

623922.001

FIS-153

JAMES ACRES MINOR SUBDIVISION

A PART OF THE SOUTH ONE-HALF OF THE NORTHEAST
- ONE-QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS:
THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN
THE COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS
FOLLOWS:

A PARCEL OF LAND AS RECORDED IN BOOK 4409, AT PAGE 496,
ADAMS COUNTY RECORDS:

THE EAST 495 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH
ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF
SUNNYSLOPE ESTATES, ACCORDING TO THE RECORDED PLAT
THEREOF, A DISTANCE OF 1320 FEET; THENCE SOUTH AND
PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID
SECTION, A DISTANCE OF 528.00 FEET; THENCE WEST AND
PARALLEL WITH THE SOUTH LINE OF SUNNYSLOPE ESTATES A
DISTANCE OF 1320 FEET TO A POINT ON THE NORTH-SOUTH
CENTERLINE OF SAID SECTION; THENCE NORTH A DISTANCE OF
528.00 FEET TO THE POINT OF BEGINNING; TOGETHER WITH A
RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE NORTH
25.00 FEET OF THE 363.00 FEET OF THE WEST 825.00 FEET
OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF
SECTION 30, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE
DESCRIBED LAND UNDER THE NAME AND STYLE OF JAMES ACRES.

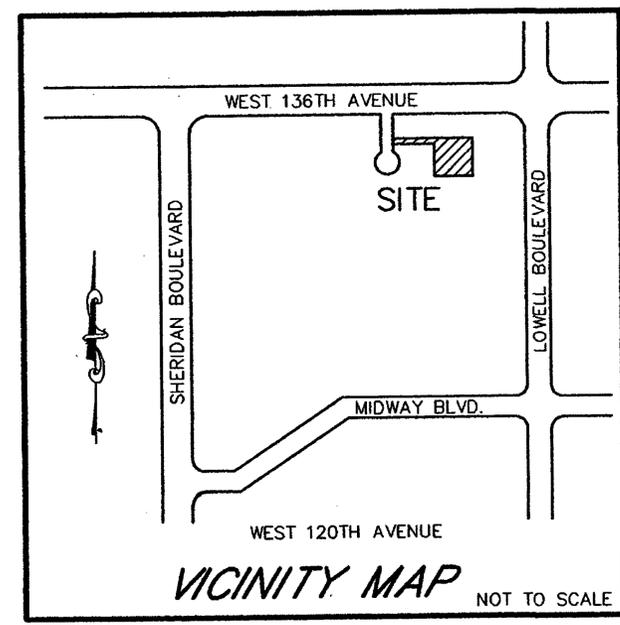
BASIS FOR BEARINGS:

THE NORTH-SOUTH CENTERLINE OF SECTION 30, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO, BEARS $00^{\circ}01'13''E$,
TAKEN FROM THE RECORDED PLAT OF SOUTHERN SLOPE
ESTATES, RECORDED IN FILE 13, AT MAP 112, ADAMS COUNTY
RECORDS. ROTATE BEARING $00^{\circ}24'29.5''$ COUNTER CLOCKWISE
FOR GPS BEARING.

CERTIFICATION BY SURVEYOR:

I, RAYMOND W. BAYER, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT
THE FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE
AND ACCURATE PLAT OF THAT SURVEY PREPARED UNDER MY
SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW
THIS 12TH DAY OF AUGUST, 1999, OF THE ABOVE DESCRIBED PROPERTY.

Raymond W. Bayer
RAYMOND W. BAYER
COLD. REGISTERED L. S. NO. 6973
DATE: Oct 18, 1999



VICINITY MAP NOT TO SCALE

OWNER AND SUBDIVIDER:

EXECUTED THIS 28 DAY OF October, A. D.
19 99.

Daryl M. James *Djurdjica D. James*
DARYL M. JAMES DJURDJICA D. JAMES

ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF ADAMS) SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
28 DAY OF October, 1999, BY DARYL M. JAMES
AND DJURDJICA D. JAMES.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 3-30-2002 *Robyn K. Payel*
NOTARY PUBLIC

ADDRESS: 812 S. 16th Ct. Brighton

CITY OF BROOMFIELD APPROVALS:

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF
BROOMFIELD, COLORADO, THIS 8th DAY OF November,
1999.

[Signature]
PLANNING DIRECTOR

[Signature]
CITY ENGINEER

[Signature]
CITY MANAGER

RECORDER'S CERTIFICATE:

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY
OFFICE AT 3:49 O' CLOCK P. M., ON THE
17th DAY OF December, A. D. 1999.

By: *[Signature]* *[Signature]*
DEPUTY CLERK AND RECORDER



FILE NO: 18
MAP NO: 153
RECEPTION NO: 00623922

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233
(303) 452-4433 FILE: J99154.DWG

Date Prepared: AUGUST 17, 1999
08/20/99 REDRAWN IN AUTOCAD PER CITY
09/02/99 ADDED GD. COORDS & EASE
09/09/99 ADDED CERT, MINOR REVISIONS

