

# WILLOW RUN FILING NO. 2

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 5

## DEDICATION

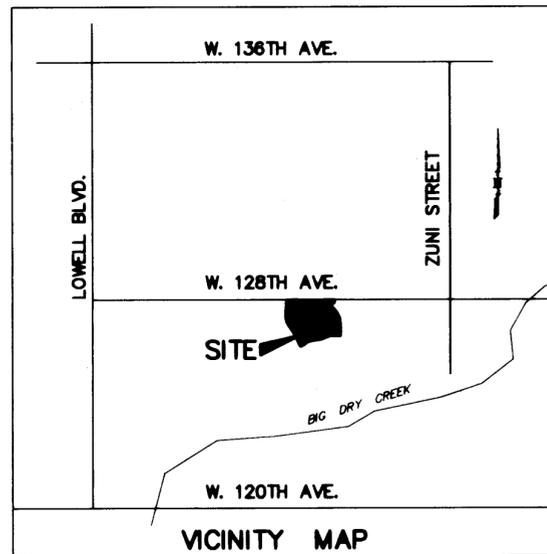
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE N 89°16'03" W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 A DISTANCE OF 904.76 FEET TO THE POINT OF BEGINNING; THENCE S 00°43'57" W A DISTANCE OF 48.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 3357 AT PAGE 545; THENCE N 89°16'03" W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 143.34 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S 00°43'57" W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 35.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, POINT ALSO BEING ON A NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 21°29'43", AN ARC LENGTH OF 172.58 FEET, AND A CHORD BEARING OF S 55°56'02" E TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE DEPARTING FROM SAID PARCEL AND CONTINUING ALONG AFOREMENTIONED CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°55'08" AND AN ARC LENGTH OF 368.66 FEET; THENCE S 00°43'57" W A DISTANCE OF 245.45 FEET; THENCE N 89°16'03" W A DISTANCE OF 218.75 FEET; THENCE S 68°59'34" W A DISTANCE OF 197.48 FEET; THENCE S 80°00'00" W A DISTANCE OF 225.00 FEET; THENCE S 73°38'14" W A DISTANCE OF 82.60 FEET; THENCE S 48°46'27" W A DISTANCE OF 99.81 FEET; THENCE S 67°00'00" W A DISTANCE OF 70.92 FEET TO THE SOUTHEAST CORNER OF WILLOW RUN FILING NO. 1 AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE IN FILE NO. 17 AT MAP NO. 198; THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILLOW RUN FILING NO. 1 THE FOLLOWING ELEVEN (11) COURSES: \* 12/30/93, Reception No. B1206571

1. THENCE N 23°00'00" W A DISTANCE OF 190.31 FEET;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 523.50, A CENTRAL ANGLE OF 11°00'00", AND AN ARC LENGTH OF 100.50 FEET;
3. THENCE N 34°00'00" W A DISTANCE OF 234.58 FEET;
4. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 351.50, A CENTRAL ANGLE OF 34°43'57", AND AN ARC LENGTH OF 213.08 FEET;
5. THENCE N 00°43'57" E A DISTANCE OF 9.72 FEET;
6. THENCE N 01°00'11" E A DISTANCE OF 77.93 FEET;
7. THENCE N 07°53'17" E A DISTANCE OF 88.45 FEET;
8. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 399.84, A CENTRAL ANGLE OF 07°09'20", AND AN ARC LENGTH OF 49.94 FEET;
9. THENCE N 00°43'57" E A DISTANCE OF 35.00 FEET;
10. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.50, A CENTRAL ANGLE OF 55°03'07", AND AN ARC LENGTH OF 29.31 FEET;
11. THENCE N 00°43'57" E A DISTANCE OF 48.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE ALONG SAID NORTH LINE S 89°16'03" E A DISTANCE OF 995.71 FEET TO THE POINT OF BEGINNING; CONTAINING 19.86 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS, BLOCKS, STREETS AND TRACTS UNDER THE NAME AND STYLE OF "WILLOW RUN FILING NO. 2". THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSE SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. ALL STREETS AS SHOWN ARE DEDICATED TO THE CITY OF BROOMFIELD AS PUBLIC RIGHT-OF-WAY FOR PUBLIC USE. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR DRAINAGE, UTILITY AND PARK PURPOSES.



