

BROOMFIELD NORTH N.U.P.U.D. FILING NO. 1
A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.
COUNTY OF BOULDER, STATE OF COLORADO
AREA - 161.855 Acres

SHEET 1 OF 2

DEDICATION ACKNOWLEDGEMENT

Know all persons by these presents: that the undersigned, Broomfield North, a Colorado General Partnership, is the owner and proprietor of the land situated in Boulder County, Colorado, and lying within Broomfield North N.U.P.U.D. Filing No. 1, a subdivision of a part of the Northwest 1/4 of Section 24, Township 1 South, Range 69 West, of the 6th Principal Meridian, described as follows:

Commencing at the Northwest corner of said Section 24, said Northwest corner being the True Point of Beginning; thence along the North line of the Northwest one-quarter of said Section 24, North 89°44'03" East, 2666.24 feet to the North one-quarter corner of said Section 24; thence along the East line of the Northwest one-quarter of said Section 24, South 00°02'04" West, 2663.57 feet to the Southeast corner of the Northwest one-quarter of said Section 24; thence along the South line of the Northwest one-quarter of said Section 24, North 89°47'08" West, 2649.99 feet to the Southwest corner of the Northwest one-quarter of said Section 24; thence along the West line of the Northwest one-quarter of said Section 24, North 00°19'03" West, 2641.33 feet to the True Point of Beginning. Containing 161.855 acres more or less.

That it has caused said real property to be laid out and surveyed as Broomfield North N.U.P.U.D. Filing No. 1, a subdivision in the County of Boulder, State of Colorado, and does hereby accept the responsibility for the completion of required improvements and does hereby dedicate and set apart all of the roads and other public improvements and places as shown on the accompanying plat to the use of the public forever, and unless otherwise specifically noted by reference on this plat, does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements to Boulder County for the purpose(s) shown hereon, and does hereby grant to Boulder County the right to regulate the installation and maintenance of necessary structures, facilities and/or improvements by the entity responsible for providing the services for which the easements are established. In witness whereof Broomfield North, a Colorado General Partnership has caused its name to be hereunto subscribed by its president and its corporate seal to be affixed, attested by its secretary this 20 day of SEPTEMBER, 19 89.

Attest: Broomfield North, a Colorado General Partnership

By Byron L. Roderick
Byron L. Roderick, Managing Partner

Acknowledgement

State of Colorado)
County of Boulder) ss Juanie Malone

The foregoing instrument was acknowledged before me this 20 day of September, 1989 by Byron L. Roderick as Managing Partner of Broomfield North, a Colorado General Partnership, owner and proprietor of Broomfield North N.U.P.U.D., Filing No. 1. Witness my hand and official seal.

My Commission Expires January 23, 1993

NOTICE

Public notice is hereby given that acceptance of this platted subdivision by the County of Boulder does not constitute an acceptance of the roads and other improvements reflected hereon for maintenance by said county.

Until such roads and other improvements are satisfactorily constructed to county requirements and meet the conditions of the construction permit and are specifically accepted by this county by recording with the clerk and recorder of the county an official acceptance resolution the maintenance, construction, and all other matters pertaining to or affecting said roads and other improvements and right-of-way are the sole responsibility of the owners of the land within this subdivision.

Notice is further given that no building permits will be issued by officials of this county for improvements of any nature on any property reflected on this platted subdivision until such time as the acceptance as herein above described has been filed for record with the clerk and recorder of this county, or until other suitable provision is made for completion and/or maintenance of the roads and other improvements.

The property in this subdivision is subject to the conditions of the subdivision agreement recorded immediately following this plat.

Planning Commission Approval

Approved this 16th day of August, 1989, Planning Commission, Boulder County, Colorado.

Claudia C. Van Wie
Chair

SURVEYOR'S CERTIFICATE

I, Daniel F. Cunningham, a duly registered land surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches, or other easements of record, or other ownerships in evidence, or known by me to exist on or across the herebefore described land except as shown on this plat of Broomfield North N.U.P.U.D. Filing No. 1; that this plat truly and correctly represents the results of a survey made on May 25, 1989 by me or under my direct supervision, and that all monuments exist as shown hereon; that mathematical closure errors are less than 0.01 feet; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with subdivision and/or surveying of land and all provisions (within my control) of the Boulder County Subdivision Regulation.

I attest the above on this 20th day of SEPTEMBER, 19 89.

