

AL AUX SUBDIVISION FILING NO. 1

MINOR SUBDIVISION PLAT

A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

RAMONA
 GRID N: 1259027.590
 GRID E: 3145673.312
 LATITUDE: 40°02'35.8952"
 LONGITUDE: -104°58'46.8857"
 GROUND N: 1259.383.182
 GROUND E: 3146561.756

STATE PLANE INFORMATION:
 COLORADO NORTHERN ZONE (0501)
 MEAN DATUM (5200) FACTOR = 0.999751268
 MEAN LATITUDE 40°00'00" FACTOR = 0.999966370
 COMBINED FACTOR = 0.999717646
 MULTIPLY GROUND COORDINATES BY COMBINED FACTOR TO OBTAIN GRID COORDINATES.
 THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50000 AS DESCRIBED ON THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY FEDERAL GEODETIC CONTROL COMMITTEE.



NW CORNER, SEC. 26
 3.25" AL. CAP IN RANGE
 BOX, PLS 13155

GRID N: 1254057.917
 GRID E: 3145635.810
 LATITUDE: 40°01'46.5747"
 LONG: -104°58'47.7427"
 GROUND N: 1254412.105
 GROUND E: 3146524.244

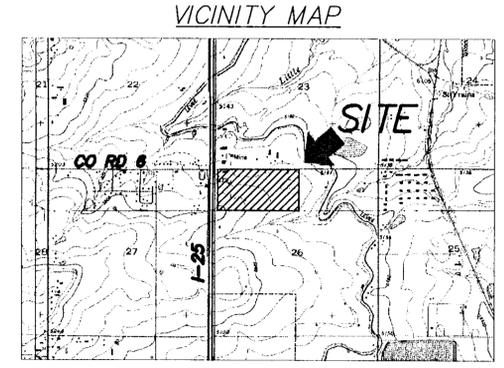
GRID N: 1254028.409
 GRID E: 3145685.795
 LATITUDE: 40°01'46.2802"
 LONG: -104°58'47.1024"
 GROUND N: 1254.582.589
 GROUND E: 3146574.240

50' COUNTY ROW
 (BOOK 998 PAGE 550 07/31/1936
 WELD COUNTY RECORDS)

INTERSTATE HIGHWAY 25
 BEARING BASIS: SECTION LINE: N00°00'28"E 1317.18' (GRID)
 N00°00'28"E 870.16'
 N00°00'28"E 208.07'

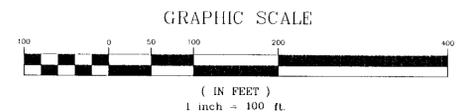
SW CORNER, NW/4, NW 1/4, SEC. 26
 3.25" AL. CAP 1.5" BELOW
 SURFACE, PLS 13155

GIDLUND, PAUL & JOANN



QUINLAN, JOHN E. & SUE A.

- NOTES:
1. BASIS OF BEARING: BEARINGS ARE BASED BETWEEN BROOMFIELD GIS POSITIONS "ROMONA" AND "BASELINE", BEING S01°42'44"E, 15792.10'.
 2. ALL SECTION, QUARTER & SIXTEENTH CORNERS FOUND ARE SHOWN ON PLAT.
 3. @ - FOUND 1/2" REBAR WITH 1" PLASTIC CAP, PLS 28258.
 4. 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.



NORTH 1/4 CORNER, SEC. 26
 3.25" AL. CAP IN RANGE
 BOX, PLS 13155

QUARTER SECTION LINE:
 S00°21'2"E 1297.07'
 FOREST W. LEWIS
 TRUSTEE FOR HIS TRUST



SE CORNER, NW/4, NW 1/4, SEC. 26
 3.25" AL. CAP 1.5" BELOW
 SURFACE, PLS 13155

GRID N: 1252756.594
 GRID E: 3146295.156
 LATITUDE: 40°01'33.5612"
 LONGITUDE: -104°58'14.1700"
 GROUND N: 1253110.405
 GROUND E: 3149144.309

BASELINE
 GRID N: 1243247.002
 GRID E: 3146145.333
 LATITUDE: 40°01'33.5612"
 LONGITUDE: -104°58'42.0101"
 GROUND N: 1243598.137
 GROUND E: 3147033.911

EXISTING 75' TRANSMISSION LINE EASEMENT AS
 RECORDED IN BOOK 1260 PAGE 129 DATED 01/04/90
 AND SHOWN ON SURVEY MAP RECORDED IN
 BOOK 1452 PAGE 1012 DATED 08/12/94
 (WELD COUNTY RECORDS)

EXISTING 50' TRANSMISSION LINE ROW AS
 SHOWN ON SURVEY MAP RECORDED IN
 BOOK 1452 PAGE 1012 DATED 08/12/94
 (WELD COUNTY RECORDS)

NOTE:
 TWO RIGHT OF WAY EASEMENTS (B1017 P301,
 07/31/1936 AND R#1723592 07/05/1977) HAVE
 BEEN RECORDED IN THE RECORDS OF WELD
 COUNTY WHICH DO NOT HAVE SUFFICIENT
 DESCRIPTIONS TO BE SHOWN. APPROXIMATE GAS
 LINE LOCATIONS (PER LOCATOR FLAGS) HAVE
 BEEN SHOWN ON THIS PLAT.

