

MIRAMONTE FARMS FILING NO. 9 MINOR SUBDIVISION

LOCATED WITHIN THE
SW 1/4 OF SECTION 26, T. 1 S., R. 69 W. OF THE 6TH 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 OWNERS OF CERTAIN LANDS IN BOULDER
COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER FROM WHENCE THE NORTHWEST
CORNER OF SAID SOUTHWEST ONE-QUARTER BEARS N 00°09'49" E, A DISTANCE OF 2,639.71 FEET;
THENCE N 89°49'19" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 26, A
DISTANCE OF 250.00 FEET;

THENCE N 00°09'49" E, A DISTANCE OF 35.00 FEET TO THE SOUTHEAST CORNER OF DIAMOND SHAMROCK
SUBDIVISION AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE UNDER PLAN FILE
P-25F-2 #31, RECEPTION NO. 1073018, FILM #1650, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 00°09'49" E, ALONG THE EAST LINE OF SAID DIAMOND SHAMROCK SUBDIVISION, A DISTANCE OF
217.00 FEET TO THE NORTHEAST CORNER OF SAID DIAMOND SHAMROCK SUBDIVISION;

THENCE S 89°49'19" W, ALONG THE NORTH LINE OF SAID DIAMOND SHAMROCK SUBDIVISION, A DISTANCE
OF 190.00 FEET TO THE NORTHWEST CORNER OF SAID DIAMOND SHAMROCK SUBDIVISION, BEING A POINT
LYING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 287;

THENCE N 00°09'49" E, ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO
THE SOUTHWEST CORNER OF MITCHEM PUD SUBDIVISION FILING NO. 1, AS RECORDED IN THE
BOULDER COUNTY CLERK AND RECORDER'S OFFICE IN PLAN # P-36F-2 #43, FILM #2113, RECEPTION
#1591785;

THENCE N 89°49'19" E, ALONG THE SOUTH LINE OF SAID MITCHEM PUD SUBDIVISION FILING NO. 1, A
DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID MITCHEM PUD SUBDIVISION FILING NO. 1;

THENCE N 00°09'49" E, ALONG THE EAST LINE OF SAID MITCHEM PUD SUBDIVISION FILING NO. 1, A
DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID MITCHEM PUD SUBDIVISION FILING NO. 1;

THENCE S 89°49'19" W, ALONG THE NORTH LINE OF SAID MITCHEM PUD SUBDIVISION FILING NO. 1, A
DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID MITCHEM PUD SUBDIVISION FILING NO. 1, A
POINT LYING ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 287;

THENCE N 00°09'49" E, ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 287, A LINE BEING
60.00 FEET EAST AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26,
A DISTANCE OF 259.47 FEET;

THENCE S 89°50'11" E, A DISTANCE OF 150.01 FEET;
THENCE N 45°09'49" E, A DISTANCE OF 35.36 FEET;

THENCE S 89°50'11" E, A DISTANCE OF 193.73 FEET;
THENCE S 00°10'15" E, A DISTANCE OF 644.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF
WEST 10TH AVENUE;

THENCE S 89°49'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 10TH AVENUE, A DISTANCE
OF 182.51 FEET TO THE POINT OF BEGINNING, CONTAINING 167,647 SQUARE FEET OR 3.849 ACRES MORE
OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE
NAME AND STYLE OF MIRAMONTE FARMS FILING NO. 9.

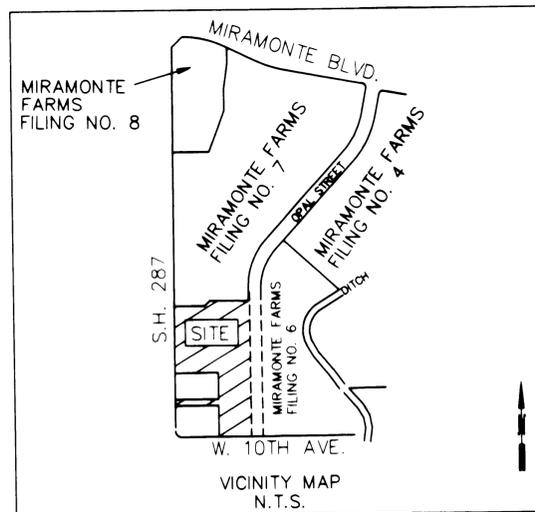
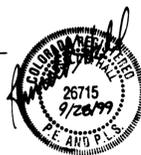
NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF THE SW 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR N 00°09'49" E.

