

LEGAL DESCRIPTIONS:

(THE FOLLOWING LEGAL DESCRIPTION WAS PROVIDED BY CLIENT, FROM A PLAT FOR ANNEXTION TO THE CITY OF BROOMFIELD, AS RECORDED IN BOOK 96 PAGE 48. RECEPTION NUMBER 88021696 DATED 3/7/98 @ 10:35 A.M. IN THE CLERK AND RECORDERS OFFICE OF JEFFERSON COUNTY, COLORADO, AND FROM LAND TITLE GUARANTEE COMPANY TITLE POLICY NUMBER LTAH515889 ISSUED FEBRUARY 20, 1996 AT 9:00 P.M.)

TRACT 1

(LEGAL DESCRIPTION FOR 5.01 ACRE PARCEL OF LAND CREATED BY THIS SURVEY AT THE REQUEST OF THE CLIENT) A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BASIS OF BEARING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, T2S, R69W, OF THE 6TH P.M. BEARS N01°03'05"W)

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, THENCE N89°08'56"E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 46.40' TO A POINT IN THE EAST LINE OF INDIANA STREET AS RECORDED IN BOOK 1768 AT PAGE 98 COUNTY OF JEFFERSON, STATE OF COLORADO.

THENCE N00°55'48"W ALONG SAID EAST LINE OF INDIANA STREET AS RECORDED IN SAID BOOK 1768 AT PAGE 98, A DISTANCE OF 450.63' TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE CONTINUING ALONG SAID EAST LINE OF INDIANA STREET AS RECORDED IN SAID BOOK 1768 AT PAGE 98, N00°55'48"W A DISTANCE OF 209.00' TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S89°57'17"E ALONG THE SOUTH LINE OF SAID BOOK 1864 AT PAGE 313 A DISTANCE OF 1043.15' TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S00°55'48"E A DISTANCE OF 209.00' TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE S89°57'17"W A DISTANCE OF 1043.15' TO THE POINT OF BEGINNING, SUBJECT TO THE WEST 12.20 FEET HEREIN DEDICATED FOR PUBLIC RIGHT OF WAY, CONTAINING 4.95 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT HERETO.

TRACT 2

THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING FURTHER DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF INDIANA STREET AS RECORDED IN BOOK 1768 AT PAGE 98, JEFFERSON COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 6 AND FROM WHICH POINT THE WEST QUARTER CORNER OF THE SAID SECTION 6 BEARS S88°27'58"W A DISTANCE OF 46.40 FEET.

THENCE N00°18'48"W ALONG THE EAST LINE OF INDIANA STREET AS RECORDED IN THE SAID BOOK 1768 AT PAGE 98, A DISTANCE OF 539.63 FEET TO THE SOUTHWEST CORNER OF A PARCEL RECORDED IN BOOK 1864 AT PAGE 313.

THENCE N89°25'42"E ALONG THE SOUTH LINE OF SAID BOOK 1864 AT PAGE 313, A DISTANCE OF 1852.23 FEET.

THENCE S00°31'35"E ALONG THE WEST LINE OF A PARCEL RECORDED IN JEFFERSON COUNTY RECORDS WITH RECEPTION NO. 83089548, A DISTANCE OF 638.67 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF THE SAID SECTION 6.

THENCE S88°27'58"W ALONG THE SAID EAST-WEST CENTERLINE A DISTANCE OF 1247.78 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE WEST 12.20 FEET HEREIN DEDICATED FOR PUBLIC RIGHT OF WAY, CONTAINING 13.50 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT HERETO.

*Eric J. Fritzke*  
ERIC J. FRITZKE


STATE OF COLORADO  
COUNTY OF JEFFERSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ERIC J. FRITZKE BEFORE ME THIS 17<sup>th</sup> DAY OF April, 1997  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 4/14/99

*Jean A. Waddell*  
JEAN A. WADDELL  
CLERK PUBLIC

NOTES:

