

# BLAIR SUBDIVISION FILING NO. 2

MINOR SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1, BLAIR SUBDIVISION FILING NO. 1 IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

CO. S. H. NO. 128 (R.O.W. VARIES) SHEET 2 of 2

[R.O.W. PER FEDERAL AID PROJECT NO. S-SU 0128(1)]

E 1/4 CORNER SECTION 33, T.1S., R.69W., 6th P.M. FOUND 3.25" ALUMINUM CAP STAMPED 'LS23047, 1989'

FOUND 1.5" ALUMINUM CAP STAMPED 'DB & CO, LS23529', 0.3"X0.07'S, ACCEPTED, ALSO FOUND #5 REBAR, BROKEN CAP 'MILLER-ENSTEIN LS10945, 0.17"X0.77"E, NOT ACCEPTED, ALSO FOUND 2" ALUMINUM CAP STAMPED 'JR DEV LS10377', 0.14"X0.31"N, NOT ACCEPTED

FOUND 1.5" ALUMINUM CAP STAMPED 'LS 10377', 0.10"X0.13"N, ACCEPTED

SET #5 REBAR W/PERMA CAP STAMPED 'LS 25951' (TYP.)

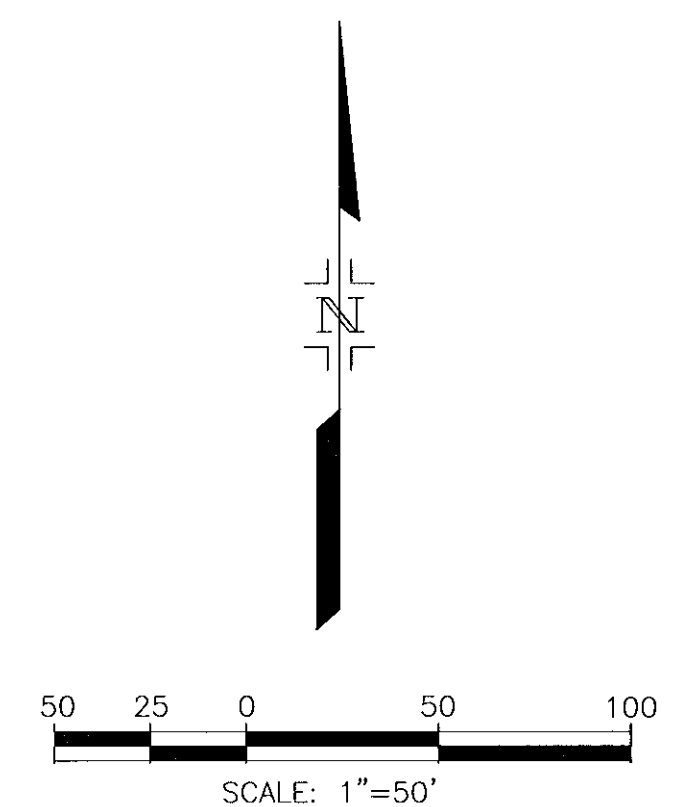
UNPLATTED DEED OF RECORD BOOK 1321, PAGE 594

FOUND 1.5" ALUMINUM CAP STAMPED 'LS 10377', 0.03"X0.22"N, ACCEPTED FOR LINE E-W, ALSO FOUND #5 REBAR, NO CAP, 1.03"X1.04'S, NOT ACCEPTED

