

ASPEN CREEK FILING No. 5

FINAL PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD
COUNTY OF BOULDER, STATE OF COLORADO

Sheet 1 of 4

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 24 TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER TO BEAR NORTH 00°12'21" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°12'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2638.29 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°56'01" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 374.31 FEET TO THE NORTHWEST CORNER OF ASPEN CREEK FILING NO. 4, A SUBDIVISION RECORDED AS RECEPTION NUMBER 1996971 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER AND THE "POINT OF BEGINNING"; THENCE ALONG THE WESTERLY BOUNDARY OF SAID ASPEN CREEK FILING NO. 3 THE FOLLOWING 7 (SEVEN) COURSES:

- 1) SOUTH 00°03'59" WEST, A DISTANCE OF 232.36 FEET;
- 2) SOUTH 51°10'30" WEST, A DISTANCE OF 134.59 FEET;
- 3) NORTH 89°56'01" WEST, A DISTANCE OF 337.16 FEET;
- 4) SOUTH 81°22'15" WEST, A DISTANCE OF 65.16 FEET;
- 5) SOUTH 05°31'54" EAST, A DISTANCE OF 122.47 FEET;
- 6) SOUTH 58°35'18" WEST, A DISTANCE OF 174.53 FEET;
- 7) SOUTH 27°19'02" WEST, A DISTANCE OF 141.59 FEET

TO A POINT OF CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF ASPEN CREEK DRIVE AS PLATTED IN ASPEN CREEK FILING NO. 3, A SUBDIVISION RECORDED AS RECEPTION NUMBER 1926269 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING 11 (ELEVEN) COURSES:

- 1) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°52'35", A RADIUS OF 505.50 FEET, AN ARC LENGTH OF 210.65 FEET AND A CHORD WHICH BEARS SOUTH 87°22'27" WEST, A DISTANCE OF 209.13 FEET TO A POINT TANGENT;
- 2) SOUTH 75°26'09" WEST, A DISTANCE OF 412.83 FEET TO A POINT OF CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°56'22", A RADIUS OF 231.50 FEET, AN ARC LENGTH OF 64.40 FEET AND A CHORD WHICH BEARS SOUTH 83°24'20" WEST, A DISTANCE OF 64.19 FEET;
- 4) NORTH 88°37'29" WEST, A DISTANCE OF 227.26 FEET TO A POINT OF CURVE;
- 5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°51'37", A RADIUS OF 231.50 FEET, AN ARC LENGTH OF 104.49 FEET AND A CHORD WHICH BEARS NORTH 75°41'40" WEST, A DISTANCE OF 103.60 FEET;
- 6) NORTH 62°45'52" WEST, A DISTANCE OF 292.75 FEET TO A POINT OF CURVE;
- 7) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°12'39", A RADIUS OF 288.50 FEET, AN ARC LENGTH OF 101.77 FEET AND A CHORD WHICH BEARS NORTH 72°52'11" WEST, A DISTANCE OF 101.24 FEET;
- 8) NORTH 82°58'30" WEST, A DISTANCE OF 93.41 FEET TO A POINT OF CURVE;
- 9) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°15'47", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 34.86 FEET AND A CHORD WHICH BEARS NORTH 86°36'24" WEST, A DISTANCE OF 34.84 FEET;
- 10) SOUTH 89°53'18" WEST, A DISTANCE OF 31.38 FEET TO A POINT OF CURVE;
- 11) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET AND A CHORD WHICH BEARS NORTH 45°06'42" WEST, A DISTANCE OF 42.43 FEET

TO A POINT ON A LINE LYING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00°06'42" WEST, ALONG SAID WEST LINE, A DISTANCE OF 549.95 FEET TO A POINT ON A LINE LYING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00°06'38" WEST, ALONG SAID WEST LINE, A DISTANCE OF 444.09 FEET; THENCE SOUTH 89°51'22" EAST, A DISTANCE OF 1300.35 FEET TO THE EAST LINE OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°04'01" EAST, ALONG SAID EAST LINE, A DISTANCE OF 442.33 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°56'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 955.70 FEET TO THE "POINT OF BEGINNING".

CONTAINING 44.178 ACRES OR 1,924,412 SQUARE FEET MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF 'ASPEN CREEK FILING No. 5' AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS AND TRACTS 'B', 'D', 'E', 'F', 'G' AND 'H' 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.

