

WILLOW PARK WEST FILING NO. 1 FINAL PLAT



LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68
WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, WHENCE THE NORTHWEST CORNER OF SAID SECTION 31 BEARS N00°00'00"E, 1318.84 FEET,

THENCE N90°00'00"E, 20.00 FEET,

THENCE S00°00'00"W, 57.00 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHERIDAN BOULEVARD (AS OF DECEMBER, 2010),

THENCE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 (ALSO BEING THE EASTERLY RIGHT OF WAY OF SHERIDAN BOULEVARD), S00°00'00"W, 5.3810 FEET,

THENCE ALONG THE BOUNDARY OF THE "WILLOW PARK" SUBDIVISION THE FOLLOWING SEVEN COURSES

- 1) N90°00'00"E, 53.53 FEET,
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 419.90 FEET, A CENTRAL ANGLE OF 15°07'00", CHORD OF SAID ARC BEARS S82°26'30"E, 110.46 FEET), A DISTANCE OF 110.78 FEET,
- 3) S74°53'00"E, 260.00 FEET,
- 4) N15°07'00"E, 0.10 FEET,
- 5) N49°35'30"W, 115.39 FEET,
- 6) N00°08'58"W, 659.26 FEET,
- 7) ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1157.00 FEET, A CENTRAL ANGLE OF 04°39'17", CHORD OF SAID ARC BEARS S66°42'44"W, 93.97 FEET), A DISTANCE OF 93.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MIDWAY BOULEVARD,

THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF MIDWAY BOULEVARD THE FOLLOWING COURSE

ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1157.00 FEET, A CENTRAL ANGLE OF 20°57'38", CHORD OF SAID ARC BEARS S79°31'11"W, 420.91 FEET), A DISTANCE OF 214.03 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 7.00 ACRES, MORE OR LESS,

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "WILLOW PARK WEST FILING NO. 1", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AND TRACT A AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY AND COUNTY 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES

EXECUTED THIS 3rd DAY OF February A.D. 2011

SHERIDAN & MIDWAY, LLC

BY John E. McCormac

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF Boulder }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY John E. McCormac THIS 3rd DAY OF February 2011

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/20/13

Carolyn Auerbach
NOTARY PUBLIC



LENDER SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATION AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD, COLORADO

LENDER COLORADO CAPITAL BANK

BY RWM S.V.P.

ACKNOWLEDGMENT

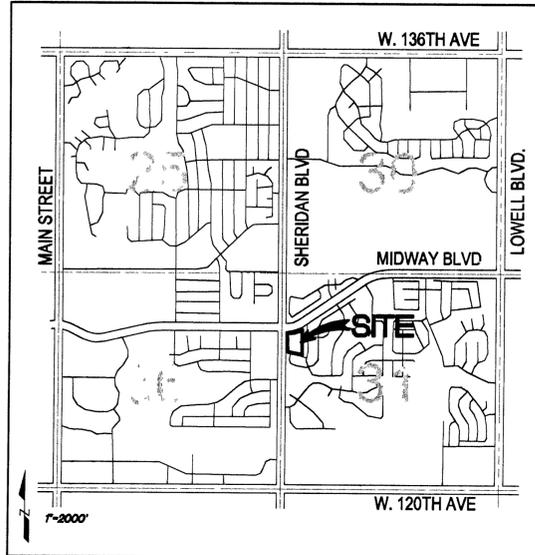
STATE OF COLORADO }
COUNTY OF Boulder }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Robert W Haas THIS 30th DAY OF January 2011

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/20/13

Carolyn Auerbach
NOTARY PUBLIC



VICINITY MAP

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 CERTIFICATION SHOWN HEREON
2. EXISTING EASEMENT INFORMATION BASED ON A TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABC700492381-7 WITH AN EFFECTIVE DATE OF 09/12/2005
3. THIS PROPERTY IS LOCATED IN ZONE X-NO SHADING (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 0850730091F WITH A REVISION DATE OF 08/18/2004
4. BASIS OF BEARINGS SEE SHEET 2
5. FOUND BOUNDARY CORNERS ARE NOTED HEREON
6. TO MATCH LEGAL DESCRIPTION WITH BEARINGS SHOWN ON DRAWING, ROTATE BEARINGS IN DESCRIPTION 0°4'28" CLOCKWISE
7. ALL OUTLOTS SHALL CONTAIN A BLANKET ACCESS, DRAINAGE & UTILITY EASEMENT
8. TRACT A IS DEDICATED BY THIS PLAT TO THE CITY AND COUNTY OF BROOMFIELD AS A PUBLIC TRAIL CORRIDOR
9. EASEMENTS ON SOME LOTS, AS WELL AS OTHER EASEMENTS, ARE PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WILLOW PARK WEST, TO BE RECORDED IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO
10. ORIGINAL PROPERTY DESCRIPTION WAS FROM ABOVE MENTIONED TITLE COMMITMENT DESCRIPTION SHOWN HEREON WAS REWRITTEN AT REQUEST OF CITY AND COUNTY TO REFER TO THE RIGHTS OF WAY OF SHERIDAN AND MIDWAY BOULEVARDS

