VICINITY MAP

NOT TO SCALE

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE ENGISURV LLC, TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER HB26854B00, DATED MAY 11, 2001, PREPARED BY EMPIRE TITLE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- 2. BEARINGS USED HEREIN ARE BASED ON THE BEARING BETWEEN N.G.S. POINT "JEFFCO" AND N.G.S. F413, (BROOMFIELD PANEL POINT #73) BEING N78'43'57"E PER CITY OF BROOMFIELD GPS MONUMENT MAP, AS MONUMENTED AND OCCUPIED.
- 3. AS REQUIRED BY C.R.S. 38-52-106; THE COLORADO COORDINATE SYSTEM HEREON IS DEFINED AS ORDER C 2-1, 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.
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5. COORDINATES SHOWN HEREON ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID FACTOR OF (0.999714334) FOR PROJECTION ELEVATION FACTOR 5,430.00

OWNER/SUBDIVIDER

HABITAT FOR HUMANITY OF BOULDER VALLEY

KURT C. FIRNHABER, EXECUTIVE DIRECTOR 1202 FOLSOM STREET BOULDER, COLORADO 80302-6810 (303) 447-3787

Receptor # 2003002-1-11

CLERK & RECORDER'S RECORDING AREA

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF BOULDER VALLEY BEING THE OWNER OF:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4), OF SECTION THIRTY-FIVE (35), TOWNSHIP ONE SOUTH, RANGE SIXTY-NINE WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO; AND BEING A PORTION OF BLOCK 4, WEST BROOMFIELD AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON AUGUST 21, 1923, AT PLAT BOOK 3 PAGE 47; AND ALSO BEING A PORTION OF LOT 7, ELLIOTT SUBDIVISION AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON SEPTEMBER 10, 1953, AT PLAT BOOK 5 PAGE 80; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SW1/4 OF SECTION 35;

THENCE N89'37'42"E 1247.35 FEET ALONG THE SOUTH LINE OF SAID SW1/4 OF

THENCE NO0°23'48"W 542.66 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, SAID BLOCK 4, WEST BROOMFIELD ON THE EAST LINE OF SAID LOT 7, ELLIOTT SUBDIVISION;

THENCE NOO'23'48"W 189.95 FEET ALONG THE EAST LINE OF SAID BLOCK 4, WEST BROOMFIELD TO THE SOUTHWEST LINE OF THE BURLINGTON, NORTHERN AND SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE N59'20'18"W 157.74 FEET ALONG THE SOUTHWEST LINE OF THE BURLINGTON, NORTHERN AND SANTA FE RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF SAID BLOCK 4, WEST BROOMFIELD;

THENCE N89'37'42"W 133.87 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 4. WEST BROOMFIELD;

THENCE S00'23'48"E 306.72 FEET ALONG THE WEST LINE OF SAID BLOCK 4, WEST BROOMFIELD TO THE NORTH LINE OF SAID ELLIOTT SUBDIVISION:

THENCE N69'38'24"E 111.90 FEET ALONG THE NORTH LINE OF SAID ELLIOTT SUBDIVISION FOR THIS AND THE NEXT COURSE;

THENCE S88'54'18"E 116.76 FEET TO THE NORTH ANGLE POINT OF LOT 7, SAID **ELLIOTT SUBDIVISION;**

THENCE N89'24'05"E 47.11 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.585 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME OF EMERALD HILL SUBDIVISION IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35. TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND/OR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS q^{r_1}

HABITAT FOR HUMANITY OF BOULDER VALLEY

EXECUTIVÉ DIRECTOR

ACKNOWLEDGMENT

STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD)

MY COMMISSION EXPIRES 6/6/02

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF MAY

BY KURT C. FIRNHABER

WITNESS MY HAND AND OFFICIAL SEAL

_NOTARY PUBLIC _ Camble Cave. ADDRESS 515 COURTNEY WAY Suite >D LAFAYETTE, CO 80026



I, THOMAS E. CAVE, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FINAL PLAT OF EMERALD HILL SUBDIVISION, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.

SURVEYOR'S CERTIFICATE

COLORADO PLS 14070

ATTORNEYS CERTIFICATE:

I, O THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING.

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD, LAND USE REVIEW COMMISSION.

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS GHE DAY OF HOVEL

05-09-02 QUALITY CONTROL 04-02-02 CITY COMMENTS

CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS ACCURATE

515 COURTNEY WAY, SUITE D LAFAYETTE, COLORADO 80026-8821 (303)665-5505 FAX: (303)665-5160 E-MAIL: engisurv@denver.net

SUBDIVISION PLAT FOR:

HABITAT FOR HUMANITY OF BOULDER VALLEY

1 OF 2

02-19-02 CITY COMMENTS DRAWN BY: PWR APPROVED BY: TEC 02-06-02 CITY COMMENTS DATE OF SURVEY: 9/01,12/01,2/02 FIELD WORK BY: TSC 12-06-01 CITY COMMENTS DATE OF DWG: 09/20/01 PROJECT NO. 1HABO205 11-16-01 CITY COMMENTS