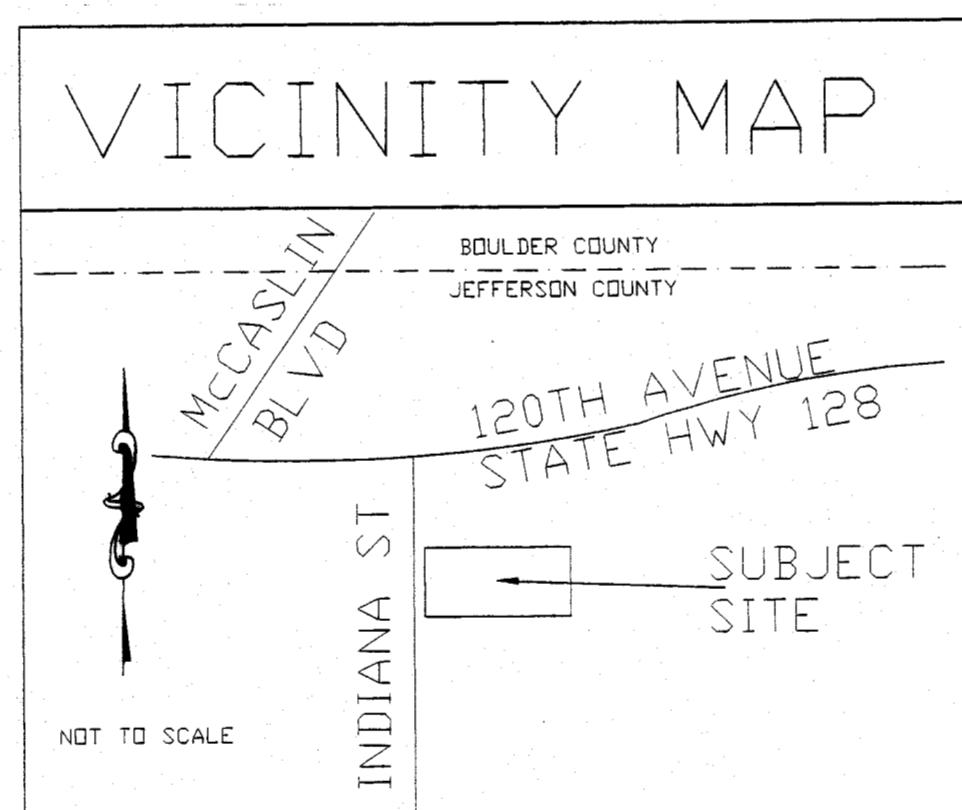
1. BASIS OF BEARINGS - FOR THIS SURVEY THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, T2S, R69W, BEARS N01°03'05"W.
2.  INDICATES A SET 5/8 INCH REINFORCING BAR WITH ALUMINUM CAP STAMPED ALPHA & OMEGA CON 10734
3. DATE OF PREPARATION DECEMBER 6, 1996.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S), AND/OR ENTITY(IES) NAMED IN THE STATEMENT HEREDON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON(S) AND/OR ENTITY(IES) WITHOUT AN EXPRESS RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON(S) AND/OR ENTITY(IES).
5. THE SURVEYORS STATEMENT DOES NOT IMPLY ANY EXPRESS WARRANTY OR GUARANTY. IT IMPLIES THE SURVEY WAS PERFORMED ACCORDING TO THE NORMAL STANDARD OF CARE FOR PRACTICING SURVEYORS IN THIS AREA.
6. UNLESS THE DRAWING HAS A ORIGINAL SIGNATURE AND SEAL THIS DRAWING IS VOID.
7. THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE:
  - (A) OWNERSHIP OF THIS TRACT OR VERIFICATION OF THE DESCRIPTION SHOWN;
  - (B) THE POSSIBLE DISCREPANCIES OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS;
  - (C) EASEMENTS AND RIGHTS OF WAY OF RECORD;
  - (D) THE CLIENT DID NOT REQUEST THAT EASEMENTS AND RIGHTS OF WAYS, EITHER VISIBLE OR OF RECORD BE SHOWN;

# WINDY RIDGE FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO

NOTES CONTINUED:

8. THE LOCATION OF THE EXISTING FENCES, DENOTING LINES OF POSSESSION IN THE VICINITY OF THE PERIMETER OF THIS TRACT, AS THIS PERIMETER HAS BEEN ESTABLISHED BY THE "PERIMETER DESCRIPTION", MAY INDICATE OWNERSHIP ACQUIRED OR LOST THROUGH THE METHOD OF ADVERSE POSSESSION OR BY OTHER UNWRITTEN MEANS. AN ATTORNEY SHOULD BE CONSULTED REGARDING THIS MATTER.
9. FENCE CORNER TIES REFER TO NEARBY BOUNDARY CORNER. EXAMPLE: "FENCE CORNER IS 1.2' N AND 0.5' E", INDICATES THE FENCE CORNER IS 1.2' NORTH AND 0.5' EAST OF THE NEAREST BOUNDARY CORNER.
10. THE TRACT AS DESCRIBED AND SHOWN HEREDON "CLOSES". THE AREA, HOWEVER, IS SUBJECT TO ADJUSTMENT DEPENDING UPON THE RIGHTS OF OTHERS PERTAINING TO BUT NOT NECESSARILY LIMITED TO THOSE POSSIBLE ENCRDACHMENTS AS SHOWN HEREDON AND THE BOUNDARY LINES OF THOSE TRACTS OF LAND AS DESCRIBED IN SAID BOOK 1864 AT PAGE 313 AND BOOK 1768 AT PAGE 98 AS SHOWN HEREDON. SEE NOTES 1, 2, 3, 6 AND 7 HEREDON.