D.F. Cunningham
Daniel F. Cunningham, L.S. #23038

Board of Commissioners' Approval

Approved this 24th day of August, 1989, Board of Commissioners, Boulder County, Colorado. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owner and/or proprietor and not the County of Boulder.

Ronald K. Stewart
Chair

Attest: Juanie Malone
Deputy Clerk of Board

Authorization to Record

I, GRAHAM BILLINGSLEY, secretary to the Boulder County Planning Commission, do hereby certify that to the best of my knowledge all conditions of county approval of this plat of Broomfield North N.U.P.U.D. Filing No.1 have been fully satisfied, and that the same is hereby authorized for recordation.

Witness my hand on the 24th day of JANUARY, 19 90.

[Signature]
Secretary to the Boulder County Planning Commission

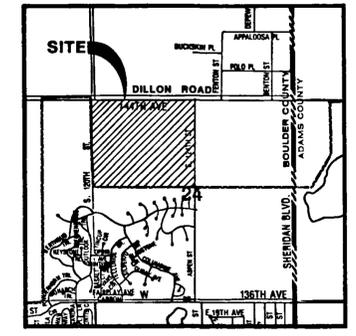
CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Boulder) ss

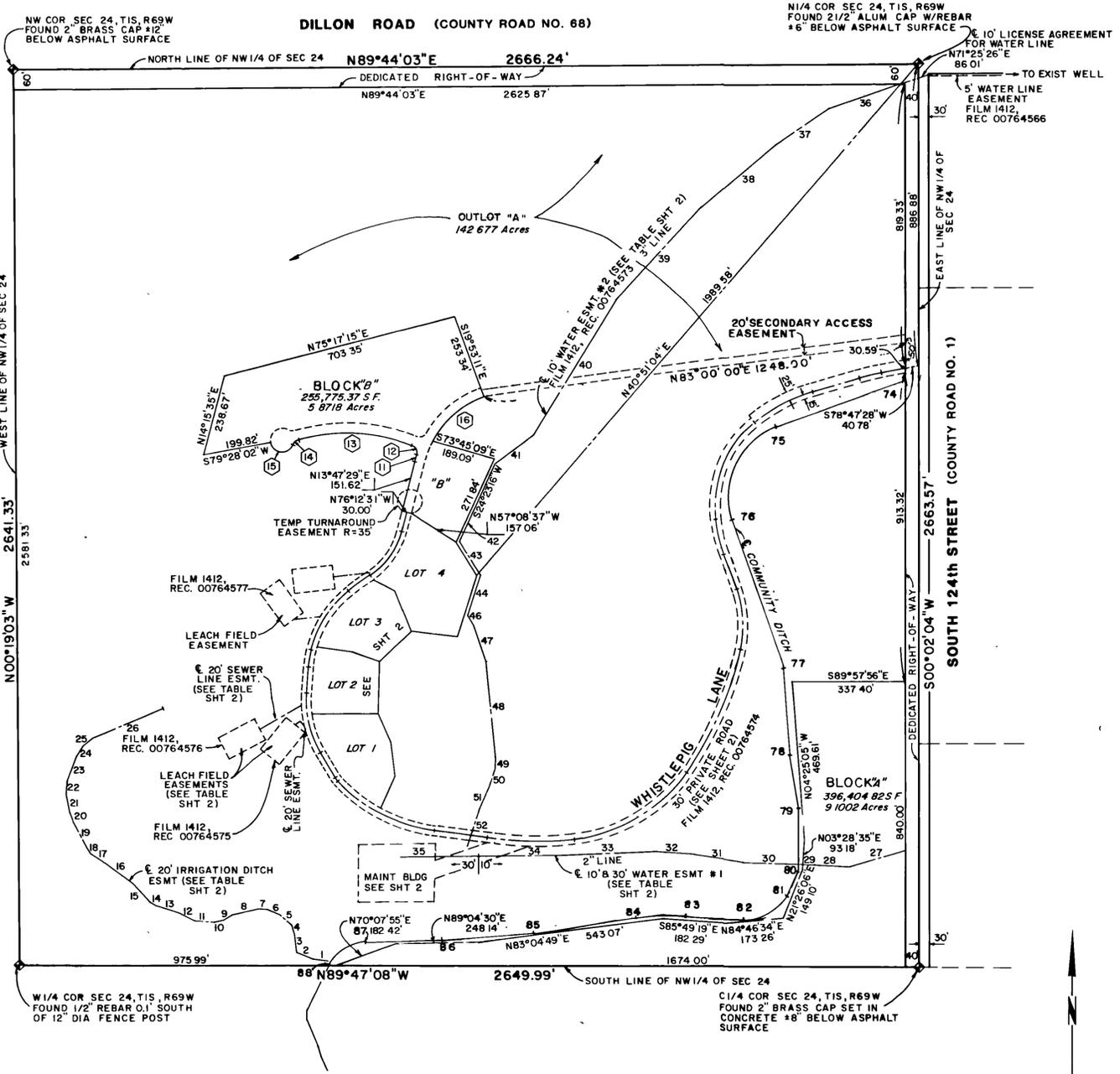
I hereby certify that this instrument was filed in my office at 11:00 AM, O'Clock, this 25th day of January, 1990, and is duly recorded in plan file P-24 F-2 # 33-134 fees \$ 20.00 paid.

