# THE CHATEAUX AT FOX MEADOWS

FINAL PLAT

BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH,

RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2

#### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19, BEING A 2 1/2" INCH BRASS CAP IN CONCRETE, MARKED L.S. 4010; THENCE NORTH 89'37'31" EAST ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 19 A DISTANCE OF 1202.33 FEET TO A POINT ON SAID EAST-WEST LINE: THENCE SOUTH 00'23'27" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 1948.72 FEET TO THE POINT OF

THENCE SOUTH 00'23'27" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 656.93 FEET;

THENCE SOUTH 89'29'56" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 638.84 FEET;

THENCE NORTH 00'12'08" WEST A DISTANCE OF 656.89 FEET; THENCE NORTH 89'29'39" EAST A DISTANCE OF 636.68 FEET TO THE POINT OF BEGINNING:

CONTAINING 9.62 ACRES, MORE OR LESS.

#### <u>DEDICATION</u>

AS SHOWN ON THE MAP ATTACHED HERETO AND SET FORTH HEREIN, THE UNDERSIGNED OWNER OF SAID TRACT OF LAND, BY THESE PRESENTS HEREBY GRANTS, DEDICATES AND CONVEYS TO THE CITY OF BROOMFIELD FOR ANY AND ALL PUBLIC PURPOSES, TOGETHER WITH ALL PRIVILEGES AND APPURTENANCES THERETO:

- (1) "TRACT B" FOR STREET RIGHT-OF-WAY IN FEE SIMPLE.
- (2) ALL EASEMENTS SHOWN ON SAID MAP, INCLUDING, BUT NOT LIMITED TO, EASEMENTS FOR PUBLIC UTILITIES, STORM AND SANITARY SEWERS, WATER LINES, NATURAL GAS LINES, TELECOMMUNICATION LINES, TELEVISION LINES, TELEPHONE AND ÉLECTRIC TRANSMISSION LINES, CONDUITS, POLES, CABLES AND DRAINAGE.
- "TRACT A" FOR ACCESS, UTILITY AND FIRELANE EASEMENT.

June 1 train Magaret Promi Pam Migan Cutle, PAM NIGON CUTLER (SUBDIVIDER) STATE OF GOLORADO ROCKISLAND SS COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

23 DAY OF December, 1997, BY James J. Fromi.

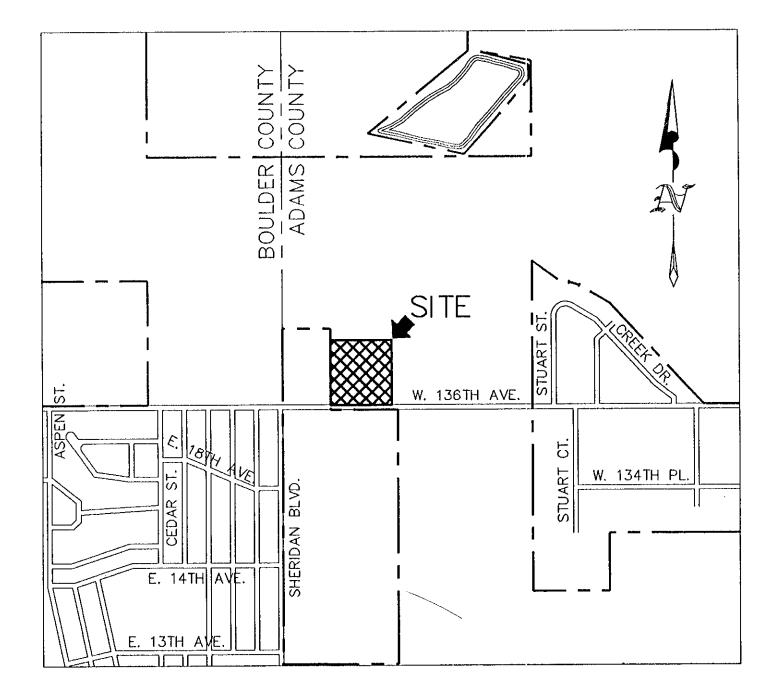
Margaret M. Fromi & Ram Nigon Cutter

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11-02-99

Verna M. Conderson NOTARY PUBLIC 1415 15th St. Malion, St.

"OFFICIAL SEAL" YERRA M. ANDERSON NOTARY PUBLIC, STATE OF ILLIMOIS KY COMMISSION EXPIRES 11/02/99



VICINITY MAP SCALE: 1"=1000'

### NOTES

- BEARINGS ARE BASED ON THE EAST-WEST CENTERLINE OF SECTION 19, WITH A BEARING OF NORTH 89'31'31" EAST AND BEING MONUMENTED AS SHOWN.
- 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 CERTIFICATION SHOWN HEREON.

IT IS HEREBY CERTIFIED THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH CURRENT F.E.M.A. FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, DATED SEPT. 30, 1997, MAP NO. 085073 0020E, ZONE C, SUBJECT TO CHANGE.

THIS SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY GILLANS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT-OF-WAY AND TITLE OF RECORD. GILLANS RELIED UPON SECURITY TITLE GUARANTY CO., CASE NO. B058571A96 DATED DEC. 2, 1996, FOR THIS INFORMATION.

THE LOCATION FOR THE EASEMENT FOR GREENBELT PURPOSES NOT TO EXCEED 30 FEET IN WIDTH ACROSS THE EASTERLY PORTION OF SUBJECT PROPERTY ADJACENT TO EQUITY DITCH AS CONTAINED IN DEED RECORDED APRIL 20, 1979 IN BOOK 2338 AT PAGE 425 IS NOT DEFINED. INTENDED LOCATION WAS NOT DETERMINED ON THIS PLAT.

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.

### ATTORNEY'S CERTIFICATE

1. Peter J. Crouse	, AN
ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE	COURTS
OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE	EXAMINED
THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHO	WN UPON
THE WITHIN PLAT AS PUBLIC WAYS AND THAT TITLE TO SUCH	LAND IS
THE DEDICATOR'S, FREE AND GLEAR OF ALL LIENS AND ENCU	MBRANCES

DATED THIS 8 1/2 DAY OF January A.D., 1998

#### SURVEYOR'S CERTIFICATE

I, ROBERT A. HALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE CHATEAUX AT FOX MEADOWS, WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

ROBERT A. HALL, P.L.S. NO. 30098

## LAND USE REVIEW COMMISSION CERTIFICATION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 27 DAY October , A.D., 1997.

## CITY COUNCIL CERTIFICATION

THIS FINAL PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNCIL OF THE CITY OF BROOMFIELD COLORADO THIS \_\_\_\_\_\_ DAY OF November, A.D., 1997,

William M. Berens Vicki Mars

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }

COUNTY OF ADAMS

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO, AT 10:48 O'CLOCK A.M., THIS 20th DAY OF MARCH, A.D., 1997.

CLERK AND RECORDER\_\_\_\_\_ MAP NO. 817 RECEPTION NO. CO374641

SS



GILLANS INCORPORATED 8471 TURNPIKE DRIVE, SUITE 200 WESTMINSTER, CO 80030 124 MAIN STREET, SUITE 218 **DILLON, CO 80135** 

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11-24-97

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