OWNER / SUBDIVIDER

LOWE ASPEN CREEK, LLC, by
LOWE ENTERPRISES COLORADO, INC., MANAGER
1515 Arapahoe Street, Tower 3, Suite 900
Denver, Colorado 80202

By: John R. Waggoner, President

NOTARY CERTIFICATE

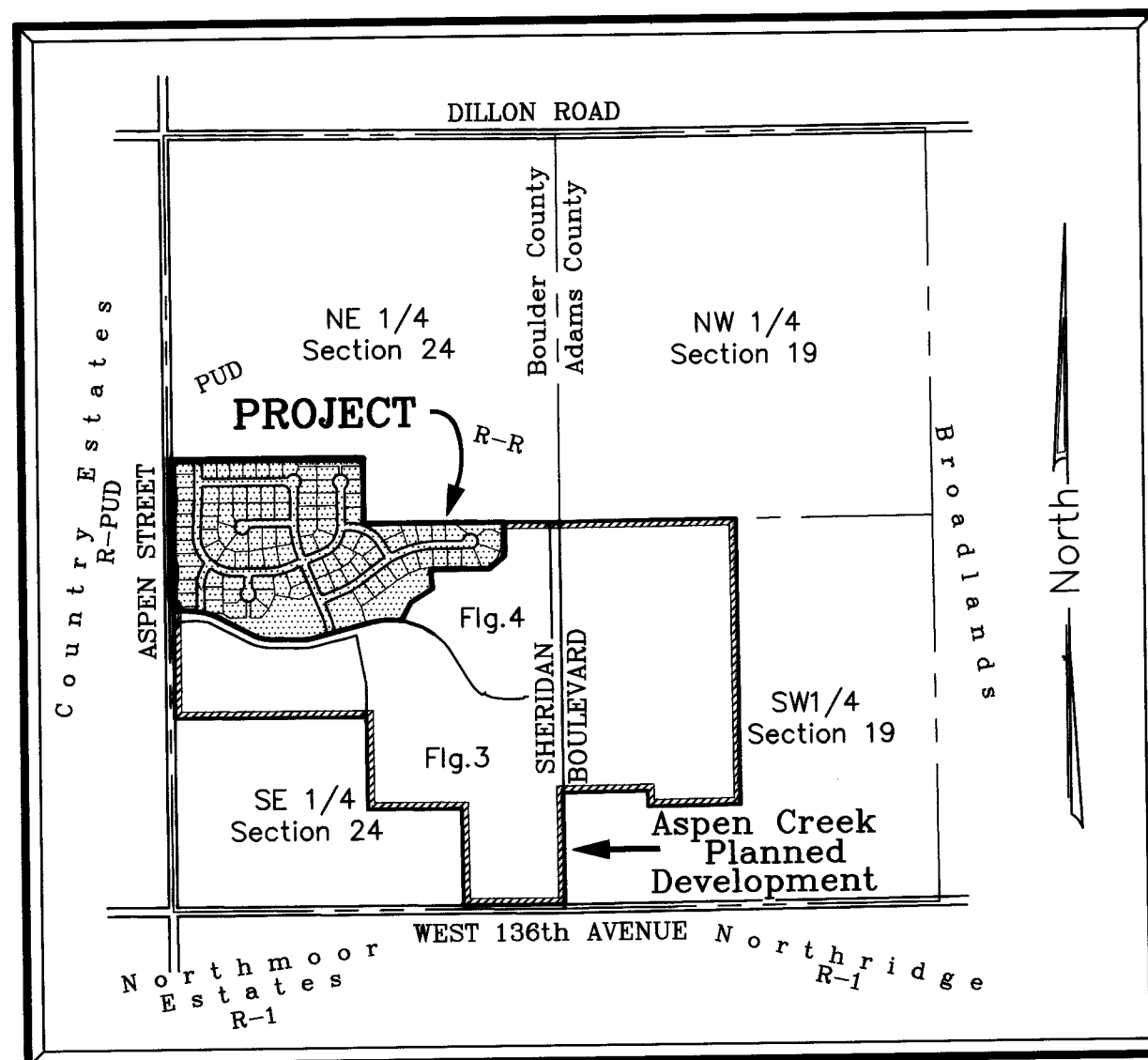
STATE OF COLORADO } ss.
COUNTY OF }

SUBSCRIBED and sworn to before me this 27th day of October, 2000 by John R. Waggoner, President of Lowe Enterprises, Colorado, Inc.

WITNESS my hand and official seal.

My commission expires 6/25/2003

Notary Public Sylvia Morgan



Vicinity Map
(approximate scale: 1" = 1200')

MORTGAGEES

U.S. BANK NATIONAL ASSOCIATION

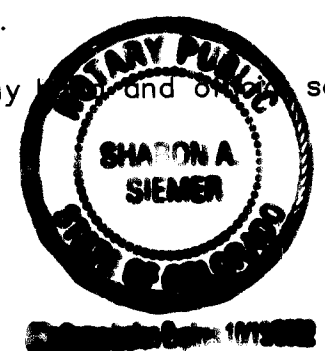
By: Karen P. Klarna, Assistant Vice President, US BANK NATIONAL ASSOCIATION

NOTARY CERTIFICATE

STATE OF Colorado } ss.
COUNTY OF Denver }

SUBSCRIBED and sworn to before me this 27th day of October, 2000, by Karen P. Klarna, as Vice President of U.S. Bank National Association.