Reception # 1025078 Charlotte Houston
Recorder

Film # 1612 Carol Porter
Deputy



VICINITY MAP



Futura Engineering Inc.

8670 East Yale Avenue
Denver, Colorado 80222 - (303) 788-8282



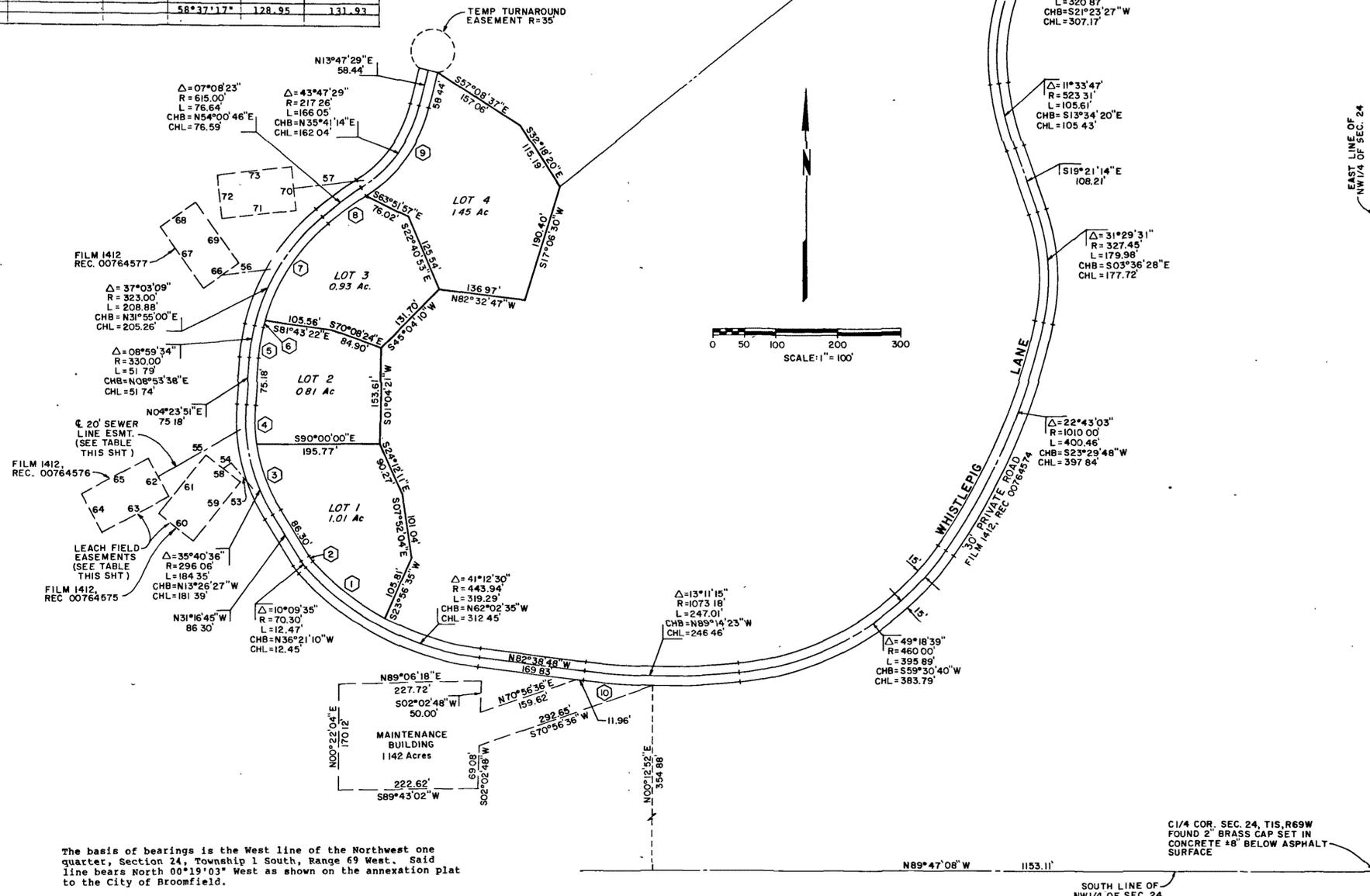
P-24 F-2 # 33 (1 OF 2 sheets)

