

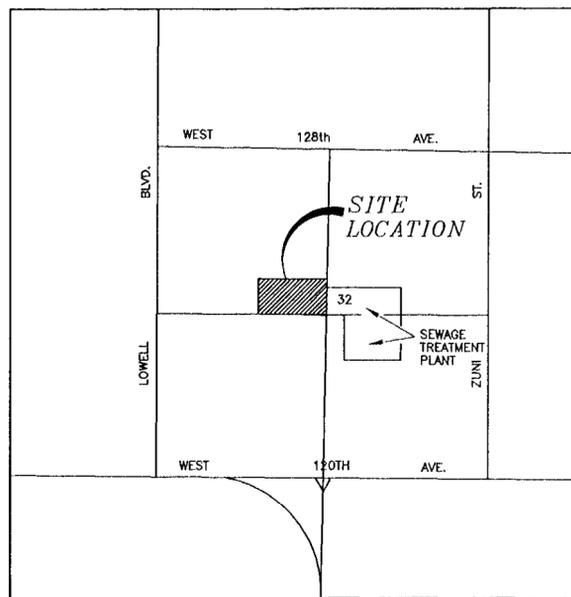
# BROOMFIELD MUNICIPAL SERVICE CENTER

## FILING NO. 1

A PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

### FINAL PLAT

SHEET 1 OF 2



VICINITY MAP

1" = 2000±

#### SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN

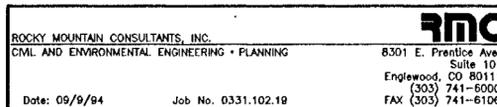
#### NOTES:

- BOUNDARY CORNERS ARE NO. 5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION NO.9329 AND ARE INDICATED BY UNLESS NOTED.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST BEARING NORTH 89°27'21" WEST.
- PROJECT BENCH MARK: TOP OF 2 1/2" ALUMINUM CAP, SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER SECTION 32, T1S, R68W. ELEVATION = 5224.79 (CITY OF BROOMFIELD DATUM)
- OWNER AND DEVELOPER: CITY OF BROOMFIELD  
NO. 1 DESCOMBES DRIVE  
BROOMFIELD, CO. 80020  
(303) 469-3301

#### LEGAL DESCRIPTION

THE SOUTH 550 FEET OF THE EAST 1,000 FEET OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 BEARING NORTH 89°27'21" WEST;  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, NORTH 89°27'21" WEST A DISTANCE OF 1,000.00 FEET; THENCE ALONG A LINE 1,000.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, NORTH 00°01'37" EAST A DISTANCE OF 550.00 FEET; THENCE ALONG A LINE 550.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, SOUTH 89°27'21" EAST A DISTANCE OF 1,000.00 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE SOUTH 00°01'37" WEST A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12.626 ACRES.

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.



#### OWNER:

CITY OF BROOMFIELD, A COLORADO MUNICIPALITY

BY: George D. Ciero  
CITY MANAGER

BY: \_\_\_\_\_

STATE OF COLORADO }

COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY George D. Ciero, AS Manager OF THE CITY OF BROOMFIELD, THIS 31st DAY OF March 1995. MY COMMISSION EXPIRES 02/13/99.

Dorothy Amman  
NOTARY PUBLIC

#### ATTORNEY'S CERTIFICATE:

I, Roy S. Howard, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE-DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Roy S. Howard March 31, 1995  
DATE

#### SURVEYOR'S CERTIFICATE:

I, DUWAYNE M. PHILLIPS, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS FINAL PLAT COMPLIES WITH SECTION 38-51-102, COLORADO REVISED STATUTES.

Duwayne M. Phillips 3/28/95  
DUWAYNE M. PHILLIPS, LS No. 9329 DATE

#### APPROVALS:

##### LAND USE REVIEW COMMISSION

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

John Malou Steve Esman  
CHAIRMAN SECRETARY

##### CITY COUNCIL CERTIFICATION

THIS PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 28th DAY OF February, 1995.