WITNESS my hand and official seal.



My commission expires 10-19-02

Notary Public Sharon A. Shiner

WRI OPPORTUNITY LOANS I LLC

By: Michael E. Monge, Vice President, WRI OPPORTUNITY LOANS I LLC.

NOTARY CERTIFICATE

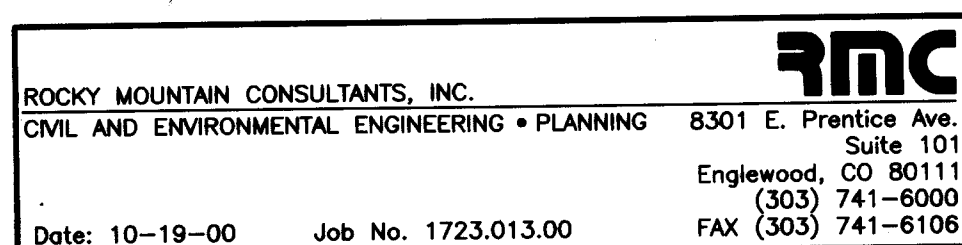
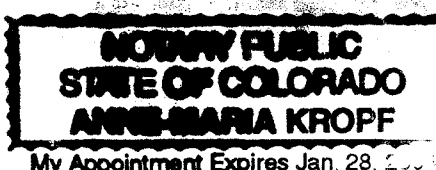
STATE OF COLORADO } ss.
COUNTY OF }

SUBSCRIBED and sworn to before me this 30th day of October, 2000, by Michael E. Monge, Vice President, WRI Opportunity Loans I LLC.

WITNESS my hand and official seal.

My commission expires 01/28/2004

Notary Public Emily H. Hagg



ATTORNEY'S CERTIFICATE

I, Shari A. Baker, 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.

Shari A. Baker, Oct 30, 2000
ATTORNEY Date:

19855
REGISTRATION No.

GENERAL NOTES:

1. THERE ARE 98 SINGLE FAMILY LOTS IN ASPEN CREEK FILING No. 5.
2. TRACTS 'A' AND 'C' ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
3. TRACTS 'F' AND 'G' ARE DEDICATED FOR LANDSCAPING PURPOSES.
4. TRACTS 'B', 'D', AND 'E' ARE DEDICATED FOR DRAINAGE, WETLANDS, LANDSCAPING AND UTILITY EASEMENT PURPOSES.
5. TRACT 'H' IS DEDICATED FOR PUBLIC USES WHICH MAY INCLUDE A FUTURE STREET.
6. AN 18' WIDE STRIP OF LAND IS DEDICATED AS ADDITIONAL R.O.W. FOR ASPEN STREET.
7. LOT LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED N/R, FOR NON-RADIAL.
8. PROPERTY WITHIN THE EXISTING FLOOD PLAIN DESIGNATION WILL BE IDENTIFIED AS RESTRICTED. A LETTER OF MAP REVISION (LOMR) MUST BE OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE RESTRICTED AREA. THERE SHALL BE NO GRADING OR OTHER SURFACE IMPROVEMENTS OR CHANGES TO THE RESTRICTED AREAS UNTIL A CONDITIONAL LETTER OF MAP REVISION (LOMR) IS APPROVED BY FEMA AND AN EASEMENT IS OBTAINED FROM THE DOWNSTREAM PROPERTY OWNER EXCEPT AS MAY BE APPROVED BY THE CITY ENGINEER.
9. (FP) DESIGNATES THOSE LOTS THAT ARE SUBJECT TO THE ABOVE STATED FLOOD PLAIN RESTRICTION. SAID LOTS ARE SUBJECT TO THE RESTRICTION ON THE ISSUANCE OF A RESIDENTIAL BUILDING PERMIT UNTIL SUCH TIME A LETTER OF MAP REVISION IS APPROVED BY FEMA WHICH REMOVES SAID LOTS FROM THE DESIGNATED FLOOD PLAIN.
10. LOT 1, BLOCK 3 IS RESTRICTED FROM THE ISSUANCE OF A RESIDENTIAL BUILDING PERMIT UNTIL SUCH TIME OF APPROVAL OF A FUTURE LETTER OF MAP REVISION BY FEMA WHICH SAID LOT FROM THE DESIGNATED FLOOD PLAIN.
11. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF TRACTS 'E' AND 'H' AND LOT 1, BLOCK 3, UNTIL SUCH TIME THAT A LETTER OF MAP REVISION IS APPROVED BY FEMA. AFTER SUCH APPROVAL THE CITY OF BROOMFIELD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACTS 'E' AND 'H'.
12. THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE AS DEFINED IN CITY STANDARD 500-6, ARE PROHIBITED FROM ERECTION OF, OR GROWING ANY OBSTRUCTIONS OVER 2 1/2 FEET IN HEIGHT WITHIN SAID TRIANGLE AS MEASURED FROM THE HIGHEST CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC SITE TRIANGLE.
13. 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF DRAINAGE AND UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES IN ALL BLOCKS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
14. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
15. THE BEARINGS FOR THIS PLAT ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING NORTH 00°12'21" WEST. (TRUE)
16. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ENTRY SIGNS/FEATURES.
17. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 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.
18. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
19. "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."