801025078 01/25/90 11:00 AM REAL ESTATE RECORDS
F1612 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

BROOMFIELD NORTH N.U.P.U.D. FILING NO. 1
 A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 24,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.
 COUNTY OF BOULDER, STATE OF COLORADO
 AREA - 161.855 Acres

SHEET 2 OF 2

No.	Bearing	Distance	Delta	Radius	Arc Length
74	S70°33'19"W	406.94'			
75			81°14'20"	229.62	325.58
76	S19°31'48"E	464.52'			
77	S03°46'26"E	270.82'			
78	S09°17'56"E	156.06'			
79	S00°57'10"W	162.13'			
80	S21°04'39"W	83.70'			
81			74°56'00"	123.33	161.30
82	N86°02'13"W	177.54'			
83			22°08'34"	377.31	145.82
84	S81°54'09"W	307.21'			
85	S85°23'11"W	270.25'			
86	S88°52'37"W	221.88'			
87			58°37'17"	128.95	131.93
88					



NORTH LINE OF NW 1/4 OF SEC. 24
 N1/4 COR SEC 24, T1S, R69W
 FOUND 2 1/2" ALUM. CAP W/REBAR
 +6" BELOW ASPHALT SURFACE

SEWER LINE EASEMENTS		
Nd.	Bearing	Distance
53	N39°17'49"W	53.77'
54	S54°24'46"W	17.08'
55	S59°57'38"W	152.14'
56	S83°35'04"W	81.31'
57	S83°35'04"W	110.00'

IRRIGATION DITCH EASEMENT		
No.	Bearing	Distance
1	N82°08'03"W	59.04'
2	N68°56'01"W	50.34'
3	N07°39'13"W	56.38'
4	N17°18'09"W	46.39'
5	N47°58'09"W	46.98'
6	N66°49'55"W	39.95'
7	N86°39'33"W	26.63'
8	S76°50'26"W	79.32'
9	S58°27'05"W	28.80'
10	S78°07'36"W	26.76'
11	N86°36'26"W	56.71'
12	N62°18'35"W	49.99'
13	N72°55'54"W	73.03'
14	N56°16'38"W	25.93'
15	N41°29'39"W	71.47'
16	N53°49'02"W	101.63'
17	N57°21'03"W	49.26'
18	N33°23'56"W	28.52'
19	N27°29'25"W	88.84'
20	N21°27'59"W	31.38'
21	N09°57'29"W	48.95'
22	N05°53'46"E	43.21'
23	N20°46'41"E	71.21'
24	N32°38'30"E	36.82'
25	N51°39'58"E	33.96'
26	N67°25'21"E	222.90'

LEACH FIELD EASEMENTS		
No.	Bearing	Distance
58	S51°11'20"E	70.00'
59	S38°48'40"W	120.00'
60	N51°11'20"W	70.00'
61	N38°48'40"E	120.00'
62	S27°50'56"E	70.00'
63	S62°09'10"W	120.00'
64	N27°50'56"W	70.00'
65	N62°09'04"E	120.00'
66	S54°45'57"W	70.00'
67	N35°14'03"W	120.00'
68	N54°45'57"E	70.00'
69	S35°14'03"E	120.00'
70	S06°24'56"E	70.00'
71	S83°35'04"W	120.00'
72	N06°24'56"W	70.00'
73	N83°35'04"E	120.00'

WATER LINE EASEMENT #1		
No.	Bearing	Distance
27	S73°33'21"W	171.01'
28	N87°04'07"W	102.79'
29	N87°12'05"W	63.83'
30	N88°36'20"W	145.01'
31	N80°56'16"W	149.11'
32	N85°50'15"W	117.13'
33	S87°46'41"W	275.65'
34	S89°40'36"W	250.00'
35	S89°40'36"W	230.28'