OWNER:  
ERIC J. FRITZKE  
265 HEMLOCK STREET  
WESTMINISTER, COLORADO 80020

SURVEYOR:  
ALPHA & OMEGA CONSULTANTS, INC.  
4755 NORTH PARIS STREET SUITE 30  
DENVER COLORADO 80239

STATEMENT OF SURVEY

I HEREBY STATE FOR AND ON BEHALF OF ALPHA & OMEGA CONSULTANTS, INC., TO GAYLON G. BALLINGER THAT THIS DRAWING IS AN ACCURATE DELINEATION OF THE SURVEY MADE UNDER MY SUPERVISION OF THE ABOVE DESCRIBED PROPERTY.

COMPLETED: NOVEMBER 6, 1996

EARL B. LAMBERT  
PROFESSIONAL LAND SURVEYOR NO. 10734

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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 HEREDON.

APPROVALS

PLANNING COMMISSION CERTIFICATION:

THIS PUD PLAN IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 24<sup>th</sup> DAY OF March, 1997.

*John Malone*  
CHAIRMAN

*Siane Egan*  
SECRETARY

CITY COUNCIL CERTIFICATION:

THIS FINAL PLAT PLAN IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 8<sup>th</sup> DAY OF April, 1997.

*Vicki Mae*  
CITY CLERK

*William M. Burns*  
MAYOR



RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS 20<sup>th</sup> DAY OF MAY AT 1997 AT 09:17:55A.M.

*Jean Fritz-Herald* RECEPTION NO. F0415736  
JEFFERSON COUNTY CLERK AND RECORDER? TIME 09:17:55 A.M.  
By: *Sharon K. Cass, Deputy*

SUBDIVIDER:

*Arthur Ballinger*  
GORDON BALLINGER  
*Blue Ballinger*  
BLUE BALLINGER

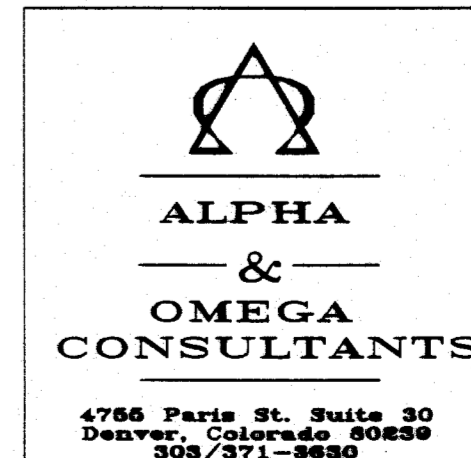
SURVEYOR:

*Earl B. Lambert*  
EARL B. LAMBERT PLS #10734  
ALPHA & OMEGA CONSULTANTS, INC.

ATTORNEY:

*James R. Figg* AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFYING THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREDON, OWN THEM IN FEEL SIMPLE, FREE AND CLEAR TO ALL LIENS AND ENCUMBRANCES.

