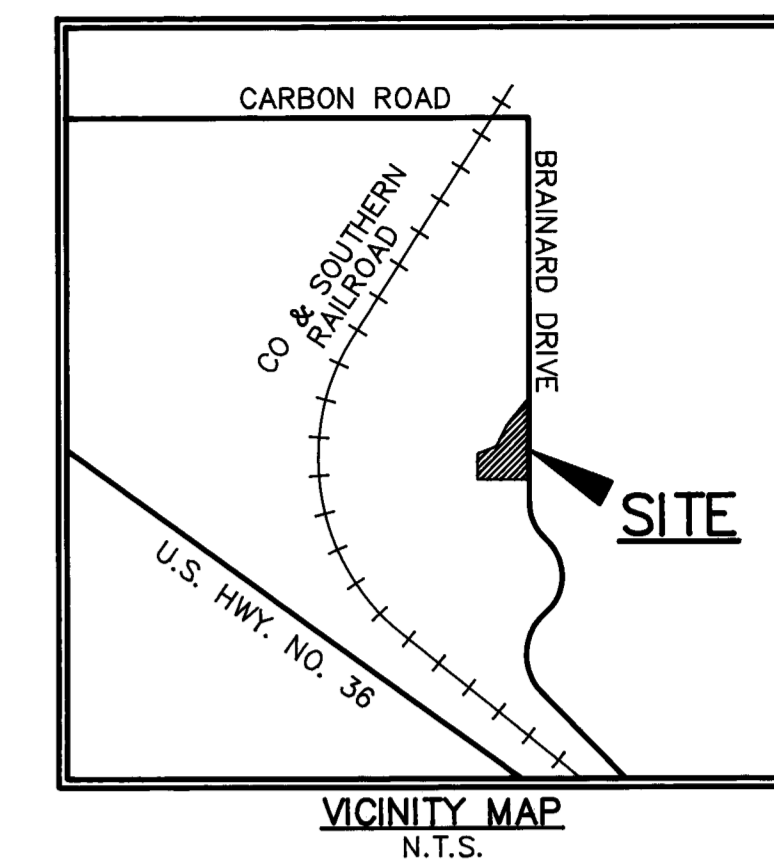


MONARCH-SUBDIVISION MINOR SUBDIVISION PLAT

A PART OF THE NW 1/4 OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th. PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1



LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

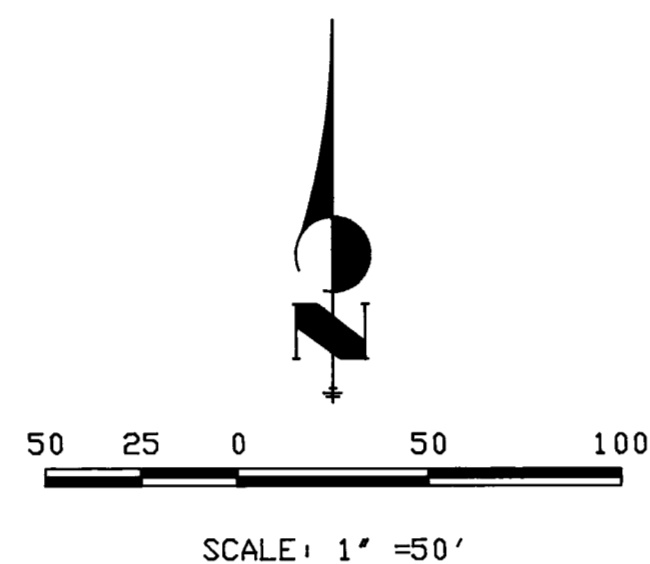
COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28 WHEN THE NORTH ONE-QUARTER CORNER BEARS NORTH 00°09'10" WEST A DISTANCE OF 2619.89 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE NORTH 00°09'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°40'15" WEST A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY OF BRAINARD DRIVE (COUNTY ROAD 19) AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°40'15" WEST ALONG A LINE 300.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 555.00 FEET; THENCE NORTH 00°09'10" WEST A DISTANCE OF 143.00 FEET; THENCE NORTH 88°31'09" EAST A DISTANCE OF 48.31 FEET; THENCE NORTH 50°20'24" EAST A DISTANCE OF 31.01 FEET; THENCE NORTH 12°21'14" EAST A DISTANCE OF 17.27 FEET; THENCE NORTH 15°29'27" WEST A DISTANCE OF 26.12; THENCE NORTH 25°52'37" WEST A DISTANCE OF 54.48 FEET; THENCE SOUTH 83°52'02" WEST A DISTANCE OF 45.38 FEET; THENCE NORTH 32°56'46" WEST A DISTANCE OF 12.47 FEET; THENCE NORTH 26°36'44" EAST A DISTANCE OF 107.32 FEET; THENCE SOUTH 67°56'52" EAST A DISTANCE OF 88.37 FEET; THENCE NORTH 74°08'21" EAST A DISTANCE OF 79.28 FEET; THENCE NORTH 66°56'33" EAST A DISTANCE OF 120.44 FEET; THENCE NORTH 78°15'27" EAST A DISTANCE OF 93.94 FEET; THENCE NORTH 67°49'53" EAST A DISTANCE OF 79.11 FEET; THENCE NORTH 25°47'35" EAST A DISTANCE OF 179.85 FEET TO SAID WESTERLY RIGHT OF WAY OF BRAINARD DRIVE; THENCE SOUTH 00°09'10" EAST ALONG SAID WESTERLY RIGHT OF WAY 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST ONE-QUARTER A DISTANCE OF 600.03 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 4.798 ACRES.