CURVE DATA					
No.	Delta	Radius	Arc Length	Ch Bearing	Ch Length
1	19°47'46"	428.94'	148.20'	N51°20'13"W	147.47'
2	10°09'35"	55.30'	9.81'	N36°21'32"W	9.79'
3	22°58'47"	281.06'	112.73'	N19°47'21"W	111.97'
4	12°41'49"	281.06'	62.28'	N01°57'03"W	62.16'
5	08°59'34"	315.00'	49.44'	N08°53'38"E	49.39'
6	02°15'31"	308.00'	12.14'	N14°31'11"E	12.14'
7	34°47'38"	308.00'	187.04'	N33°02'45"E	184.18'
8	07°08'23"	600.00'	74.77'	N54°00'46"E	74.72'
9	43°47'29"	232.26'	177.52'	N35°41'14"E	173.23'
10	05°54'54"	1088.18'	112.34'	S85°36'13"E	112.29'
11	04°13'36"	310.00'	22.87'	N15°54'17"E	22.86'
12	87°24'11"	20.00'	30.51'	N25°41'01"W	27.64'
13	36°45'17"	535.00'	343.20'	N87°45'45"W	337.34'
14	52°48'02"	20.00'	18.43'	S47°27'35"W	17.79'
15	148°24'28"	35.00'	90.66'	N84°44'12"W	67.36'
16	41°20'25"	280.00'	202.03'	S49°26'36"W	197.67'

WATER LINE EASEMENT #2		
No.	Bearing	Distance
36	S71°02'22"W	227.54'
37	S55°38'32"W	187.16'
38	S49°52'09"W	293.38'
39	S42°48'08"W	365.22'
40	S31°27'49"W	470.17'
41	S53°38'17"W	135.01'
42	S24°23'16"W	251.28'
43	S32°18'20"E	114.39'
44	S17°06'30"W	134.84'
45		
46	S29°34'26"E	37.12'
47	S18°45'09"E	115.18'
48	S05°39'34"E	281.25'
49	S03°25'12"W	38.81'
50	S18°08'27"W	50.91'
51	S23°07'47"W	78.45'
52	S17°39'34"W	111.78'

- General Notes:**
- Locations and dimensions of lots, roads easements, etc. as shown on the current preliminary plan and final at of Broomfield North N.U.P.U.D. Filing No. 1 take precedence over previously recorded documents.
 - Block "A" is an existing homestead lot.
 - Block "B" is currently proposed for an additional lots and continuation of a 30 foot private road to be subdivided as Broomfield North N.U.P.U.D. Filing No. 2.
 - Outlot "A" is the remaining area not contained within lots 1-4, Blocks "A" or "B", and is to be considered common area to be maintained by Broomfield North, a Colorado General Partnership, in accordance with the conservation easement agreement recorded immediately after the plat.
 - The existing and proposed private road is to be maintained by Broomfield North, a Colorado General Partnership.
 - An additional 225 feet of private roadway with a temporary 35 foot radius gravel turn around is to be constructed in this filing.
 - The areas except lots 1-4, Block A, existing lakes, roads, buildings, and ponds are to remain with natural vegetation or agricultural use at the present time.

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.

#0120276, 04/25/20 11:00 AM, REAL ESTATE RECORDS, F1612 CHARLOTTE HOUSTON BOULDER COUNTY CO RECORDER

The basis of bearings is the West line of the Northwest one quarter, Section 24, Township 1 South, Range 69 West. Said line bears North 00°19'03" West as shown on the annexation plat to the City of Broomfield.

C1/4 COR. SEC. 24, T1S, R69W
 FOUND 2" BRASS CAP SET IN
 CONCRETE +8" BELOW ASPHALT
 SURFACE

Futura Engineering Inc.
 8570 East Yale Avenue
 Denver, Colorado 80222 - (303) 758-8282

P-24 F-2 #34 (2 of 2 sheets)

R242-34 2/3

That it has certain
surveys as
subdivision in the
does hereby accept
remains to be
all of the
shown on the accompanying
forever, and
on this date does
promise to
place as easement
hereon, and does hereby
regulate the installation of
structures, and does hereby
agree to
be established
columns, and
subjected to the
erected, and
of

ATTEST:

By _____

By _____