

# THE OUTLOOK, FILING No. 8 MINOR SUBDIVISION

OF  
A REPLAT OF LOT 1, BLOCK 4, OF THE OUTLOOK FILING No. 2  
AND LOTS 1 AND 2, BLOCK 7, THE OUTLOOK FILING No. 6 CORRECTION PLAT.  
IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69 WEST,  
6th. PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

## OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS AND MICHELLE HANSON AND RICHARD AND MARY ANN GROGER, BEING THE OWNERS OF THAT REAL PROPERTY LOCATED IN SECTION 23, 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:

CITY OF BROOMFIELD

BY George Xi Cero CITY MANAGER  
BY San W. Bell CITY ENGINEER 1-6-95  
BY Virk Gledes DIRECTOR OF PLANNING 12-13-94

All of Lot 1, Block 4, of The Outlook, Filing Number 2 and Lots 1 and 2, Block 7, of The Outlook, Filing Number 6, Correction Plat, in the City of Broomfield, County of Boulder, State of Colorado, as filed in the offices of Clerk and Recorder of said County, being more particularly described as follows:

Beginning at the southerly corner of said Lot 2, Block 7, thence N 37° 38' 38" W 188.50 feet, along the exterior of said Lots 1, 1 and 2 for this and the next 6 courses, thence N 52° 11' 22" E 80.40 feet to a point of a curve, then along said curve to the right 26.38 feet having a radius of 20.50 feet through a central angle of 73° 43' 04" to a point of reverse curve, then along said curve to the left 40.43 feet having a radius of 367.50 feet, through a central angle of 6° 18' 12" to a point of reverse curve, then along said curve to the right 22.09 feet having a radius of 20.50 feet, through a central angle of 61° 43' 35" to a point of reverse curve, then along said curve to the left 59.24 feet having a radius of 50.00 feet through a central angle of 67° 53' 09", thence S 27° 58' 02" W 76.49 feet radial to the last described curve, thence S 52° 21' 22" W 25.65 feet, to the Point of beginning.

## CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)  
COUNTY OF BOULDER) SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:54 O'CLOCK A.M., THIS 9<sup>th</sup> DAY OF JANUARY, 1995, FILED IN FILE \_\_\_\_\_, MAP \_\_\_\_\_, AND RECEPTION NO. 1490486  
FILE \_\_\_\_\_ FILM 2030 NO. P-33 F-1 #19  
FEES \$ 10.00 RECORDER CHARLOTTE HOUSTON  
DEPUTY Carol Jacobson

EXECUTED THIS 11 DAY OF July, 1994

Thomas Hanson THOMAS HANSON  
Michelle Hanson MICHELLE HANSON  
Richard Groger RICHARD GROGER  
Mary Ann Groger MARY ANN GROGER

## ACKNOWLEDGEMENT

STATE OF COLORADO) SS  
COUNTY OF BOULDER)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF July, 1994, BY THOMAS HANSON AND MICHELLE HANSON.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES September 29, 1996  
William R. Grebe  
NOTARY PUBLIC



## ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS  
COUNTY OF SAN FRANCISCO)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, A.D., 1994, BY RICHARD GROGER AND MARY ANN GROGER.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 4/29/96  
Bruce Linton  
NOTARY PUBLIC