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 3rd DAY OF February A.D. 2011

Thomas D. Silas CHAIRMAN
Scott K. ... SECRETARY

BROOMFIELD CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 25th DAY OF January A.D. 2011

Paul J. ... MAYOR
Lucio Regenis CLERK



ATTORNEY'S CERTIFICATE:

Anthony J. Rechlitz II AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT OF WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS

Anthony J. Rechlitz II REGISTRATION NO 9915 DATE 2-2-11

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF Boulder }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Anthony J. Rechlitz II THIS 3rd DAY OF February 2011

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/20/13

Carolyn Auerbach
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, BO BAIZE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "WILLOW PARK WEST FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW

Bo Baize
BO BAIZE
LICENSED PROFESSIONAL LAND SURVEYOR
PLS NO 37990



OWNER/DEVELOPER SHERIDAN & MIDWAY LLC
395 MADISON ST
DENVER, CO 80206

DEVELOPER BOULDER CREEK NEIGHBORHOODS LLC
3000 PEARL ST #101
BOULDER, CO 80301

PLANNER HURST & ASSOCIATES, INC
4999 PEARL EAST CIRCLE, #106
BOULDER, CO 80301

ORG	08/14/07
REV	08/29/08
REV	10/07/08
REV	10/09/08
REV	11/03/08
REV	04/02/09
REV	09/09/10
REV	09/14/10
REV	09/16/10
REV	11/18/10
REV	12/08/10
REV	12/09/10
REV	12/20/10
COVER REV	01/11/11

**WILLOW PARK WEST FIL. NO. 1
FINAL PLAT
BROOMFIELD, COLORADO**

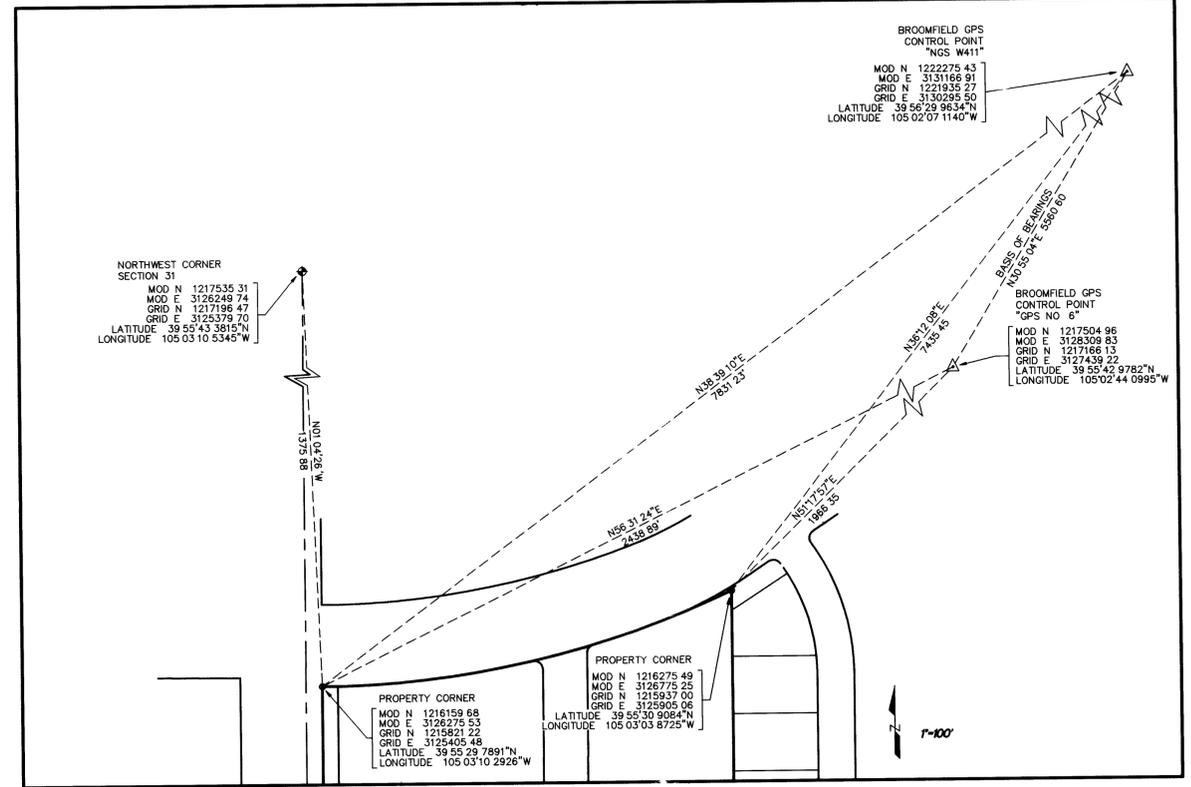
SCALE: HOR N/A
VERT 1/4"=1'

