

# ASPEN CREEK FILING No. 6

FINAL PLAT  
BEING A PORTION OF THE SOUTHEAST 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 2

## 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, 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 1319.14 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 89°52'07" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1331.10 FEET TO A POINT ON THE WESTERLY LINE OF 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 SAID POINT BEING THE "POINT OF BEGINNING"; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER, NORTH 89°52'07" WEST A DISTANCE OF 1301.10 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 PARALLEL LINE, A DISTANCE OF 626.22 FEET TO A POINT OF CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ASPEN CREEK DRIVE AS PLATTED IN SAID ASPEN CREEK FILING NO. 3; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 13 (THIRTEEN) COURSES:

- 1) NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°24'44", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.82 FEET AND A CHORD WHICH BEARS NORTH 44°35'40" EAST, A DISTANCE OF 42.21 FEET TO A POINT OF REVERSE CURVE;
  - 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°28'29", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 35.88 FEET AND A CHORD WHICH BEARS NORTH 85°33'47" EAST, A DISTANCE OF 35.85 FEET;
  - 3) NORTH 81°49'33" EAST, A DISTANCE OF 12.91 FEET TO A POINT OF CURVE;
  - 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°03'45", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 35.18 FEET AND A CHORD WHICH BEARS NORTH 85°51'25" EAST, A DISTANCE OF 35.15 FEET;
  - 5) NORTH 89°53'18" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE;
  - 6) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°20'50", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 107.39 FEET AND A CHORD WHICH BEARS SOUTH 76°26'17" EAST, A DISTANCE OF 106.38 FEET;
  - 7) SOUTH 62°45'52" EAST, A DISTANCE OF 284.54 FEET TO A POINT OF CURVE;
  - 8) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°51'37", A RADIUS OF 288.50 FEET, AN ARC LENGTH OF 130.21 FEET AND A CHORD WHICH BEARS SOUTH 75°41'40" EAST, A DISTANCE OF 129.11 FEET;
  - 9) SOUTH 88°37'29" EAST, A DISTANCE OF 227.26 FEET TO A POINT OF CURVE;
  - 10) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°48'03", A RADIUS OF 288.50 FEET, AN ARC LENGTH OF 79.56 FEET AND A CHORD WHICH BEARS NORTH 83°28'29" EAST, A DISTANCE OF 79.31 FEET;
  - 11) THENCE NORTH 75°34'28" EAST, A DISTANCE OF 122.58 FEET;
  - 12) THENCE NORTH 76°11'50" EAST, A DISTANCE OF 92.02 FEET;
  - 13) THENCE NORTH 75°34'28" EAST, A DISTANCE OF 83.73 FEET;
- THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 10°38'12" EAST, ALONG THE WESTERLY LINE OF SAID ASPEN CREEK FILING NO. 3, A DISTANCE OF 338.28 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°00'03" WEST, A DISTANCE OF 223.87 FEET TO THE "POINT OF BEGINNING".
- CONTAINING 16.105 ACRES OR 701,524 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. 6" AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS AND TRACTS 'D', 'E' AND 'F' 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  
John R. Waggoner, President

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Denver } ss.

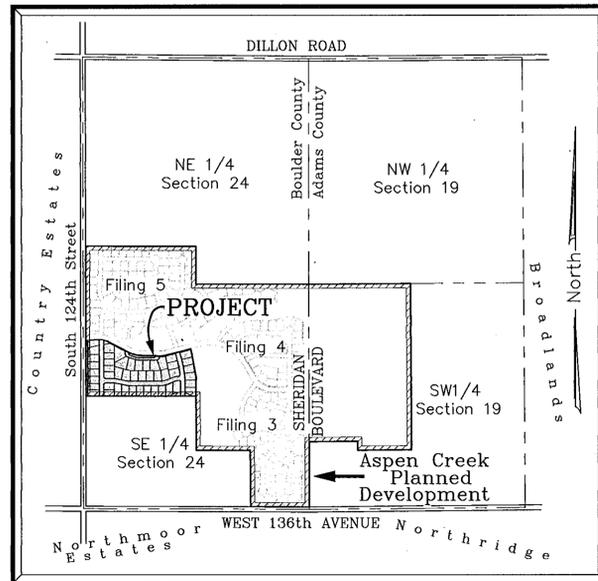
SUBSCRIBED and sworn to before me this 17<sup>th</sup> day of November 2000 by John R. Waggoner, President of Lowe Enterprises, Colorado, Inc.

