

WILLOW RUN FILING NO. 6A
FINAL PLAT
A PARCEL OF LAND LOCATED WITHIN THE
NE 1/4 OF SECTION 32, T. 1 S., R. 68 W. OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

File: 18 map: 534

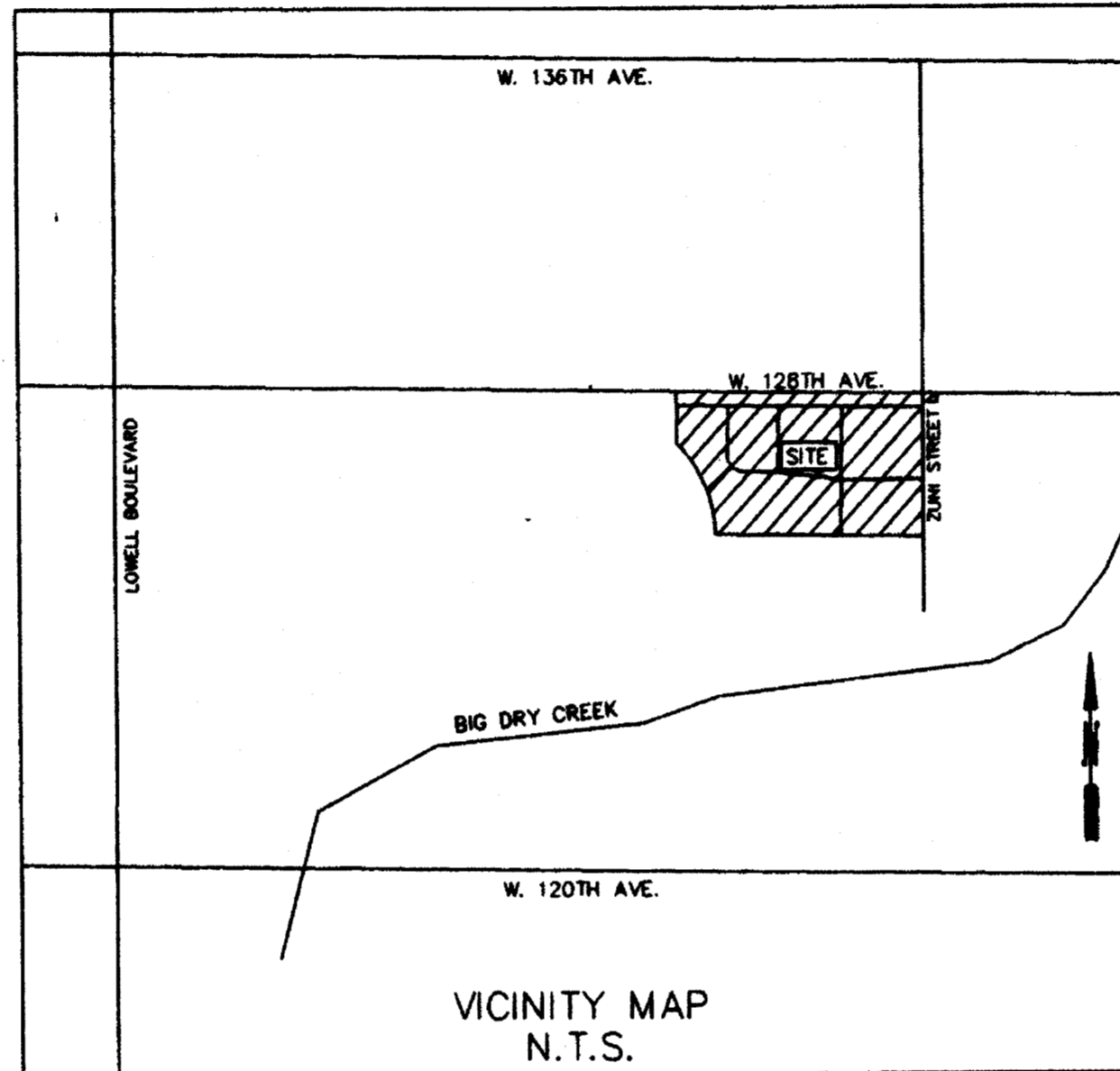
LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a the Northeast Corner of said section 32;
THENCE South 00 degrees 14 minutes 40 seconds East, along the East line of the NE 1/4 of said Section 32, a distance of 30.00 feet to a point on the Northerly line of Willow Run Filing No. 3 as described in File 17, Map 448 of the Adams County Clerk and Recorders Office;
THENCE North 89 degrees 34 minutes 39 seconds West, along said Northerly line, a distance of 50.00 feet to a point on the Westerly line of said Willow Run Filing No. 3 and the Westerly Right-Of-Way Line of Zuni Street;
THENCE South 00 degrees 14 minutes 40 seconds East, along said Westerly Right-Of-Way Line of Zuni Street and Willow Run Filing No. 3, a distance of 464.41 feet to a point on the Northerly line of said Willow Run Filing No. 3;
THENCE North 89 degrees 34 minutes 39 seconds West along said Northerly line, a distance of 720.73 feet to a point on a non-isometric curve, said point also being a point on the Easterly boundary of Willow Run Filing No. 2 as described in File 17, Map 284 of the Adams County Clerk and Recorders Office;
THENCE along said easterly boundary and along a curve to the left, having a central angle of 44 degrees 13 minutes 15 seconds, a radius of 480.00 feet, a chord bearing of North 23 degrees 23 minutes 08 seconds West, an arc length of 368.03 feet to a point on the easterly line of a parcel of land described in Book 3357 at page 548 of the Adams County Clerk and Recorders Office;
THENCE North 00 degrees 25 minutes 21 seconds East along said Easterly line, a distance of 177.56 feet to a point on the North line of said Section 32;
THENCE South 88 degrees 34 minutes 39 seconds East, along said North line, a distance of 804.76 feet to the POINT OF BEGINNING, containing 385,484 square feet or 8.0781 acres.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WILLOW RUN FILING NO. 6A AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND 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 USE BY PUBLIC AND PRIVATE UTILITIES.