## OWNER

WILLOW RUN HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Warren P. Cohen AS MANAGER  
WARREN P. COHEN

STATE OF Denver } SS  
COUNTY OF Denver }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 1994 BY: WARREN P. COHEN AS MANAGER OF WILLOW RUN HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 3-2-97

Nargie Livingston  
NOTARY PUBLIC  
Denver, CO  
ADDRESS

## NOTES

1. BEARINGS USED FOR THIS SUBDIVISION ARE BASED ON THE THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 BEING S 89°16'03" E.
2. —●— DENOTES 5/8-INCH CAPPED PIN WITH L.S. NO. 13213.
3. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS U.E. ON THIS PLAT ARE UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, DRAINAGE SWALES, NATURAL GAS LINES, WATER LINES, TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, WATER METERS, SIGNS, POSTAL FACILITIES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
4. ALL EASEMENTS LABELED U.E. ARE 10 FEET IN WIDTH ALONG REAR LOT LINES AND 8 FEET IN WIDTH ALONG FRONT LOT LINES UNLESS OTHERWISE NOTED.

## ATTORNEY'S CERTIFICATE

I, HARVEY E. DEUTSCH ATTORNEY AT LAW DULY QUALIFIED, INSURED AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND CERTIFY THAT THE PROPERTY TO BE DEDICATED TO THE CITY IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Harvey E. Deutsch 732 5/19/94  
ATTORNEY AT LAW REG. NO. DATE

## SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILLOW RUN FILING NO. 2 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Jerald D. Lange  
JERALD D. LANGE, L.S. NO. 13213  
May 11, 1994  
DATE

## PLANNING & ZONING COMMISSION CERTIFICATION

THE BROOMFIELD PLANNING AND ZONING COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WILLOW RUN FILING NO. 2 THIS 2nd DAY OF May, 1994.

Jane Melrose CHAIRMAN DATE  
Diane Eismann SECRETARY DATE

## CITY COUNCIL CERTIFICATION

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO ON THE 24th DAY OF MAY, 1994.

Robert K. Spaluch MAYOR, CITY OF BROOMFIELD  
Licia Kadenais CITY CLERK, CITY OF BROOMFIELD  
Deputy



## CLERK AND RECORDER'S CERTIFICATE

STATE OF }  
COUNTY OF } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 25th DAY OF AUGUST, 1994, AT 10 O'CLOCK AM AND WAS RECORDED UNDER RECEPTION NUMBER CO011092 FILE 17, MAP 284

COUNTY CLERK AND RECORDER



**Carroll & Lange**  
Professional Engineers & Land Surveyors  
100 South Union Blvd., Suite 100  
Lawrence, Colorado 80428  
(303) 980-0200



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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 5

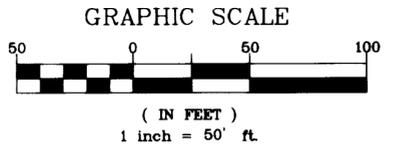


$\Delta = 11^{\circ}00'00''$   
 $R = 523.50'$   
 $L = 100.50'$   
 $CB = N 28^{\circ}30'00'' W$

WILLOW RUN FILING NO. 1

2' ADDITIONAL R.O.W.  
(TO BE DEDICATED  
BY THIS PLAT)

