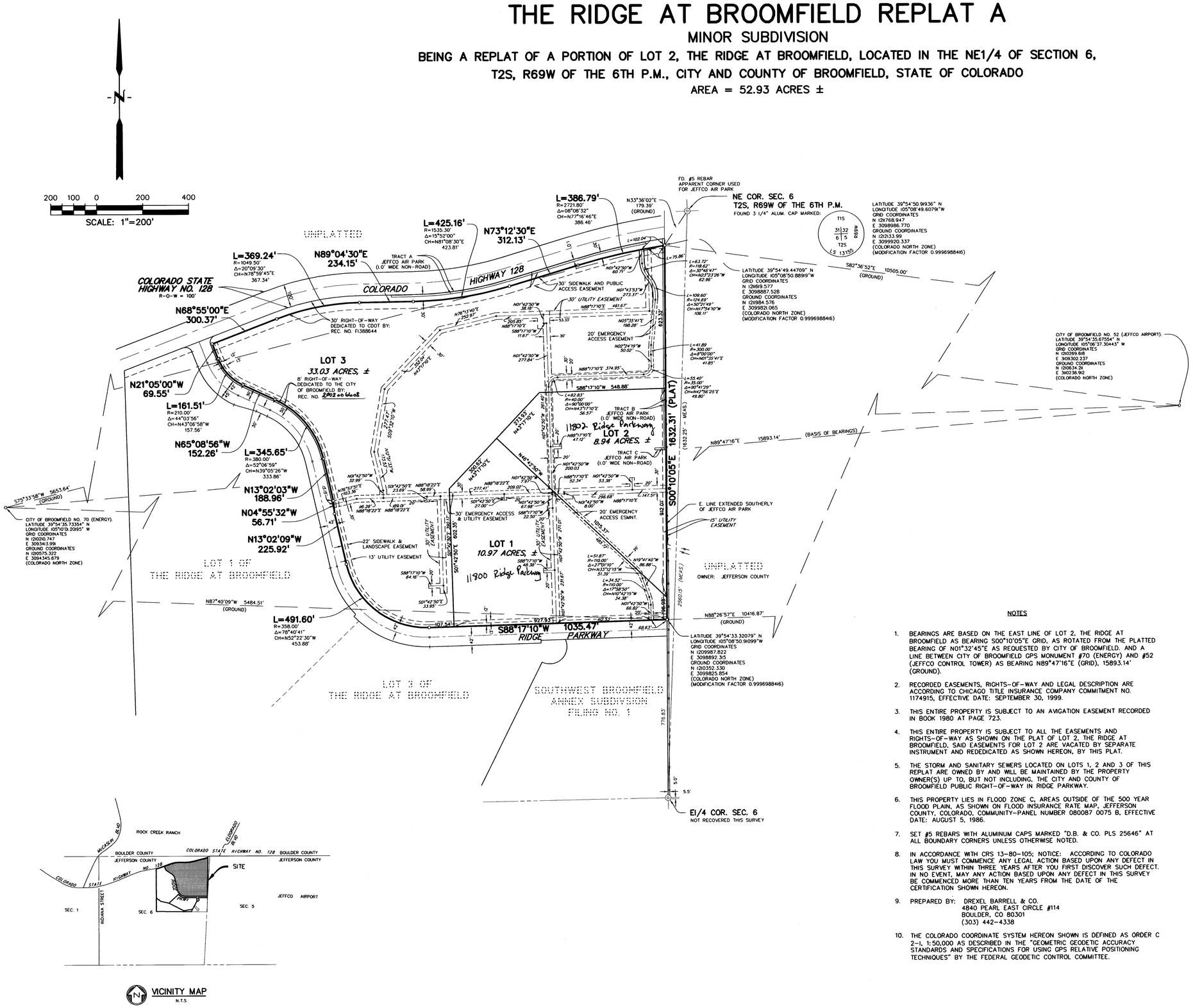
Recorded in Broomfield County on 5/9/02
Reception No. 2002006609

THE RIDGE AT BROOMFIELD REPLAT A

MINOR SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 2, THE RIDGE AT BROOMFIELD, LOCATED IN THE NE1/4 OF SECTION 6, T2S, R69W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

AREA = 52.93 ACRES ±



VICINITY MAP
N.T.S

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF:

LEGAL DESCRIPTION

LOT 2, THE RIDGE AT BROOMFIELD, CITY OF BROOMFIELD, JEFFERSON COUNTY, COLORADO, SITUATE IN THE NE1/4 OF SECTION 6, T2S, R69W OF THE 6TH P.M., ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 10, 2000 AS RECEPTION NO. F1054202 IN THE RECORDS OF JEFFERSON COUNTY.

