ALL THAT PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF (S1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING LOT 2, BLOCK 1, SOUTHERN SLOPE ESTATES REPLAT A, AS FILED IN THE CLERK AND RECORDERS OFFICE OF THE CITY AND COUNTY OF BROOMFIELD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00'43'47"E 32.29 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE EASTERLY WHOSE RADIUS BEARS S34°28'43"E 45.00 FEET;

THENCE SOUTHERLY 114.86 FEET ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF

THENCE S00°43'47"E 137.00 FEET;

THENCE \$89'46'40"W 490.05 FEET;

THENCE NO0'23'56"W 251.47 FEET;

THENCE N89'46'40"E 463.60 FEET TO THE POINT OF BEGINNING. CONTAINING 119,193 SQUARE FEET OR 2.736 ACRES.

WE HEREBY CERTIFY THAT STUART COURT IS HEREBY DEDICATED TO THE PUBLIC FOR ITS USE.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SOUTHERN SLOPE REPLAT B MINOR SUBDIVISION PLAT; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAYS AND PUBLIC 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

OWNERS/SUBDIVIDERS ACKNOWLEDGEMENT:

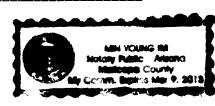
THE WILLIAMS LIVING TRUST, DATED 07-30-1998

BY: Houl Welleson, Trute

STATE OF Arizona

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _____ 2010 BY PAUL WILLIAMS AS EXECUTOR OF THE WILLIAMS LIVING TRUST,

WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC MY COMMISSION EXPIRES: MAR 9. 2013



GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER 1474895, DATED AUGUST 16, 2010 PREPARED BY CHICAGO TITLE OF COLORADO, INC WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AND ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL MONUMENTS "NGS W411" AND "NGS V411", BEING S07"15'15"E AS MONUMENTED, OCCUPIED AND SHOWN HEREON.
- . HE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0850730083F,
- 5. THE COORDINATES SHOWN HEREON ARE COLORADO STATE PLANE-NORTH ZONE, NADA-83 (HARN), USING THE US SURVEY FOOT AND ELLIPSOID GRS-80. MODIFIED COORDINATES WERE CALCULATED USING A
- 6. THE COLORADO COORDINATE SYSTEM SHOWN HEREON 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 AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY COMMON AREAS, ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT
- STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS. 8. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER IS ADVISED TO CALL THE UTILITY NOTIFICATION CENTER FOR
- 9. THE REFERENCED TITLE COMMITMENT DOES NOT NOTE "SOUTHERN SLOPES ESTATES, REPLAT A" IN THE TITLE EXCEPTIONS. UNLESS OTHER WISE NOTED THE EASEMENTS SHOWN WERE FROM THAT PLAT

TITLE EXCEPTIONS:

935. (BLANKET IN NATURE; NOT PLOTTED)

11. AN OIL AND GAS LEASE, FROM JOHN J. DEBELL AND JOAN A. DEBELL AS LESSOR(S) TO VESSELS OIL AND GAS COMPANY AS LESSEE(S) FOR PRIMARY TERM OF 2.5 YEARS, DATED NOVEMBER 30, 1991, RECORDED JANÚARY 22, 1992 IN BOOK 3858 AT PAGE 197, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (BLANKET IN NATURE; NOT PLOTTED)

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PRODUCTION AFFIDAVIT AS SET FORTH BELOW: RECORDING DATE: APRIL 28, 1993 RECORDING NO.: IN BOOK 4061 AT PAGE 582. (BLANKET IN NATURE: NOT PLOTTED)

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF UTILIZATION AS SET FORTH BELOW: RECORDING DATE: MAY 3, 1993 RECORDING NO .: IN BOOK 4064 AT PAGE 794 AND RE-RECORDED JUNE 3, 1993 IN BOOK 4083 AT PAGE

14. AN OIL AND GAS LEASE, FROM JOHN S. O'BRIEN AND MARY J. O'BRIEN AS LESSOR(S) TO MARTIN EXPLORATION MANAGEMENT COMPANY AS LESSEE(S) FOR PRIMARY TERM OF 5 YEARS, DATED AUGUST 26, 1991. RECORDED SEPTEMBER 4, 1991 IN BOOK 3812 AT PAGE 490 AT RECEPTION NO. 1020875, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (BLANKET IN NATURE; NOT PLOTTED)

15. AN OIL AND GAS LEASE, FROM JANE L. WILLIAMS AND PAUL T. WILLIAMS AS LESSOR(S) TO VESSELS OIL AND GAS COMPANY AS LESSEE(S) FOR PRIMARY TERM OF 30 MONTHS, DATED NOVEMBER 30, 1991, RECORDED JANUARY 22, 1992 IN BOOK 3858 AT PAGE 189 AT RECEPTION NO. 1043892, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (BLANKET IN NATURE; NOT PLOTTED)

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE 624 AS SET FORTH BELOW: RECORDING DATE: APRIL 29, 1985

(BLANKET IN NATURE; NOT PLOTTED) 17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
PURPOSE: RIGHT-OF-WAY
RECORDING DATE: JULY 20, 1976

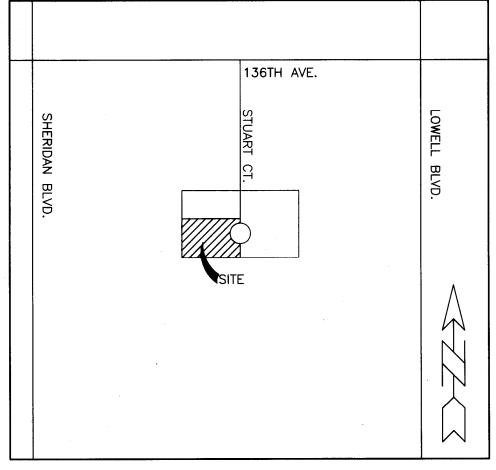
(PLOTTED; DOES NOT AFFECT THIS MINOR PLAT) 18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ZONING BOARD OF ADJUSTMENT/RESOLUTION NO. ZBA 1-2009-170 AS SET FORTH BELOW:

19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDER AS SET FORTH

RECORDING DATE: FEBRUARY 15, 2007 RECORDING NO.: 18509. (BLANKET IN NATURE; NOT PLOTTED)

(BLANKET IN NATURE; NOT PLOTTED)

20. THE EFFECT OF MAP RECORDED SEPTEMBER 4, 2001 AT RECEPTION NO. 852847. (BLANKET IN NATURE; NOT PLOTTED)



2010012360 11/12/2010 03:34P PL 1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

ATTORNEYS CERTIFICATE:

I, CAME D. JOHNSON, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NO. 11902, DATE 10/22/10

SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN SEPTEMBER 2010, A MINOR SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION. THAT THIS MINOR SUBDIVISION PLAT AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND



DIRECTOR OF COMMUNITY DEVELOPMENT:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE DIRECTOR OF

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD COLORADO. ON THIS ______DAY OF

PAUL WILLIAMS

1 OF 2

DRAWN BY: TJB APPROVED BY: DHO CITY COMMENTS 9-27-10 TJB FIELD WORK BY: BR/BP CITY COMMENTS 9-30-10 TJB DATE OF DWG: 8-23-10

ACCURATE EngiSurv LLC 10155 WESTMOOR DRIVE, SUITE 120 WESTMINSTER, COLORADO 80021 LAND PLANNERS · LAND ENGINEERS · LAND SURVEYORS

DATE OF SURVEY: 8-24-10 PROJECT NO. 1WILO401

