S64°21'50"E
	ARC LENGTH=23.57'		2.50'
C 2	R= 27.50'	L 10	N43°01'34"E
	ARC LENGTH=26.15'		1.07'
	DELTA=54°28'44"	L 11	N89°36'42"E
			11.40'

Legend

- 1 SET # 5 REBAR WITH ALUM CAP PLS# 16406
- 2 SET BRASS TAG LS# 16406 @ 1' OFFSET
- 3 FOUND CHISELED CROSS 1' OFFSET
- 4 FOUND NAIL & WASHER ILLEGIBLE 2' OFFSET
- 5 FOUND NO 5 REBAR WITH 1.5" ALUM CAP LS #23528
- 6 SOUTH 1/4 CORNER PLS # 25636
- 7 NGS POINT PONY PID # KK2062
- 8 3 1/2" BRASS CAP SET IN CONCRETE
- 9 FOUND NO 4 REBAR IN RANGE BOX
- 10 FUTURA ENG.13467

CITY OF BROOMFIELD APPROVALS

APPROVED THIS 23rd DAY OF October, A.D. 2001
James C. Black
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED THIS 20th DAY OF October, A.D. 2001
Fred Di Luis
CITY MANAGER

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT
2:10 O'CLOCK P.M. THIS 21st DAY OF October, A.D. 2001,
AND IS DULY RECORDED IN PLAN FILE P-55 E-3 #11
FILM _____ RECEPTION NUMBER 2212487
FEES 10.00 PAID.

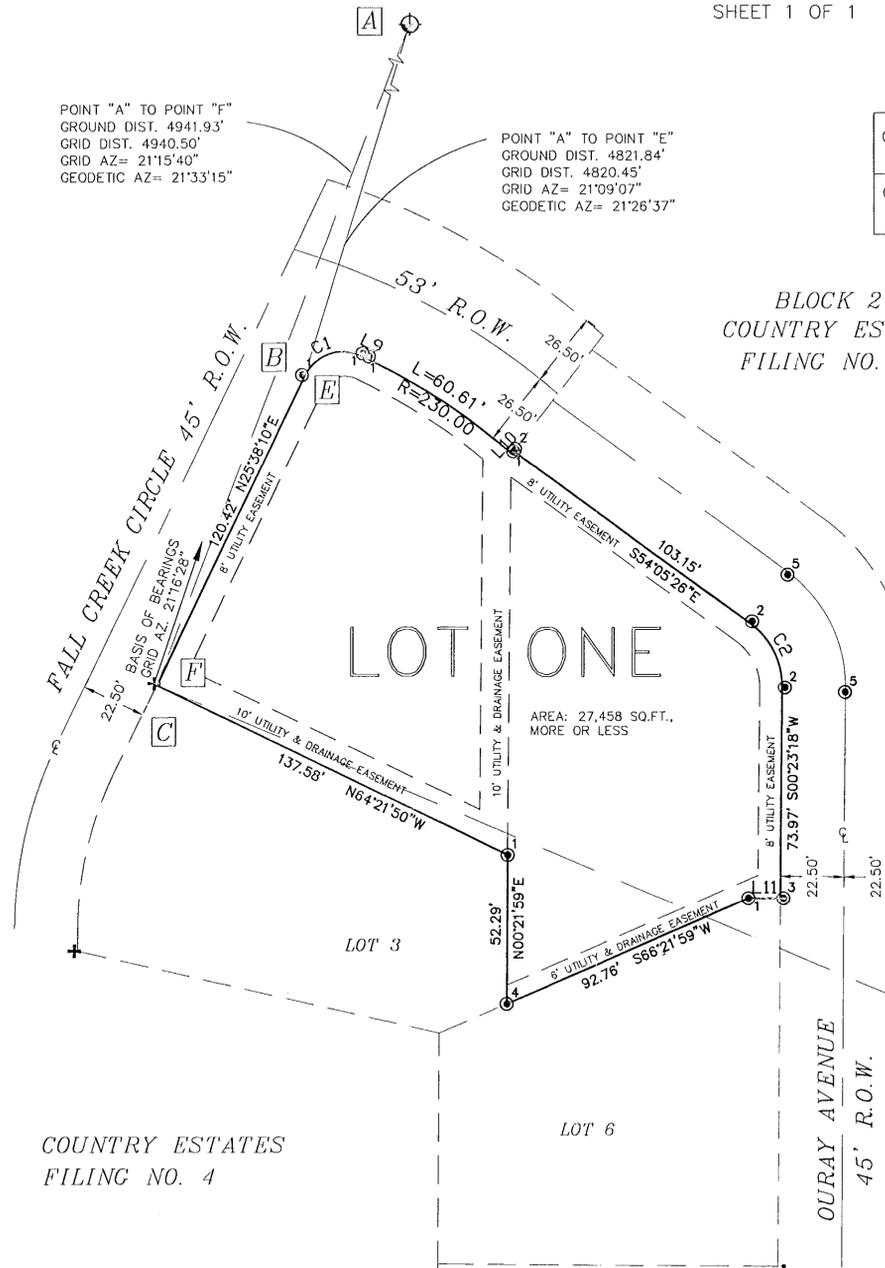
Charlotte Houston
CLERK AND RECORDER

Kristi Ashton
DEPUTY

Surveyor's Statement

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS SURVEYING, INC. THAT A SURVEY OF THE ABOVE-DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE IN MAY OF 1999, AND THAT SAID SURVEY AND THE ATTACHED PRINT ARE IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO PERTAINING TO SUBDIVISION PLATS AT THE TIME OF SURVEY.