Broomfield Clerk & Recorder
 Recorded 10-29-02
 Receipt # 2002016263

LEGAL DESCRIPTION & DEDICATION:
 BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF:
 A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE
 NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 68
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
 BROOMFIELD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE S00°12'12"E, 30.00 FEET ALONG THE EAST LINE OF THE SAID
 NORTH HALF TO THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID LINE S00°12'12"E 1,297.07 FEET;
 THENCE S89°39'13"W, 2,570.29 FEET ALONG THE SOUTH LINE OF SAID
 NORTH HALF;
 THENCE N00°00'28"E, 208.07 FEET ALONG A LINE PARALLEL WITH AND
 50.00 FEET EAST OF THE WEST LINE OF SAID NORTH HALF;
 THENCE ALONG THE BOUNDARY OF A PARCEL OF LAND RECORDED AT
 BOOK 1499, PAGE 239 IN THE RECORDS OF WELD COUNTY, COLORADO
 THE FOLLOWING THREE COURSES:
 1. N89°37'40"E, 379.44 FEET;
 2. N00°47'20"W, 209.50 FEET;
 3. S89°37'40"W, 376.52 FEET;
 THENCE N00°00'28"E, 870.16 FEET ALONG A LINE PARALLEL WITH AND
 50.00 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE
 NORTHWEST QUARTER;
 THENCE N89°26'40"E, 2,565.59 FEET ALONG A LINE PARALLEL WITH
 AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE SAID NORTH
 HALF TO THE POINT OF BEGINNING, CONTAINING 3,239,542 SQUARE
 FEET (74.37 ACRES);

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED
 LAND, UNDER THE NAME AND STYLE OF ALAUX SUBDIVISION, FILING
 NO. 1, AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY
 OF BROOMFIELD ALL EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC
 AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY
 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 25th DAY OF October, A.D. 2002
 VERNON L. ALAUX FAMILY TRUST
 Denise A. Vaughan, CO-TRUSTEE

ACKNOWLEDGMENT:
 STATE OF COLORADO)
 COUNTY OF Denver) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
 25th DAY OF October, A.D. 2002 BY DENISE A.
 VAUGHAN.
 WITNESS MY HAND AND OFFICIAL SEAL
 REBECCA J. HAMMER
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires April 23, 2005
 MY COMMISSION EXPIRES: 8-23-05

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:
 THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE DIRECTOR
 OF COMMUNITY DEVELOPMENT OF BROOMFIELD, COLORADO ON THIS
 29th DAY OF October, 2002
 James C. Black
 DIRECTOR

CITY MANAGER CERTIFICATE:
 THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY
 MANAGER OF BROOMFIELD, COLORADO ON THIS 29th DAY OF
 October, 2002
 George DiCaro
 CITY MANAGER

ATTORNEY'S CERTIFICATE:
 I, George Sutherland, an ATTORNEY LICENSED TO
 PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT THE
 PERSON DEDICATING EASEMENTS ON THE PLAT TO THE CITY OWNS
 THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND
 ENCUMBRANCES.
 EXECUTED THIS 28th DAY OF October, A.D. 2002
 G.S. Sutherland
 ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE:
 I, ROBERT ORTHIMAN, A DULY REGISTERED PROFESSIONAL LAND
 SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT
 THIS MINOR SUBDIVISION PLAT IS A TRUE AND CORRECT
 REPRESENTATION OF A SURVEY MADE UNDER MY
 SUPERVISION AND HAS BEEN MADE IN ACCORDANCE WITH
 COLORADO STATE LAW.
 Robert Orthiman 10-25-02
 ROBERT ORTHIMAN
 PLS NO. 15315
 FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

AL AUX SUBDIVISION FIL. NO. 1
 MINOR SUBDIVISION PLAT
 BROOMFIELD, COLORADO

SCALE HOR. 1"=100'
 VERT. N/A
 DESIGN/APPR. RO
 DRAWN BY BO
 DATE 10/25/02
 FILE 1\23061\MINOR\PLAT.DWG SHEET 1 OF 1

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 4999 Pearl East Circle, Suite 106
 Boulder, Colorado 80501 (303) 449-9905