WITNESSE my hand and official seal.



My commission expires 6/25/2003

Notary Public Sylvia Morgan



Vicinity Map  
(Approximate scale: 1" = 1000')

## MORTGAGEES

U.S. BANK NATIONAL ASSOCIATION

By: William R. Patterson  
Senior VICE PRESIDENT, US BANK NATIONAL ASSOCIATION

## NOTARY CERTIFICATE

STATE OF Colorado }  
COUNTY OF Denver } ss.

SUBSCRIBED and sworn to before me this 17<sup>th</sup> day of November, 2000, by William R. Patterson as Vice President of U.S. Bank National Association

WITNESSE my hand and official seal.



My commission expires 10-19-02

Notary Public Sharon A. Sheiner

WRI OPPORTUNITY LOANS I, LLC

By: Michael E. Monge  
MICHAEL E. MONGE, VICE PRESIDENT, WRI OPPORTUNITY LOANS I LLC.

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Arapahoe } ss.

SUBSCRIBED and sworn to before me this 22<sup>nd</sup> day of November, 2000, by Michael E. Monge, Vice President, WRI Opportunity Loans I LLC.

WITNESSE my hand and official seal.



My commission expires 5-3-03

Notary Public Jesus A. DeRose

## ATTORNEY'S CERTIFICATE

I, Shari R. 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 R. Baker November 27, 2000  
ATTORNEY Date:

1985  
REGISTRATION No.

## Sheet Index

Sheet 1 Cover Sheet  
Sheet 2 Plat

## GENERAL NOTES:

1. THERE ARE 46 SINGLE FAMILY LOTS IN ASPEN CREEK FILING No. 6.
2. TRACTS 'A', 'B' AND 'C' ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR OPEN LAND AND UTILITY EASEMENT PURPOSES.
3. TRACTS 'G' AND 'H' ARE RETAINED BY DEVELOPER AS NON-BUILDABLE AREAS, SUBJECT TO AN EASEMENT FOR EMERGENCY VEHICLE ACCESS.
4. AN 18.00' WIDE STRIP OF LAND IS DEDICATED AS ADDITIONAL R.O.W. FOR ASPEN STREET.
5. LOT LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED N.R., FOR NON-RADIAL.
6. (F) DESIGNATES THOSE LOTS THAT ARE LOCATED WITHIN THE EXISTING 100 YEAR FLOOD PLAIN LIMITS. SAID LOTS ARE SUBJECT TO A RESTRICTION ON THE ISSUANCE OF A RESIDENTIAL BUILDING PERMIT UNTIL SUCH TIME AS A LETTER OF MAP REVISION IS APPROVED BY FEMA WHICH REMOVES SAID LOTS FROM THE DESIGNATED FLOOD PLAIN.
7. 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.
8. 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.
9. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
10. 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)
11. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ENTRY SIGNS/FEATURES.
12. THE PROPERTY DESCRIBED HEREON IS THE SUBJECT OF A NON-DISTURBANCE AGREEMENT RECORDED AT RECEPTION No. 2023767 ON FEBRUARY 24, 2000.
13. 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.
14. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
15. "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. 6; 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 SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 17<sup>th</sup> DAY OF NOV, 2000



## LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 9<sup>th</sup> DAY OF October, 2000.

John Michael  
CHAIRMAN

Kristen Ruderman  
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 14 DAY OF November, 2000.

William M. Baur  
MAYOR

Vicki Young  
CITY CLERK



## CLERK AND RECORDERS CERTIFICATE

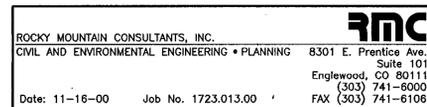
STATE OF COLORADO }  
COUNTY OF BOULDER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:28 O'CLOCK AM (PM) THIS 15<sup>th</sup> DAY OF DECEMBER, 2000, AND IS DULY RECORDED IN PLAN FILE \_\_\_\_\_, MAP \_\_\_\_\_, FILM \_\_\_\_\_ AS RECEPTION NUMBER 2105206, P-52 F-3 #21430  
FEE \$ 20.00 PAID.