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80508 (303) 448-9605

WILLOW PARK WEST FILING NO. 1 FINAL PLAT

SHEET 2 OF 2

201108472 05/05/2011 10 13R PL
2 of 2 R 0 00 D 0 00 City&Cnty Broomfield



GEODETIC TIES

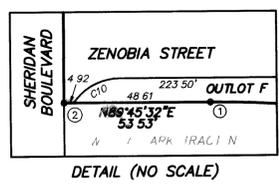
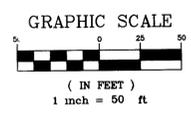
- FOUND/SET MONUMENTS.**
- ① - 1" PLASTIC CAP MARKED
GEI PLS 25368
 - ② - 1" PLASTIC CAP MARKED
"REI HARRIS PLS 37601"
 - ③ - SET 1" PLASTIC CAP MARKED
"PLS 37990"

LINE	BEARING	LENGTH
L1	N89 45'32"E	40.48'
L2	S00 14'28"E	10.00'
L3	N89 45'32"E	39.02'
L4	N69 53'25"W	15.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	97.39'	62.00'	90°00'00"	87.68'	N44 45'32"E
C2	19.00'	1157.00'	0°56'27"	19.00'	N89 17'19"E
C3	239.31'	1157.00'	11°51'04"	238.89'	N82 53'33"E
C4	41.01'	1157.00'	2°01'51"	41.01'	N75 57'06"E
C5	35.84'	1157.00'	1°46'30"	35.84'	N74 02'55"E
C6	42.68'	1157.00'	2°06'49"	42.68'	N72 06'16"E
C7	139.41'	1157.00'	6°54'14"	139.33'	N67 35'44"E
C8	54.98'	35.00'	90°00'00"	49.50'	N44 45'32"E
C9	16.49'	10.50'	90°00'00"	14.85'	S45 14'28"E
C10	5.89'	10.50'	32°07'37"	5.81'	S73 41'44"W
C11	108.19'	89.00'	69°38'57"	101.65'	N54 56'04"E
C12	31.61'	89.00'	20°21'03"	31.45'	N09 56'04"E
C13	139.80'	89.00'	90°00'00"	125.87'	N44 45'32"E
C14	18.84'	10.50'	102°47'31"	16.41'	N51 38'13"W
C15	13.45'	10.50'	73°24'08"	12.55'	S36 27'36"W

NOTES.

- 1 THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD83/92) THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "GPS NO 6" AND "NGS W411" SHOWN HEREON IS N30 55'04"E MODIFICATION FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE GRID COORDINATES IS 0.99972170
- 2 THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS ORDER C, CLASS 2-1, 1:50,000 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
- 3 ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS
- 4 "GRID" = STATE PLANE GRID
"MOD" = MODIFIED STATE PLANE GRID



**WILLOW PARK WEST FIL. NO. 1
FINAL PLAT
BROOMFIELD, COLORADO**

SCALE HOR 1"=50
VERT N/A
DESIGN/APPR BO
DRAWN BY BO
DATE 12/29/10
FILE G:\24641\SURVEY\24641-FP.DWG SHEET 2 OF 2

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4400 Pearl East Circle, Suite 100
Boulder, Colorado 80504 (303) 446-8005