UNPLATTED DEED OF RECORD REC. NO. 00723644

UNPLATTED DEED OF RECORD BOOK 1285, PAGE 48

VACANT LAND



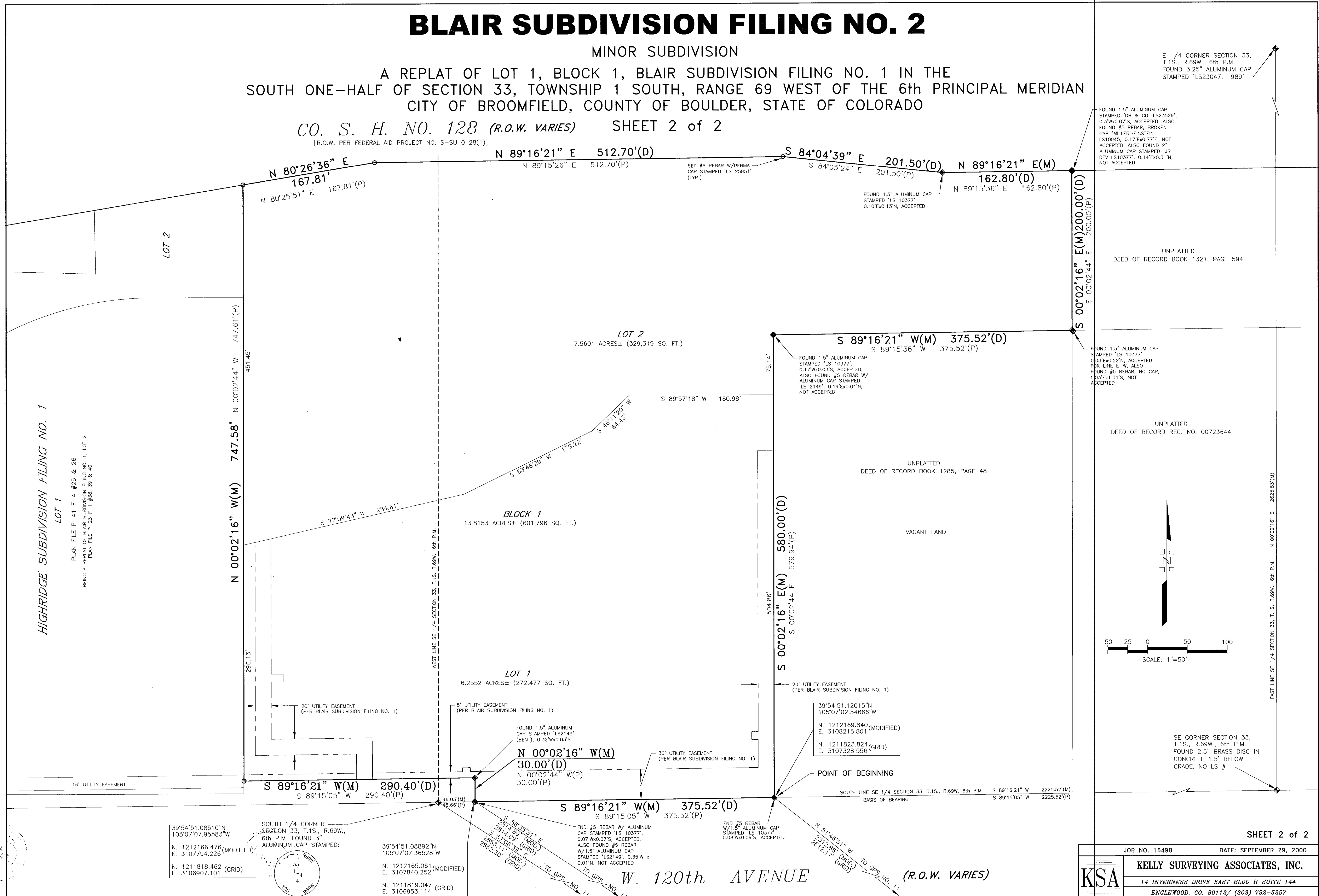
SE CORNER SECTION 33, T.1S., R.69W., 6th P.M. FOUND 2.5" BRASS DISC IN CONCRETE 1.5' BELOW GRADE, NO LS #

SHEET 2 of 2

JOB NO. 16498 DATE: SEPTEMBER 29, 2000



**KELLY SURVEYING ASSOCIATES, INC.**  
14 INVERNESS DRIVE EAST BLDG H SUITE 144  
ENGLEWOOD, CO. 80112/ (303) 792-5257



HIGHRIDGE SUBDIVISION FILING NO. 1

PLAN FILE P-41 F-4 #25 & 26  
BEING A REPLAT OF BLAIR SUBDIVISION FILING NO. 1, LOT 2  
PLAN FILE P-23 F-1 #36, 39 & 40

LOT 2

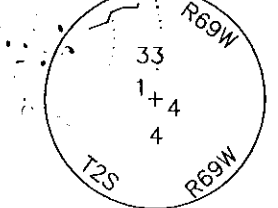
LOT 2  
7.5601 ACRES± (329,319 SQ. FT.)