SURVEYORS CERTIFICATE

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF ASPEN CREEK FILING No. 5; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF APRIL, 1999 BY ME OR UNDER MY DIRECT SUPERVISION; 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 SURVEYING AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST 27 DAY OF October, 2000

Duwayne M. Phillips, PLS #329
DUWAYNE M. PHILLIPS, PLS #329
FOR AND ON BEHALF OF THE SURVEYOR
ROCKY MOUNTAIN CONSULTANTS, INC.

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION

THIS 14 DAY OF August, 2000.

John Maloney,
CHAIRMAN

Kristen Shadron,
SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 10th DAY OF October, 2000.

William M. Burns,
MAYOR

Vicki May,
CITY CLERK

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss.
COUNTY OF BOULDER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:22 O'CLOCK AM (PM) THIS 9th DAY OF November, 2000, AND IS DULY RECORDED IN PLAN FILE P-52 MAP F-2 AS RECEPTION NUMBER 2094362 FEE \$ 40.00 PAID. 36,37,38,39

ATTEST:

Nancy E. Nelson,
DEPUTY

Charlotte Houston,
RECORDER

ASPEN CREEK FILING No. 5
sheet 1 of 4 10/19/00

ASPEN CREEK FILING No. 5

FINAL PLAT

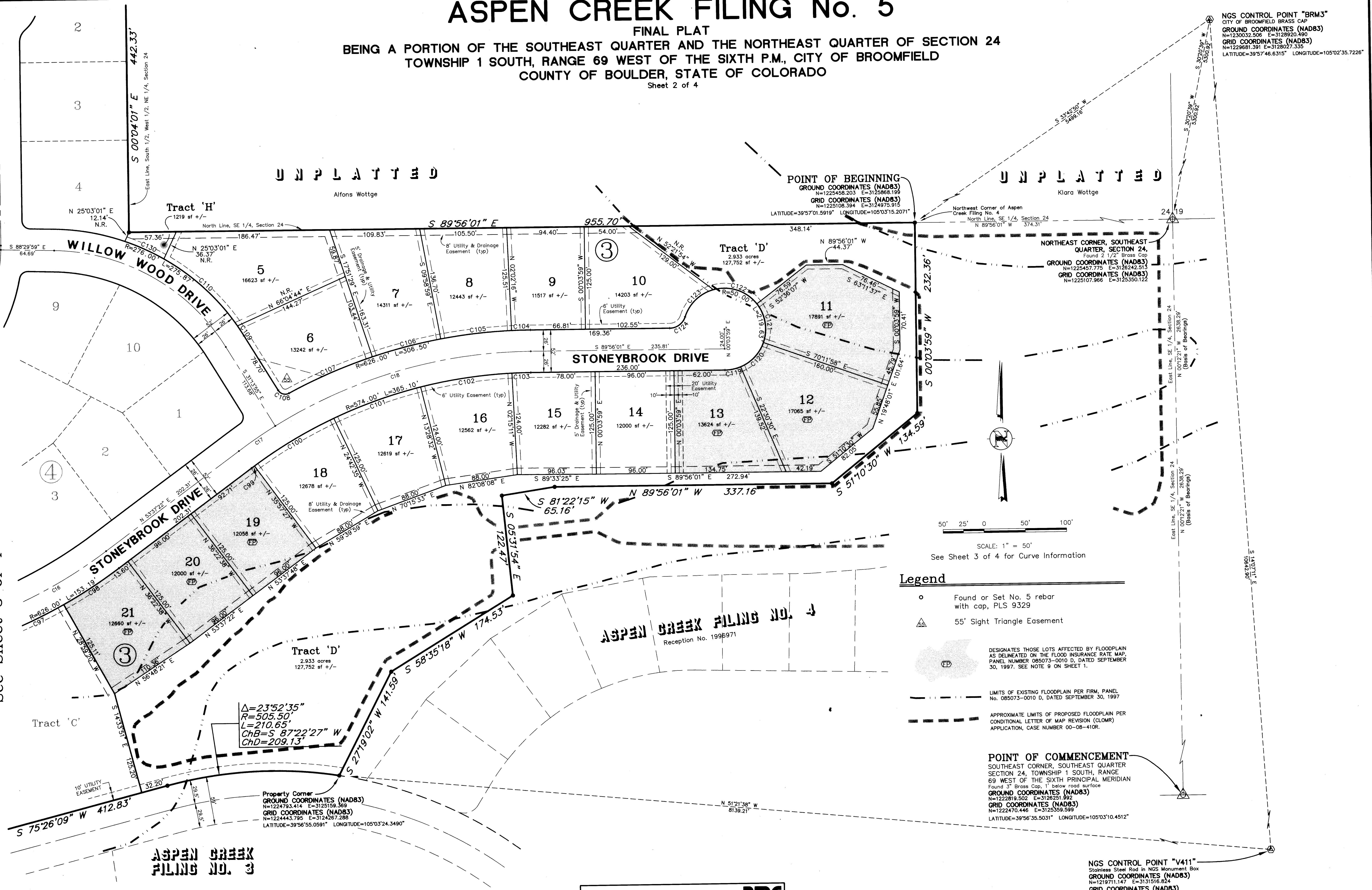
BEING A PORTION OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD
COUNTY OF BOULDER, STATE OF COLORADO