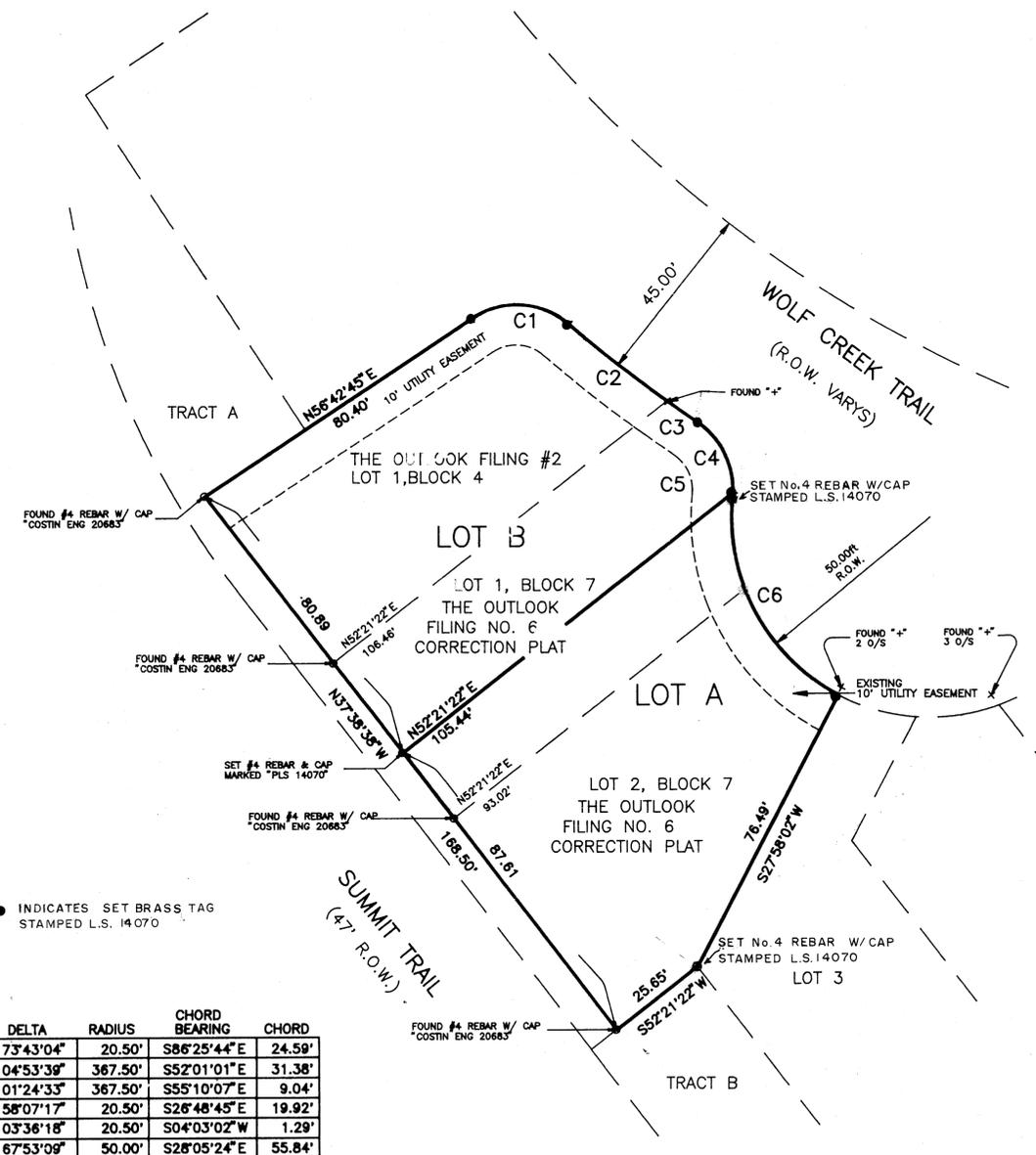
## CERTIFICATION

I, THOMAS E. CAVE, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS DONE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.

Thomas E. Cave 5-16-94  
THOMAS E. CAVE DATE  
L.S. No. 14070



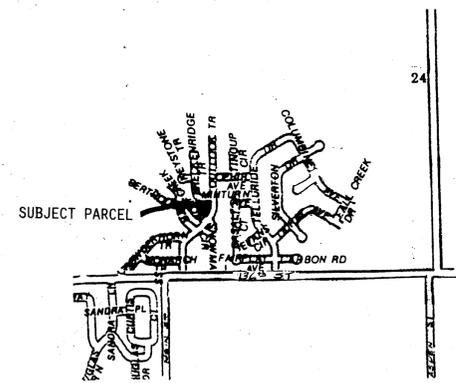
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C1	26.38'	73°43'04"	20.50'	S86°25'44"E	24.59'
C2	31.39'	04°53'39"	367.50'	S52°01'01"E	31.38'
C3	9.04'	01°24'33"	367.50'	S55°10'07"E	9.04'
C4	20.80'	58°07'17"	20.50'	S26°48'45"E	19.92'
C5	1.29'	03°36'18"	20.50'	S04°03'02"W	1.29'
C6	59.24'	67°53'09"	50.00'	S26°05'24"E	55.84'



Scale 1" = 20 ft



VICINITY MAP