

# JUDA SUBDIVISION FILING NO. 1

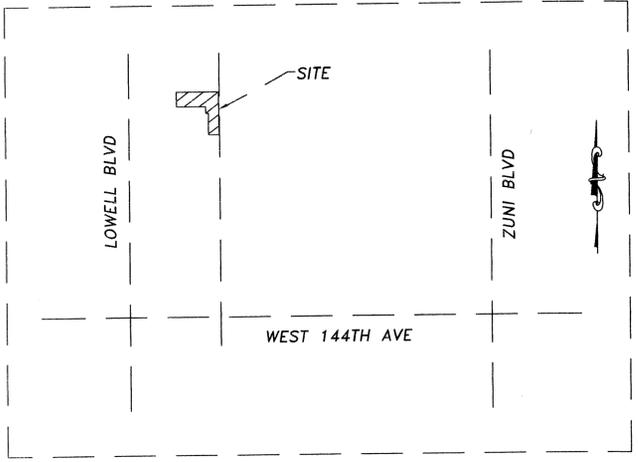
## MINOR SUBDIVISION PLAT

A PART OF LOT 42, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

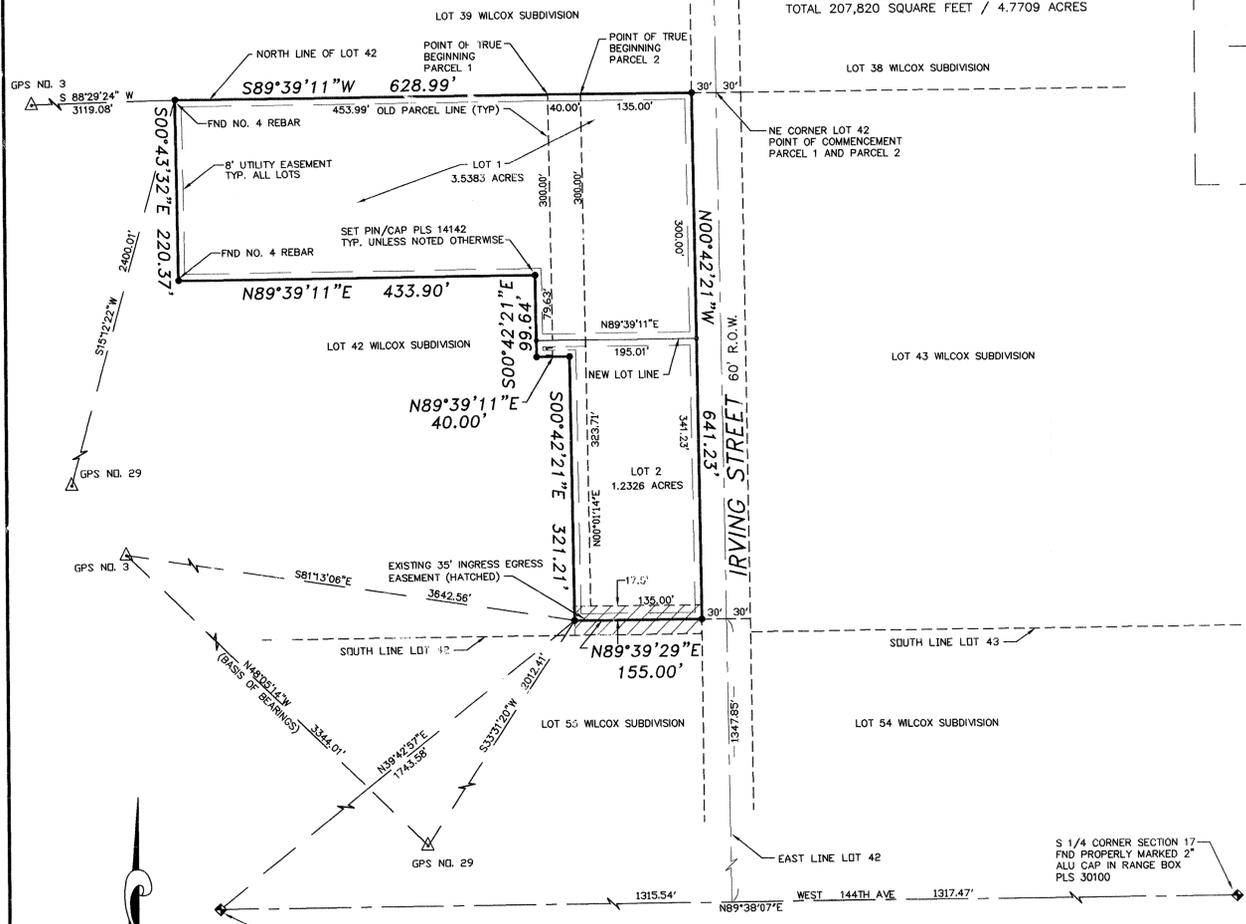
STATION	GROUND COORDINATES	LATITUDE / LONGITUDE	STATE PLANE ZONE 501 COORDINATES
SOUTHWEST CORNER SECTION 17	N 1228135.487 E 3131406.967	39°57'27.79888"N 105°02'03.93535"W	N 1227784.626 E 3130512.373
GPS NO. 29	N 1227798.996 E 3131409.709	39°57'24.43429"N 105°02'03.92283"W	N 1227448.233 E 3130515.115
NORTHWEST CORNER OF PROPERTY	N 1230114.983 E 3132039.213	39°57'47.28294"N 105°01'55.68429"W	N 1229763.559 E 3131144.440
SOUTHWEST CORNER OF PROPERTY	N 1229476.683 E 3132521.081	39°57'40.95153"N 105°01'49.54084"W	N 1229125.441 E 3131626.170
GPS NO. 3	N 1230032.792 E 3128921.219	39°57'46.61511"N 105°02'35.72264"W	N 1229681.391 E 3128027.335