NOTES:

1. BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 28, T1S, R69W OF THE 6TH P.M. BEARING NORTH 00°19'10" WEST.
2. SET RMC PIN AND CAP LS#9329.
3. THE NORTH LINE OF THIS PLAT WAS ESTABLISHED USING THE 100 YEAR FLOOD PLAIN AS DELINEATED ON COMMUNITY-PANEL NUMBER 085073 0215 C MAP REVISED AUG. 16, 1988.

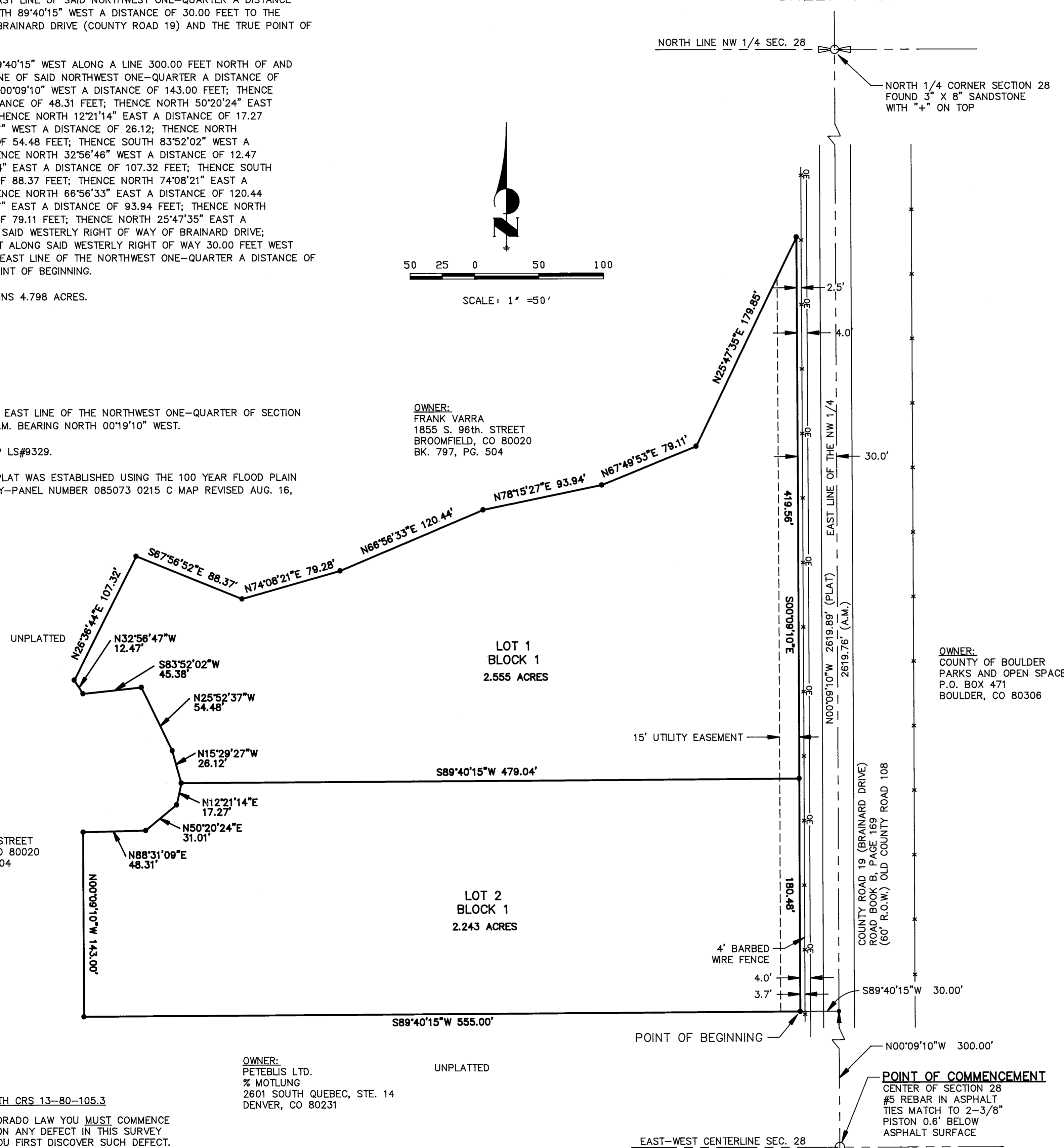


OWNER:
FRANK VARRA
1855 S. 96th. STREET
BROOMFIELD, CO 80020
BK. 797, PG. 504

OWNER:
FRANK VARRA
1855 S. 96th. STREET
BROOMFIELD, CO 80020
BK. 797, PG. 504

OWNER:
PETEBLIS LTD.
1/2 MOTLUNG
2601 SOUTH QUEBEC, STE. 14
DENVER, CO 80231

OWNER:
COUNTY OF BOULDER
PARKS AND OPEN SPACE
P.O. BOX 471
BOULDER, CO 80306



IN ACCORDANCE WITH CRS 13-80-105.3
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.

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.

CERTIFICATE OF SURVEY

I, DuWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT DURING THE MONTH OF DECEMBER, 1995, THIS PLAT OF MONARCH SUBDIVISION WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING; THE BOUNDARY CORNERS WERE FOUND OR SET AS SHOWN; AND THAT THE SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DuWayne M. Phillips
DUWAYNE M. PHILLIPS PLS 9329
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.
DATE: 2/2/95



CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:38 O'CLOCK P.M., THIS 3rd DAY OF February, 1995 FILED IN FILE NO. MAP AND RECEPTION NO. P-33 F-2-222

FILE NO. FILM 2036 NO. 147550

FEES \$10.00 PAID RECORDER Charlotte Houston
BY Katherina Conall
DEPUTY

OWNER

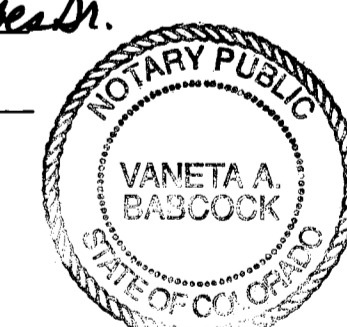
OWNER: *Frank Varra*
FRANK VARRA

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 1995 BY: *Frank Varra*

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES September 28, 1996

Vaneta A. Babcock
NOTARY PUBLIC
ADDRESS: One DeCoursey Dr.
Broomfield Co



OWNER: FRANK VARRA
1855 SOUTH 96th. STREET
BROOMFIELD, CO 80020

SUBDIVIDER: ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE., STE. 101
ENGLEWOOD, CO 80111

SURVEYOR & ENGINEER: ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE., STE. 101
ENGLEWOOD, CO 80111

Wm. O'Leary
PLANNING DIRECTOR
Frank Varra
CITY ENGINEER
George J. Ciuro
CITY MANAGER

2-3-95 DATE
2-3-95 DATE
2-6-95 DATE

ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING		5301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6108		DESIGNED BY: JB		REVISIONS	
Date: 01-31-95		Job No. 0331.107.00		CHECKED BY: JB	NO.	DESCRIPTION	DATE BY
				DRAWN BY: JB			
				DRAWING NAME: C:\EDS\DATA\033100\0331-PP.DWG			