NOTES

1. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS IS HEREBY GRANTED OVER AND ACROSS ALL PAVED PRIVATE ROADWAYS AND PARKING AREAS AS PART OF THIS PLAT.
2. BASIS OF BEARINGS: THE NORTH LINE OF THE NE 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR S 89°34'39" E RELATIVE TO THE BEARING BETWEEN THE CITY OF BROOMFIELD GPS POINT 2 AND GPS POINT T411 CONSIDERED TO BE N 69°38'31" W.

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	SUBDIVISION MAP

CERTIFICATION BY SURVEYOR:

I, RUSSELL B. HALL A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE AND ACCURATE PLAT OF THAT SURVEY PREPARED UNDER MY SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW THIS 30TH DAY OF JUNE, 1998, OF THE ABOVE DESCRIBED PROPERTY.

Russell B. Hall
RUSSELL B. HALL, PE & PLS
COLORADO REGISTRATION NO. 26715



ATTORNEY'S CERTIFICATE

I, JACK REUTZEL, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY 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 OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

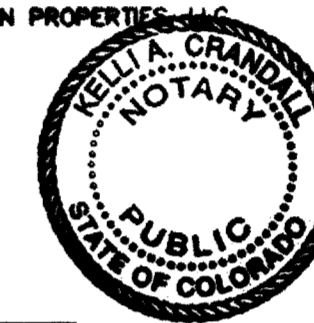
Jack Reutzel
REGISTRATION NO. 17491, DATE: 9-13-01

SUBDIVIDER:
GATEWAY AMERICAN PROPERTIES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: *Joel Farkas*
9145 EAST KENYON AVENUE, SUITE 202
DENVER, COLORADO 80237
STATE OF Colorado, }
COUNTY OF Denver, } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, A.D., 2001, BY *Joel Farkas* AS *Manager* OF GATEWAY AMERICAN PROPERTIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: July 3, 2004
Kelli A. Grandall
NOTARY PUBLIC