BLOCK 1  
13.8153 ACRES± (601,796 SQ. FT.)

LOT 1  
6.2552 ACRES± (272,477 SQ. FT.)

39°54'51.08510"N  
105°07'07.95583"W  
N. 1212166.476 (MODIFIED)  
E. 3107794.226  
N. 1211818.462 (GRID)  
E. 3106907.101

SOUTH 1/4 CORNER SECTION 33, T.1S., R.69W., 6th P.M. FOUND 3" ALUMINUM CAP STAMPED:



39°54'51.08892"N  
105°07'07.36528"W  
N. 1212165.061 (MODIFIED)  
E. 3107840.252  
N. 1211819.047 (GRID)  
E. 3106953.114

FOUND 1.5" ALUMINUM CAP STAMPED 'LS2149' (BENT), 0.32"X0.03'S

N 00°02'16" W(M)  
30.00'(D)  
N 00°02'44" W(P)  
30.00'(P)

FOUND #5 REBAR W/ ALUMINUM CAP STAMPED 'LS 10377', 0.07"X0.07'S, ACCEPTED, ALSO FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED 'LS2149', 0.35" X 0.01"N, NOT ACCEPTED

FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED 'LS 10377', 0.08"X0.09'S, ACCEPTED

39°54'51.12015"N  
105°07'02.54666"W  
N. 1212169.840 (MODIFIED)  
E. 3108215.801  
N. 1211823.824 (GRID)  
E. 3107328.556

POINT OF BEGINNING

SOUTH LINE SE 1/4 SECTION 33, T.1S., R.69W., 6th P.M. BASIS OF BEARING  
S 89°16'21" W 2225.52'(M)  
S 89°15'05" W 2225.52'(P)

S 89°16'21" W(M) 375.52'(D)  
S 89°15'05" W 375.52'(P)

W. 120th AVENUE (R.O.W. VARIES)

EAST LINE SE 1/4 SECTION 33, T.1S., R.69W., 6th P.M. N 00°02'16" E 2625.83'(W)

# BLAIR SUBDIVISION FILING NO. 2

## MINOR SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1, BLAIR SUBDIVISION FILING NO. 1 IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 of 2

### PROPERTY DESCRIPTION

ALL OF LOT 1, AS ORIGINALLY PLATTED IN BLAIR SUBDIVISION, FILING NO. 1, SITUATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE S89°16'21"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION A DISTANCE OF 2225.52 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1285 AT PAGE 48, BEING ALSO THE SOUTHEASTERLY CORNER OF SAID BLAIR SUBDIVISION FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID BLAIR SUBDIVISION, FILING NO. 1, THE FOLLOWING THREE (3) COURSES:

1. THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID SECTION, S89°16'21"W, A DISTANCE OF 375.52 FEET;
2. THENCE N00°02'16"W A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 120TH AVENUE;
3. THENCE S89°16'21"W, ALONG A LINE 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 290.40 FEET;

THENCE N00°02'16"W, ALONG THE WESTERLY LINE OF SAID LOT 1 BLAIR SUBDIVISION FILING NO. 1, A DISTANCE OF 747.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 128 AS DESCRIBED PER STATE HIGHWAY PLANS FEDERAL AID PROJECT NO. S-SU 0128(1);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. THENCE N80°26'36"E A DISTANCE OF 167.81 FEET;
2. THENCE N89°16'21"E A DISTANCE OF 512.70 FEET;
3. THENCE S84°04'39"E A DISTANCE OF 201.50 FEET;
4. THENCE N89°16'21"E A DISTANCE OF 162.80 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN BOOK 1321 AT PAGE 594;

THENCE S00°02'16"E ALONG THE WESTERLY LINE OF SAID PARCEL, BEING ALSO PARALLEL TO THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1285 AT PAGE 48; THENCE S89°16'21"W, ALONG THE NORTHERLY LINE OF SAID BOOK 1285 AT PAGE 48, BEING ALSO 580.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 33 A DISTANCE OF 375.52 FEET;

THENCE S00°02'16"E, ALONG THE WESTERLY LINE OF SAID BOOK 1285 AT PAGE 48, BEING ALSO PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 33, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13.8153 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE ABOVE DESCRIBED LAND HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND BLOCK, UNDER THE NAME AND STYLE OF BLAIR SUBDIVISION FILING NO. 2.