Sheet 2 of 4

NGS CONTROL POINT "BRM3"
CITY OF BROOMFIELD BRASS CAP
GROUND COORDINATES (NAD83)
N=1225032.506 E=3128920.490
GRID COORDINATES (NAD83)
N=1229681.391 E=3128027.335
LATITUDE=39°57'46.6315" LONGITUDE=105°02'35.7226"

See Sheet 4 of 4

See Sheet 3 of 4



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Date: 10-19-00 Job No. 1723.013.00

rmc
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

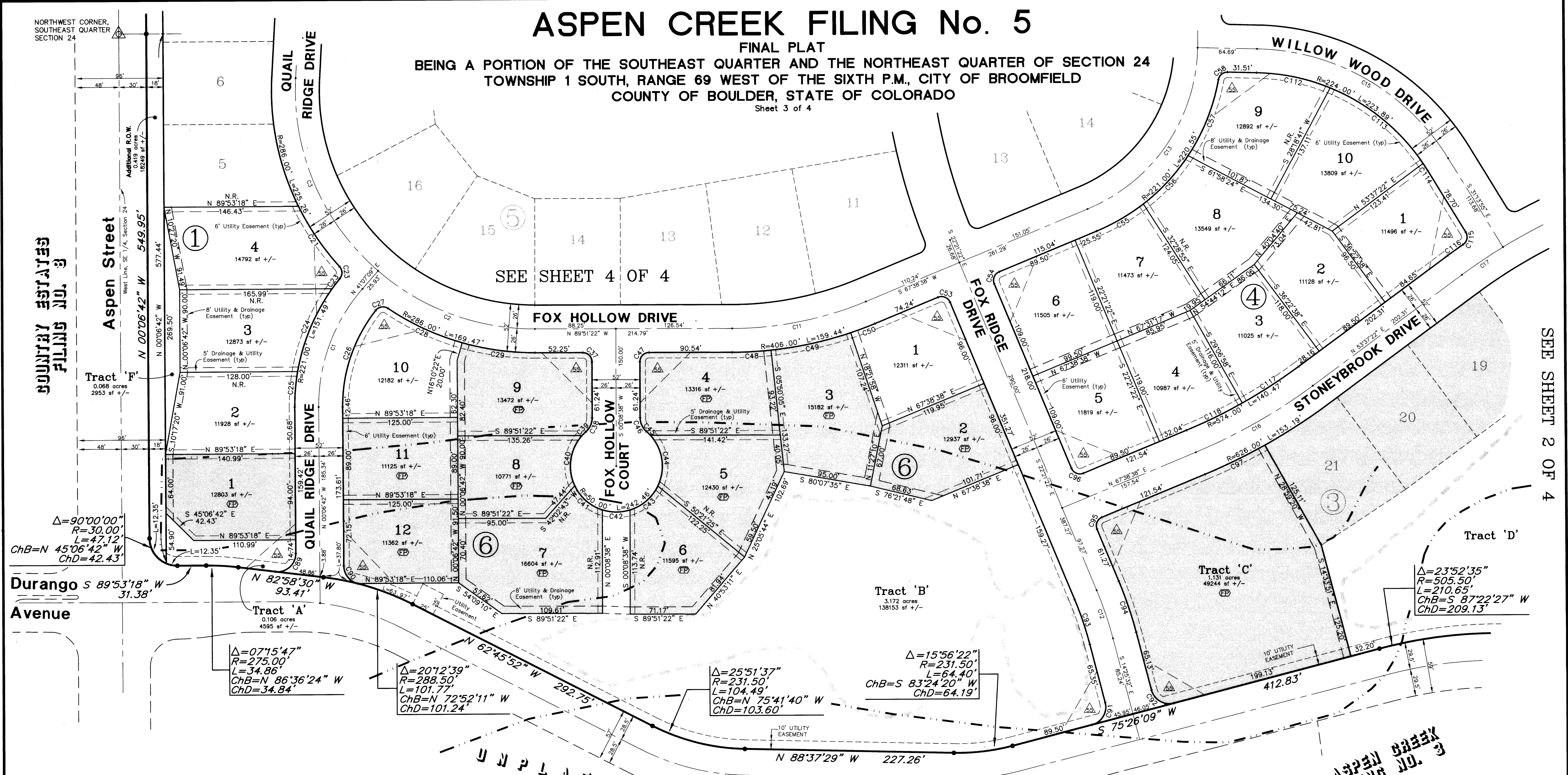
ASPEN CREEK FILING No. 5
sheet 2 of 4 10/19/00

