VICINITY MAP

-NORTH LINE OF NW 1/4 OF SEC 24

BLOCK"B"

255,775 37 S F 5 8718 Acres

TEMP TURNAROUND -EASEMENT R=35

FILM 1412, REC 00764577—

LEACH FIELD EASEMENT

€ 20' SEWER LINE ESMT (SEE TABLE SHT 2)

REC 00764576 ---

FILM 1412,

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WI/4 COR SEC 24,TIS,R69W FOUND I/2" REBAR OI' SOUTH OF 12" DIA FENCE POST

LEACH FIELD Z

REC 00764575

€ 20 IRRIGATION DITCH

ESMT (SEE TABLE

N76°12 31"WX 30 00,

MAINT BLDG

SEE SHT 2

**87**,182 42'

88 N89°47'08"W

DILLON ROAD (COUNTY ROAD NO. 68)

BLOCK "C"

142 677 Acres

N57°08'37"W

2 10'8 30' WATER ESMT # 1

SOUTH LINE OF NW 1/4 OF SEC 24

N83°04'49"E 543 07

\$85°49'19"E N84°46'34"E

NW COR SEC 24, TIS, R69W FOUND 2" BRASS CAP ±12"

BELOW ASPHALT SURFACE

## A CORRECTION PLAT OF BROOMFIELD NORTH N.U.P.U.D. FILING NO. 1

A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M. COUNTY OF BOULDER, STATE OF COLORADO

AREA - 161.855 Acres

NI/4 COR SEC 24, TIS, R69W FOUND 21/2" ALUM CAP W/REBAR

±6" BELOW ASPHALT SURFACE -

20'SECONDARY ACCESS EASEMENT

\$89°57'56"E

337 40

396,404 82S F

9 1002 Acres

NO3°28'35"E

CI/4 COR SEC 24, TIS, R69W FOUND 2" BRASS CAP SET IN CONCRETE ±8" BELOW ASPHALT

SHEET 1 OF 2

L 10' LICENSE AGREEMENT FOR WATER LINE

WATER LINE

EASEMENT FILM 1412, REC 00764566 Board of Commissioners' Approval

Approved this 24<sup>TM</sup> day of APRIL, 19 90 Board of Commissioners, Boulder County, Colorado. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owner and/or proprietor and not the County of Boulder.

Authorization to Record

I, SRANAM BREAKEY, secretary to the Boulder County
Planning Commission, do hereby certify that to the best of my knowledge all conditions of county approval of this plat of Broomfield North N.U.P.U.D. Filing No.1 have been fully satisfied, and that the same is hereby authorized for recordation.

Secretary to the Boulder County Planning Commission of

CLERK AND RECORDER'S CERTIFICATE

State of Colorado

County of Boulder

I hereby certify that this instrument was filed in my office Reception # 1039779

Film #

Public notice is hereby given that acceptance of this platted subdivision by the County of Boulder does not constitute an acceptance of the roads and other improvements reflected hereon for maintenance by said County.

Until such roads and other improvements are satisfactorily constructed to County requirements and meet the conditions of the construction permit and are specifically accepted by this County by recording with the clerk and recorder of the County an official acceptance resolution the maintenance, construction, and all other matters pertaining to or affecting said roads and other improvements and right-of-way are the sole responsibility of the owners of the land within this subdivision.

Notice is further given that no building permits will be issued by officials of this County for improvements of any nature on any property reflected on this platted subdivision until such time as the acceptance as herein above described has been filed for record with the clerk and recorder of this County, or until other suitable provision is made for completion and/or maintenance of the roads and other improvements.

The property in this subdivision is subject to the conditions of the subdivision agreement recorded with reception No. 01025079.

Planning Commission Approval

Approved this 25th day of APRIL 1990, Planning Commission, Boulder County, Colorado.

Futura Engineering Inc.

