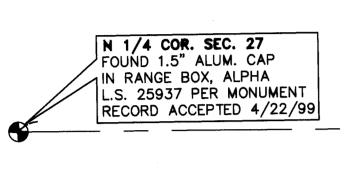
## MINOR SUBDIVISION FINAL PLAT

# NORTH SCALE: 1" = 10

# MORGAN ACRES FILING NO. 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



#### VICINITY MAP SCALE 1:600

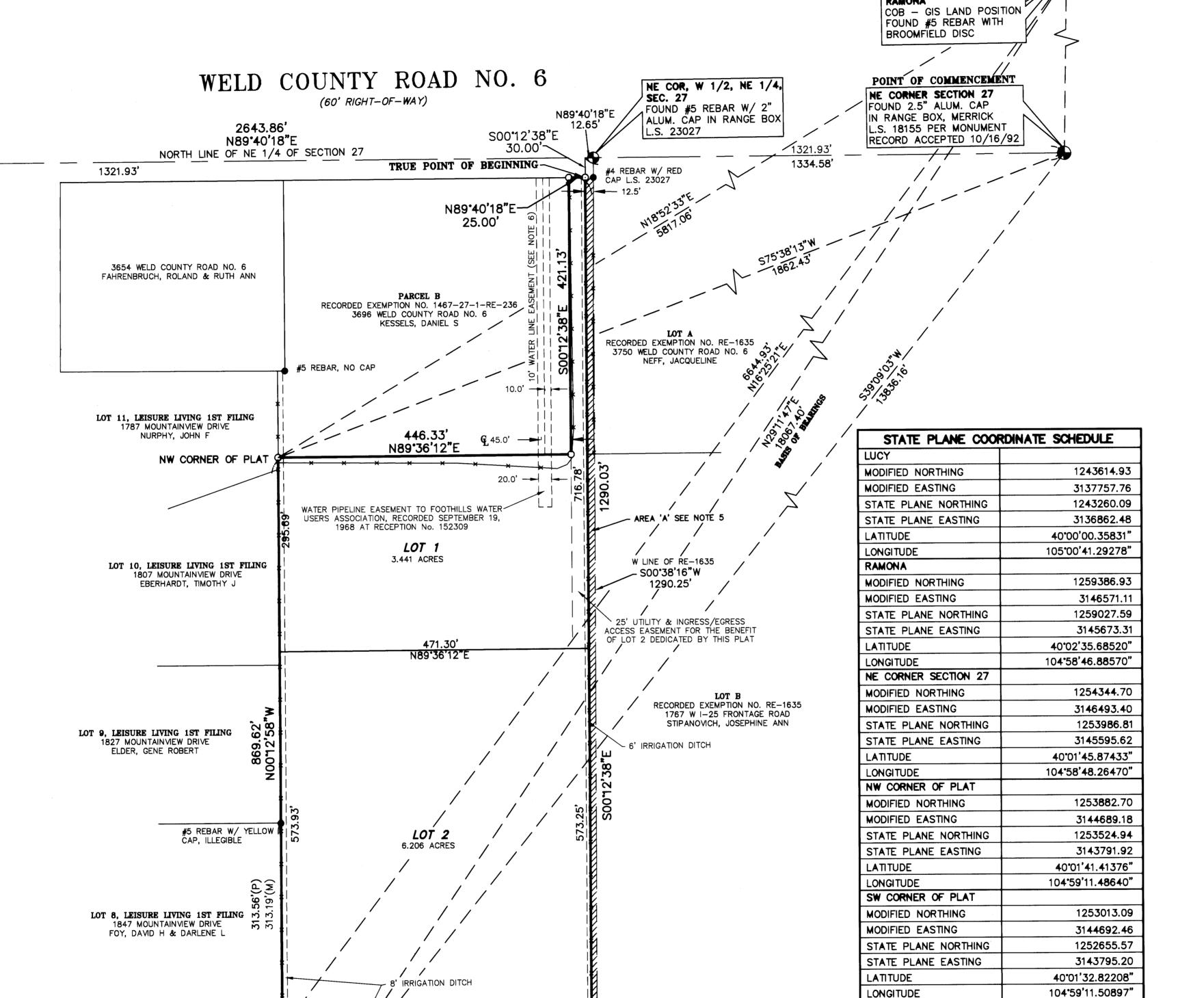
		WCR No. 8		
WCR No. 5	21	22	23	
		WCR No. 6		
	SES ERIE WCR No. 7	SITE 27	<b>26</b>	WCR No. 11
		WCR No. 4		
	33	34	35	
		BASELINE		
·	St. Hwy. No.	7		

