WHISTLEPIG FILING NO. 1

FINAL PLAT

A RESUBDIVISION OF BROOMFIELD NORTH N.U.P.U.D. FILING NO. 1

SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

SHEET 1 OF 3

CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SITE

BOULDER COUNTY

BOULDER COUNTY

RESTRICTED FOR MOUNTY

RESTRIC

VICINITY MAP SCALE: 1"=1000'

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE—QUARTER OF SAID SECTION 24; THENCE SO0°28'02"E ALONG THE WEST LINE SAID NORTHWEST ONE—QUARTER, 60.01 FEET TO THE TRUE POINT OF BEGINNING. SAID POINT BEING ON THE SOUTH RIGHT—OF—WAY DILLON ROAD; THENCE N88°35'04"E ALONG SAID SOUTH RIGHT—OF—WAY, 2599.80 FEET; THENCE S46°28'19"E, 36.02 FEET TO A POINT ON THE WEST RIGHT—OF—WAY SOUTH 124TH STREET; THENCE S00°06'55"E ALONG SAID WEST RIGHT—OF—WAY, 2578.36 FEET TO A POINT ON THE SOUTH LINE SAID NORTHWEST ONE—QUARTER; THENCE S89°56'07"W ALONG THE SOUTH LINE OF SAID NORTHWEST ONE—QUARTER, 2609.99 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE—QUARTER; THENCE NO0°28'02"W ALONG THE WEST LINE OF SAID NORTHWEST ONE—QUARTER, 2581.44 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 155.79 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WHISTLEPIG FILING NO. 1.; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS—OF—WAY, TRACT F, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

NOTES

1. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS, OR SIGHT DISTANCE REQUIREMENTS SPECIFIED IN THE CITY OF BROOMFIELD STANDARDS AND SPECIFICATIONS MANUAL.

2. THERE ARE 13 LOTS IN WHISTLEPIG FILING NO. 1.

3. THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE AS DEFINED IN CITY STANDARD 500-6, ARE PROHIBITED FROM ERECTION OR GROWING ANY OBSTRUCTIONS OVER 2-1/2 FEET IN HEIGHT WITHIN SAID TRIANGLE AS MEASURED FROM THE HIGHEST CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC SIGHT TRIANGLE.

4. THE BASIS OF BEARINGS FOR THIS PLAT IS NGS PONY AND NGS H413. AS BEARING N30*45'57"E.

5. THIS PLAT USED A COMBINED SCALE FACTOR OF 0.99970990 TO REDUCE GROUND MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES.

6. JOSEPH F. ASMUS RELIED UPON TITLE COMMITMENT NO. WB346074 DATED PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED 4/19/01.

7. PROJECT BENCHMARK: BRASS CAP DESIGNATED "NGS PONY". VERTICAL DATUM; 5426.5 (US) FEET (ADJUSTED).

8. 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF DRAINAGE AND UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES IN ALL BLOCKS.

9. 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.

10. TRACT F IS DEDICATED TO THE CITY OF BROOMFIELD FOR PUBLIC LANDS.

MONUMENT NOTES

1. MONUMENT STAMPED "L.S. 27258" WILL BE SET ON ALL LOT CORNERS IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.

2. O FOUND PROPERTY CORNER AS NOTED.

<u>OWNERS</u>

BROOMFIELD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

BY:

BY:

JOHN A. MAY, MEMBER/MANAGER

BY:

SOUTH 124TH STREET LIMITED/AATNERSHIP,
GENERAL PARTNER BY P.P. AND A PRAYER, INC.,
ITS MEMBER/MANAGER BY ROBERT A. GRYZMALA,

MERILATT, MANAGER

BY:

JOHN A. MAY, MEMBER/MANAGER

BY:

JOHN A. MAY, MEMBER/MANAGER

MEMBER/MANAGER

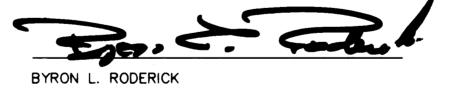
MEMBER/MANAGER

MERILATT, MANAGER

SONJA L: MAS

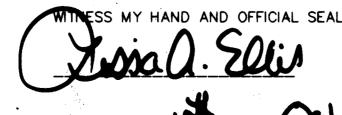
KATHLEEN K. MERILATT





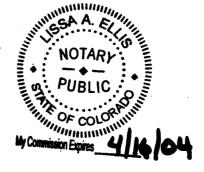


NOTARY



ADDRESS: 12142 Ay hwood Ct.

Broomfield CD Goods



HOLDERS OF DEED OF TRUST

UNITED BANK OF BROOMFIELD / N/N/A WARRE PARKS WAST, N.A.

BY: SEE LOWER, JICE PRESIDENT

COUNTY OF CHARAGE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF LINE OF UNITED BANK OF BROOMFIELD. HOW A DEED PART BANK WAT N. A. DI

WITNESS MY HAND AND OFFICIAL SEAL

ADDRESS:

ADDRESS: 3 6 MINN CTK

EXECUTED THIS TO DAY OF COTORER, 2001

AROUM PICTA GO SOOJO

MY COMMISSION CKNOW Y//JOOA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF COLORACO

BANK WEST, NA.

WITNESS MY HAND AND OFFICIAL SEAL

DAY OF WELLS FARCO

NOTARY PUBLIC STATE OF COLORACO

EXECUTED THIS MAN DAY OF GETTALL, 2001 MY COMMISSION SYMPKS 9/1/2001

KEY BANK NA, NATIONAL CITY BRANCH

ADDRESS: DAY OF GETTING, 2001

ADDRESS: FF LAMAR S 7

B RESONAL SUB, SI

NY COMMISSION EXPIRES MAR. 27, 2002

Reception No 2001 0000 18 City and County of Broomfield

ATTORNEY'S CERTIFICATE

I, ROBERT J. WITTENBRINK, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN



SURVEYOR'S CERTIFICATE

I, JOSEPH F. ASMUS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS SITE PLAN OF WHISTLEPIG ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, CHECKING AND SUPERVISION, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW



LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS DAY OF _______, 2001.

SECRETARY Kuiter Lundum

CITY COUNCIL APPROVAL

DEBBIE PLATTNER
NOTARY PUBLIC
STATE OF COLORADO

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 35 DAY OF SECTION 201.

MAYOR William M. Berns

MAYOR WILLIAM VVI. 1 Juli

CITY CLERK Vicki Man



CLERK AND RECORDER'S CERTIFICATE

COUNTY OF BOULDER)
)SS
STATE OF COLORADO)

| HEKERA | CERTIFY | THAT THIS | INSTRUMENT | WAS FILED | FOR REC | CORD | IN MY | OFFIC |) |
|---------|----------|-----------|------------|-----------|----------|------|-------|-------|---|
| T | O,CFOC | K AM/PM | THIS D | AY OF | | | 2001, | AND I | ! |
| ULY REC | ORDED IN | PLAN FIL | Ē, | MAP | , | FILM | | , | |
| T RECEP | TION NUM | BER | | · | | | | | |

2/4/44

| CLERK | AND | RECORDER | |
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PREPARED: 5/18/01
REVISIONS: 6/27/01
J. CLIFFORD MC KISSACK
7/16/01
LAND DEVELOPMENT AND CONSTRUCT

8300 GARLAND DRIVE FPLATI.DWG ARVADA. CO 80005

LAND DEVELOPMENT AND CONSTRUCTION MANAGEMENT

PHONE: 303 431-1921 FAX 303-463-9593

