A PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 3

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING A PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 NORTH 00°38'30" WEST, A DISTANCE OF 1,007.43 FEET TO THE SOUTHERLY LINE OF MOUNTAIN VIEW ESTATES, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. B221922 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°34'35" EAST, A DISTANCE OF 2,600.94 FEET TO A LINE PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EASTERLY LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE SOUTH 00'46'27" EAST, A DISTANCE OF 1007.26 FEET TO THE SOUTHERLY LINE OF SAID

THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 SOUTH 00'46'37" EAST, A DISTANCE OF 2,613.23 FEET TO A LINE PARALLEL WITH AND 30.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID PARALLEL LINE SOUTH 89'34'30" WEST, A DISTANCE OF 1,991.11 FEET TO THE SOUTHEAST CORNER OF THE GREAT WESTERN RESERVOIR WATER TREATMENT FACILITY, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. C0041500 IN SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINES OF SAID SUBDIVISION PLAT THE FOLLOWING (9) COURSES:

1) NORTH 00'36'17" WEST, A DISTANCE OF 849.99 FEET; 2) NORTH 19°24'37" WEST, A DISTANCE OF 418.79 FEET;

3) NORTH 00'36'17" WEST, A DISTANCE OF 464.00 FEET;

4) NORTH 07'39'57" WEST, A DISTANCE OF 772.83 FEET; 5) NORTH 00°36'17" WEST, A DISTANCE OF 50.68 FEET;

6) SOUTH 80°01'04" WEST, A DISTANCE OF 85.96 FEET; 7) SOUTH 69'49'11" WEST, A DISTANCE OF 136.07 FEET;

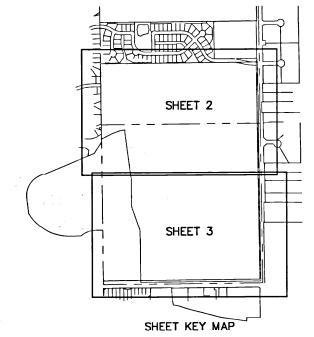
8) SOUTH 62°51'25" WEST, A DISTANCE OF 156.79 FEET; 9) SOUTH 69'26'50" WEST, A DISTANCE OF 39.06 FEET TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE NORTH 00"36"18" WEST, A DISTANCE OF 229.93 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 186.683 ACRES (8,131,895 SQUARE FEET) MORE OR LESS. HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "HOOPES SUBDIVISION FILING NO. 1" AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS, AND RICHT-OF-WAYS AS SHOWN ON THE PLAT AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES. SCALE: 1" = 4000"

VICINITY MAP

W 136TH AVE

W 144TH AVE



GENERAL NOTES CONTINUED

11. FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY AND COUNTY OF BROOMFIELD, COLORADO, MAP NUMBERS
0850730083F AND 0850730085F, THIS PARCEL IS WITHIN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.

12. A TEN-FOOT (10') WIDE DRY UTILITY EASEMENT IS HEREBY RESERVED AS SHOWN HEREON. THIS EASEMENT IS RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENT.

SURVEYOR'S CERTIFICATE

I, DEAN E. CATES, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 21, 2011. BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS. I ATTEST THE ABOVE ON THIS 23 DAY OF Tangent 2012.



DEAN E. CATES, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. No. 22561 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

OWNER

CITY AND COUNTY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION AND COUNTY

COUNTY OF BROOMFIELD) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF January. 2012 BY

Charles Ozak: OF THE CITY AND COUNTY OF BROOMFIELD, A COLORADO MUNICIPAL

CORPORATION AND COUNTY. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: 2/12/14





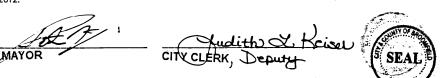
_, REGISTRATION NO._____, DATE:____



I,_____ AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS 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 OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE



PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS ______ DAY OF ______, 2012, AND WAS

RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

CONSULTANTS, INC.

8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER CITY AND COUNTY OF BROOMFIELD ONE DESCOMBES DRIVE BROOMFIELD, COLORADO 80020

01/10/12 N/A

GENERAL NOTES

- 1. BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 (1992) NORTH ZONE FROM GPS OBSERVATIONS AND ARE BASED UPON THE LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "NGS PONY" AND "GPS NO. 3" AS BEARING N67'18'04"E, 5283.53'.
- 2. PROJECT BENCHMARK BROOMFIELD CONTROL POINT "GPS NO. 3". ELEVATION = 5387.33' (DATUM=NAVD 88) 3. THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.99971400. STATE PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES = (GROUND COORDINATES * 0.99971400).
- 4. LATITUDE AND LONGITUDE AS LISTED ON THE FOLLOWING SHEETS REFERS TO NAD 83 (1992) DATUM. STATE PLANE COORDINATES AS LISTED ON THE FOLLOWING SHEETS REFERS TO THE COLORADO COORDINATE SYSTEM NORTH ZONE NAD 83
- 5. 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 AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 6. 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. NCS-497855-CO DATED JULY 18, 2011 AT 5:00 P.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
- 8. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 9. THERE IS (1) LOT WITHIN HOOPES SUBDIVISION FILING NO. 1.
- 10. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE TO THE SATISFACTION OF BROOMFIELD.

AzTec Proj. No.: 70311-03

SHEET 1 OF 3