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TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD
COUNTY OF BOULDER, STATE OF COLORADO

Sheet 3 of 4



CURVE INFORMATION (Sheets 2, 3 and 4)

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	41°13'51"	195.00	140.32	N 20°30'13" E	137.32	C34	03°03'45"	976.00	52.17	N 01°40'31" E	52.16	C67	89°12'36"	10.00	15.57	N 23°02'20" E	14.04
C2	40°58'31"	260.00	185.94	S 69°22'06" E	182.00	C35	90°00'00"	10.00	15.71	S 45°08'38" W	14.14	C68	07°53'10"	426.00	58.63	S 86°12'03" W	58.59
C3	52°06'14"	260.00	236.36	N 22°50'14" W	228.31	C36	90°00'00"	10.00	15.71	S 44°51'22" E	14.14	C69	29°22'30"	20.00	10.25	S 83°03'17" E	10.14
C4	03°03'45"	950.00	50.78	N 01°40'31" W	50.77	C37	90°00'00"	10.00	15.71	N 44°51'22" W	14.14	C70	64°08'04"	50.00	55.94	S 79°34'56" W	53.07
C5	45°00'00"	75.00	58.90	S 67°21'22" E	57.40	C38	48°55'04"	20.00	17.08	N 24°36'10" E	16.56	C71	47°09'23"	50.00	41.15	S 23°57'13" W	40.00
C6	45°00'00"	75.00	58.90	S 22°21'22" E	57.40	C39	06°51'02"	50.00	5.98	S 45°38'11" W	5.97	C72	51°44'49"	50.00	45.16	S 25°29'53" E	43.64
C7	00°33'42"	640.00	6.28	S 00°08'13" E	6.28	C40	67°08'28"	50.00	58.59	S 08°38'26" W	55.30	C73	90°19'37"	50.00	78.83	N 83°27'54" E	70.91
C8	21°56'18"	640.00	245.05	N 11°23'13" E	243.56	C41	47°09'23"	50.00	41.15	S 48°30'29" E	40.00	C74	19°20'12"	50.00	16.87	N 28°37'59" E	16.79
C9	00°33'42"	1000.00	9.81	S 89°51'47" W	9.81	C42	34°54'57"	50.00	30.47	S 89°32'39" E	30.00	C75	66°12'48"	20.00	23.11	S 52°04'16" W	21.85
C10	07°53'10"	400.00	55.05	S 86°12'03" W	55.01	C43	47°09'23"	50.00	41.15	N 49°25'11" E	40.00	C76	04°57'58"	374.00	32.42	S 87°39'39" W	32.41
C11	22°30'00"	380.00	149.23	N 78°53'36" E	148.27	C44	67°45'51"	50.00	59.14	N 08°02'27" W	55.75	C77	90°00'00"	49.00	76.97	N 44°51'22" W	69.30
C12	07°55'50"	400.00	55.37	S 18°23'27" E	55.32	C45	06°51'02"	50.00	5.98	N 45°20'54" W	5.97	C78	48°05'38"	20.00	16.79	S 24°21'27" E	16.30
C13	66°06'37"	195.00	225.11	N 34°34'19" E	212.82	C46	48°55'04"	20.00	17.08	S 24°18'54" E	16.56	C79	57°51'01"	50.00	50.48	N 42°22'38" W	48.37
C14	01°34'02"	195.00	5.33	S 00°43'00" W	5.33	C47	90°00'00"	10.00	15.71	S 45°08'38" W	14.14	C80	66°38'51"	50.00	58.16	S 75°22'25" W	54.94
C15	57°16'04"	250.00	249.88	S 59°51'57" E	239.61	C48	05°58'43"	406.00	42.36	N 87°09'17" E	42.34	C81	48°05'38"	20.00	16.79	N 66°05'48" E	16.30
C16	14°01'16"	600.00	146.83	N 60°38'00" E	146.46	C49	12°31'53"	406.00	88.80	N 77°53'59" E	88.62	C82	48°55'04"	20.00	17.08	S 24°23'31" W	16.56
C17	05°08'43"	600.00	53.88	N 56°11'44" E	53.86	C50	03°59'24"	406.00	28.27	N 69°38'20" E	28.27	C83	89°09'55"	60.36	60.36	N 14°16'05" E	56.76
