

MUSTANG TOWER

A SUBDIVISION LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 8, T1S, R68W OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 2

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER; THENCE SOUTH 89°38'33" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 30.00 FEET; THENCE NORTH 00°01'14" EAST A DISTANCE OF 290.00 FEET TO THE SOUTHWEST CORNER OF THE EXISTING WATER TANK PARCEL, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°01'14" EAST ALONG THE EAST LINE OF SAID EXISTING WATER TANK PARCEL A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°58'46" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'14" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 89°58'46" WEST A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 2,500 SQUARE FEET MORE OR LESS.

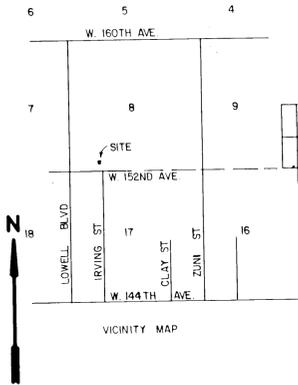
HAS LAID OUT PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO A LOT UNDER THE NAME AND STYLE OF MUSTANG TOWER.

EXECUTED THIS 8TH DAY OF DECEMBER, A.D., 1990.

APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, CRS.

OWNERSHIP

Nicholas Joseph Brozovich
NICHOLAS JOSEPH BROZOVICH
Virginia Louise Brozovich
VIRGINIA LOUISE BROZOVICH
James Nicholas Brozovich
JAMES NICHOLAS BROZOVICH
Karen Louise Brozovich
KAREN LOUISE BROZOVICH
Nancy Diane Hancock
NANCY DIANE HANCOCK



ATTORNEYS CERTIFICATE

I, Lee A. Lierck, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSONS SHOWN ON THE PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL ENCUMBRANCES.

Lee A. Lierck
ATTORNEY AT LAW REG. NO. 10082

SURVEYING CERTIFICATE

I, CREIGHTON R. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION ON OCTOBER 1, 1990 AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Creighton R. Moore
CREIGHTON R. MOORE, L.S. #10945

DATE OF PREPARATION: OCTOBER 5, 1990



PLANNING COMMISSION CERTIFICATE

APPROVED BY THE CITY OF BROOMFIELD, COLORADO, PLANNING COMMISSION THIS 11th DAY OF November, A.D., 1990.

James E. ... SECRETARY
Creighton R. Moore CHAIRMAN

CITY COUNCIL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE CITY OF BROOMFIELD, COLORADO THIS 11th DAY OF December, A.D., 1990.

Creighton R. Moore MAYOR
James E. ... CITY CLERK

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT 12:26 P.M. ON THE 3 DAY OF Jan, A.D., 1991.

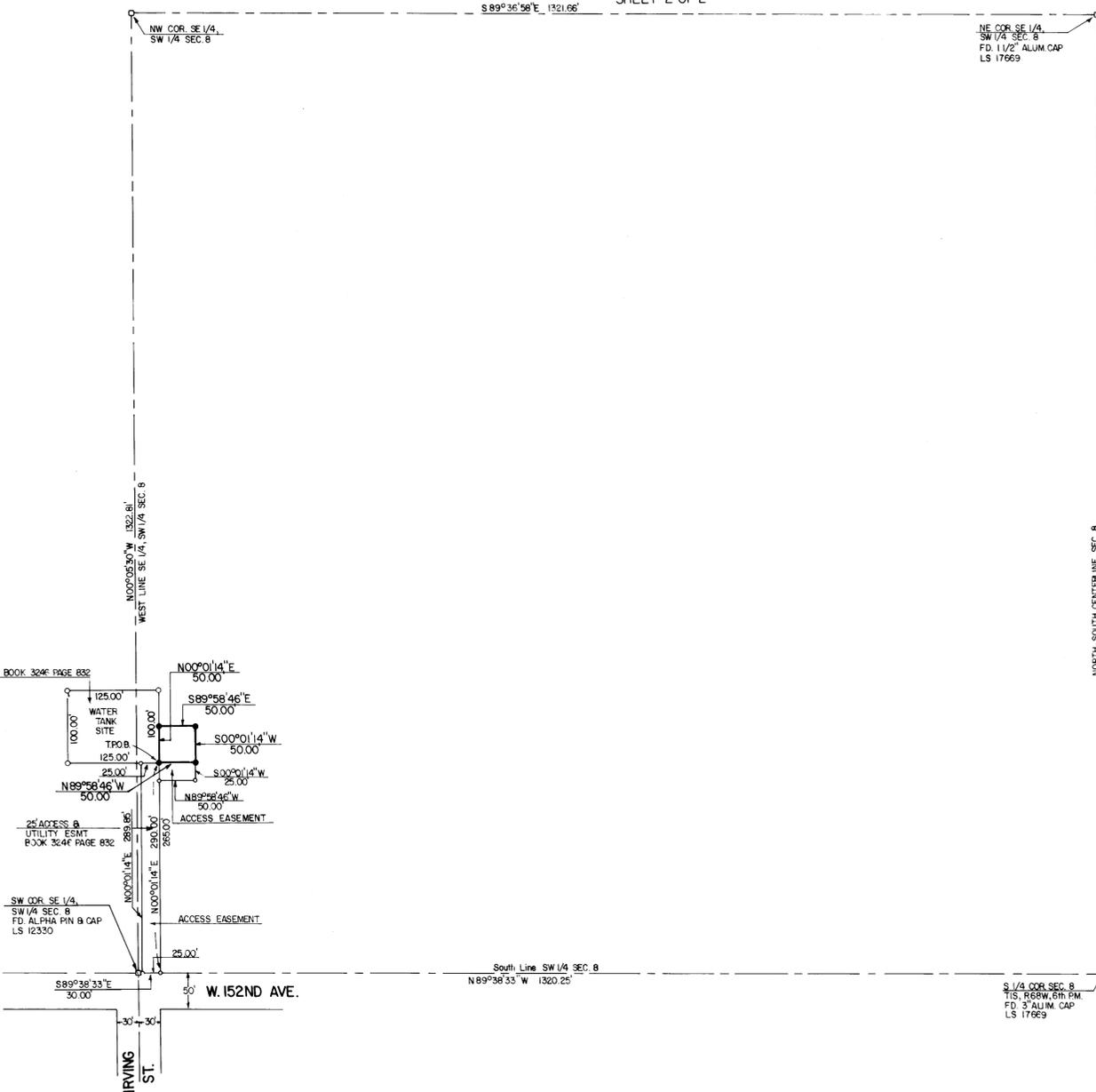
BY: Janis L. Reasoner DEPUTY
Robert Sack COUNTY CLERK AND RECORDER



FILE NO: _____
MAP NO: _____
RECEPTION NO: B981575
P.U.D. No. 1580

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NOTES

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

• = SET 5/8" REBAR WITH PLASTIC CAPS, LS 10945, WITH METAL FENCE POSTS.

BASIS OF BEARING - SOUTHWEST CORNER OF THE SE 1/4, SW 1/4 SEC. 8, BEING AN ALPHA PIN AND CAP, LS 12330, AND THE SOUTH 1/4 CORNER SEC. 8, BEING A 3" ALUMINUM CAP, LS 17669. BEARING S 89°38'33" E 1320.25 FEET.

