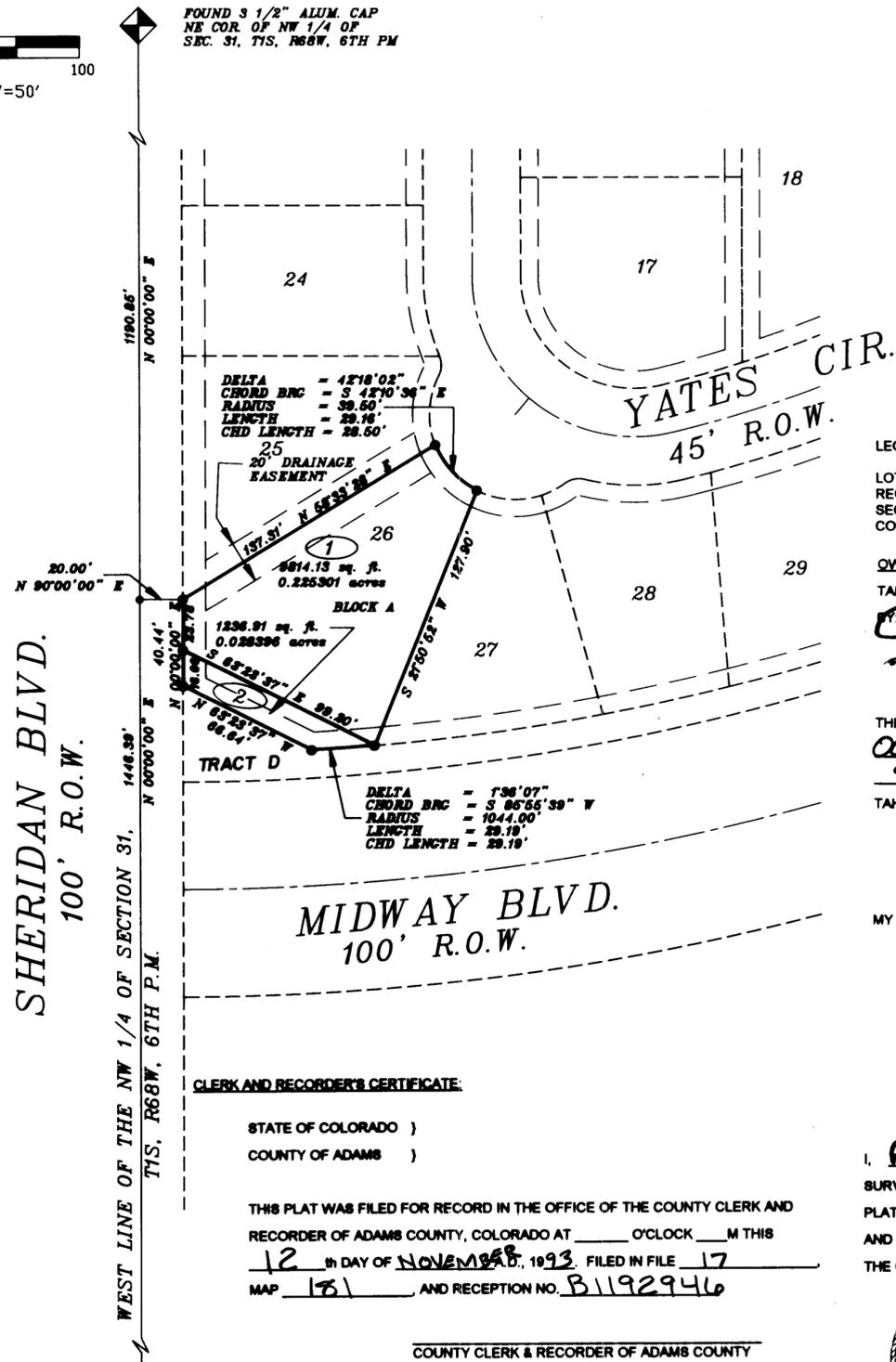
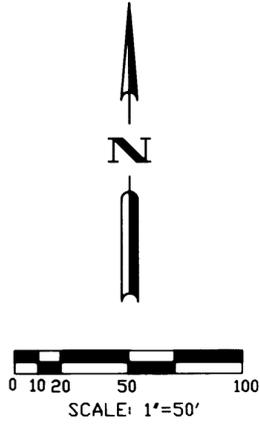
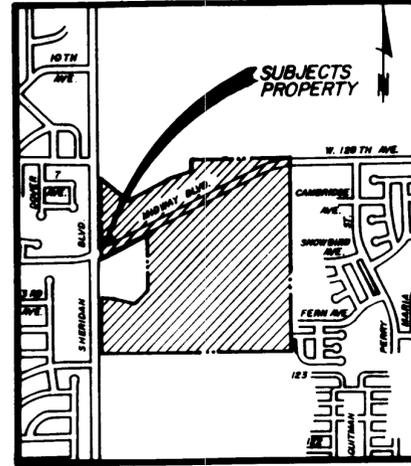