C18	31°17'54"	600.00	327.75	N 74°25'02" E	323.68	C51	07°40'44"	354.00	47.44	N 71°29'00" E	47.41	C84	58°52'30"	50.00	51.38	N 49°45'08" W	49.15
C19	10°17'43"	286.00	51.39	S 01°26'29" E	51.32	C52	14°49'16"	354.00	91.57	N 82°44'00" E	91.32	C85	23°04'36"	50.00	20.14	S 89°16'19" W	20.00
C20	18°52'55"	286.00	94.25	S 16°31'48" E	93.83	C53	90°00'00"	10.00	15.71	N 67°21'22" W	14.14	C86	57°33'10"	50.00	50.22	S 48°57'28" W	48.14
C21	15°57'02"	286.00	79.62	S 33°56'48" E	79.36	C54	90°00'00"	10.00	15.71	S 22°38'38" W	14.14	C87	69°09'55"	50.00	60.36	S 14°24'07" E	56.76
C22	81°03'03"	10.00	14.15	N 01°22'48" W	13.00	C55	15°13'32"	221.00	58.73	N 60°01'52" E	58.55	C88	48°55'04"	20.00	17.08	N 24°31'33" W	16.56
C23	03°37'11"	221.00	13.96	S 37°21'10" W	13.96	C56	18°43'05"	221.00	72.20	N 43°03'34" E	71.88	C89	97°08'12"	20.00	33.91	N 48°27'24" E	29.99
C24	25°32'15"	221.00	98.50	S 22°46'26" W	97.69	C57	23°14'04"	221.00	89.62	N 22°04'59" E	89.01	C90	75°21'25"	20.00	26.30	S 37°47'25" E	24.45
C25	10°07'01"	221.00	39.02	S 04°56'48" W	38.97	C58	81°02'03"	10.00	14.14	S 50°50'59" W	12.99	C91	20°59'41"	20.00	31.37	N 30°30'19" E	28.15
C26	36°24'08"	169.00	113.27	S 19°35'22" W	111.16	C59	88°25'58"	10.00	15.43	S 44°17'00" E	13.95	C92	90°08'19"	20.00	31.46	S 59°29'41" E	28.32
C27	85°48'18"	10.00	14.98	S 81°11'35" W	13.62	C60	23°19'52"	169.00	68.82	N 11°35'55" E	68.34	C93	07°55'50"	374.00	51.77	N 18°23'27" W	51.73
C28	17°52'22"	286.00	89.46	S 64°51'57" E	89.10	C61	44°22'47"	169.00	130.90	N 42°57'15" E	127.65	C94	07°55'50"	426.00	58.96	N 18°23'27" W	58.92
C29	16°01'44"	286.00	80.01	S 81°50'30" E	79.75	C62	90°53'03"	10.00	15.86	S 66°54'50" E	14.25	C95	90°00'00"	10.00	15.71	S 22°38'38" W	14.14
C30	33°48'37"	234.00	138.08	S 72°57'03" E	136.09	C63	11°59'22"	614.00	128.48	S 19°28'38" E	128.25	C96	90°00'00"	10.00	15.71	S 67°21'22" E	14.14
C31	32°58'30"	234.00	134.47	S 39°15'00" E	132.63	C64	09°37'35"	614.00	103.16	S 04°40'09" E	103.04	C97	06°37'59"	626.00	72.47	N 64°19'39" E	72.43
C32	26°19'38"	234.00	107.52	S 09°57'26" E	106.58	C65	09°11'25"	666.00	106.84	S 08°03'58" E	106.72	C98	07°23'17"	626.00	80.72	N 57°19'01" E	80.66
C33	03°03'45"	924.00	49.39	N 01°40'31" E	49.38	C66	08°54'16"	666.00	103.51	S 17°06'50" E	103.40	C99	00°25'11"	574.00	4.21	S 53°49'58" W	4.21

Aspen Creek Drive
(Per Aspen Creek Filing No. 3)

UNPLATTED
LOWE ASPEN CREEK, LLC.

Legend

- Found or Set No. 5 rebar with cap, PLS 9329
- 55' Sight Triangle Easement

DESIGNATES THOSE LOTS AFFECTED BY FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 085073-0010 D, DATED SEPTEMBER 30, 1997. SEE NOTE 9 ON SHEET 1.