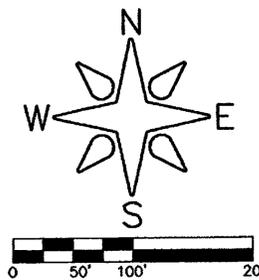
623922.002

FIS-153

JAMES ACRES MINOR SUBDIVISION

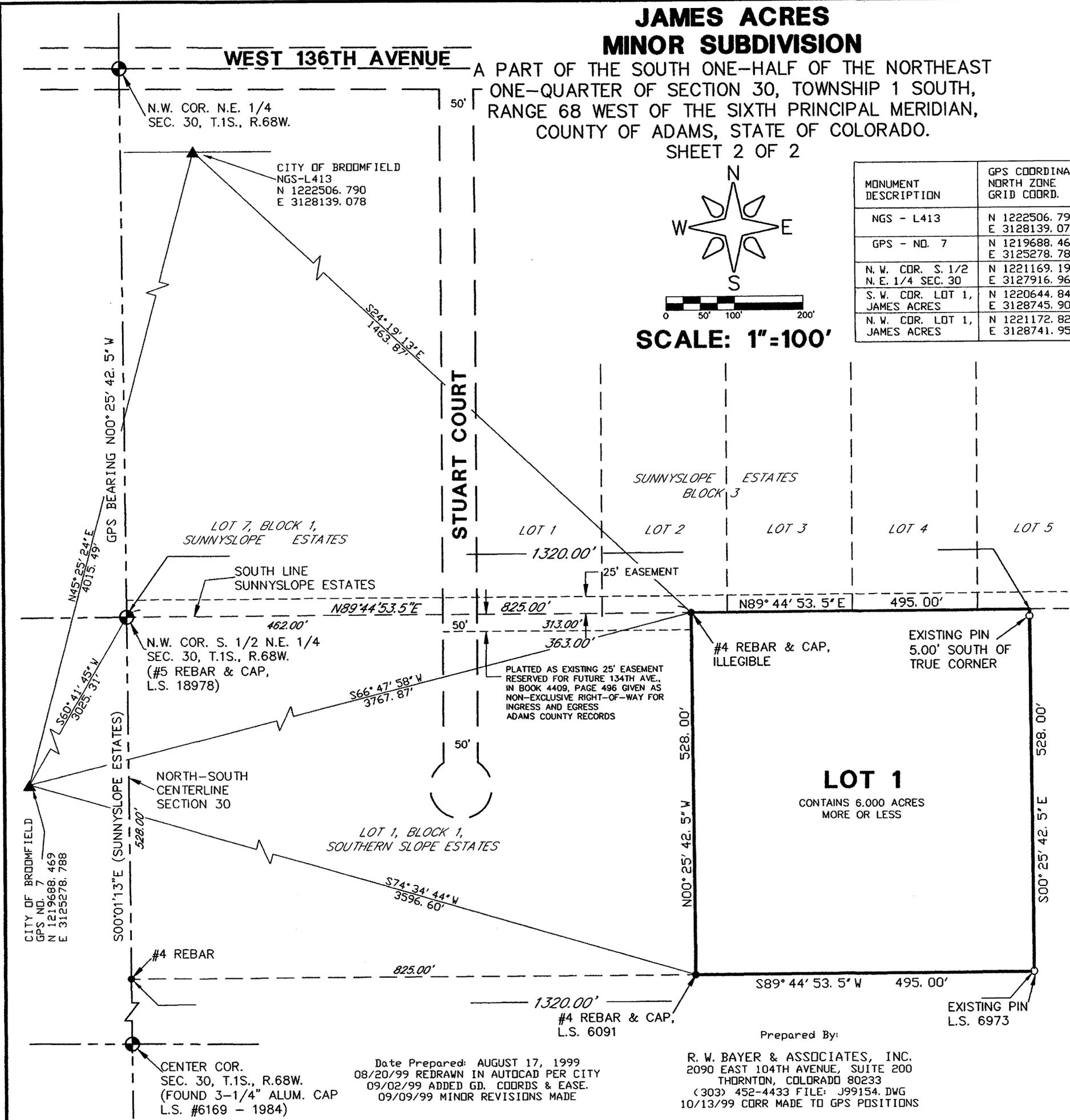
A PART OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2



SCALE: 1"=100'

| MONUMENT DESCRIPTION | GPS COORDINATE NORTH ZONE GRID COORD. | LATITUDE | LONGITUDE | GROUND COORD. |
|-----------------------------------|---------------------------------------|---------------|----------------|--------------------------------|
| NGS - L413 | N 1222506.790 E 3128139.078 | 39°56'35.72"N | 105°02'34.76"W | N 1222855.856 E 3129032.265 |
| GPS - NO. 7 | N 1219688.469 E 3125278.788 | 39°56'08.01"N | 105°03'11.67"W | N 1220036.730 E 3126171.158 |
| N.W. COR. S. 1/2 N.E. 1/4 SEC. 30 | N 1221169.199 E 3127916.961 | 39°56'22.51"N | 105°02'37.70"W | N 1221517.881 E 3128810.079 |
| S.W. COR. LOT 1, JAMES ACRES | N 1220644.840 E 3128745.901 | 39°56'17.29"N | 105°02'27.10"W | N 1220993.372 E 3129639.256 |
| N.W. COR. LOT 1, JAMES ACRES | N 1221172.825 E 3128741.953 | 39°56'22.51"N | 105°02'27.11"W | N 1221521.508 E 3129635.307 |



Raymond W. Bayer
 RAYMOND W. BAYER
 REG. L.S. NO. 6973
 DATE: *October 18, 1999*

NOTE:
 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.

Prepared By:
 R. W. BAYER & ASSOCIATES, INC.
 2090 EAST 104TH AVENUE, SUITE 200
 THORNTON, COLORADO 80233
 (303) 452-4433 FILE: J99154.DWG
 10/13/99 CORR MADE TO GPS POSITIONS

Date Prepared: AUGUST 17, 1999
 08/20/99 REDRAWN IN AUTOCAD PER CITY
 09/02/99 ADDED GD. COORDS & EASE.
 09/09/99 MINOR REVISIONS MADE

CENTER COR.
 SEC. 30, T.1S., R.68W.
 (FOUND 3-1/4" ALUM. CAP
 L.S. #6169 - 1984)