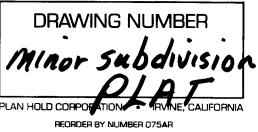
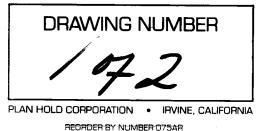


PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 075AR





BOUNDARY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SAID SECTION 31, A 3 1/4" ALUMINUM CAP IN RANGE BOX;

WHENCE THE E 1/4 CORNER OF SAID SECTION 31, A 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED LS 12405, BEARS NOO'20'53"W, A DISTANCE OF 2646.35 FEET;

THENCE NOO'20'53"W ALONG THE EAST LINE OF THE SE 14 OF SAID SECTION 31, A DISTANCE OF 306.00 FEET; THENCE SB9'57'09"W PARALLEL WITH THE SOUTH LINE OF THE SE 14 OF SAID SECTION 31, A DISTANCE OF 30.00 FEET TO A 1 14" YELLOW PLASTIC CAP STAMPED LS 27609, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING:

- THENCE S89°57'09"W CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 175.00 FEET TO A 1 1/4" YELLOW PLASTIC CAP STAMPED LS 27609;
- THENCE SOO'20'53"E PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 31, A DISTANCE OF 131.00 FEET;
- THENCE S89'57'09"W PARALLEL WITH THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 31, A DISTANCE OF 225.00 FEET;
- THENCE NOO 20'53"W PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 31, A DISTANCE OF 504.00 FEET TO A 1 1/4" YELLOW PLASTIC CAP STAMPED PLS 14112;
- THENCE N89°57'09"E PARALLEL WITH THE SOUTH LINE OF THE SE 14 OF SAID SECTION 31, A DISTANCE OF 400.00 FEET TO A POINT 30.00 FEET WEST OF (MEASURED PERPENDICULARLY) THE EAST LINE OF THE SE 1/4 OF SAID SECTION 31;
- THENCE SOO'20'53"E, 30.00 FEET WEST OF (MEASURED PERPENDICULARLY) AND PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 31, A DISTANCE OF 373.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.102 ACRES OF LAND, MORE OR LESS.

ABOVE DESCRIPTION CONTAINS ALL THE INTEREST VEYED TO WILLIAM R. MARTIN AND SONIA S. MARTIN, BY A D DATED MAY 22, 1984, AS DESCRIBED IN BOOK 2875 PAGE WHICH IS RECORDED WITH THE ADAMS COUNTY CLERK AND ORDER.

GEOFFREY F. STEPHENSON COLORADO PROFESSIONAL LAND SURVEYOR NO.23521
FOR AND ON BEHALF OF
STEPHENSON LAND SURVEYING SERVICES, LLC
P.O. BOX 28229, NO.16
AKEWOOD, CO 80228
303) 988-2207

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF THE MARTIN SUBDIVISION 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 FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 1st DAY OF Nountry, A.D.

WILLIAM R. MARTIN AND SONIA S. MARTIN
Willow R. Martin Sonia S. Martin

ACKNOWLEDGMENT:

State of Colorado)

County of Adams)

The foregoing instrument was acknowledged before me this day of Nevember A.D. 2000, by William R. Martin and Sonia S. Martin

Witness my hand and official seal

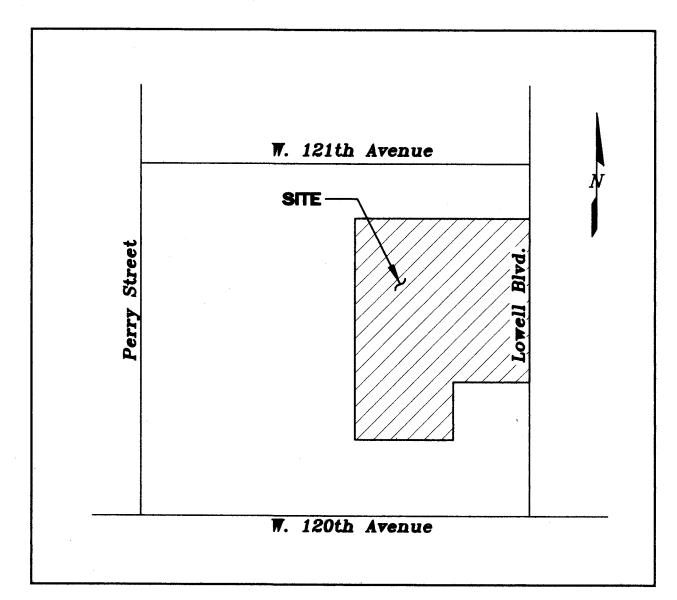
My commission expires 5-11-2003

MARTIN SUBDIVISION

File:18 Map: 318

MINOR SUBDIVISION PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE CONNECTING THE SOUTHEAST CORNER OF SECTION 31. TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN. 3-1/4" ALUMINUM CAP (CAP UNREADABLE) IN A MONUMENT BOX. AND THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. 3-1/4" ALUMINUM CAP (CAP STAMPED LS 12405) IN A MONUMENT BOX, AS BEARING NOO'20'53"W. SAID BEARING IS A GRID BEARING BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM NAD 83(1992) - NORTH ZONE (501)

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the CITY of BROOMFELD, COLORADO, this 974 day of New 2000.