**WILLOW PARK SUBDIVISION FILING NO. 1
MINOR SUBDIVISION
A RESUBDIVISION OF LOT 26 BLOCK 1
WILLOW PARK SUBDIVISION
A PORTION OF THE NORTHWEST 1/4 OF SECTION 31,
T1S, R68W OF THE 6TH P.M., CITY OF BROOMFIELD,
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT**



FOUND 3 1/2" ALUM. CAP
NE COR. OF NW 1/4 OF
SEC. 31, T1S, R68W, 6TH PM

FOUND 3 1/2" ALUM. CAP
SW COR. OF NW 1/4 OF
SEC. 31, T1S, R68W, 6TH PM



VICINITY MAP
N.T.S.

NOTES

1. BASIS OF BEARING: THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP ONE SOUTH, RANGE SIXTY EIGHT WEST, MONUMENTED BY A 3/4 INCH ALUMINUM CAP L.S. #5429 FLUSH WITH ASPHALT BEING NORTH 00°00'00" EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31, MONUMENTED BY A 3/4 INCH ALUMINUM CAP L.S. #5429 0.5 INCH ABOVE GROUND.
2. MONUMENTATION:
 - A. ALL LOT MONUMENTS ADJACENT TO INTERIOR STREETS SHALL BE ONE INCH METAL DISKS EMBEDDED IN CONCRETE, P.L.S. 25368.
 - B. ALL OTHER INTERIOR LOT MONUMENTS SHALL BE NO. 4 REBAR WITH PLASTIC CAP, P.L.S. 25368.
 - C. EXTERIOR MONUMENTS ARE AS SHOWN OR SHALL BE WITH NO. 4 REBAR WITH PLASTIC CAP, P.L.S. 25368.
3. EASEMENTS:
 - A. EIGHT (8) FEET EASEMENTS ARE FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., WATER METERS, SIGNS, PEDESTRIAN AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED ROADWAYS, EXCEPT WHERE NOTED OTHERWISE, OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES OR SHRUBS, BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY SIX (26) FEET IN WIDTH.
 - B. UTILITY EASEMENTS ARE THOSE PORTIONS OF REAL PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWER, DRAINAGE SWALES, NATURAL GAS LINES, WATER LINES, TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
 - C. TEN (10) FEET UTILITY EASEMENTS SHALL BE ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO TRACT AREAS OR THE EXTERIOR BOUNDARY OF WILLOW PARK AS SHOWN.
 - D. DRAINAGE EASEMENTS SHALL BE FREE OF OBSTRUCTIONS, AND FENCES SHALL BE CONSTRUCTED TO ALLOW WATER TO FLOW THROUGH OR UNDER, AND ARE AS DENOTED ON PLAT.
 - E. ALL OTHER EASEMENTS ARE AS DENOTED ON PLAT.
4. YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT 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.
5. DATE OF SURVEY - MAY, 1992.
6. DATE OF PLAT PREPARATION - SEPTEMBER, 1993.
7. APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, CRS.

LEGAL DESCRIPTION:

LOT 26, BLOCK 1, WILLOW PARK SUBDIVISION RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER IN FILE 17, RECEPTION NO. B109910 IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

OWNERSHIP:

TAHC #14
BY: John R. Bush SR. VICE PRESIDENT
Jonathan Bush SECRETARY
SEAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 1993, BY Jonathan Bush AS AS Senior Vice Secretary AND John R. Woopner PRESIDENT OF
TAHC #14.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: August 2, 1994
Annette Hilman
NOTARY PUBLIC

ADDRESS _____

SURVEYOR CERTIFICATE

I, Alan D. Gillan A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION IN CONFORMANCE WITH TITLE 38, ARTICLE 51 OF THE COLORADO REVISED STATUTES, AS AMENDED.



ADG 10-19-93
ALAN D. GILLAN, 26368 DATE

APPROVALS

Mark O'Leary 10/27/93
PLANNING DIRECTOR DATE
Samuel P. Baker 10/27/93
CITY ENGINEER DATE
George Di Cenzo 10-27-93
CITY MANAGER DATE

GILLAN'S ENGINEERING, INC.

8471 TURNPIKE DRIVE ■ SUITE 200
WESTMINSTER, COLORADO 80030
(303) 426-1731

