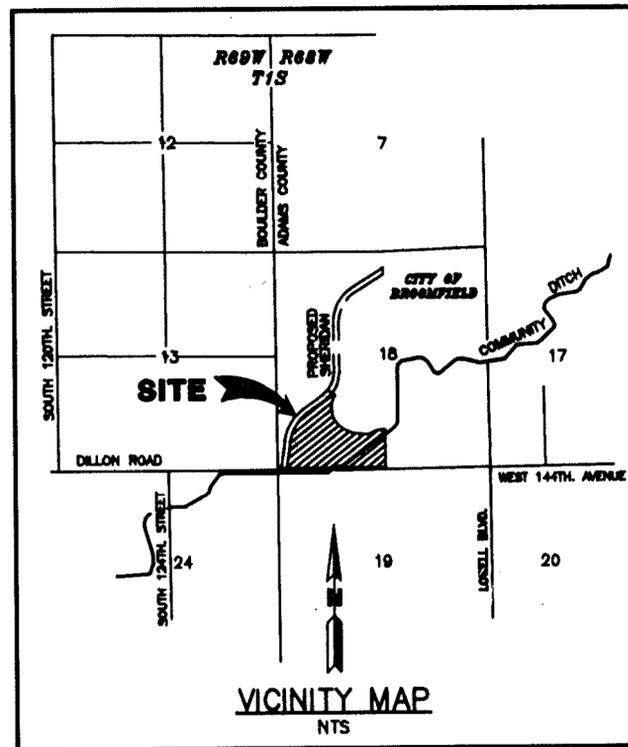


# HOLY FAMILY HIGH SCHOOL, FILING NO. 1 FINAL PLAT

A PORTION OF THE SW 1/4 OF SECTION 18,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF ADAMS  
STATE OF COLORADO

SHEET 1 OF 2



## LEGAL DESCRIPTION AND DEDICATION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, N00°25'17"W, 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 144TH AVENUE AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 144TH AVENUE, S89°52'11"W, 2,523.55 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, N00°07'59"W, 30.00 FEET; THENCE LEAVING SAID WEST LINE N89°52'11"E, 75.00 FEET; THENCE N07°30'00"E, 601.68 FEET TO A POINT OF CURVATURE; THENCE 889.95 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 46°48'09" AND A CHORD WHICH BEARS N30°54'05"E, 848.97 FEET TO A POINT OF TANGENCY; THENCE N54°18'09"E, 590.64 FEET TO A POINT OF CURVATURE; THENCE 159.52 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 14°58'59", AND A CHORD WHICH BEARS N46°48'39"E, 159.06 FEET; THENCE ALONG A NON-TANGENT LINE S30°40'50"E, 207.89 FEET TO A PARCEL OF GROUND BEING THE CITY OF BROOMFIELD'S DOMESTIC WATER RESERVOIR; THENCE ALONG SAID CITY OF BROOMFIELD'S PARCEL THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES: 1) THENCE 294.90 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 49°39'58", AND A CHORD WHICH BEARS S16°29'11"W, 287.15 FEET TO A POINT OF TANGENCY; 2) THENCE S06°20'47"E, 247.42 FEET; 3) THENCE 795.12 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 56°47'01", AND A CHORD WHICH BEARS S59°53'20"E, 780.71 FEET; 4) THENCE ALONG A NON-TANGENT LINE N89°34'43"E, 209.54 FEET; 5) THENCE 287.77 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 41°27'54", AND A CHORD WHICH BEARS N66°50'46"E, 281.98 FEET TO A POINT OF TANGENCY; 6) THENCE N89°34'43"E, 115.00 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18; 7) THENCE ALONG SAID EAST LINE S00°25'17"E, 883.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 61.30 ACRES, MORE OR LESS.

EXCEPT:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, N00°25'17"W, 60.00 FEET; THENCE S89°52'11"W, 879.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°52'11"W, 116.68 FEET; THENCE N64°29'43"E, 205.55 FEET; THENCE N51°33'28"E, 829.28 FEET; THENCE N54°31'57"E, 99.47 FEET; THENCE N63°10'40"E, 115.82 FEET; THENCE N58°54'43"E, 108.11 FEET; THENCE N54°35'07"E, 43.82 FEET TO SAID EAST LINE; THENCE ALONG SAID EAST LINE S00°25'17"E, 61.03 FEET; THENCE LEAVING SAID EAST LINE S54°35'07"W, 10.51 FEET; THENCE S58°54'43"W, 111.86 FEET; THENCE S63°10'40"W, 113.90 FEET; THENCE S54°31'57"W, 94.39 FEET; THENCE S51°33'28"W, 833.65 FEET; THENCE S64°29'43"W, 105.80 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE AND THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.30 ACRES (56,798 SQUARE FEET), MORE OR LESS.