OWNER:

EXECUTED THIS 5th DAY OF October, 2000.

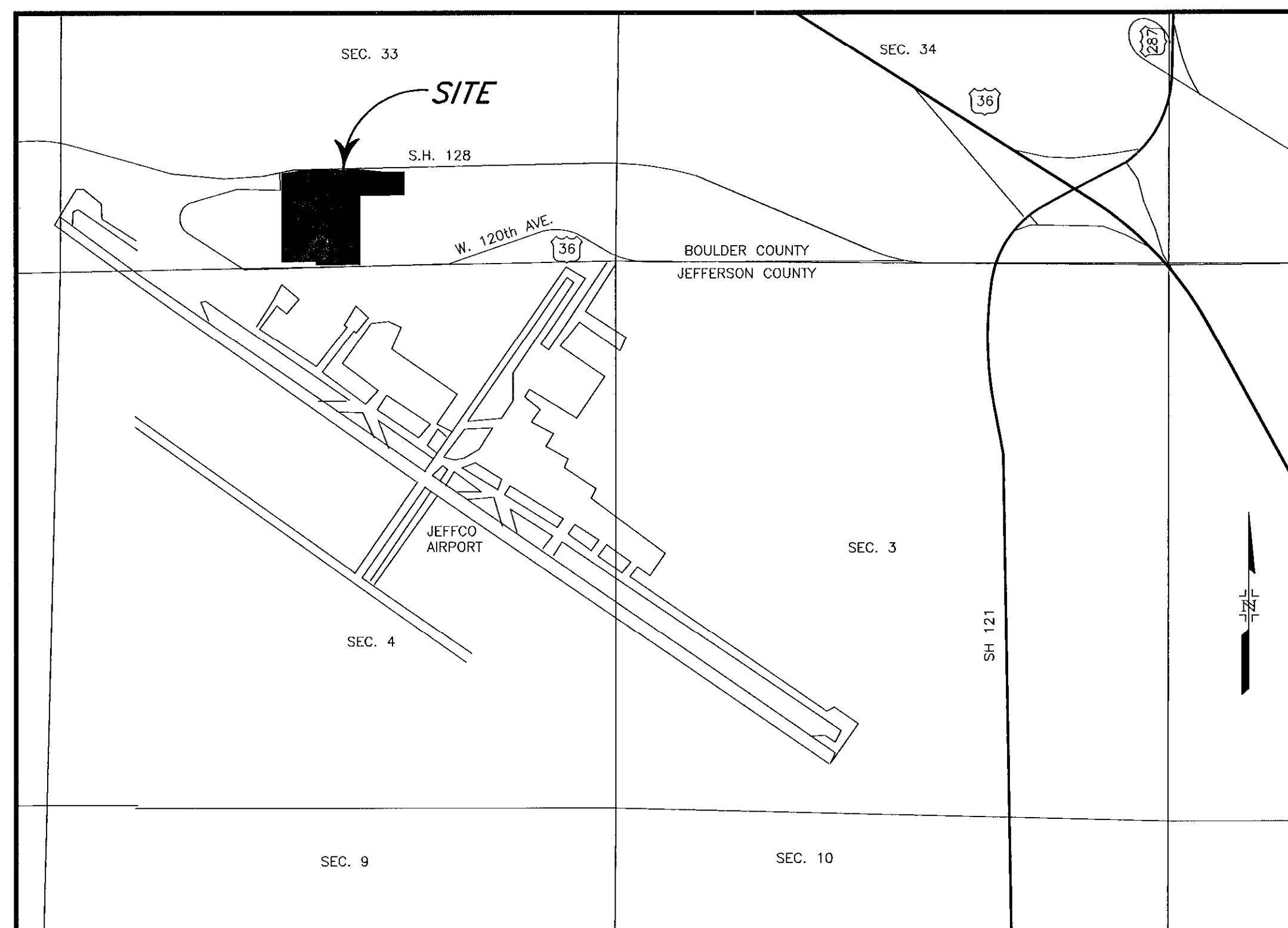
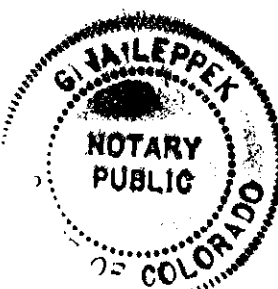
BY: Peter J. Llorente, Agent for owner

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF BROOMFIELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF October, 2000, BY PETER J. LLORENTE.

