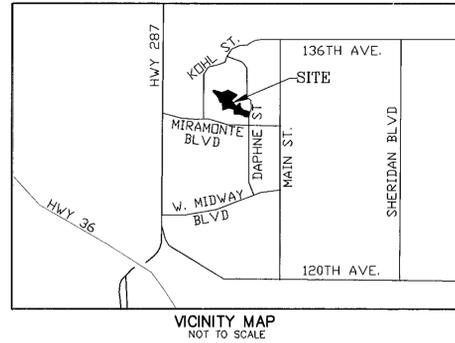


MIRAMONTE SUBDIVISION, FILING NO. 2

A MINOR SUBDIVISION
A RE-SUBDIVISION OF OUTLOT "C" MIRAMONTE SUBDIVISION,
A PART OF SECTION 26, T1S, R69W, 6 TH P.M.
THE CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO
SHEET 1 OF 2



LEGAL DESCRIPTION

A PARCEL OF LAND KNOWN AS OUTLOT "C" OF THE MIRAMONTE SUBDIVISION IN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26, THE TRUE POINT OF BEGINNING AT THE NORTHEAST CORNER OF MIRAMONTE FARMS FILING 3; THENCE ALONG THE NORTH LINE OF SAID FILING 3, S89°44'50"W, 121.08 FEET TO A POINT ON THE EASTERLY LINE OF OUTLOT "D" OF SAID SUBDIVISION AND ON THE EASTERLY LINE OF THE COMMUNITY DITCH; THENCE ALONG SAID EASTERLY LINE AND THE SOUTHERLY LINE OF SAID OUTLOT "D" AND THE FOLLOWING 10 COURSES: 1) N22°45'22"W, 234.86 FEET; 2) N34°15'22"W, 184.00 FEET; 3) N45°55'22"W, 173.50 FEET; 4) N21°15'22"W, 54.00 FEET; 5) N75°14'38"E, 42.00 FEET; 6) S72°10'22"E, 279.00 FEET; 7) S81°15'22"E, 135.15 FEET; 8) N68°14'38"E, 282.99 FEET; 9) S63°45'22"E, 432.26 FEET; 10) S52°45'22"E, 54.31 FEET TO THE NORTHWESTERLY CORNER OF OUTLOT "I" OF SAID SUBDIVISION; THENCE ALONG THE LINES OF SAID OUTLOT "I" AND THE FOLLOWING 3 COURSES: 1) S49°28'38"W, 383.43 FEET; 2) S40°31'22"E, 400.00 FEET; 3) N49°28'38"E, 236.67 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 6 OF SAID SUBDIVISION; THENCE ALONG THE LINES OF SAID BLOCK AND THE FOLLOWING 3 COURSES: 1) S02°43'58"W, 150.29 FEET; 2) S40°31'22"E, 195.96 FEET; 3) S73°31'22"E, 368.24 FEET TO A POINT ON THE WESTERLY LINE OF DAPHNE STREET; THENCE ON THE WEST LINE OF DAPHNE STREET, S16°28'38"W, 87.05 FEET TO A POINT OF CURVE LEFT; THENCE CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE WITH A CENTRAL ANGLE OF 10°27'58", A RADIUS OF 704.12 FEET, AN ARC LENGTH OF 128.62 FEET, LONG CHORD BEARS S11°14'39"W, 128.44 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 9 OF SAID SUBDIVISION; THENCE ALONG THE LINES OF SAID BLOCK AND THE FOLLOWING 3 COURSES: 1) S89°28'38"W, 106.56 FEET; 2) N06°36'08"E, 16.65 FEET; 3) S89°28'38"W, 105.28 FEET TO A POINT ON THE EASTERLY LINE OF FRESNO COURT, A POINT ON A NON-TANGENT CURVE LEFT; THENCE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 109°13'07", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 85.78 FEET, LONG CHORD BEARS N48°45'17"W, 73.37 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF SAID BLOCK; THENCE ALONG THE EAST LINE OF SAID LOT N00°40'42"W, 31.13 FEET; THENCE ALONG THE NORTH LINE OF SAID LOT S89°28'38"W, 131.63 FEET TO A POINT ON THE EAST LINE OF LOT 7, BLOCK 10 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID BLOCK N00°31'22"W, 33.93 FEET; THENCE ALONG THE NORTH LINE OF SAID BLOCK S89°28'38"W, 280.00 FEET TO A POINT ON THE EAST LINE OF LOT 8, BLOCK 11 OF SAID SUBDIVISION; THENCE ALONG THE LINES OF SAID BLOCK AND THE FOLLOWING 4 COURSES: 1) N00°31'22"W, 221.00 FEET; 2) N74°15'37"W, 250.00 FEET; 3) S89°28'38"W, 90.00 FEET; 4) S70°20'13"W, 247.20 FEET TO A POINT ON THE EAST LINE OF SAID FILING 3, A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID WEST LINE N00°28'18"W, 358.55 FEET TO THE TRUE POINT OF BEGINNING. SAID OUTLOT "C" CONTAINS 758040 SQUARE FEET OR 17.4022 ACRES MORE OR LESS.

