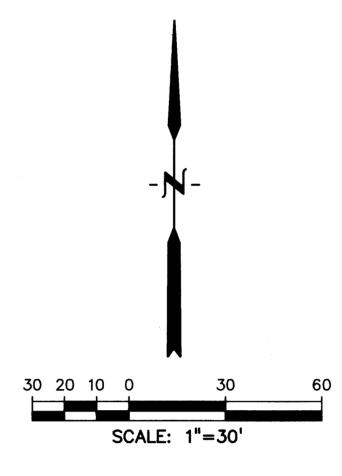


COUNTRY MEADOW ESTATES REPLAT A

A SUBDIVISION OF LOT 9 COUNTRY MEADOW ESTATES LOCATED IN THE NE1/4 AND THE SE1/4 OF SECTION 17, T1S, R68W OF THE 6TH P.M.,

AREA = 2.244 ACRES, MORE OR LESS



LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

LOT 9 COUNTRY MEADOWS ESTATES, A SUBDIVISION RECORDED AT RECEPTION NO. B519685, FILE NO. 16, MAP NO 137 OF THE RECORDS OF ADAMS COUNTY, COLORADO AND A 0.083 ACRE PORTION OF VACATED CLAY STREET DESCRIBED IN ORDINANCE NO. 1829 RECORDED AT RECEPTION NO. 2006006778 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD COLORADO ALL LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 17, T1S, R68W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

299.10 FEET; THENCE NORTHEASTERLY 117.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, SAID ARC HAVING A RADIUS OF 146.69 FEET. A CENTRAL ANGLE OF 46°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS N22°31'37"E, 114.63 FEET; THENCE N45°31'37"E, 50.00 FEET;

THENCE S89°28'23"E, 28.28 FEET

THENCE S44°28'23"E, 27.00 FEET

THENCE SOUTHEASTERLY 142.94 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 175.14 FEET, A CENTRAL ANGLE OF 46°45'41", AND BEING SUBTENDED BY A CHORD THAT BEARS S67°51'14"E, 139.00 FEET TO THE NE CORNER OF THENCE SO0°28'23"E, 246.13 FEET TO THE SW CORNER OF LOT 8

COUNTRY MEADOWS ESTATES; THENCE S89°40'33"W, 30.00 FEET TO THE CENTERLINE OF VACATED THENCE S00°28'23"E. 119.92 FEET ALONG SAID CENTERLINES

THENCE S89°31'37"W. 226.10 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO THE TRUE POINT OF BEGINNING;

AREA= 2.244 ACRES MORE OR LESS

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE "COUNTRY MEADOWS ESTATES

IN WITNESS WHEREOF, GARY A. COOPER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF FREMPEL 2007.

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 1810 DAY OF

ACKNOWLEDGEMENTS

STATE OF COLORADO COUNTY OF Brownfield)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 OF DECEMBER, 2007, BY GARY A. COOPER, INDIVIDUALLY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: OCE 10, 2011

- BEARINGS ARE BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS GPS NO. 30 AND GPS NGS PONY AS BEARING S89°26'59"W - AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO THE RECORDED PLAT OF COUNTRY MEADOW ESTATES..
- 3. SET NO. 5 REBARS WITH ALUMINUM CAPS MARKED "D.B. & CO. PLS 28657" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 4. PREPARED BY: DREXEL, BARRELL & CO. 1800 38TH STREET BOULDER, CO 80301 (303) 442-4338
- 5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE. COMBINED MODIFICATION FACTOR = 0.99971758399 DEFINED BY A SITE ELEVATION = 5323.25 NAVD 88
- 6. IN ACCORDANCE WITH CRS 13-80-105: NOTICE: 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.
- 7. THIS MINOR SUBDIVISION PLAT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 16-20-020.
- 8. A "NO BUILD EASEMENT" WILL BE REQUIRED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM SERVING EACH LOT. NO STRUCTURES, CORRALS OR PAVEMENT ON ANY PART OF THE "NO BUILD EASEMENT" ARE PERMITTED. THE SIZE AND LOCATION OF THE "NO BUILD EASEMENT" WILL BE A MINIMUM OF 16,000 SQUARE FEET FOR THE VACANT LOT AND 8,000 FOR THE LOT WITH AN EXISTING HOME AND WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT BASED ON SITE INFORMATION AND THE DESIGN SPECIFICATIONS ESTABLISHED OR ADOPTED BY THE CITY AND COUNTY OF BROOMFIELD AND IN EFFECT AT THE TIME OF BUILDING PERMIT. THE "NO BUILD EASEMENT" IS FOR THE EXCLUSIVE USE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM AND A 100% RESERVE AREA SERVING THE LOT.
- NOTICE OF NO SANITARY SEWER SERVICE: THE SUBDIVISION IS NOT SERVED BY MUNICIPAL SANITARY SEWER. EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, WHICH IS SUBJECT TO REGULATIONS AND RULES PROMULGATED UNDER COLORADO REVISED STATUTES AND ADOPTED BY THE BROOMFIELD BOARD OF HEALTH, AS AMENDED FROM TIME-TO-TIME. IF, AT SUCH TIME IN THE FUTURE, SOME OR ALL OF THE PROPERTY OWNERS WITHIN THE SUBDIVISION DESIRE TO CONNECT TO MUNICIPAL SEWER SERVICE, OR FOR HEALTH AND SAFETY REASONS, AS DEFINED BY ADOPTED RULES AND REGULATIONS, A CONNECTION TO MUNICIPAL SEWER SERVICE IS MANDATED, THE COST OF THE CONNECTION SHALL BE BORNE BY THE PROPERTY OWNER.
- 10. ISDS ADVISORY NOTE: THE SUBDIVIDER ACKNOWLEDGES THE ACTUAL INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT, WITH PERCOLATION TESTS AND SOIL TYPE AFFECTING THE NUMBER OF BEDROOMS FOR EACH RESIDENCE AND THE SIZE OF THE DRAINFIELD AND RESERVE AREAS.
- 11. SEPTIC TANK AND DRAIN TILE LOCATION PROVIDED BY THE CLIENT.
- 12. THE OWNER WILL BE RESPONSIBLE FOR THE PAYMENT OF SEWER BASIN FEES TOWARDS THE CITY'S INVESTMENT IN PRIOR SANITARY SEWER IMPROVEMENTS AT THE TIME OF CONNECTION IN THE FUTURE.
- 13. THE OWNER WILL BE RESPONSIBLE FOR PARTICIPATION COSTS TOWARDS THE CITY'S INVESTMENT IN PRIOR WATERLINE IMPROVEMENTS IN CLAY STREET.
- 14. DETENTION FACILITIES SHALL BE LOCATED WITHIN DRAINAGE EASEMENTS.

SURVEYOR

DREXEL, BARRELL & CO. **1800 38TH STREET** BOULDER, CO 80301 THOMAS W. NICHOLAS, PLS 28657

SURVEYOR'S CERTIFICATE

I, THOMAS W. NICHOLAS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "COUNTRY MEADOW ESTATES REPLAT A" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO



THOMAS W. NICHOLAS COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 28657