## **LEGEND**

- PUBLIC LAND MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- O SET #5 REBAR W/ PLAS. CAP EHRHART, LS 29414

SW CORNER OF PLAT

→ - FENCE



#4 REBAR W/ RED

CAP, AAI, LS 23027

S89'31'12"W

NORTHEAST BROOMFIELD ANNEXATION

1701 W. 1-25 FRONTAGE ROAD BAKER, ELIZABETH

COB - GIS LAND POSITION FOUND #5 REBAR WITH

BROOMFIELD DISC

## CITY AND COUNTY OF BROOMFIELD CERTIFICATE:

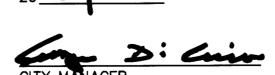
THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY COUNCIL

OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 

DAY OF

AVERAGE COMBINED SCALE FACTOR = 0.999714674

COLORADO NORTH ZONE (NAD 83/92)





## Reception # 2004016402

#### LEGAL DESCRIPTION

KNOW ALL MEN BY THOSE PRESENT THAT WHITNEY L. WINTERS BEING THE OWNER OF CERTAIN LANDS IN BROOMFIELD COUNTY, STATE OF COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PARCEL A, RECORDED EXEMPTION NO. 1467-27-1-RE-236, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE N89'40'18"E ALONG THE NORTH LINE OF NORTHEAST QUARTER OF SAID SECTION 27 A DISTANCE OF 1334.58 FEET; THENCE S00"12'38"E A DISTANCE OF 30.00 FEET TO THE A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 6, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID RE-236 FOR THE FOLLOWING THREE (3) COURSES;

1) S00'12'38"E A DISTANCE OF 1290.03 FEET;

2) S89'31'12"W A DISTANCE OF 471.25 FEET;
3) N00"12'58"W A DISTANCE OF 869.62 FEET TO THE SOUTHWEST CORNER OF PARCEL B

OF SAID RE-236;

THENCE ALONG THE BOUNDARY OF SAID PARCEL B FOR THE FOLLOWING TWO (2) COURSES;

1) N89°36'12"E A DISTANCE OF 446.33 FEET;

2) NOO"12'38"W A DISTANCE 421.13 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD

THENCE N89°40'18"E ALONG SAID SOUTH LINE A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 420,207 SQUARE FEET OR 9.647 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MORGAN ACRES.

EXECUTED THIS 3 = DAY OF November A.D., 20 04

STATE OF COLORADO

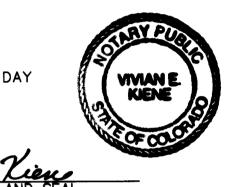
COUNTY OF BROOMFIELD )

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3

OF November 20 04

MY COMMISSION EXPIRES 5-11-2007

Vivian E. Kiene



## NOTES:

1) FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NUMBER LR66086B01, DATED OCTOBER 1, 2001, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2) BASIS OF BEARINGS: N29"11'47"E, 18067.40 FEET ALONG A LINE BETWEEN CITY OF BROOMFIELD GIS LAND POSITIONS "LUCY" AND "RAMONA". MONUMENTED AS SHOWN HEREON

3) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE RECORDED EXEMPTION PLAT NO. 1467-27-1-RE-236 AS RECORDED NOVEMBER 14, 1976, AND LEISURE LIVING FIRST FILING AS RECORDED AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON JUNE 9, 1969 IN ENVELOPE 370, AT RECEPTION NO. 1532491.

4) NOTICE: 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 SURVEYOR'S STATEMENT SHOWN HEREON.

5) GAP CREATED BY SURVEY DIFFERENCES BETWEEN RE-236 AND RE-1635.

6) LOCATION OF WATER LINE EASEMENT AT NORTH END IS UNDETERMINED DUE TO LACK OF READABILITY OF DIMENSION ON RE-236.

7) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2ND ORDER, CLASS 1, 1:300,000 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.

## SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.



## REVISIONS

NO.	DATE	BY	DESCRIPTION			
1	4/23/04	IJN	CITY COMMENTS			
2	6/11/04	JSR	CITY COMMENTS			
■ EHRHART • ENGINEERING				PAGE NO. 1 OF 1		
GRIFFIN & ASSOCIATES			<ul><li>PLANNING</li><li>LAND SURVEYING</li></ul>	DATE:	1/25/02	
D (	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			DRAWN BY:	NJM	
P.O. Box 930, 665 Briggs St. • (303) 828–3				PROJECT:	C015289	