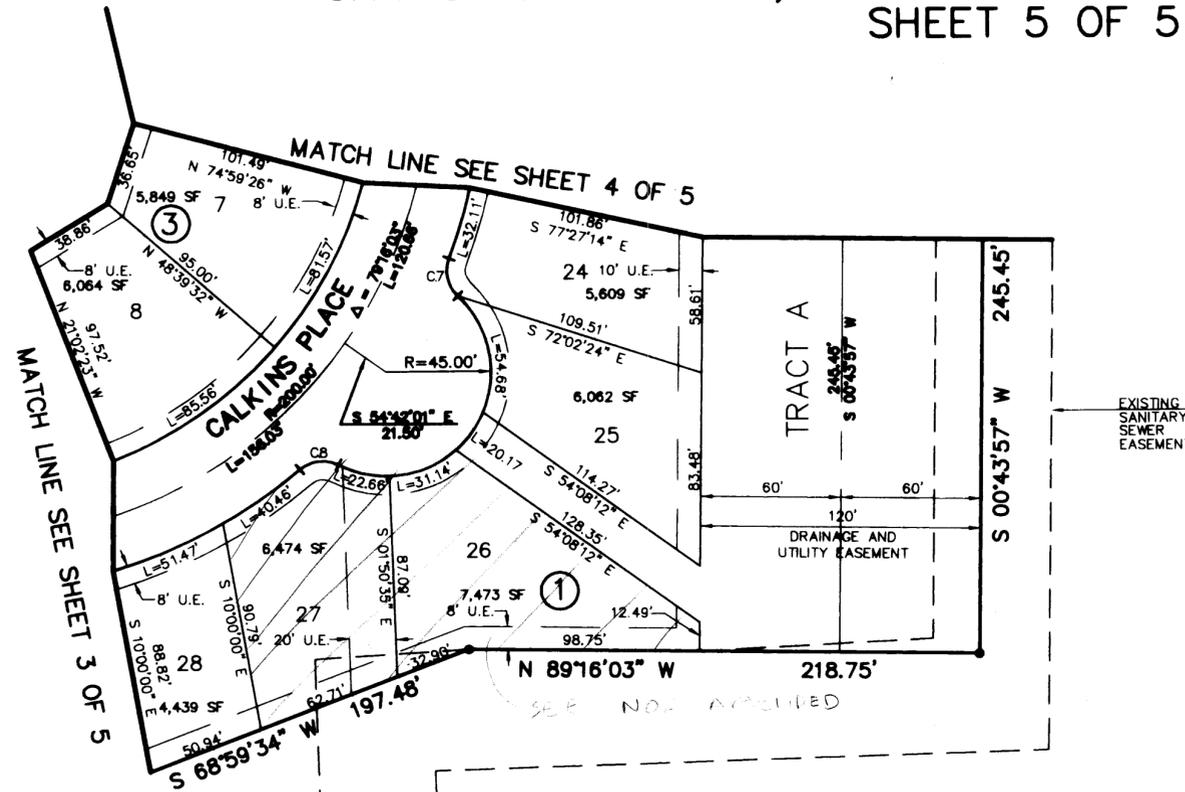
UNPLATTED





# WILLOW RUN FILING NO. 2

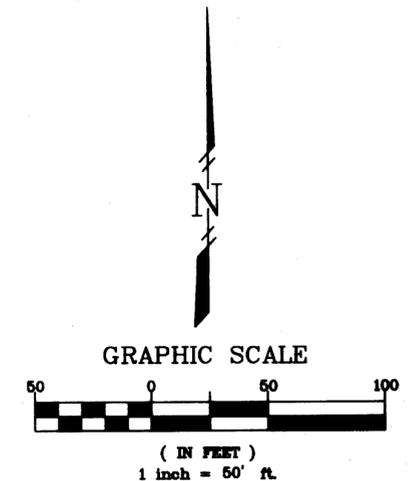
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SHEET 5 OF 5



CURVE	RADIUS	LENGTH	DELTA
C1	15.50'	24.42'	97°09'20"
C2	15.50'	24.35'	90°00'00"
C3	15.50'	38.17'	141°05'24"
C4	15.50'	38.17'	141°05'24"
C5	15.50'	24.35'	90°00'00"
C6	15.50'	24.35'	90°00'00"
C7	15.00'	17.65'	67°25'06"
C8	15.00'	17.65'	67°25'06"
C9	15.50'	24.35'	90°00'00"
C10	15.50'	24.35'	90°00'00"
C11	15.50'	24.21'	89°30'33"
C12	15.50'	24.54'	90°43'42"
C13	15.50'	24.35'	90°00'00"
C14	15.50'	24.35'	90°00'00"
C15	15.50'	25.47'	94°09'13"
C16	15.50'	26.51'	97°58'59"

UNPLATTED

UNPLATTED



**Carroll & Lange**  
Professional Engineers & Land Surveyors  
100 South Union Blvd., Suite 100  
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(303) 980-0800