PARCEL EXCLUDING EXCEPTION AREA CONTAINS 60.00 ACRES, MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE ANNEXATION MAP TO THE CITY OF BROOMFIELD WHICH STIPULATES THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO BEARS S89°52'11"W AS MONUMENTED BY A AXLE IN A RANGE BOX AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 AND A AXLE IN A RANGE BOX AT THE SOUTHWEST CORNER OF SAID SECTION 18.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF HOLY FAMILY HIGH SCHOOL, FILING NO. 1; AND BY THESE PRESENTS DEDICATES PARCELS A AND B IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND USE OF PUBLIC FACILITIES AND PUBLIC UTILITIES.

## APPROVALS:

### LAND USE REVIEW COMMISSION CERTIFICATION:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 26 DAY OF January, 1998

CHAIRMAN: John Malace  
SECRETARY: Ruster Gunderson

## CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 24 DAY OF February, 1998

MAYOR: William Beavers  
CITY CLERK: Vicki May



## OWNER'S CERTIFICATE:

THE OWNERS HEREBY WARRANT THE ABOVE PROPERTY INTERESTS TO BE FREE AND CLEAR OF ALL LIENS, DEEDS OF TRUST, MORTGAGES, LEASES, EQUITABLE INTERESTS, OR OTHER ENCUMBRANCES, EXCEPT FOR THOSE ITEMS SET FORTH ON SCHEDULE B-2 OF COMMITMENT NUMBER 988794 ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND DATED OCTOBER 2, 1997.

OWNER: Raymond N. Jones  
ARCHDIOCESE OF DENVER  
1300 SOUTH STEELE STREET  
DENVER, COLORADO 80210  
Raymond N. Jones, as attorney-in-fact  
for Charles J. Chaput, Archbishop

EXECUTED THE 24 DAY OF June, A.D., 1998

STATE OF COLORADO }  
COUNTY OF Denver }ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF June, 1998

BY Raymond N. Jones, as attorney-in-fact  
for Charles J. Chaput, Archbishop  
Notary Public  
Carol A. Walker  
1300 S. Steele St. Denver Co 80210  
ADDRESS

DATE: 2-26-98

## SURVEYOR'S DECLARATION

I, WAYNE W. HARRIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF HOLY FAMILY HIGH SCHOOL, FILING NO. 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: 6-3-98  
REGISTERED LAND SURVEYOR, NO. 18548  
MARTIN/MARTIN, INC.  
4251 KIPLING STREET  
WHEAT RIDGE, COLORADO 80033

"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."

## CLERK AND RECORDER'S CERTIFICATE

FILE NO. 17 MAP NO. 896 RECEPTION NO. 10421945

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS 22 DAY OF July, 1998, AT 2:00 O'CLOCK P.M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY (SEAL)

NOTE: 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.

REV: APRIL 23, 1998  
REV: FEBRUARY 16, 1998  
REV: FEBRUARY 11, 1998  
REV: JANUARY 23, 1998  
REV: JANUARY 20, 1998  
NOVEMBER 03, 1997