CERTIFICATION BY SURVEYOR:

I, RUSSELL B. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THE FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE AND ACCURATE PLAT OF THAT
SURVEY PREPARED UNDER MY SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW
THIS 6TH DAY OF APRIL, 1999, OF THE ABOVE DESCRIBED PROPERTY.

Russell B. Hall
RUSSELL B. HALL, PE & PLS
COLORADO REGISTRATION NO. 26715



OWNER AND SUBDIVIDER:

EXECUTED THIS 20th DAY OF September, A.D., 1999.

HBCOLORADO PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

Al Allred 9/29/99
BY: AL ALLRED, PRESIDENT HUNT PROPERTIES, INC., DATE
A TEXAS CORPORATION AS GENERAL PARTNER FOR HBCOLORADO
PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF Dallas } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th
DAY OF September, 1999, BY AL ALLRED, PRESIDENT OF
HUNT PROPERTIES, INC., A TEXAS CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10-24-2005

Mark D. King
NOTARY PUBLIC

CITY OF Broomfield

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD,
COLORADO, THIS 19th DAY OF October, 1999.

Kevin Stull
PLANNING DIRECTOR

George DiCino
CITY ENGINEER

George DiCino
CITY MANAGER

RECORDER'S CERTIFICATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF Boulder } SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:23 A.M.
O'CLOCK 20th DAY OF October, A.D., 1999. FILED IN FILE
MAP _____ AND RECEPTION NO. 1991847

Plat file P-49 E-2 25+26
FEES \$ 20.00 PAID

Charlotte Houston
RECORDER

BY
Lynn Waring
DEPUTY

PREPARED FOR:
HUNT PROPERTIES, INC., A TEXAS CORPORATION
8235 DOUGLAS AVENUE, SUITE 1300
DALLAS, TEXAS 75225
(214) 360-9600

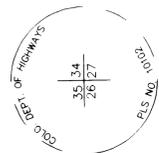
PREPARED BY:
HI HIGHLINE ENGINEERING &
SURVEYING COMPANY, INC.

ENGINEERING CONSULTANTS
9101 EAST KENYON AVENUE, SUITE 2500
(303) 889-0044 FAX: (303) 889-0012

JUNE 30, 1999
SHEET 1 OF 2

MIRAMONTE FARMS FILING NO. 9 MINOR SUBDIVISION

LOCATED WITHIN THE
SW 1/4 OF SECTION 26, T. 1 S., R. 69 W. OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.
SHEET 2 OF 2