MY COMMISSION EXPIRES 6/6/2004.

Lina Leppel  
NOTARY PUBLIC



VICINITY MAP  
NOT TO SCALE

### NOTES:

1. ○ INDICATES SET 5/8" REBAR W/PERMA CAP STAMPED 'KELLY SURVEY LS 25951'
2. ◆ INDICATES MONUMENT FOUND AS NOTED ON PLAT.
3. NOTICE: ACCORDING TO COLORADO STATE 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.

4. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, BEING S 89°16'21" W (ASSUMED), MONUMENTED ON THE EAST END BY A 2.5" BRASS DISC AND ON THE WEST END BY A 3" ALUMINUM CAP STAMPED '1/4'.

5. BRG(M) BEARINGS BASED ON BEING PARALLEL WITH SECTION LINES PER RECORD CALLS IN DEEDS. ACTUAL BEARINGS DO NOT MATCH DEEDS (CALL TIES HOLD OVER BEARINGS)

BRG(D) DISTANCES BASED ON RECORDED DEEDS

BRG DIST(P) BEARINGS AND DISTANCES BASED ON BLAIR SUBDIVISION FILING NO. 1 PLAT

6. 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.

7. CITY OF BROOMFIELD GPS POINTS USED TO ESTABLISH STATE PLANE COORDINATES FOR THIS PLAT ARE GPS NO. 10, GPS NO. 11, AND NGS ENERGY. (COLORADO NORTH ZONE)

(MEASURED)	GPS NO. 10	GPS NO. 11	NGS ENERGY
LATITUDE	39°55'44.11561"N	39°54'35.67554"N	39°54'35.73339"N
LONGITUDE	105°06'38.75926"W	105°06'37.30443"W	105°10'01.20200"W

GRID	NORTHING	EASTING	
	1217194.264	1210269.618	1210210.733
	3109158.476	3109302.237	3093413.987

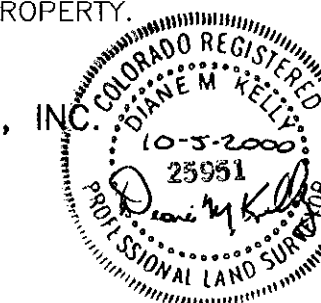
GROUND	NORTHING	EASTING	
	1217541.813	1210615.190	1210556.288
	3110046.243	3110190.045	3094297.259

### SURVEYOR'S CERTIFICATE

I, DIANE M. KELLY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A FIELD SURVEY WAS MADE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION, THIS IS A TRUE AND ACCURATE REPLAT OF THAT SURVEY PREPARED UNDER MY SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW THIS 5th DAY OF October, 2000, OF THE ABOVE DESCRIBED PROPERTY.

FOR AND ON BEHALF OF:  
KELLY SURVEYING ASSOCIATES, INC.

BY: DIANE M. KELLY, PLS 25951



### CITY OF BROOMFIELD APPROVALS

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 17th DAY OF October, 2000.

Angie S. Lino CITY MANAGER  
Diane M. Kelly CITY ENGINEER

Jack Franklin PLANNING DIRECTOR

### CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:58am O'CLOCK THIS 18th DAY OF October, 2000, AND IS DULY RECORDED IN PLAN P-52 P-2 11912, RECEPTION NO. 2088002.

FEES \$ 20.00 PAID

Charlotte Houston CLERK AND RECORDER  
Nancy E. Nelson DEPUTY

SHEET 1 of 2

JOB NO. 1649B DATE: SEPTEMBER 29, 2000

**KSA**  
KELLY SURVEYING ASSOCIATES, INC.  
14 INVERNESS DRIVE EAST BLDG H SUITE 144  
ENGLEWOOD, CO. 80112/ (303) 792-5257