LIMITS OF EXISTING FLOODPLAIN PER FIRM, PANEL No. 085073-0010 D, DATED SEPTEMBER 30, 1997

APPROXIMATE LIMITS OF PROPOSED FLOODPLAIN PER CONDITIONAL LETTER OF MAP REVISION (CLOMR) APPLICATION, CASE NUMBER 00-08-410R.

SCALE: 1" = 50'

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Date: 10-19-00 Job No. 1723.013.00

8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

ASPEN CREEK FILING No. 5
sheet 3 of 4
10/19/00

ASPEN CREEK FILING No. 5

FINAL PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD
COUNTY OF BOULDER, STATE OF COLORADO

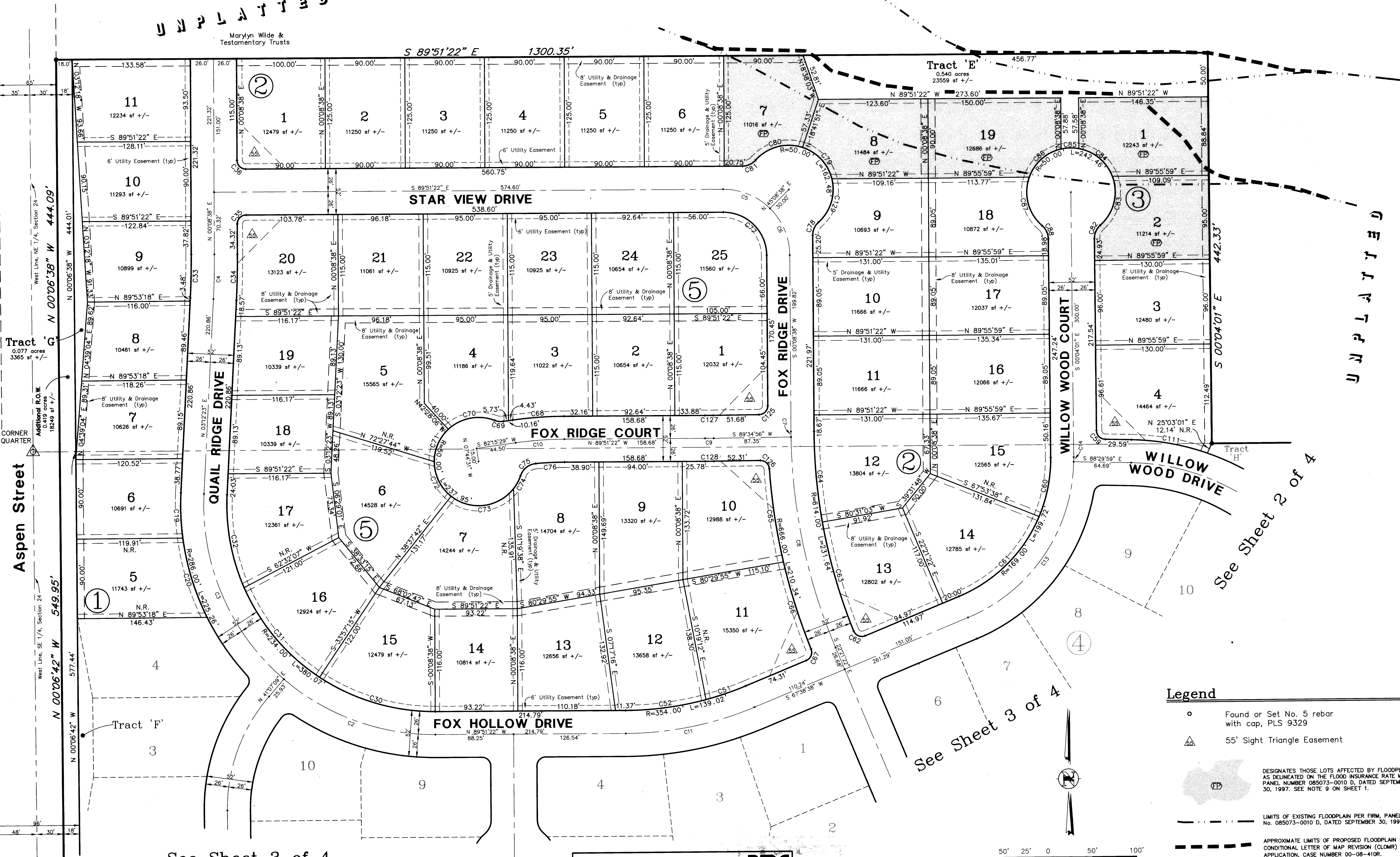
Sheet 4 of 4

UNPLATTED

Marylyn Wilde &
Testamentary Trusts

BROOMFIELD NORTH
M.U.P.U.D.
FILING NO. 1

BROOMFIELD SOUTH
M.U.P.U.D.
FILING NO. 3



Legend

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See Sheet 3 of 4 for Curve Information

ASPEN CREEK FILING No. 5
sheet 4 of 4 10/19/00