5570 East Yale Avenue Denver, Colorado 80222 -- (303) 759-9292 DEDICATION ACKNOWLEDGEMENT

Know all persons by these presents: that the undersigned, Broomfield North, a Colorado General Partnership, is the owner and proprietor of the land situated in Boulder County, Colorado, and lying within Broomfield North N.U.P.U.D Filing No. 1, a subdivision of a part of the Northwest 1/4 of Section 24, Township 1 South, Range 69 West, of the 6th Principal Meridian, described as follows:

Commencing at the Northwest corner of said Section 24, said Northwest corner being the True Point of Beginning; thence along the North line of the Northwest one-quarter of said Section 24, North 89°44'03" East, 2666.24 feet to the North one-quarter corner of said Section 24; thence along the East line of the Northwest one-quarter of said Section 24, South 00°02'04" West, 2663.57 feet to the Southeast corner of the Northwest one-quarter of said Section 24; thence along the South line of the Northwest one-quarter of said Section 24, North 89°47'08" West, 264999 feet to the Southwest corner of the Northwest one-quarter of said Section 24; thence along the West line of the Northwest one-quarter of said Section 24, North 00°19'03" West, 2641.33 feet to the True Point of Beginning. Containing 161.855 acres more or less.

That it has caused said real property to be laid out and surveyed as Broomfield North N.U.P.U.D. Filing No. 1, a subdivision in the County of Boulder, State of Colorado, and does hereby accept the responsibility for the completion of required improvements and does hereby dedicate and set apart all of the roads and other public improvements and places as shown on the accompanying plat to the use of the public forever, and unless otherwise specifically noted by reference on this plat, does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements to Boulder County for the purpose(s) shown hereon, and does hereby grant to Boulder County the right to regulate the installation and maintenance of necessary structures, facilities and/or improvements by the entity responsible for providing the services for which the easements are established. In witness whereof Broomfield North, a Colorado General Partnership has caused its name to be hereunto subscribed by its president and its corporate seal to be affixed, attested by its secretary this 1774 day of APRIL , 19 90 .

Attest: Broomfield North, a Colorado General Partnership

Attest:

Attest:

Attest:

Acknowledgement

State of Colorado

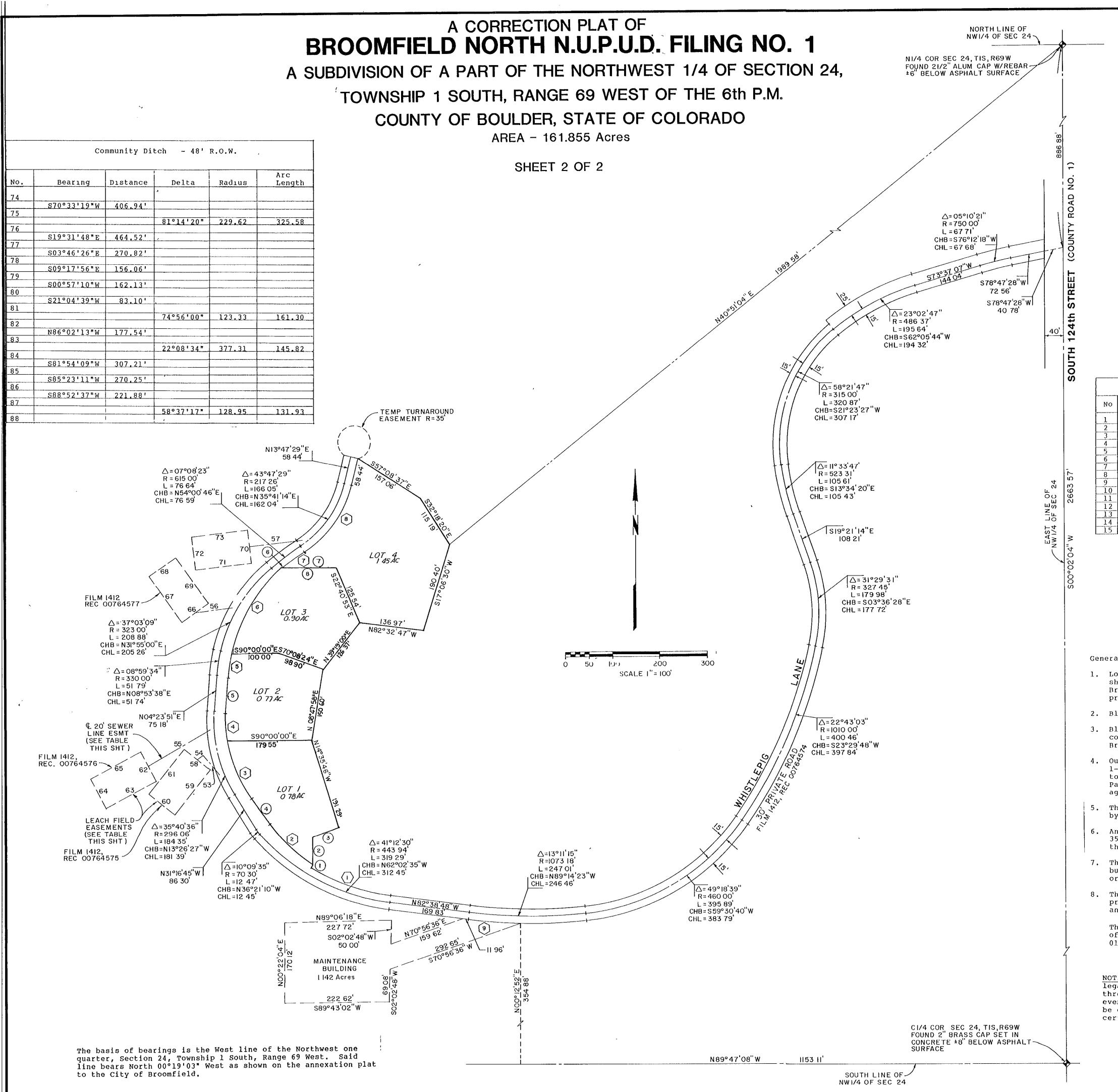
County of Boulder

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 19 0 by Byron L. Roderick as Managing Partner of Broomfield North, a Colorado General Partnership, owner and proprietor of Broomfield North N.U.P.U.D., Filing No. 1. Witness my hand and official seal.

SURVEYOR'S CERTIFICATE

I, Daniel J. Leszczynski, a registered land surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches, or other easements of record, or other ownerships in evidence, or known by me to exist on or across the herebefore described land except as shown on this corrected plat of Broomfield North N.U.P.U.D. Filing No. 1; that this plat truly and correctly represents the results of a survey made on April 15, 1990 by me or under my direct supervision, and that all monuments exist as shown hereon; that mathematical closure errors are less than 0.01 feet; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with subdivision and/or surveying of land and all provisions (within my control) of the Boulder County Subdivision regulation.

I attest the above on this /6 day of April



54 S54°24'46"W 17.08'	No.	Bearing	Distance
54 S54°24'46"W 17.08'	53	N39°17'49"W	53,77'
EE 050057120HW 152 141			17.08'
55   S59°5/ 38"W   132.14"	55	S59°57'38"W	152.14'
	56 57	S83°35'04"W S83°35'04"W	81.31'

No.	Bearing	Distance
58	S51°11'20"E	70.00'
59	S38°48'40"W	120.00
60	N51°11'20"W	70.00'
61	N38°48'40"E	120.00'
62	\$27°50'56"E	70.00
63	S62°09'04"W	120.00'
64	N27°50'56"W	70.00'
65	N62°09'04"E	120.00'
66	S54°45'57"W	70.00'
67	N35°14'03"W	120.00'
68	N54°45'57"E	70.00'
69	S35°14'03"E	120.00'
70	S06°24'56"E	70.00'
71	\$83°35'04"W	120.00'
72	N06°24'56"W	70.00'
73	N83°35'04"E	120.00'

			CURVE DATA		·
No	Delta	Radius	Arc Length	Ch Bearing	Ch Length
1	24°43'11"	428.94	185.06'	N69°48'28"W	183.63'
2	17°58'55"	380.001	119.26'	N45°36'03"W	118.77
3	27°36'04"	275.00'	132.48'	N22°'48'33"W	131.20'
4	11°57'31"	275.00'	57,40'	N03°01'45"W	57 <u>.</u> 30'
5	10°39'55"	355.00'	66.08'	N08°16'58"E	65,99'
6	34°19'29"	355.001	212.67'	N30°46'40"E	209.51'
7	5°33'02"	600.00'	58.13'	N54°48'27"E	58.11'
8	43°47'29"	232.261	177.52'	N35°41'14"E	173.23'
9	05°54'54"	1088.18'	112.34	S85°36'13"E	112.29'
10	04°13'36"	310.00'	22,87'	N15°54'17"E	22.86'
11	87°24'11"	20.00'	30 51'	N25°41'01"W	<u>27.</u> 64'
12	36°45'17"	535.00'	343.20'	N87°45'45"W	337.34'
13	52°48'02"	20.00'	18.43'	S47°27'35"W	17.79'
14	148°24'28"	35.00'	90,66'	N84°44'12"W	67.361
15	41°20'25"	280.00'	202.031	S49°26'36"W	197.67'