LINE	LENGTH	BEARING
L1	20.01'	N00°42'21"W

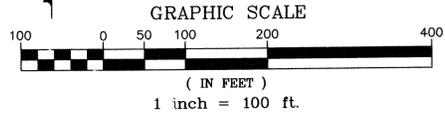
**LOT SUMMARY**  
 LOT 1 154,127 SQUARE FEET / 3.5383 ACRES  
 LOT 2 53,693 SQUARE FEET / 1.2326 ACRES  
 TOTAL 207,820 SQUARE FEET / 4.7709 ACRES



**VICINITY MAP**  
NOT TO SCALE



- NOTES**
- 1) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2ND ORDER, CLASS 1, 1:50000 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.
  - 2) 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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.
  - 3) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE CONNECTING GPS POINT NO. 29 AND GPS POINT NO. 3 WHICH BEARS N48°05'14"W (GRID BEARING) A DISTANCE 3344.01 FEET (MODIFIED STATE PLANE DISTANCE). SAID BEARING IS A GRID BEARING BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE - NAD 83.
  - 4) DEED BEARINGS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS STATED ABOVE.
  - 5) NO PLUGGED OR ABANDONED OIL OR GAS WELLS WERE OBSERVED ON SUBJECT PROPERTY.



**PROPERTY DESCRIPTION (OVERALL EXTERIOR BOUNDARY)**

PARCEL 1  
 PART OF PLOT 42, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID PLOT 42, THENCE N89°37'14"W, ALONG THE NORTH LINE OF SAID PLOT 42, 205.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG BEFORE DESCRIBED LINE, 453.99 FEET TO THE NORTHWEST CORNER OF SAID PLOT 42; THENCE S00°00'03"W ALONG THE WEST LINE OF PLOT 42, 220.37 FEET; THENCE S89°37'14"E, 433.90 FEET; THENCE S00°01'14"W, 99.64 FEET; THENCE S89°37'14"E, 40.00 FEET; THENCE S00°01'14"W, 321.21 FEET; THENCE S89°36'56"E, 155.00 FEET TO A POINT 30.00 FEET WEST OF THE EAST LINE OF SAID PLOT 42, AND 17.50 FEET NORTH OF THE SOUTH LINE OF SAID PLOT 42; THENCE N00°01'14"E, 17.50 FEET; THENCE N89°36'56"W, 135.00 FEET; THENCE N00°01'14"E, 323.71 FEET; THENCE N89°37'14"W, 40.00 FEET; THENCE N00°01'14"E, 300.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 155 FEET OF THE EAST 185 FEET OF THE SOUTH 35 FEET OF PLOT 42, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
 TOGETHER WITH PARCEL 2,  
 THAT PART OF PLOT 42, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID PLOT 42; THENCE N89°37'14"W ON AN ASSUMED BEARING ALONG THE NORTH LINE SAID PLOT 42, A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°37'14"W ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET; THENCE S00°01'14"W PARALLEL WITH THE EAST LINE OF SAID PLOT 42, A DISTANCE OF 300.00 FEET; THENCE S89°37'14"E, A DISTANCE OF 40.00 FEET; THENCE N00°01'14"E, A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.  
 TOGETHER WITH,  
 THAT PART OF PLOT 42 OF WILCOX SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID PLOT 42, THENCE N89°37'13"W ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID PLOT 42, A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°37'13"W ALONG SAID NORTH LINE, A DISTANCE OF 135 FEET; THENCE S00°01'15"W PARALLEL WITH THE EAST LINE OF SAID PLOT 42, A DISTANCE OF 623.72 FEET TO A POINT 35 FEET NORTH OF THE SOUTH LINE OF SAID PLOT; THENCE S89°36'56"E PARALLEL WITH SAID SOUTH LINE OF PLOT 42, A DISTANCE OF 135 FEET TO A POINT 30 FEET WEST OF THE EAST LINE OF SAID PLOT 42; THENCE N00°01'14"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 623.73 FEET TO THE TRUE POINT OF BEGINNING.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF JUDA SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD, ALL STREETS AND EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY PRIVATE FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 14<sup>th</sup> DAY OF September, 2008 A.D.  
 BY: Christopher P. Juda and Hope E. Juda

**ACKNOWLEDGMENT**  
 STATE OF COLORADO }  
 COUNTY OF Teller } SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF September, 2008 A.D. BY CHRISTOPHER P. JUDA AND HOPE E. JUDA.  
 WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/04/2008  
 ADDRESS: 801 W Hwy 24 Woodland Park, Colorado

Kristen Hutson  
 NOTARY PUBLIC  
 801 W Hwy 24  
 Woodland Park, Colorado



**APPROVALS**  
 THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 28<sup>th</sup> DAY OF September, 2008.  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
Greg D. Lee  
 CITY MANAGER

**SURVEYOR'S CERTIFICATE:**  
 I, ROBERT J. RUBINO, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE FOOT IN TEN THOUSAND (10000) FEET PRIOR TO ADJUSTMENTS, AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MARCH 22, 2006

R. J. Rubino  
 ROBERT J. RUBINO  
 COLORADO PLS 14142



**CLERK AND RECORDER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 A.D. AT RECEPTION NO. \_\_\_\_\_, IN FILE \_\_\_\_\_, MAP \_\_\_\_\_  
 COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_



prepared by:  
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