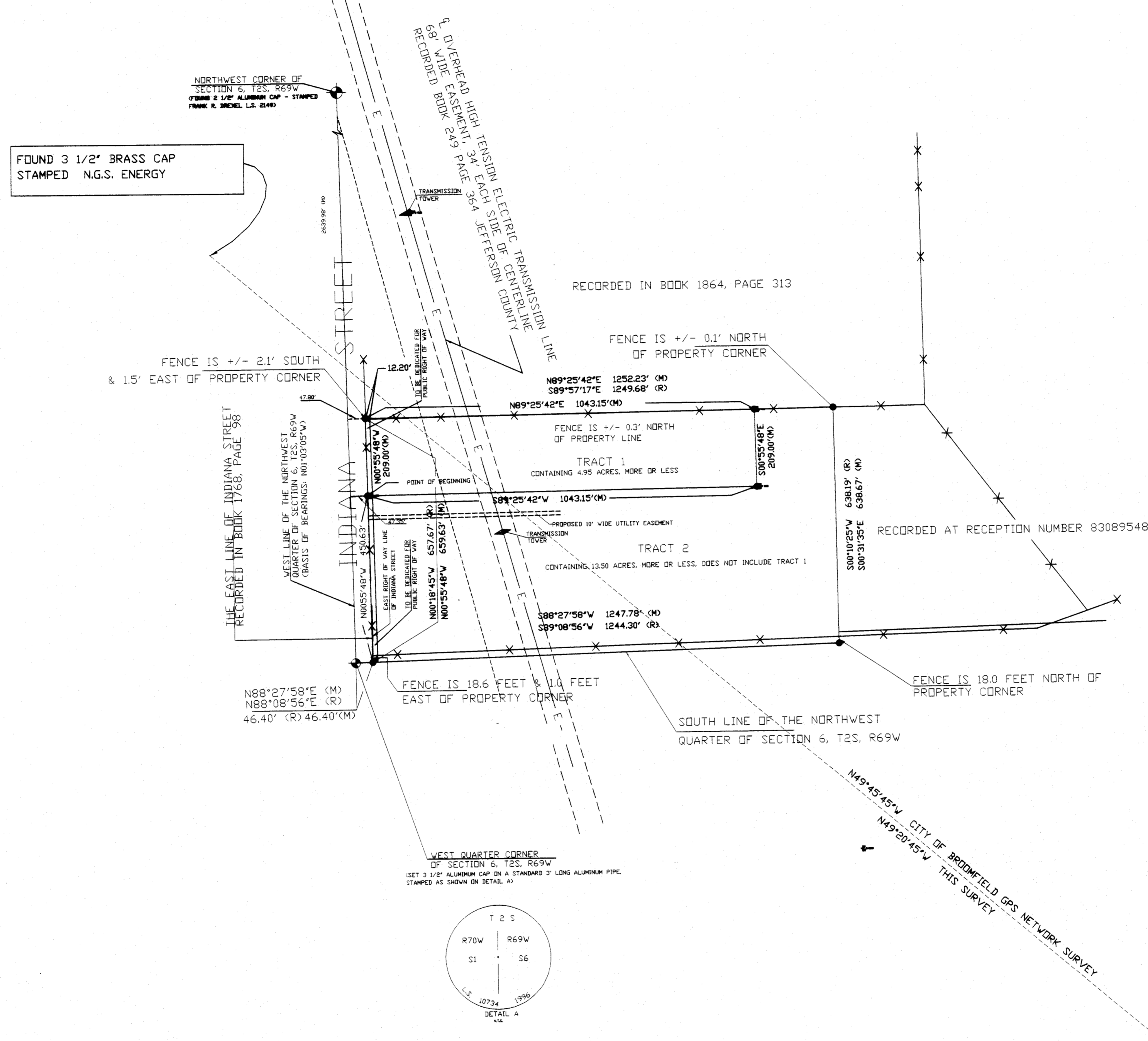
*James R. Figg* Registration No. 5483 Date: 5/15/97



NO.	DATE	REVISION	BY
<b>SITE DEVELOPMENT PLAN - WINDY RIDGE SITE PLAT</b>			
JEFFERSON COUNTY, COLORADO			
DES.	CK.	B.L.	NO.
DWN. PAR.	DATE 03/10/97		SHEET 1 OF 2

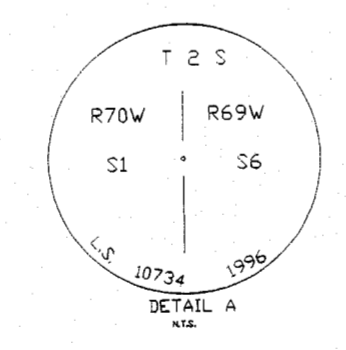
# WINDY RIDGE FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO



FOUND 3 1/2" BRASS CAP  
STAMPED N.G.S. ENERGY

FOUND 3 1/2" BRASS CAP  
STAMPED CITY OF BROOMFIELD  
GREAT WESTERN RESERVIOR NO. 12



LEGEND	
	1/4 CORNER OR SECTION CORNER
	EXISTING FENCE LINE
	BEARING DISTANCE OF BEARING
	MEASURED DISTANCE OF BEARING
	OVERHEAD ELECTRIC TRANSMISSION LINE

**ALPHA & OMEGA CONSULTANTS**  
4755 Paris St. Suite 30  
Denver, Colorado 80239  
303/371-3650

NO.	DATE	REVISION	BY

**SITE DEVELOPMENT PLAN  
WINDY RIDGE SITE  
PLAT**

JEFFERSON COUNTY, COLORADO

DES.	CK.	B.L.	NO.	SHEET
DWN. P.A.R.	DATE 03/10/97			2 OF 2