NOTES:

- UTILITY AND INGRESS/EGRESS ACCESS EASEMENT FOR THE BENEFIT OF THE CITY AND COUNTY OF BROOMFIELD. DEDICATED BY THIS PLAT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 HEREON.
- PINS INDICATED AS FOUND ARE WITHIN REQUIRED TOLERANCE UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ARROW LAND SURVEYING, INC. 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 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.
- NOTE: BEARINGS DEVELOPED FROM A FIELD TIE TO CITY OF BROOMFIELD POINTS GPS 6 & GPS 7 USING THE GROUND COORDINATES LISTED IN THEIR RECORDS - THE COMBINED FACTOR USED TO GET GRID COORDINATES FOR THIS PROJECT IS .999710751.
- BEARINGS ARE BASED ON A LINE BETWEEN GIS LAND POSITION #31 AND #32.
- THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON, SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM OF 1983 (NORTH ZONE) AS STATED BELOW. 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 SPECIFICATION FOR USING GPS RELATIVE POSITIONING TECHNIQUES" FEDERAL GEODETIC CONTROL COMMITTEE. SEE SHEETS 2 AND 3 FOR TIES TO CITY OF BROOMFIELD GIS NETWORK.
- TIE TABLE SHOWS THE RELATIONSHIP FROM THE PROPERTY CORNER TO THE PIN FOUND NEAR THE CORNER.

OWNERS CERTIFICATE:

THE CITY AND COUNTY OF BROOMFIELD,
A COLORADO MUNICIPAL CORPORATION AND COUNTY
EXECUTED THIS 3rd DAY OF September, 2004
Karen Stuart
MAYOR
ONE DESCOMBES DRIVE
BROOMFIELD, CO 80020

STATE OF COLORADO }
COUNTY OF BROOMFIELD }

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September 2004 BY Karen Stuart AS OWNER
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 10-12-05 NOTARY PUBLIC *Julia L Moser*

ATTEST

Victoria Man
CITY CLERK



CITY AND COUNTY OF BROOMFIELD APPROVALS:

Jim Black
DIRECTOR OF COMMUNITY DEVELOPMENT
Greg S. Cuis
CITY AND COUNTY MANAGER

SURVEYOR'S CERTIFICATE:

I, JOHN D. KRIESCHEL, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS EXHIBIT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

JOHN D. KRIESCHEL, L.S. NO. 14108



TIE TABLE * - SEE NOTE 8

COURSE	BEARING	DISTANCE	DESCRIPTION
L1	N 00°28'18" W	0.27'	FND #5 REBAR
L2	N 47°26'50" E	0.14'	FND #5 REBAR
L3	N 19°54'17" E	0.33'	FND #5 REBAR
L4	N 84°03'11" E	0.25'	FND #5 REBAR
L5	N 47°16'32" W	0.11'	FND P&C LS 17666
L6	N 47°12'06" W	0.12'	FND P&C LS 17666
L7	S 35°14'19" W	0.77'	FND P&C LS 12405
L8	S 30°27'24" E	0.76'	FND P&C LS 12405
L9	S 10°47'48" W	0.69'	FND P&C LS 12405
L10	S 29°38'28" W	0.24'	FND P&C LS 13478
L11	S 36°35'40" W	0.22'	FND P&C LS 13478
L12	S 16°46'47" W	0.32'	FND P&C LS 13478
L13	S 13°43'45" W	0.20'	FND P&C LS 13478
L14	N 72°58'47" E	0.25'	FND #5 REBAR (DISTURBED) LS 2082

REFERENCE CORNER TABLE * - SEE NOTE 8

RC #	BEARING	DISTANCE	DESCRIPTION
RC 1	S 50°26'50" W	2.95'	SET PIN & CAP PLS 14108
RC 2	S 50°45'54" W	2.94'	SET PIN & CAP PLS 14108
RC 3	S 86°03'55" E	10.18'	FOUND X IN CONC.
RC 4	N 44°23'25" E	7.07'	SET PIN & CAP PLS 14108
RC 5	S 89°21'12" W	9.97'	SET PIN & CAP PLS 14108
RC 6	N 36°31'06" E	1.23'	SET PIN & CAP PLS 14108

SURVEY CONTROL TABLE

POINT	LATITUDE	LONGITUDE	GRID		GROUND (SEE NOTE 5)	
			NORTH	EAST	NORTH	EAST
GPS 31	39°56'35.4899"	105°04'18.5139"	1222442.95	3120058.56	1222796.64	3120961.32
GPS 32	39°56'12.6281"	105°04'17.9449"	1220129.88	3120114.08	1220482.90	3121016.83
NE COR S26	39°56'35.9512"	105°04'18.9704"	1222489.45	3120022.81	1222843.16	3120925.54
C 1/4 COR S26	39°56'09.7710"	105°04'52.5177"	1219827.92	3117422.51	1220180.86	3118324.48
RC 3	39°56'04.1550"	105°04'36.1122"	1219265.73	3118703.09	1219618.51	3119605.43
#177	39°56'02.9190"	105°04'36.5717"	1219140.49	3118667.90	1219493.23	3119570.23

Gillians Incorporated
8671 Turnpike Drive, Suite 200
Westminster, CO 80051
303-426-1731
303-426-1732
www.gillians.com
© 1998-2003

MIRAMONTE SUBDIVISION, FILING NO. 2

CERTIFICATION

JOB NO.: 3275-109
DRAWN: JDK/HAR
CHECKED: JDK
DESIGNER:
ISSUE DATE: 8/30/2004
SCALE: 1"=100'
FILE: 3275MIN
SHEET: 1/2

