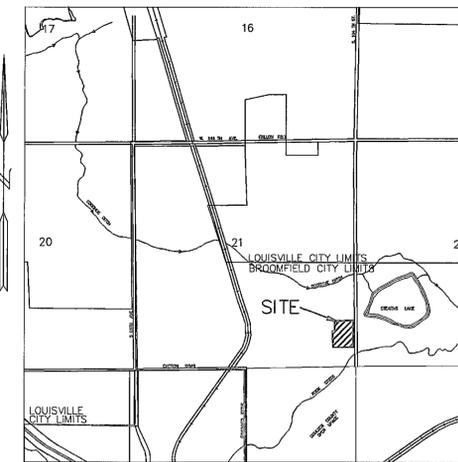


# JUDY MINOR SUBDIVISION PLAT

A REPLAT OF A PORTION OF THE ANDERSON N.U.P.U.D.  
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO.

**E 1/4 COR., SEC. 21  
T1S, R69W, 6TH P.M.**  
FD. NO. 6 REBAR W/ 2-1/2"  
ALUM. CAP LS NO. 19585  
GRID N: 1225096.537  
GRID E: 3109526.753  
GROUND N: 1225446.342  
GROUND E: 3109526.753  
LATITUDE: 39°57'02.1948"  
LONGITUDE: 105°06'33.5849"



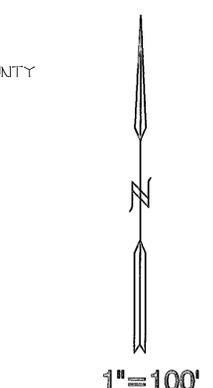
VICINITY SKETCH  
NOT TO SCALE

CITY OF BROOMFIELD G.P.S. TIE  
FROM P.O.B. ANDERSON MINOR SUBDIVISION  
PLAT TO BM 43 (N.G.S. POINT M413)

P.O.B. ANDERSON MINOR SUBDIVISION PLAT  
GRID N: 1224850.422 GROUND N: 1225200.157  
GRID E: 3109502.825 GROUND E: 3110390.691  
LATITUDE: 39°56'59.7634"  
LONGITUDE: 105°06'33.9073"

BM 43 (N.G.S. POINT M413)  
GRID N: 1219279.165 GROUND N: 1219627.309  
GRID E: 3114525.245 GROUND E: 3115414.545  
LATITUDE: 39°56'04.4813"  
LONGITUDE: 105°05'29.7450"

BM 43 (N.G.S. POINT M413)



1"=100'  
DATE PREPARED: JANUARY 14, 1999

COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE (NAD 83/92),  
MODIFIED - U.S. SURVEY FEET COMBINED FACTOR: 1.000285533.  
THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.

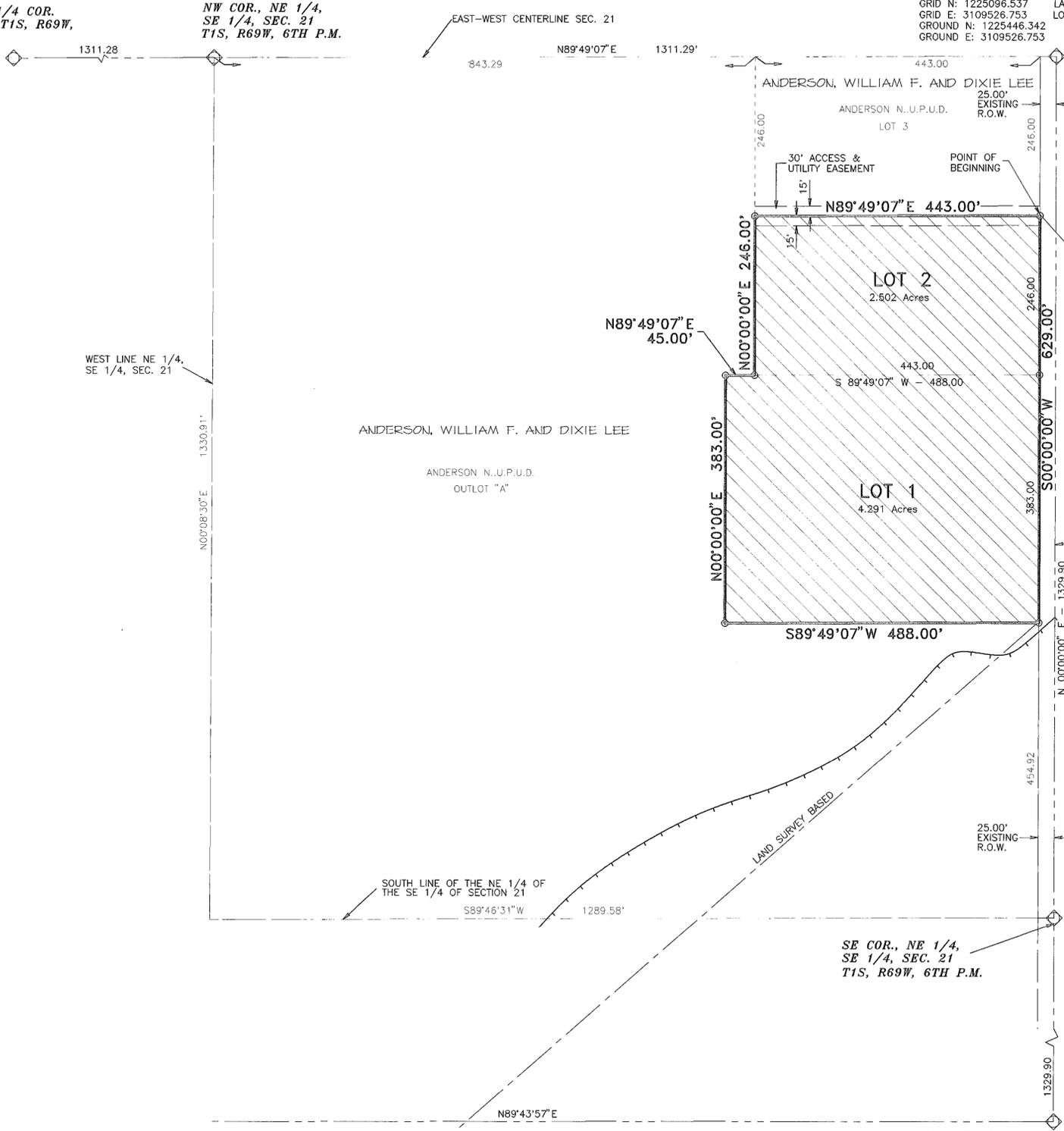
**LEGEND:**  
◊ FOUND OR SET SECTION MONUMENT AS NOTED  
○ END, NO. 5 REBAR WITH PLASTIC CAP LS#20673  
--- 100-YEAR FLOOD ZONE