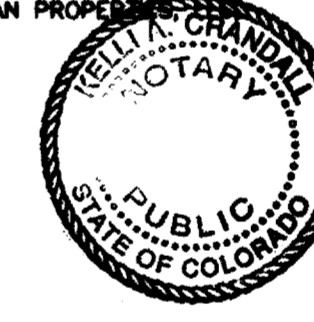


OWNER:
GATEWAY AMERICAN PROPERTIES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: *Joel Farkas*
9145 EAST KENYON AVENUE, SUITE 202
DENVER, COLORADO 80237
STATE OF Colorado, }
COUNTY OF Denver, } SS

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WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: July 3, 2004
Kelli A. Grandall
NOTARY PUBLIC



LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 14th DAY OF May, 2001.

John Malove CHAIRMAN
Kristen Shuckert SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 19th DAY OF June, 2001.

William M. Burns MAYOR
Vicki May CITY CLERK

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF ADAMS } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:33 O'CLOCK AM THIS 25th DAY OF September, 2001, AND IS DULY RECORDED IN PLAN FILE 18, MAP 534, FILM AS RECEPTION NO. 0081346

Carol A. Supply
COUNTY CLERK AND RECORDER
BY: *Sandy Graybill*
DEPUTY



HI HIGHLINE ENGINEERING &
SURVEYING COMPANY, INC.

ENGINEERING CONSULTANTS
9101 EAST KENYON AVENUE, SUITE 2500
(303) 888-0044 FAX: (303) 888-0012

042

File: 18 Map: 534

WILLOW RUN FILING NO. 6A

FINAL PLAT
A PARCEL OF LAND LOCATED WITHIN THE
NE 1/4 OF SECTION 32, T. 1 S., R. 68 W. OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2

FRONT RANGE MOBILE COMMUNITY
P.U.D. NO. 92
(ZONED R-5, PUD)

UNPLATTED
(ZONED B-1)

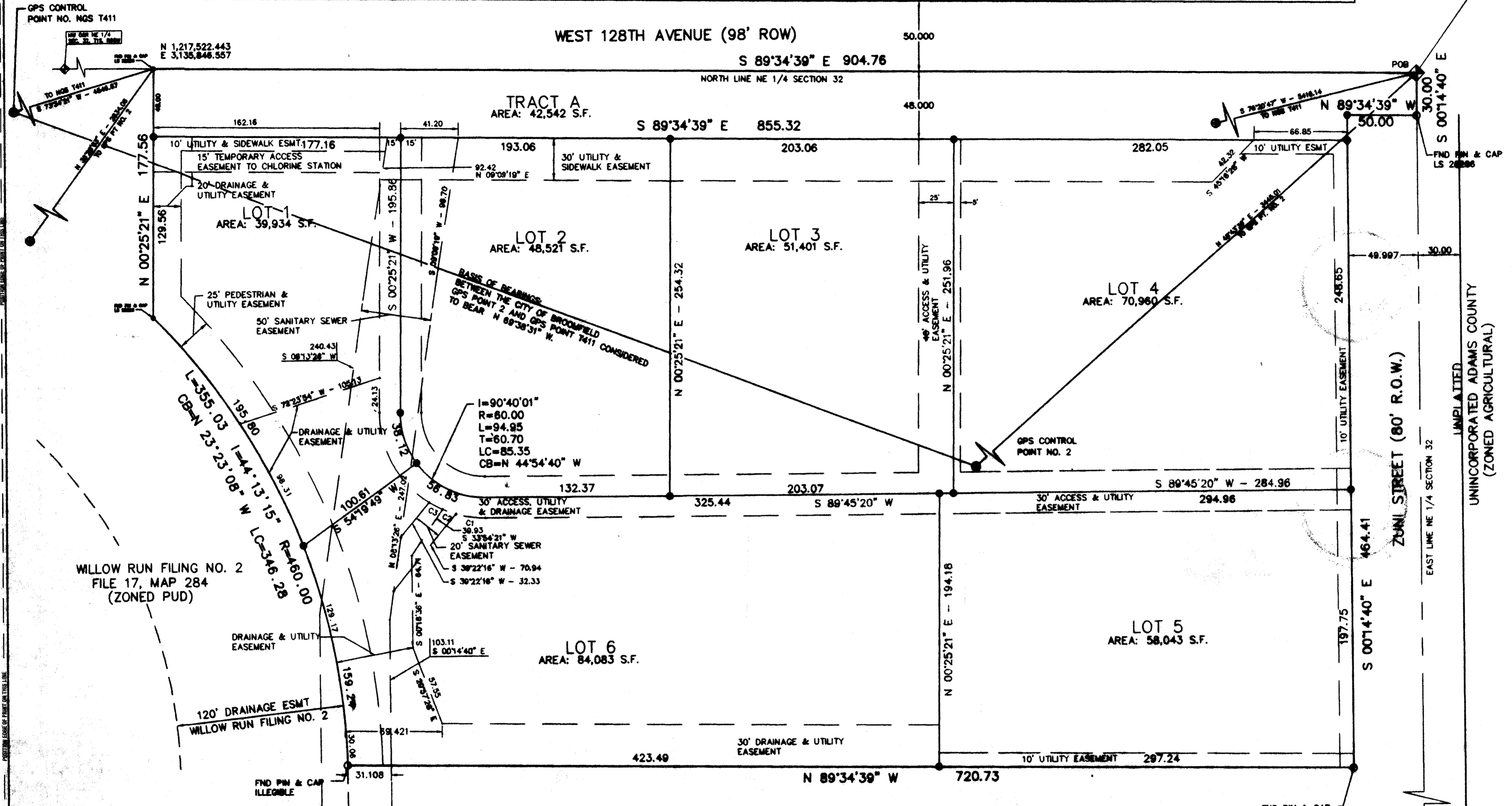
N 1,217,515.772
E 3,135,791.282
NE COR NE 1/4
SEC. 32, T.1S, R.68W