ATTEST:

Mary Allen  
DEPUTY

CHARLOTTE HOUSTON  
RECORDER



# ASPEN CREEK FILING No. 6

FINAL PLAT  
 BEING A PORTION OF THE SOUTHEAST 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 2

NGS CONTROL POINT "BRM3"  
 CITY OF BROOMFIELD BRASS CAP  
 GROUND COORDINATES (NAD83)  
 N=1230032.506 E=3128920.490  
 GRID COORDINATES (NAD83)  
 N=1229681.391 E=3128027.535  
 LATITUDE=39°57'46.6315" LONGITUDE=105°02'35.7226"

NORTHEAST CORNER, SOUTHEAST QUARTER, SECTION 24,  
 FOUND 2 1/2" BRASS CAP  
 GROUND COORDINATES (NAD83)  
 N=1225457.775 E=3126242.513  
 GRID COORDINATES (NAD83)  
 N=1225107.966 E=3125350.122  
 LATITUDE=39°57'01.5691" LONGITUDE=105°03'10.4021"

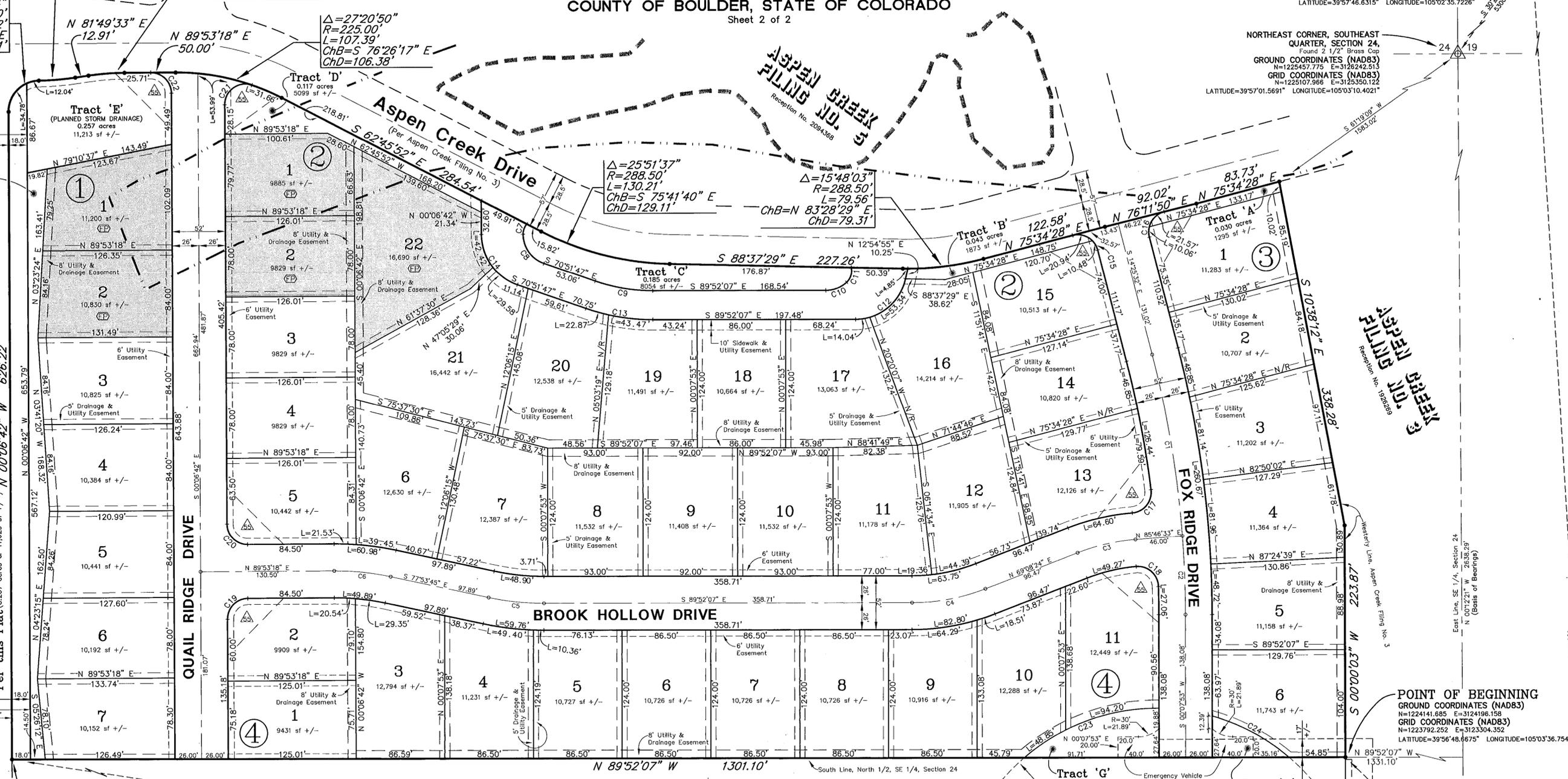
POINT OF BEGINNING  
 GROUND COORDINATES (NAD83)  
 N=1224141.685 E=312496.158  
 GRID COORDINATES (NAD83)  
 N=1223792.252 E=3123304.352  
 LATITUDE=39°56'48.6675" LONGITUDE=105°03'36.7548"

