

BLAIR SUBDIVISION FILING NO. 1

A PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3

NO. 128

HIGHWAY

STATE

COLORADO

N 60°25'51"E
357.34'

FILM 1373
REC. 714243

S. 88°34'37"E
414.53'

N 1°15'46"W
79.88'

DETERENTION
POND
EASEMENT
(0.9421 ACRE)

S. 60°42'47"W
6.47'

N 72°02'36"E
555.00'

N 8°03'56"E
83.36'

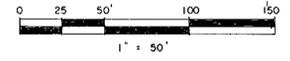
FILM 1373
REC. 714243

SEE
HIGH RIDGE
FILING #1

LOT 2
607,261 sq. ft. or 13.9408 Ac.

LOT 1

See Sheet 2



SW CORNER
SECTION 33
T.1 S., R. 69 W. 6th P.M.

BOULDER COUNTY

N 0°44'55"W
30.00'

T.1 S. S. 89°15'05" W
T.2 S.

South Line Sec. 33

JEFFERSON COUNTY

16' UTILITY EASEMENT
(PROPOSED)

548.30'
S. 89°15'05" W.

120th AVENUE

30.00'
S. 0°02'44"E.

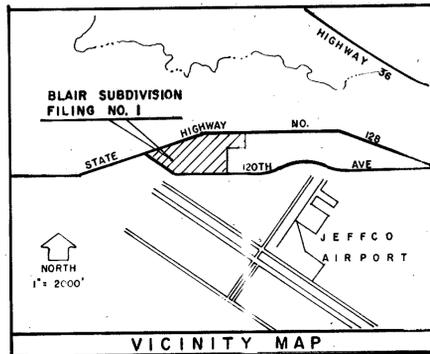
Vigil Land Consultants
 ■ SURVEYING ■ PLANNING ■ ENGINEERING ■
 1827 FEDERAL BLVD., DENVER, COLORADO 80204 (303)455-3062

00976621 04/10/89 02:36 PM REAL ESTATE RECORDS
F1574 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

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A PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3



KNOW ALL MEN BY THESE PRESENTS that the undersigned, being owners of a parcel of land situate in the south one-half of Section 33, Township 1 South, Range 69 West, of the Sixth Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 33;
Thence S89°15'05"W, along the south line of the Southeast one-quarter of said Section 2225.52 feet to the Point of Beginning;
Thence continuing along the aforesaid course, 375.52 feet;
Thence N0°02'44"W, 30.00 feet to the north right-of-way line of 120th Avenue;
Thence along said right-of-way the following five courses:
1) Thence S89°15'05"W along a line 30.00 feet northerly from and parallel with the south line of said Section, 290.40 feet;
2) Thence S0°02'44"E, 30.00 feet to said south line;
3) Thence S89°15'05"W along said south line 548.30 feet;
4) Thence N0°44'55"W, 30.00 feet to the northeast corner of an excepted parcel of land recorded in book 1133 page 346;
5) Thence N55°54'43"W, along the northeasterly line of said parcel 713.81 feet;
Thence N8°03'56"E, 83.30 feet to the southerly right-of-way of Colorado State Highway #128;
Thence along said southerly right-of-way the following seven courses:
1) Thence N72°02'36"E, 555.00 feet;
2) Thence S88°34'37"E, 414.53 feet;
3) Thence N1°15'46"W, 79.88 feet;
4) Thence N80°25'51"E, 357.34 feet;
5) Thence N89°15'36"E, 512.70 feet;
6) Thence S84°05'24"E, 201.50 feet;
7) Thence N89°15'36"E, 162.80 feet to the northeast corner of a parcel of land recorded in book 1321 page 594;
Thence S0°02'44"E along the east line of said parcel 200.00 feet to the north line of a parcel of land described in book 1285 page 48;
Thence S89°15'36"W along said north line 375.52 feet to the northwest corner of said parcel;
Thence S0°02'44"E along the west line of said parcel 579.94 feet to the Point of Beginning.