William M. Barons Tricia Kegeress  
MAYOR CITY CLERK, Deputy

#### RECORDING INFORMATION:

##### CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_ M. ON THE 31 DAY OF MARCH, A.D. 1995.

BY: \_\_\_\_\_ FILE NO. 17  
RECORDER MAP NO. 366  
DEPUTY RECEPTION NO. C.0062736

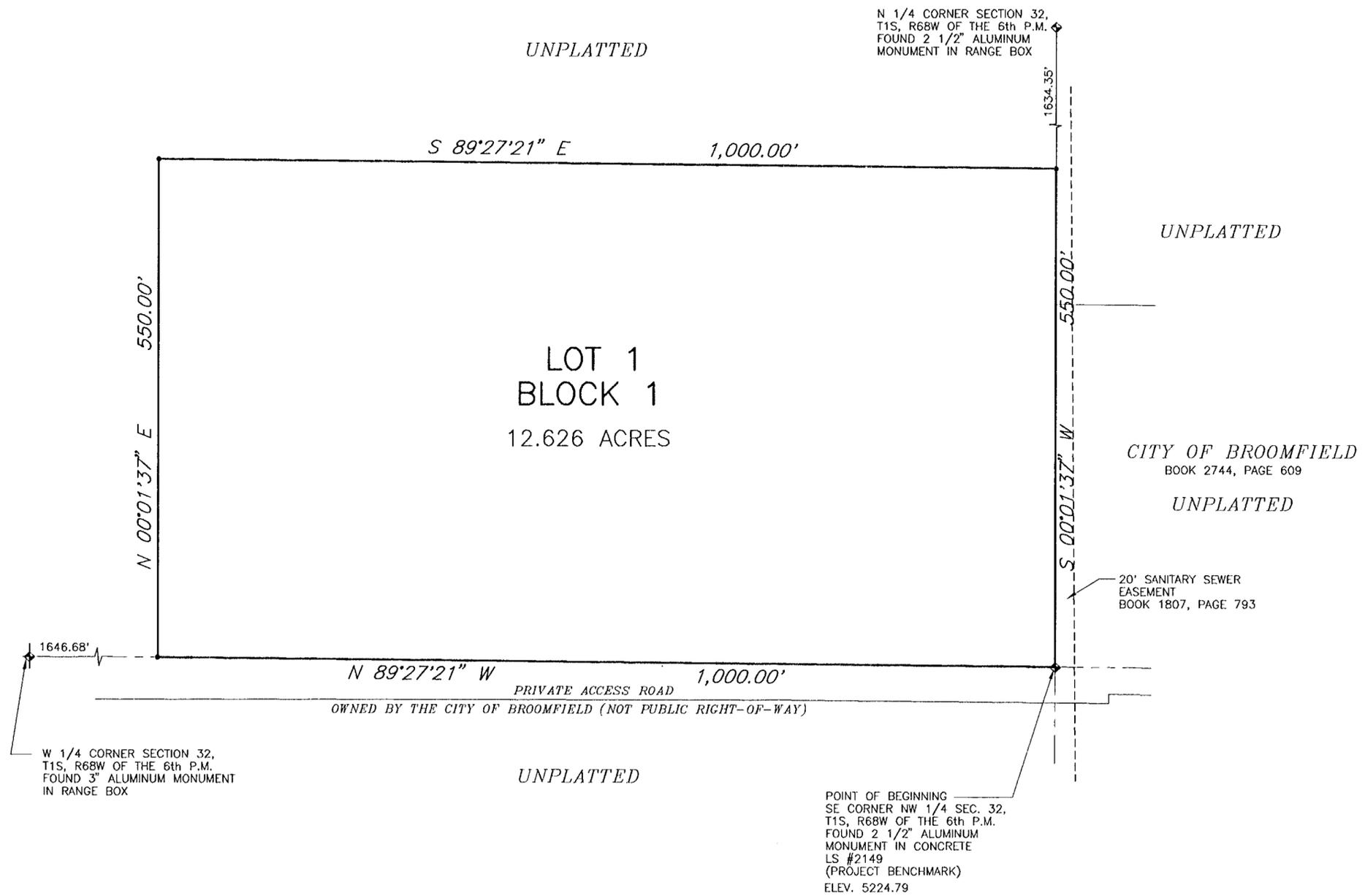
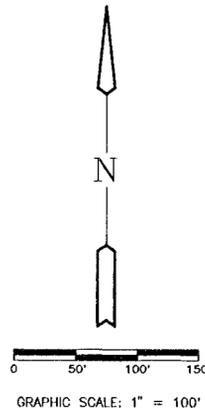
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FINAL PLAT

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COUNTY OF ADAMS, STATE OF COLORADO

## FINAL PLAT

SHEET 2 OF 2



IN ACCORDANCE WITH CRS 13-80-105.3

"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".

<b>ROCKY MOUNTAIN CONSULTANTS, INC.</b> CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING		
Date: 09/9/94      Job No. 0331.102.19		
8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106		