**MARTIN/MARTIN**  
Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, CO  
(303) 431-6100

# HOLY FAMILY HIGH SCHOOL, FILING NO. 1 FINAL PLAT

A PORTION OF THE SW 1/4 OF SECTION 18,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF ADAMS  
STATE OF COLORADO

SHEET 2 OF 2

GPS COORDINATE TRANSLATIONS HOLY FAMILY

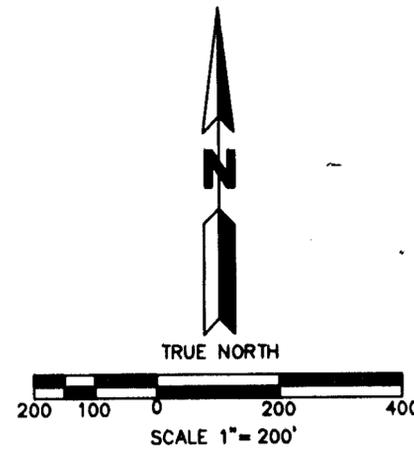
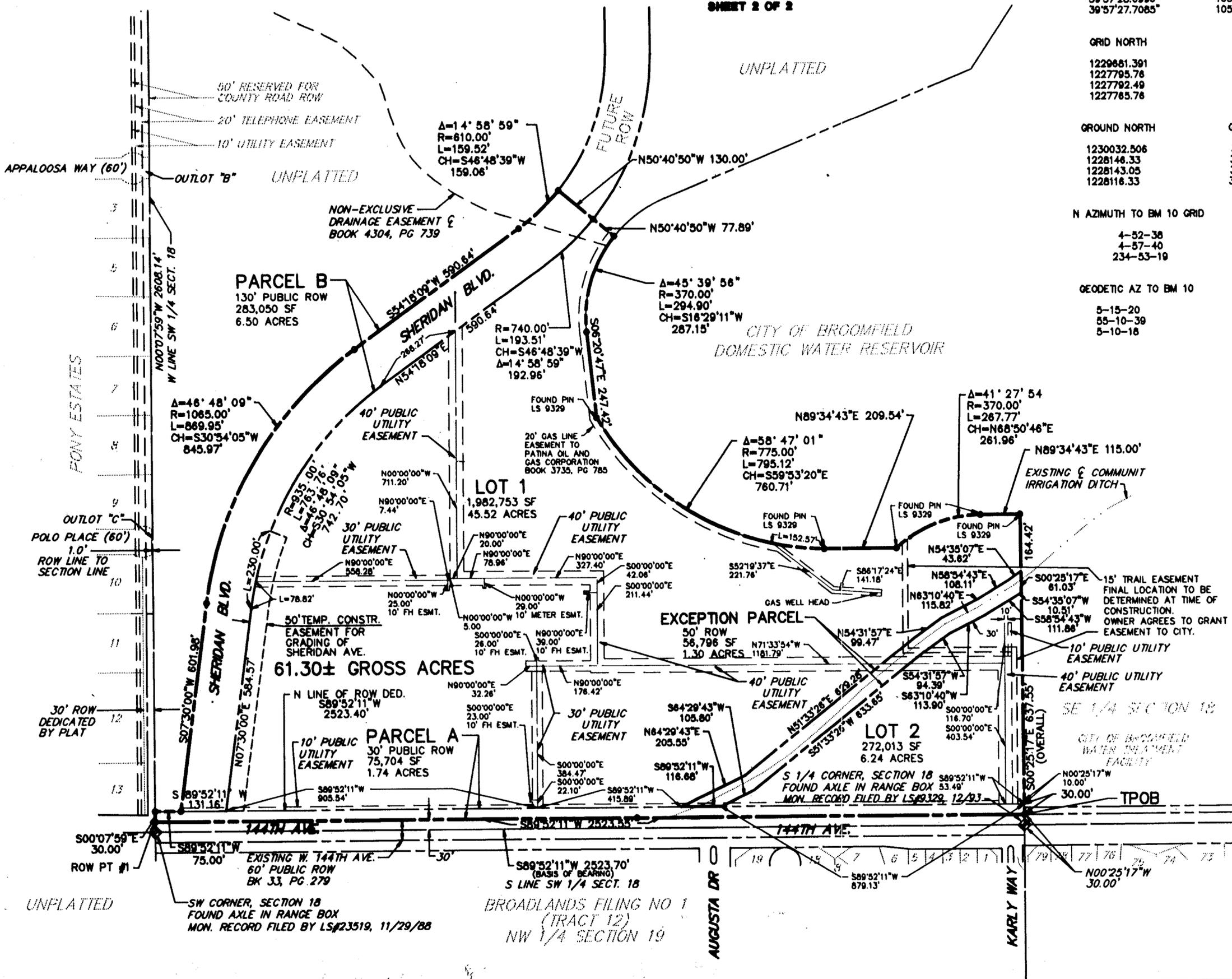
LATITUDE	LONGITUDE	DESCRIPTION
39°57'46.63151"	105°02'35.72264"	BM 10
39°57'28.0049"	105°02'37.9494"	TPOB
39°57'28.0996"	105°03'10.3476"	ROW PT#1
39°57'27.7085"	105°02'37.9485"	S1/4 CORNER SECTION 18

GRID NORTH	GRID EAST	DESCRIPTION
1229881.391	3128027.335	BM 10
1227795.76	3127863.85	TPOB
1227792.49	3125340.83	ROW PT#1
1227765.76	3127863.87	S1/4 CORNER SECTION 18

GROUND NORTH	GROUND EAST	DESCRIPTION
1230032.506	3128920.490	BM 10
1228148.33	3128756.76	TPOB
1228143.05	3128233.22	ROW PT#1
1228116.33	3128756.98	S1/4 CORNER SECTION 18

N AZIMUTH TO BM 10 GRID	GRID DIST	GROUND DIST	DESCRIPTION
4-52-36	1922.58	1923.14	S1/4 SECTION 18-
4-57-40	1892.72	1893.27	TPOB
234-53-19	3284.09	3285.04	ROW PT#1

GEODETIC AZ TO BM 10	DESCRIPTION
5-15-20	TPOB
55-10-39	ROW PT#1
5-10-18	S1/4 CORNER SECTION 18



### LEGEND

- PROPERTY LINE
- - - EASEMENT
- SET PROPERTY PIN LS 16406 UNLESS NOTED OTHERWISE

REV: APRIL 23, 1998  
REV: FEBRUARY 16, 1998  
REV: FEBRUARY 11, 1998  
REV: JANUARY 23, 1998  
REV: JANUARY 20, 1998  
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Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, CO  
(303) 431-6100

project manager: WWH  
designed by: WWH  
drawn by: LMP  
job no.: 13231.02  
sheet no.: 2/2  
main file: PLAT.DWG  
reference: \BASE\BASE.DWG  
paper space: PLOT  
model space: PLAN