Final Plat

Willow Run Filing No. 6A

SAFECO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFECO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552



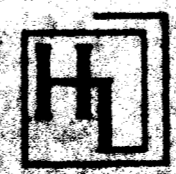
MONUMENT DESCRIPTION	COORDINATE NORTH ZONE & CITY OF BROOMFIELD GPS GRID COORDINATE	COORDINATE NORTH ZONE & CITY OF BROOMFIELD GRID COORDINATE	LATITUDE	LONGITUDE
NE 1/4 COR SEC 32	N 1,217,515.772 E 3,135,791.282	N 1,217,177.055 E 3,135,878.638	38°56'42.84457" N	105°00'55.78841" W
NE COR TRACT A BLOCK 1	N 1,217,822.443 E 3,135,846.567	N 1,217,183.725 E 3,134,874.155	38°56'42.75816" N	105°01'07.37628" W
GPS CONTROL POINT NO. 2	N 1,215,243.318 E 3,134,162.098	N 1,214,988.232 E 3,133,388.138	38°56'30.28803" N	105°02'03.43057" W
GPS CONTROL POINT NO. NGS T411	N 1,215,238.572 E 3,134,488.288	N 1,215,888.211 E 3,130,914.107	38°56'20.33180" N	105°01'28.14880" W

MEAN COMBINED SCALE FACTOR = 0.9999971797

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SPHERIC 2-1, 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.

LEGEND

- SET NO. 4 REBAR W/ CAP STAMPED "HIGHLINE LS 26715" FOUND SURVEY MONUMENT AS NOTED



HIGHLINE ENGINEERING & SURVEYING COMPANY, INC.

ENGINEERING CONSULTANTS
6191 EAST EDWARDS AVENUE, SUITE 200
DENVER, COLORADO 80231-2000

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	18°14'23"	75.00	21.26	10.70	N 82°07'29" W	21.19
C2	07°40'31"	75.00	10.05	5.03	N 70°10'01" W	10.04
C3	08°13'32"	75.00	10.77	5.39	N 82°13'00" W	10.76

SCALE: 1"=50'



AUG 17, 2001
SHEET 2 OF 2