MINOR SUBDIVISION PLAT ANDRESEN SUBDIVISION LOCATED IN THE SOUTHEAST ONE QUARTER SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6th. P.M., COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th. P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of said Section 35; Thence N 89°56'00" W along the south line of the Southeast One Quarter of said Section 35, a distance of 922.88 feet; Thence N 0°01′00" E, and parallel with the East line of the Southeast One Quarter of Said Section 35, a distance of 40.00 feet to the North line of that Tract of land conveyed to the Department of Highways, State of Colorado, as Described in Warranty deed recorded in Book 1306 at Page 531 of the Records of Boulder County, Colorado and the True Point of beginning; Thence N 89°56'00" W, and parallel with the South line of the Southeast one Quarter of Sald Section 35, a distance of 457.13 feet along the North line of the Highway right-of-way as Described in Said Book 1306, Page 531, and Book 1303 Page 302: Thence N 84°28'00" W, along the North line of the Highway right-of-way as Described in Said Book 1303, Page 302, a distance of 105.00 feet to a point on the East line of Emerald Street; Thence N 0°01'00" E, and parallel with the East line of the Southeast One Quarter of Said Section 35, a distance of 313.00 feet along the East line of Emerald Street to a point. Said point being the Northwest Corner of the Property Described at Reception Number 058181 in the Boulder County Records; Thence S 89°56'00" E and parallel with the South line of the Southeast One Quarter of Said Section 35, a distance of 264.00 feet to a point. Said point being the Northeast Corner of the Property described in Said Reception Number 058181; Thence N 0°01'00" E, and parallel with East line of the Southeast One Quarter of Said Section 35, a distance of 90.75 feet to a point. Said point being the Northwest Corner of the Property described at Reception Number 1389540 In the Boulder County Records; Thence S 89°56'00" E. and parallel with the South line of the Southeast One Quarter of Sald Section 35, a distance of 297.63 feet to a point. said point being Northeast Corner of the Property described in Said Reception Number 1389540; Thence S 0°01'00" W, and parallel with the East line of the Southeast one Quarter of Said Section 35, a distance of 413.75 feet to the Point of Beginning and containing 4.773 Acres and located in Boulder County, and the State of Colorado.

RECITAL OF OWNERSHIP AND SUBDIVISION

KNOWN ALL MEN BY THESE PRESENTS: THAT BONNIE J. ANDRESEN IS THE OWNER OF THAT PARCEL RECORDED AT RECEPTION NUMBER 058181, AND THAT ROGER L. ANDRESEN IS THE OWNER OF THAT PARCEL RECORDED AT RECEPTION NUMBER 01389540 AND THESE PARCELS ARE LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th. P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO. DO HEREBY SUBDIVIDE THE PROPERTY INTO LOTS 1 AND 2 AS SHOWN HEREON UNDER THE NAME AND STYLE OF : ANDRESEN SUBDIVISION

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _______ 1994.

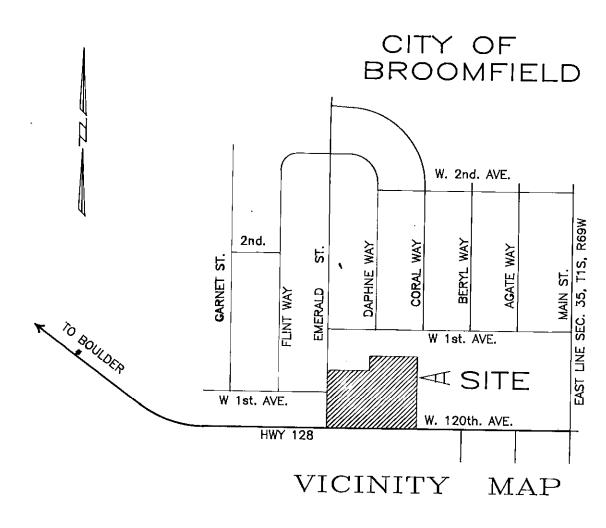
NOTARIAL CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER

THE FOREGOING SIGNATURES WERE ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF OCTOBER.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-22-98

1990 N. 1014 Ave., Biremfield, Co



NOTES

- 1. Basis of bearings being the South line of the Southeast One Quarter of Section 35, Township 1 South, Range 69 west of the 6th. P.M. as being N 89°56'00" W as shown on accompanying Academy Subdivision Plat.
- 2. Boundary corners and control points are as shown on accompanying Plat of Academy Subdivision.
- 3. According to State 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 legal action based upon any defect in this survey be commenced more than ten years from the date of certification.
- 4. This subdivision does not lie in any designated flood plain.

I, Robert E. Haight, being a Professional land surveyor in the State of Colo.,



APPROVED BY THE CITY MANAGER OF THE CITY OF BROOMFIELD THIS LET DAY OF NOVEMBER A.D. 1994

PLANNING DIRECTORS APPROVAL

APPROVED, BY THE PLANNING DIRECTOR OF THE CITY OF BROOMFIELD THIS DAY OF byomber A.D. 1944

CITY ENGINEERS APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD THIS DAY OF November A.D. 1994

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:20 O'CLOCK, P.M., THIS 32DAY OF NOVEMBER 1994, AND IS DULY RECORDED IN PLAN FILE P.32 F-4 #7+8 FEE RECEPTION NUMBER 1475734

RECORDER

DEPUTY

MINOR SUBDIVISION PLAT ANDRESEN SUBDIVISION

LOCATED IN THE SOUTHEAST ONE QUARTER SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6th. P.M., COUNTY OF BOULDER, STATE OF COLORADO