John B. Guyton
JOHN B. GUYTON
COLORADO P.L.S. #16406
DATE 7/25/01
JOB NO. 99-34243



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, MARY BETH PORTER IS THE OWNER AND PROPRIETOR OF THE LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 2, COUNTRY ESTATES FILING #4

THAT I HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS COUNTRY ESTATES FILING #10, MINOR SUBDIVISION, A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY DEDICATE TO THE CITY OF BROOMFIELD, THAT PORTION OF SAID REAL PROPERTY, DESIGNATED AS "UTILITY & DRAINAGE EASEMENT", AS AN EASEMENT FOR DRAINAGE PURPOSES AND THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL UTILITY SERVICES.

IN WITNESS WHEREOF I HERUNTO SET MY HAND THIS 18th DAY OF September, 2001.

Mary Beth Porter
MARY BETH PORTER

ACKNOWLEDGMENT
STATE OF COLORADO)
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF September, 2001, BY MARY BETH PORTER, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 2/6/2002
Kristen Anderson
NOTARY PUBLIC

BLOCK 2
COUNTRY ESTATES
FILING NO. 3

POINT "D" TO POINT "F"
GEODETIC AZ=112°45'25"
GRID AZ=112°45'25"
GRID DIST. 1445.60'
GROUND DIST. 1446.02'

FOUND 2" ALUM. CAP
TIS R69W 1/4
24/25 PLS 25636
ON NO. 5 REBAR
IN RANGE BOX

CLOSURE REPORT: Figure Name: Boundary

Course: S 25-38-10 W	Distance: 120.42	Delta: -54-27-08
Course: S 64-21-50 E	Distance: 137.58	
Course: S 00-21-59 W	Distance: 52.29	
Course: N 66-21-59 E	Distance: 92.76	
Course: S 89-36-42 E	Distance: 11.40	
Course: N 00-23-17 E	Distance: 73.97	
Arc Length: 26.14	Radius: 27.50	
Course: N 54-05-26 W	Distance: 103.15	
Course: S 43-10-37 W	Distance: 1.07	
Arc Length: 60.61	Radius: 230.00	Delta: -15-05-55
Course: N 64-21-51 W	Distance: 2.50	
Arc Length: 23.56	Radius: 15.00	Delta: -89-59-29
Perimeter: 705.45		

Area: 27458 square feet, 0.63 acres more or less
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.009 Course: N 15-33-40 E
Precision 1: 82423.48

GENERAL NOTES

- 1) 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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 2) THE RECORD DESCRIPTIONS OF THE COMMON LINE BETWEEN COUNTRY ESTATES SUBDIVISION FILING NO. 3 AND FILING NO. 4 ARE NOT MATHEMATICALLY COINCIDENT. MONUMENTS FOUND IN RANGE BOXES (AS SHOWN) ARE NOT IN CLOSE POSITIONAL TOLERANCE WITH THE PREPONDERANCE OF MONUMENTATION FOUND IN THIS AREA, AND WERE CAREFULLY CONSIDERED. SAID MONUMENTS WERE NOT RELIED UPON FOR THE RE-ESTABLISHMENT OF LOTS 1 AND 2 AS SHOWN HEREON.
- 3) BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE BASIS OF GRID BEARING IS THE LINE BETWEEN NGS POINT PONY (A) AND AN EXISTING 2" OFFSET CROSS (C) AS SHOWN HEREON. STATE PLANE COORDINATES ARE COLORADO NORTH ZONE (0501) NAD 83/92
- 4) THE FOLLOWING STATEMENT APPLIES TO THE BROOMFIELD GIS SYSTEM USED TO ESTABLISH THE TIES SHOWN HEREON "THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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 BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 5) FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 085073-0220-D, DATED SEPTEMBER 28, 1990.

COMBINED FACTOR .99971039	
A NGS POINT "PONY" PID# KK2062 1985 LATITUDE=39°57'26.72726"N LONGITUDE=105°03'38.43973"W GRID-NORTHING=1227642.70 GRID-EASTING=3123154.05 GROUND-NORTHING=1227998.34 GROUND-EASTING=3124058.81	B SET BRASS TAG/1' OFFSET LATITUDE=39°56'45.84952"N LONGITUDE=105°03'49.44960"W GRID-NORTHING=1223147.46 GRID-EASTING=3121413.73 GROUND-NORTHING=1223501.80 GROUND-EASTING=3122317.98
C CHISELED CROSS/1' OFFSET LATITUDE=39°56'44.78156"N LONGITUDE=105°03'50.12632"W GRID-NORTHING=1223039.16 GRID-EASTING=3121361.57 GROUND-NORTHING=1223393.47 GROUND-EASTING=3122265.81	D FOUND 2" ALUM. CAP TIS R69W 1/4 24/25 PLS 25636 ON # 5 REBAR LATITUDE=39°56'35.72157"N LONGITUDE=105°03'44.65446"W GRID-NORTHING=1222479.26 GRID-EASTING=3122695.59 GROUND-NORTHING=1222833.40 GROUND-EASTING=3123600.22
E PROPERTY CORNER LATITUDE=39°56'45.84519"N LONGITUDE=105°03'49.43806"W GRID-NORTHING=1223147.02 GRID-EASTING=3121414.63 GROUND-NORTHING=1223501.36 GROUND-EASTING=3122318.88	F PROPERTY CORNER LATITUDE=39°56'44.77723"N LONGITUDE=105°03'50.11478"W GRID-NORTHING=1223038.46 GRID-EASTING=3121362.53 GROUND-NORTHING=1223392.77 GROUND-EASTING=3122266.77

COUNTRY ESTATES FILING #10
MINOR SUBDIVISION

SHEET 1 OF 1