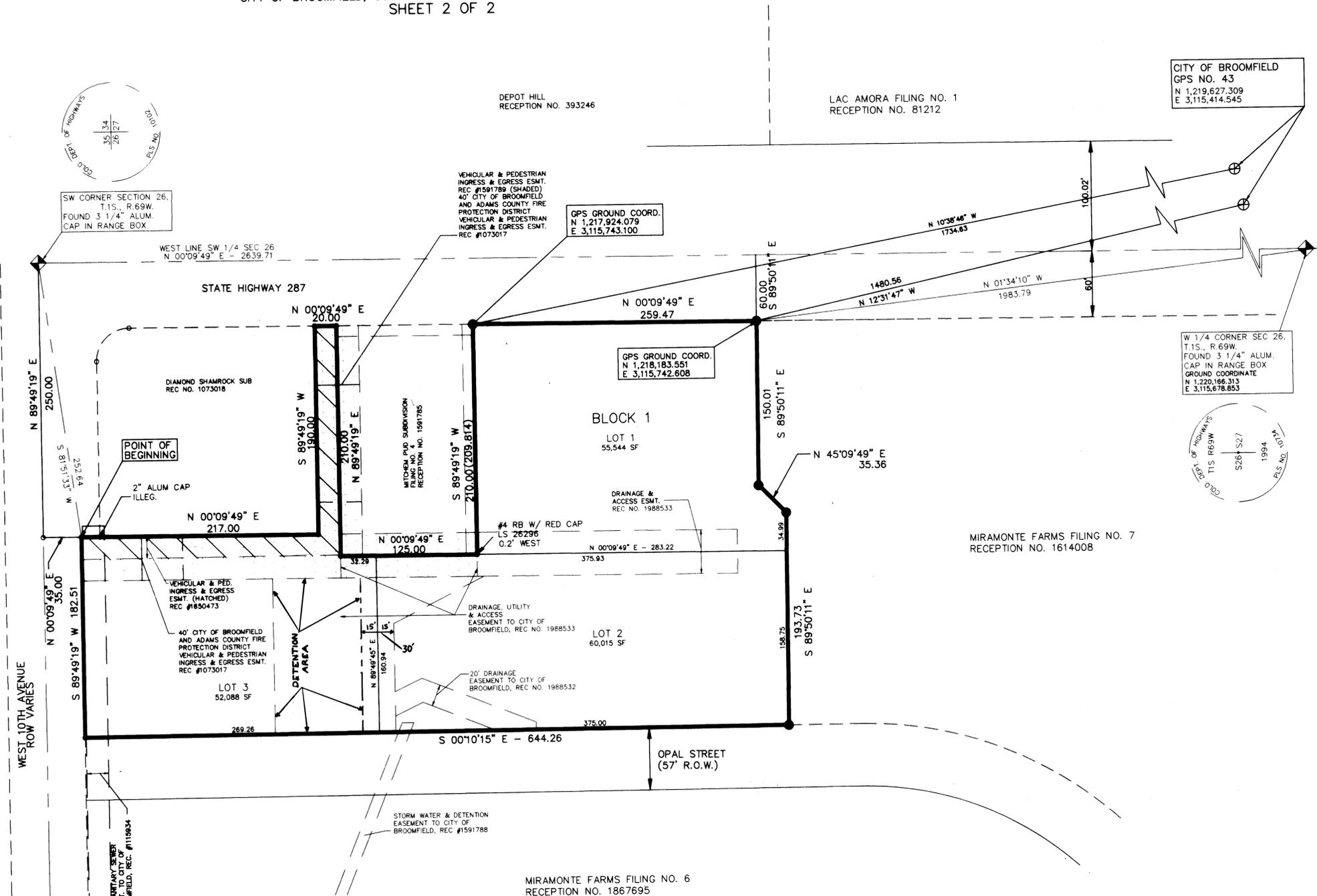


SW CORNER SECTION 26,
T. 1 S., R. 69 W.
FOUND 3 1/4" ALUM.
CAP IN RANGE BOX

DEPOT HILL
RECEPTION NO. 393246

LAC AMORA FILING NO. 1
RECEPTION NO. 81212

CITY OF BROOMFIELD
GPS NO. 43
N 1,219,627.309
E 3,115,414.545



LEGEND

SET NO. 4 REBAR W/ CAP PLS 26715

MONUMENT DESCRIPTION	COLORADO STATE PLANE COORDINATE NORTH ZONE & CITY OF BROOMFIELD GPS GROUND COORDINATE	COLORADO STATE PLANE COORDINATE NORTH ZONE GRID COORDINATE	LATITUDE	LONGITUDE
W 1/4 COR SEC 26	N 1,220,166.313 E 3,115,678.853	N 1,219,818.015 E 3,114,789.478	39°56'09.78228" N	105°05'26.36260" W
SW COR. LOT 1 BLOCK 1	N 1,217,924.079 E 3,115,743.100	N 1,217,835.819 E 3,114,853.215	39°55'50.20238" N	105°05'25.62025" W
NW COR. LOT 1 BLOCK 1	N 1,218,183.551 E 3,115,742.608	N 1,219,111.411 E 3,114,847.579	39°55'50.19009" N	105°05'25.66165" W
GPS CONTROL POINT NO. 43	N 1,219,627.309 E 3,115,414.545	N 1,219,279.165 E 3,114,525.245	39°56'04.48138" N	105°05'29.74504" W
GPS CONTROL POINT NO. 42	N 1,218,183.737 E 3,115,820.212	N 1,215,836.576 E 3,114,930.796	39°55'30.44106" N	105°05'24.74296" W

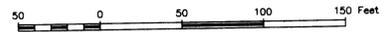
NOTE:
THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

HL HIGHLINE ENGINEERING & SURVEYING COMPANY, INC.

ENGINEERING CONSULTANTS
9101 EAST KENYON AVENUE, SUITE 2500
(303) 889-0044 FAX: (303) 889-0012



SCALE: 1" = 50'



SEPTEMBER 30, 1999
SHEET 2 OF 2