Containing 27.7558 acres more or less.

Have laid out, subdivided and platted the same into lots, and block, under the name and style of BLAIR SUBDIVISION FILING NO. 1, and do by these presents grant and convey to the City of Broomfield and its assigns, the access and fireline easements and perpetual easements for storm drainage and for the installation, operation and maintenance of utilities, including but not limited to storm and sanitary sewers, natural gas and water lines, telephone, electric lines, cable television, postal facilities, and all necessary and convenient appurtenances thereto.

Executed this 19 day of October, 1988.

OWNER:

By: Richard J. Blair
Richard J. Blair

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 19th day of October, 1988, by Richard J. Blair.
My commission expires 10/14/91.

M. Christine McCondy
Notary Public

NOTES:

- Bearings shown on this plat are based on the South line of the Southeast Quarter of Section 33, Township 1 South, Range 69 West, being S89°15'05"W, the southeast corner being a 2-1/2" aluminum cap and the south quarter corner being a 2-1/2" aluminum cap.
- "o" indicates a 5/8" rebar with cap stamped L.S. No. 20699.
- "e" indicates a monument found as described, JK PIN & CAP L.S. # 16371.

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 certification shown hereon.

The undersigned Holders of Deeds of Trust join in this plat and the dedications made herein, and consent to the owners' execution of a subdivision agreement in connection with this plat.

HOLDERS OF DEED OF TRUST:

First Colorado Bank and Trust, N.A.

By: Patricia Langer Assistant Vice President
By: Carol J. Ringler Vice President

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 18th day of October, A.D., 1988, by Patricia Langer as Assistant Vice President and Carol J. Ringler Vice President of First Colorado Bank and Trust, N.A.

My commission expires April 8, 1990
Hayden
Notary Public

Attorney's Certificate

I, A.L. Overton, an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons dedicating the streets, easements, and rights-of-way shown on this plat, and not previously dedicated for public use, are the owners thereof in fee simple, free and clear of all liens and encumbrances.

A.L. Overton
Attorney At Law
Registration No. 1241

SURVEYORS CERTIFICATE

I, James D. Walker, a registered land surveyor in the State of Colorado, do hereby certify that a field survey has been made and to the best of my professional knowledge, belief and opinion this is a true and accurate plat of that survey prepared under my supervision this 19th day of October, 1988, of the above described property.

By: James D. Walker
James D. Walker - RLS #20699

Planning Commission Certificate

Approved by the Planning Commission of the City of Broomfield this 4th day of October, A.D., 1988.

Diane C. Eaman Secretary
Shirley Hoff Chairman

City Council Certificate

This plat, and the dedication to the public of the streets, rights-of-way and easements shown hereon, are hereby accepted and approved by the City of Broomfield this 20 day of November, A.D., 1988.

Dick Gray City Clerk
Shirley Hoff Mayor

Recorder's Certificate

State of Colorado)
County of Boulder) ss.

I hereby certify that this instrument was filed for record in my office at 2:30 o'clock this 10th day of APRIL, A.D., 1989, and is duly recorded in Plan P-23 F-1 #38,39,40.