EXCEPT THOSE PORTIONS DEDICATED TO THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND TO THE CITY OF BROOMFIELD FOR RIGHT-OF-WAY, AS SHOWN HEREON. ALSO EXCEPT TRACTS A, B, AND C, JEFFCO AIR PARK, JEFFERSON COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 28, PAGE 55 OF JEFFERSON COUNTY.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE RIDGE AT BROOMFIELD REPLAT A"; AND BY THESE PRESENTS GRANTS TO THE CITY 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 FOR PUBLIC USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER: LEVEL 3 COMMUNICATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Patrick Lynch
PATRICK LYNCH, VICE PRESIDENT OF REAL ESTATE AND FACILITIES

STATE OF COLORADO)
COUNTY OF BOULDER) }ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April, 2002, BY PATRICK LYNCH AS VICE PRESIDENT OF REAL ESTATE & FACILITIES, OF LEVEL 3 COMMUNICATIONS, LLC.

MY COMMISSION EXPIRES: Tammy Heacock
NOTARY PUBLIC
My Commission Expires 3/12/2005

NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, THE RIDGE AT BROOMFIELD AS BEARING S00°10'05"E GRID, AS ROTATED FROM THE PLATTED BEARING OF N01°32'45"E AS REQUESTED BY CITY OF BROOMFIELD, AND A LINE BETWEEN CITY OF BROOMFIELD GPS MONUMENT #70 (ENERGY) AND #52 (JEFFCO CONTROL TOWER) AS BEARING N89°47'16"E (GRID), 15893.14' (GROUND).
2. RECORDED EASEMENTS, RIGHTS-OF-WAY AND LEGAL DESCRIPTION ARE ACCORDING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1174915, EFFECTIVE DATE: SEPTEMBER 30, 1999.
3. THIS ENTIRE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 1980 AT PAGE 723.
4. THIS ENTIRE PROPERTY IS SUBJECT TO ALL THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF LOT 2, THE RIDGE AT BROOMFIELD, SAID EASEMENTS FOR LOT 2 ARE VACATED BY SEPARATE INSTRUMENT AND REDEDICATED AS SHOWN HEREON, BY THIS PLAT.
5. THE STORM AND SANITARY SEWERS LOCATED ON LOTS 1, 2 AND 3 OF THIS REPLAT ARE OWNED BY AND WILL BE MAINTAINED BY THE PROPERTY OWNER(S) UP TO, BUT NOT INCLUDING, THE CITY AND COUNTY OF BROOMFIELD PUBLIC RIGHT-OF-WAY IN RIDGE PARKWAY.
6. THIS PROPERTY LIES IN FLOOD ZONE C, AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP, JEFFERSON COUNTY, COLORADO, COMMUNITY-PANEL NUMBER 080087 0075 B, EFFECTIVE DATE: AUGUST 5, 1986.
7. SET #5 REBARS WITH ALUMINUM CAPS MARKED "D.B. & CO. PLS 25646" AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
8. IN ACCORDANCE WITH CRS 13-80-105; 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.
9. PREPARED BY: DREXEL BARRELL & CO.
   4840 PEARL EAST CIRCLE #114
   BOULDER, CO 80301
   (303) 442-4338
10. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-I, 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.

APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 9th DAY OF May, 2002.

James C. Black
COMMUNITY DEVELOPMENT DIRECTOR

George Di Cesare
CITY MANAGER

SURVEYOR'S STATEMENT

I, DAN J. WILKINS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT OF "THE RIDGE AT BROOMFIELD REPLAT A" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO LAW.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DANIEL J. WILKINS 4-26-02 25646

DAN J. WILKINS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 25646

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