**FLOODPLAIN STATEMENT:**  
ACCORDING TO FEMA MAP 0801300578 F, DATED JUNE 2, 1995, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

**CENTER 1/4 COR.  
SEC. 21, T1S, R69W,  
6TH P.M.**

**NW COR., NE 1/4,  
SE 1/4, SEC. 21  
T1S, R69W, 6TH P.M.**

TRILLIUM CORPORATION



BM 70 (NGS POINT "ENERGY AZ MARK")  
3 1/2" ALUMINUM CAP  
CITY OF BROOMFIELD G.P.S. TIE  
FROM SE CORNER OF ANDERSON MINOR  
SUBDIVISION PLAT TO BM 70 (N.G.S.  
POINT "ENERGY AZ MARK")

SE CORNER OF ANDERSON MINOR SUBDIVISION PLAT  
GRID N: 1224221.807 GROUND N: 1224571.163  
GRID E: 3109505.545 GROUND E: 3110393.411  
LATITUDE: 39°56'53.5489"  
LONGITUDE: 105°06'33.9080"

BM 70 (N.G.S. POINT "ENERGY AZ MARK")  
GRID N: 1210210.747 GROUND N: 1210556.302  
GRID E: 3093413.991 GROUND E: 3094297.263  
LATITUDE: 39°54'35.7335"  
LONGITUDE: 105°10'01.2019"

**SE COR., SEC. 21,  
T1S, R69W, 6TH P.M.**  
FD. 1" DIA. STEEL BAR  
PER RECORDED TIES  
RESET NO. 6 REBAR WITH  
2" ALUM. CAP LS#20673

**LEGAL DESCRIPTION:**  
BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:  
LOT 1 AND LOT 2 OF ANDERSON N.U.P.U.D. AS RECORDED JULY 5, 1994 AT RECEPTION NO.  
1442757, FILM NO. 1989 OF BOULDER COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SAID ANDERSON N.U.P.U.D.; THENCE ALONG  
THE EAST LINE OF SAID ANDERSON N.U.P.U.D. SOUTH 00°00'00" WEST 629.00 FEET; THENCE  
SOUTH 89°49'07" WEST 488.00 FEET; THENCE NORTH 00°00'00" EAST 383.00 FEET; THENCE  
NORTH 89°49'07" EAST 45.00 FEET; THENCE NORTH 00°00'00" EAST 246.00 FEET; THENCE NORTH  
89°49'07" EAST 443.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.793 ACRES MORE OR  
LESS.  
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME  
AND STYLE OF THE JUDY MINOR SUBDIVISION PLAT.

EXECUTED THIS 21<sup>st</sup> DAY OF August A.D. 1999.  
CENTENNIAL VALLEY EQUINE HOSPITAL, P.C., A COLORADO CORPORATION

*[Signature]*  
BY: LINFORD L. JUDY

LINFORD L. JUDY, D.V.M., P.C.

*[Signature]*  
BY: LINFORD L. JUDY

**ACKNOWLEDGMENT:**  
STATE OF COLORADO) SS  
COUNTY OF BOULDER)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 21<sup>st</sup> DAY OF August, 1999  
BY: LINFORD L. JUDY

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: 1-6-2001



**APPROVALS:**  
THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD,  
COLORADO, THIS 21<sup>st</sup> DAY OF August, 1999.

*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
CITY ENGINEER

*[Signature]*  
CITY MANAGER

**NOTES:**  
1. ENGINEERED SEPTIC SYSTEMS ARE REQUIRED FOR NEW RESIDENTIAL DEVELOPMENT.  
2. ACCESS TO LOTS 2 AND 3 IS LIMITED TO THE SHARED 30.00 FOOT ACCESS EASEMENT  
ALONG THEIR COMMON BOUNDARY.

**BASIS OF BEARINGS:**  
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21 AS BEARING NORTH  
00°00'00" EAST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT ACCURATELY REPRESENTS THE RESULTS  
OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD  
WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.  
I ATTEST THE ABOVE ON THIS 26 DAY OF August, 1999



**CLERK AND RECORDER'S CERTIFICATE:**  
STATE OF COLORADO) SS  
COUNTY OF BOULDER)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:09 O'CLOCK  
P.M. ON THIS 21<sup>st</sup> DAY OF August, 1999, AND IS DULY RECORDED  
IN PLAN FILE 849 D-1-2-33  
FEES PAID \$ 10.00  
RECEPTION NO.: 1999004 *[Signature]*  
FILM NO.: 01A *[Signature]*