File 1574 Film 1574 No. 976621
Fees \$30.00 PAID

Charlotte Houston
Clerk and Recorder

Barbara Ewald
Deputy



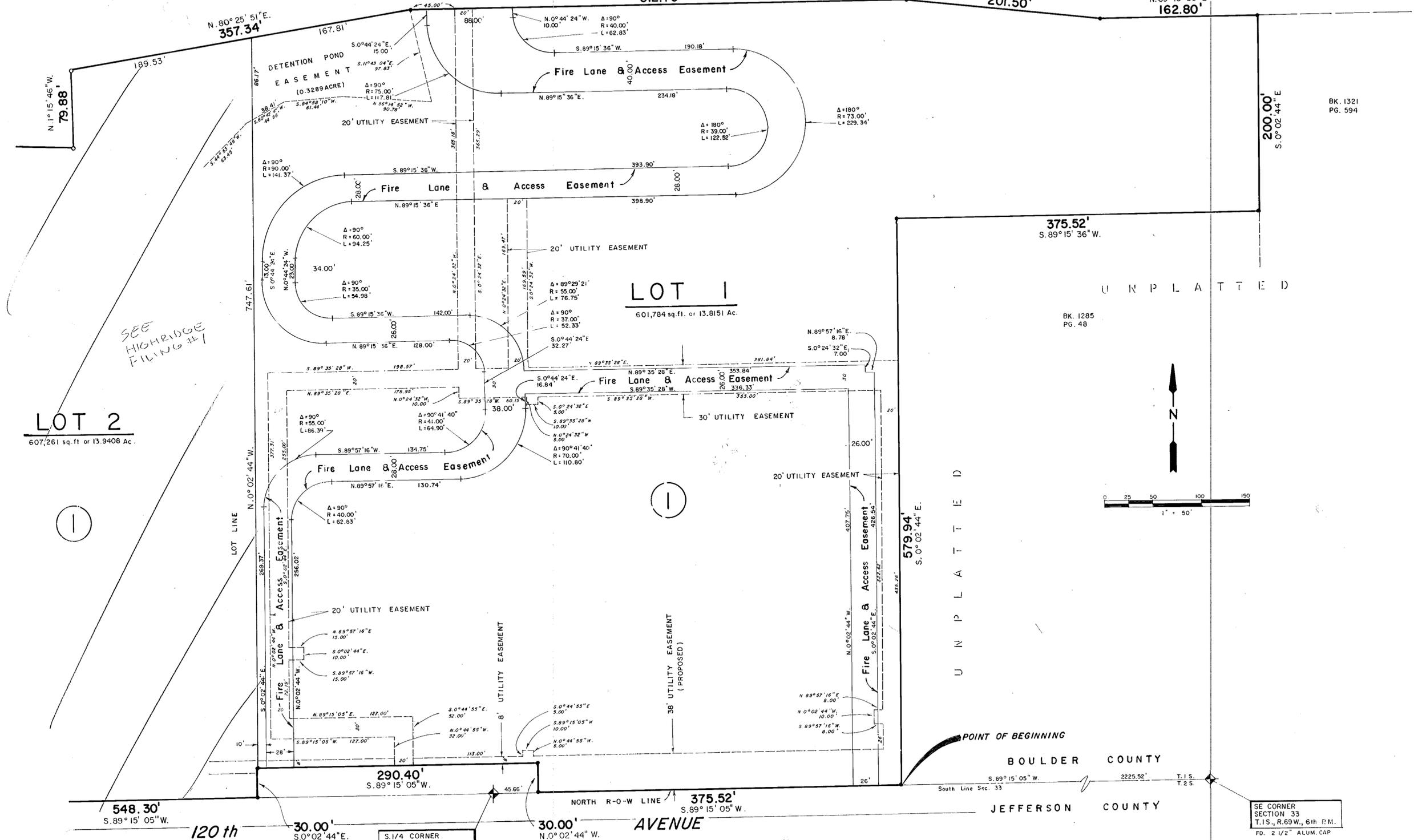
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SHEET 2 OF 3

COLORADO STATE HIGHWAY NO. 128 (R-O-W VARIES)

N. 89° 15' 36" E. 512.70' SOUTH R-O-W LINE S. 84° 05' 24" E. 201.50' N. 89° 15' 36" E. 162.80'



SEE HIGHWAY FILING #1

UNPLATTED

BK. 1285 PG. 48

BK. 1321 PG. 594

See Sheet 3

00076021 04/10/89 02:36 PM REAL ESTATE RECORDS
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S 1/4 CORNER SECTION 33 T.1 S., R. 69 W., 6th P.M. FD 2 1/2" ALUM. CAP

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SE CORNER SECTION 33 T.1 S., R. 69 W., 6th P.M. FD. 2 1/2" ALUM. CAP