POINT OF COMMENCEMENT  
 SOUTHEAST CORNER, SOUTHEAST QUARTER SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 FOUND 3" BRASS CAP 1" BELOW ROAD SURFACE  
 GROUND COORDINATES (NAD83)  
 N=1222819.502 E=3126251.992  
 GRID COORDINATES (NAD83)  
 N=1222470.446 E=3123359.599  
 LATITUDE=39°56'35.5031" LONGITUDE=105°03'10.4512"

PROPERTY CORNER  
 GROUND COORDINATES (NAD83)  
 N=1224144.866 E=312615.065  
 GRID COORDINATES (NAD83)  
 N=1223795.232 E=3122723.424  
 LATITUDE=39°56'48.7254" LONGITUDE=105°03'44.2137"

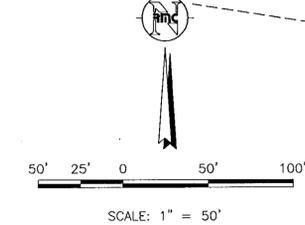
S 1/2, SE 1/4 UNPLATTED  
 Morkel Family Partnership, Ltd.

COUNTRY ESTATES FILING NO. 1  
 South 124th Street  
 West Line, SE 1/4, Section 24  
 Additional R.O.W. Dedication  
 Per this Plat (0.267 acres or 11,629 sq +/-) N 00°06'42" W 626.22'



## Curve Information

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°12'05"	1000.00	178.05	S 09°19'30" E	177.81	C13	19°00'21"	200.00	66.34	N 80°21'57" W	66.04
C2	04°21'20"	1000.00	76.02	S 02°02'47" E	76.00	C14	70°45'05"	52.00	64.21	N 35°29'14" W	60.21
C3	16°38'09"	200.00	58.07	S 77°27'28" W	57.87	C15	90°00'00"	20.00	31.42	N 59°25'32" W	28.28
C4	20°59'29"	200.00	73.27	S 79°38'08" W	72.86	C16	90°37'22"	20.00	31.63	S 30°53'09" W	28.44
C5	11°58'22"	260.00	54.33	N 83°52'56" W	54.23	C17	92°30'19"	20.00	32.29	S 39°15'53" W	28.90
C6	12°12'57"	260.00	55.43	N 84°00'13" W	55.33	C18	93°10'37"	20.00	32.52	N 48°02'55" W	29.06
C7	40°43'01"	15.00	10.66	N 20°22'14" E	10.44	C19	90°00'00"	20.00	31.42	N 44°53'18" E	28.28
C8	70°52'30"	30.00	37.11	N 35°25'32" W	34.79	C20	90°00'00"	20.00	31.42	N 45°06'42" W	28.28
C9	19°00'21"	172.00	57.05	N 80°21'57" W	56.79	C21	109°17'06"	20.00	38.15	S 54°31'51" W	32.62
C10	42°18'07"	30.00	22.15	S 68°58'49" W	21.65	C22	90°00'00"	20.00	31.42	N 45°06'42" W	28.28
C11	59°56'50"	15.00	15.69	S 17°51'20" W	14.99	C23	40°58'55"	200.00	143.05	S 70°17'35" W	140.02
C12	77°12'57"	50.00	67.38	S 51°31'24" W	62.40	C24	24°34'55"	200.00	85.81	N 61°49'50" W	85.15



## 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 6 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 (CLMR) APPLICATION, CASE NUMBER 00-08-410R.

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**  
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
 8301 E. Prentice Ave. Suite 101  
 Englewood, CO 80111  
 (303) 741-8000  
 FAX (303) 741-6106  
 Date: 11-16-00 Job No. 1723.013.00