CLERK AND RECORDERS CERTIFICATE:

State of Colorado) ss County of Adams)

I hereby certify that this instrument was filed in my office at it o'clock pm. this 131 day of **December** A.D. 2000. Filed in File 18 Map 318 and ____

Reception No CO737450.

FILE ______ NO _____ NO ____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT SLSS CONDUCTED THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT: THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAT ONE FOOT IN TEN THOUSAND FEET PRIOR TO ADJUSTMENTS, AND THAT ALL BOUNDARY
MONUMENTS OF THE CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS
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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 THE CERTIFICATION SHOWN HERE.

Scale 1"=100 Designed by GFS Drawn by	MARTIN SUBDIVISION						
GFS BKB S. L. S. S. STEPHENSON LAND SURVEYING SERVICES, LLC P.O. SUK SEED, NO. 16 LANGESTON, CO. SHEED (300) SED-3807 FOR (302) SED-3110 E-mail sentilement, not							
File No.	Job No.	Date	Sheet	1	Of	2	

POSITION EDGE OF PRINT ON THIS LINE

LD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

DRAWING NUMBER

Martin Subdivision

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAN HOLD CORPORATION IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE -

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

NAD 83/92 - STATE PLANE IN US SURVEY FEET - ZONE 501 COLORADO NORTH GRID COORDINATES LONGITUDE LATITUDE DESCRIPTION EAST 1/4 CORNER OF EASTING (SP) NORTHING (SP) SECTION 31 3-1/4" ALUMINUM-3130615.09 SOUTHEAST CORNER OF SECTION 31 | 39'54'51.04512" N | 105'02'03.68563" W 1211927.61 CAP IN A MONUMENT BOX 39°54'51.99582" N 105°02'03.33188" W 1212023.95 3130642.14 3130583.24 1212233.50 SOUTHEAST CORNER OF SUBDIVISION 39'54'54.06971" N 105'02'04.07379" W SECTION NORTHEAST CORNER OF SUBDIVISION 39°54'57.75497" N 105°02'04.07774" W 1212606.39 3130580.97 GROUND/PROJECT COORDINATES DESCRIPTION EASTING NORTHING SE 1/4 OF 00.20'53" E 3130615.079 SOUTHEAST CORNER OF SECTION 31 1211927.586 3130642.144 1212023.954 3130583.219 1212233.555 SOUTHEAST CORNER OF SUBDIVISION 1212606.549 3130580.953 NORTHEAST CORNER OF SUBDIVISION EASTERLY LINE OF THE BASIS OF BEARING S CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION NORWEST PARTNERSHIP 30.00 LOT 1 **ACCESS** EASEMENT C FOUND 1-1/4" YELLOW PLASTIC LOT 1 ACCESS CAP STAMPED 14122 **EASEMENT** *30.00*′ N 89°57'09" E LOT 2 LOT 1 SE 1/4 Sec. 31 370.00 S 89'57'09" W Lowell 100' 200 50' BETTY B. MBTZGBR etal TRACT A ORIGINAL SCALE: 1"=100' FOUND 1-1/4" YELLOW PLASTIC 30.00 TRUE POINT CAP STAMPED LS OF BEGINNING LOT SUMMARY 27609 LOT 1 55,500 SQ. FT. 1.2741 ACRES LOT 2 123,173 SQ. FT. 2.8277 ACRES TOTAL 178,673 SQ. FT. 4.1018 ACRES 175.00 10' DRAINAGE EASEMENT --SW 1/4 Sec. 32 KENNETH B. & CHAROLD B. HEUER FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED LS 27609 GERTRUDE LEVY PROPERTIES 225.00° S 89'57'09" W 1 MARK W. & MARILB S. WEHDE MARK W. & MARILE S. WEHDE **4** U411 N 89'57'21" E T. 1 S., R. 68 W. SOUTHERLY LINE OF THE SE 1/4 OF SECTION 31 2635.63 2643.66 T. 2 S., R. 68 W. S 89'57'09 W -SE CORNER OF 3-1/4" ALUMINUM CAP POINT OF SECTION 31 IN MONUMENT BOX -SOUTH 1/4 CORNER COMMENCEMENT 3-1/4" ALUMINUM CAP OF SECTION 31 IN MONUMENT BOX 3-1/4' ALUMINUM CAP

NOTES

1. ALL MONUMENTS SHALL BE 2" ALUMINUM CAP/PIN MARKED "
S.L.S.S. PLS 23521", UNLESS OTHERWISE NOTED.

IN MONUMENT BOX

2. 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

- ☐ INDICATES SET 2" ALUMINUM CAP ON #5 REBAR, CAP STAMPED "S.L.S.S. PLS 23521"
- INDICATES FOUND LAND CORNER AS SHOWN
- INDICATES FOUND PROPERTY CORNER EVIDENCE AS SHOWN
- A INDICATES FOUND SURVEY CONTROL MONUMENT

Scale 1"=100' Designed by GFS Drawn by	MARTI	N SUB	DIVISION				
BKB Checked by	BKB A S I S S						
File No.	Job No.	Date OCT. 00	Sheet 2 Of 2				