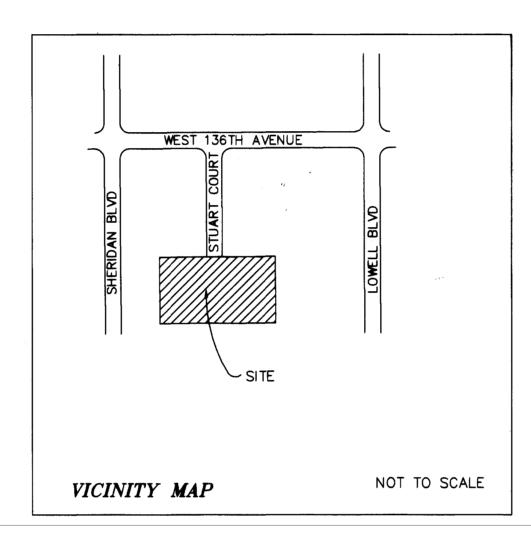
SOUTHERN SLOPE ESTATES REPLAT A

A PART OF THE SOUTH HALF OF THE NORTHEAST ONE—QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 2

NOTES:

- 1) 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.
- 2.) BEARINGS ARE BASED UPON THE GRID BEARING BETWEEN CITY OF BROOMFIELD GPS CONTROL MONUMENTS V-411 AND W-411 AS BEARING NORTH 07"15"15" WEST (GROUND).
- 3.) PLAT DISTANCES ARE MODIFIED STATE PLANE (GROUND)
- 4.) TRACT A PROVIDES ACCESS TO JAMES ACRES MINOR SUBDIVISION, LOT 1.
 TRACT A IS INTENDED TO BE OWNED AND MAINTAINED BY THE OWNER
 OF LOT 1, JAMES ACRES MINOR SUBDIVISION.



TROUT DAOUD SURVEYING

1008 Depot Hill Road Broomfield, Colorado 80020 (ph) 303 / 450-5455 (fax) 303 / 450-5465

DEDICATION

BY THESE PRESENTS:
THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE—QUARTER SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST; THENCE S 00°23′56″E AND ALONG THE WEST LINE OF THE NORTHEAST ONE—QUARTER 1323.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG FORESAID COURSE 528.00 FEET; THENCE SOUTH 89°46′40″E AND PARALLEL TO THE SOUTH LINE OF SUNNYSLOPE ESTATES 825.00 FEET; THENCE N 00°23′56″ W AND PARALLEL TO SAID WEST LINE 528.00 FEET TO A POINT ON THE SOUTH LINE OF SUNNYSLOPE ESTATES; THENCE N 89°46′40″ W AND ALONG THE SOUTH LINE OF SUNNYSLOPE ESTATES 825.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES, MORE OR LESS.

WE HEREBY CERTIFY THAT STUART COURT IS HEREBY DEDICATED TO THE PUBLIC FOR IT'S USE.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF SOUTHERN SLOPE ESTATES REPLAT.

OWNER AND SUBDIVIDER:

EXECUTED THIS_IB DAY OF DEC. A.D.

2006.

Helel Williams Jane Welliams

ACKNOWLEDGEMENT:

STATE OF COLORADO
)

STATE OF COLORADO)

ACTIONA) SS

COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF Dec , 200 Le , BY PAUL . WILLIAMS AND Jane WILLIAMS

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 4-16-2009

July Nacgele

PERIKA NAEGELE
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
April 16, 2009

ADDRESS: ______
CITY AND COUNTY OF BROOMFIELD APPROVALS

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 27 DAY OF DECEMBER

ASSISTANT CITY AND COUNTY
MANAGER FOR COMMUNITY DEVELOPMENT
CITY AND COUNTY MANAGER

SURVEYOR CERTIFICATE

I, <u>JEAN A. DAOUD</u>, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

JEAN A. DAOUD, COLORADO PLS #37946

DATED: /2/14/2006

NOTE: THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C 2-1 ORDER, 1:50000 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.