	LINE DATA	4
No.	Bearing	Distance
1	N32°04'21"W	7.84'
2	N3°44'56"W	59 73'
3	N74°21'41"E	56.49'
4	N36°36'35"W	64.65'
5	N2°57'00"E	60.00'
6	N90°00'00"E	1.74'
7	N90°00'00"E	115.74'
3	N90°00'00"E	117,48'

## General Notes:

- Locations and dimensions of lots, roads easements, etc. as shown on the current preliminary plan and final plat of Broomfield North N.U.P.D. Filing No. 1 take precedence over previously recorded documents.
- 2. Block "A" is an existing homestead lot.
- 3. Block "B" is currently proposed for additional lots and continuation of a 30 foot private road to be subdivided as Broomfield North N.U.P.D. Filing No. 2.
- 4. Outlot "A" is the remaining area not contained within lots 1-4, Blocks "A" or "B", and is to be considered common area to be maintained by Broomfield North, a Colorado General Partnership, in accordance with the conservation easement agreement recorded with Reception No. 01025080.
- 5. The existing and proposed private road is to be maintained by Broomfield North, a Colorado General Partnership.
- 6. An additional 225 feet of private roadway with a temporary 35 foot radius gravel turn around is to be constructed in this Filing.
- 7. The areas except lots 1-4, Block "A", existing lakes, roads buildings, and ponds are to remain with natural vegetation or agricultural use at the present time.
- 8. The purpose of the correction plat is to increase the private road right-of-way adjacent to lots 1, 2, 3, and 4 and to change the lot dimensions of lots 1, 2, 3, and 4.

The property in this subdivision is subject to the conditions of the subdivision agreement recorded with Reception No. 01025079.

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.

IRRIG	ATION DITCH EASEN	MENT
No.	Bearing	Distance
1	N82°08'03"W	59,04'
	N68°56'01"W	50.34'
3 4	N07°39'13"W	56.38'
4	N17°18'09"W	26.79
5	N47°58'09"W	46.98'
6	N66°49'55"W	39.95'
7	N86°39'33"W	26.63'
8	S76°50'26"W	79.32'
9	S58°27'05"W	28.80'
10	S78°07'36"W	26.76'
11	N86°36'26"W	56.71
12	N62°18'35"W	49.99'
13	N72°55'54"W	73.03'
14	N56°16'38"W	25,93'
15	N41°29'39"W	71.47'
16	N53°49'02"W	101.63'
_17	N57°21'03"W	49.26'
18	N33°23'56"W	20.52'
19	N27°29'25"W	88.84'
20	N21°27'59"W	31.38'
21	N09°57'29"W	48.95'
22	N05°53'46"E	43.21'
23	N20°46'41"E	77.21'
24	N32°38'30"E	36.82'
25	N51°39'58"E	33.96
2.0	11/200510180	222 001

WATER	LINE EASEMENT #	1
No.	Bearing	Distance
27	s73°33'21"W	171.01'
28	N87°04'07"W	102.79'
29	N87°12'05"W	63.83'
30	N88°36'20"W	145.01'
31	N80°56'16"W	149.11'
32	N85°50'15"W	117.13'
33	S87°46'41"W	275.65'
34	S89°40'36"W	250.00'
35	s89°40'36"W	230.28'

No.	Bearing	Distanc
36	S71°02'22"W	227.54
37	S55°38'32"W	187.16
38	S49°52'09"W	293.38
39	S42°48'08"W	365.22
40	S31°27'49"W	470.17
41	S53°38'17"W	135.01
42	S24°23'16"W	251.28
43	S32°18'20"E	114.39
44	S17°06'30"W	134.84
45_		
46	S29°34'26"E	37.12
47	S18°45'09"E	115.18
48	S05°39'34"E	281.25
49	S03°25'12"W	38.8]
50	S18°08'27"W	50.91
51	S23°07'47"W	78.45
52	s17°39'34"W	111.78

Futura Engineering Inc.

5570 East Yale Avenue

Denver, Colorado 80222 — (303) 759-9292