REDROER BY NUMBER 075AR

REDROER BY NUMBER 075AR

W 128TH AVE.

CABRIDGE AVE.

5-3-95

5.3-95

5-4-95

DATE

THIS SITE

VICINITY MAP

APPROVALS

N. T. S.

10TH AVE

WILLOW PARK SUBDIVISION FILING NO. 2 MINOR SUBDIVISION

RESUBDIVISION OF LOTS 10 AND 11 BLOCK

A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, T1S, R68W OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHWEST 1/4 SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 16 WILLOW PARK, SAID CORNER ALSO BEING THE CENTER OF SAID SECTION 31, THENCE; NORTH 89°54'37" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 188.22 FEET TO A POINT, THENCE; DEPARTING SAID SOUTH LINE OF THE NORTHWEST 1/4, NORTH 00°05'20" EAST A DISTANCE OF 103.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 124TH AVENUE, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°53'44" A RADIUS OF 97.50 FEET, AN ARC LENGTH OF 18.54 FEET A CHORD BEARING OF NORTH 77°12'35" EAST, A CHORD DISTANCE OF 18.51 FEET TO A POINT, THENCE CONTINUING ALONG THE SAID RIGHT-OF-WAY ON A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 50°01'17", A RADIUS OF 10.50 FEET, A LENGTH OF 9.17 FEET, A CHORD BEARING SOUTH 83°13'38" EAST, A CHORD DISTANCE OF 8.88 FEET TO A POINT, THENCE; CONTINUING ALONG SAID RIGHT-OF-WAY ON A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 106°59'39" A RADIUS OF 39.50 FEET, AN ARC LENGTH OF 73.77 FEET A CHORD BEARING NORTH 68°17'10" EAST, A CHORD DISTANCE OF 63.50 FEET TO A POINT, THENCE; DEPARTING SAID RIGHT-OF-WAY SOUTH 75°12'39" EAST A DISTANCE OF 105.41 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, THENCE; ALONG SAID EAST LINE OF THE NORTHWEST 1/4 SOUTH 00°09'20" EAST, A DISTANCE OF 103.25 FEET TO THE TRUE POINT OF BEGINNING.

THIS PARCEL CONTAINS 21,017 SQUARE FEET, OR 0.482 ACRES LOT 1 CONTAINS 8,151 SQUARE FEET OR 0.187 ACRES LOT 2 CONTAINS 11,741 SQUARE FEET OR 0.270 ACRES THE EASEMENT CONTAINS 1,125 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

ALSO KNOWN AS LOTS 10 AND 11, BLOCK 16 WILLOW PARK

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE N.W. 1/4 SECTION 31 BETWEEN MONUMENTS SHOWN HEREON ASSUMED TO BEAR N 89'54'37" W

SURVEYOR'S CERTIFICATION

I DONALD J. GILLARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WILLOW PARK FILING NO. 2 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION

AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

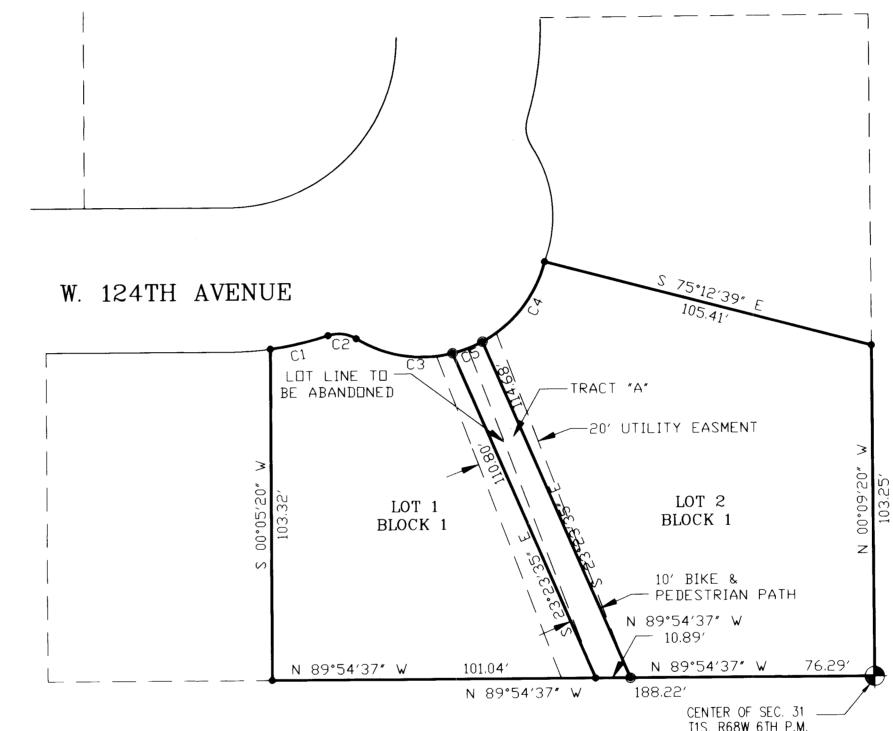
DONALD J. GILLARD DATE

DATE REGISTERED PROFESSIONAL LAND SURVEYOR

4-11-95 PLS NO. 13487

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 CERTIFICATION SHOWN HEREON.

13487



POINT OF BEGINNING FND. 3" ALUM. CAP • FND. PIN & CAP L.S. 25368 FOR RICHMOND HOMES, ETD.

> OWNER: LOTS 10 AND 11, BLOCK 16 RICHMOND HOMES, INC. II 4600 S. ULSTER STREET DENVER, COLORADO 80237 TEL: 303-773-2727

• SET 5/8" REBAR W/CAP L.S. 13487

SURVEYOR & ENGINEER: FUTURA ENGINEERING INC. 112741 EAST CALEY AVENUE, SUITE 126 ENGLEWOOD, COLORADO 80111 TELE.# (303) 649-9292

STATE OF COLORADO) City & COUNTY OF ADAMS) SS

> WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3 · 19 · 97

INT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF 1995 JANE = MORGAN

BRIAN PETERSON EXECUTIVE VICE PRESIDENT

RICHMOND HOMES, INC. II

CLERK & RECORDERS CERTIFICATE

31.61' N 38°22'29" E 47°10'16"

10.00' N 69°13'57" E 14°32'39"

N 83°13′38″ W 50°01′17″

S 80°51′22″ E 45°16′47″

BEARING 18.51' N 77°12'35" E 10°53'44"

STATE OF COLORADO) COUNTY OF ADAMS) SS

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

8.88'

30.41′

RADIUS LENGTH CHORD

18.54

9.17′

31.22'

10.03'

10.50

39,50

39.50

C 4

C5

SCALE

1"=30

I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _ O'CLOCK ___ M., THIS 10 DAY OF MAY, A.D., 1995. FILED IN FILE 17, MAP 375 AND ____ RECEPTION NO. COO72507

___ NO. ____ FILE _____ FILM ___ FEES \$_____ PAID

DELTA

RECORDER _____ DEPUTY _____

04-07-95 DATE: Futura Engineering Inc. DRAWN: AJB Engineering Consultants and Surveyors CHECKED: D.J.G. 12741 East Caley Avenue, Suite 126 9900108.DWG Englewood, Colorado 80111 - (303) 649-9292 REVISIONS DATE FAX (303) 649-9499 BROOMFIELD WILLOW PARK RESUBDIVSION OF LOTS 10 AND 11 PROJ. NO. 99-001.08 Sheet __1__of__1_ CITY OF BROOMFIELD

OWNER LOTS 10 & 11, BLOCK 16