ASPEN CREEK FILING NO. 4

FINAL PLAT

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00"12'21" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1,448.50 FEET; THENCE SOUTH 89'47'39" WEST, A DISTANCE OF 97.08 FEET, TO A POINT ON THE NORTH BOUNDARY OF ASPEN CREEK FILING NO. 3, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH BOUNDARY OF SAID ASPEN CREEK FILING NO. 3, THE FOLLOWING TEN (10)

- 1.) SOUTH 89'47'39" WEST, A DISTANCE OF 159.36 FEET TO A POINT ON A NON-TANGENT CURVE; 2.) THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46'28'08", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 16.22 FEET, A CHORD BEARING OF SOUTH 23°01'43" WEST, A DISTANCE OF 15.78 FEET:
- 3.) THENCE SOUTH 89'47'39" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF
- THENCE NORTH 82'30'31" WEST, A DISTANCE OF 93.00 FEET; THENCE NORTH 65'28'27" WEST, A DISTANCE OF 68.13 FEET:
- 6.) THENCE SOUTH 46"15'14" WEST, A DISTANCE OF 13.04 FEET TO A POINT ON A NON-TANGENT
- 7.) THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25'51'16", A RADIUS OF 231.50 FEET, AN ARC LENGTH OF 104.46 FEET, A CHORD BEARING OF NORTH 44"13"O9" WEST. A DISTANCE OF 103.58 FEET, TO A POINT OF TANGENT;
- 8.) THENCE NORTH 27'49'13" WEST, A DISTANCE OF 16.51 FEET;
- 9.) THENCE NORTH 31'17'31" WEST, A DISTANCE OF 216.23 FEET TO A POINT OF CURVE;
- 10.) THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45'39'17", A RADIUS OF 505.50 FEET, AN ARC LENGTH OF 402.80 FEET, A CHORD BEARING OF NORTH 54'07'09" WEST. A DISTANCE OF 392.22 FEET;
- THENCE ALONG THE FOLLOWING SEVEN (7) COURSES; 1.) NORTH 27"19"02" EAST, A DISTANCE OF 141.59 FEET:
- THENCE NORTH 58'35'18" EAST, A DISTANCE OF 174.53 FEET
- THENCE NORTH 05'31'54" WEST, A DISTANCE OF 122.47 FEET;
- THENCE NORTH 81'22'15" EAST, A DISTANCE OF 65.16 FEET;
- THENCE SOUTH 89'56'01" EAST, A DISTANCE OF 337.16 FEET; THENCE NORTH 51"10"30" EAST, A DISTANCE OF 134.59 FEET;
- 7.) THENCE NORTH 00°03'59" EAST, A DISTANCE OF 232.37 FEET, TO THE NORTH LINE OF THE

SOUTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG SAID NORTH LINE, SOUTH 89'56'01" EAST, A DISTANCE OF 309.31 FEET. TO A POINT ON THE WEST RIGHT-OF-WAY OF SHERIDAN BOULEVARD; THENCE SOUTH 00'12'21" EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1,044.41 FEET; THENCE SOUTH 29'21'34" WEST, A DISTANCE OF 65.02 FEET; THENCE SOUTH 00'12'21" EAST, A DISTANCE OF 89.13 FEET, TO THE TRUE POINT OF

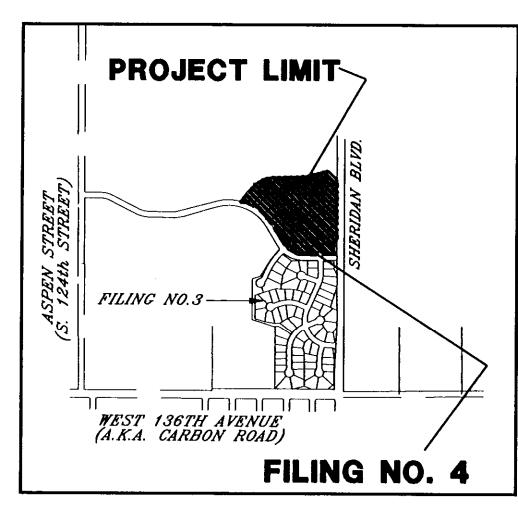
SAID PARCEL CONTAINS 766,337 SQUARE FEET OR 17.593 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ASPEN CREEK FILING NO. 4; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AND TRACTS A, B, C, D AND E 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 FRANCHISES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

IN ACCORDANCE WITH CRS 13-80-105.3

"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".

ANY PERSON WHO KNOWNGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.



VICINITY MAP SCALE: 1" - 1000'

NOTES

- 1. LOT LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED N/R, FOR NON-RADIAL 2. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID
- 3. THERE ARE 42 SINGLE FAMILY LOTS IN ASPEN CREEK FILING NO. 4. 4. 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 SITE TRIANGLE.
- 5. THE BEARINGS FOR THIS PLAT ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING NORTH 00'12'21" WEST.
- 6. ROCKY MOUNTAIN CONSULTANTS, RELIED UPON TITLE COMMITMENT NO. K111152, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MAY 12, 1997 TO DETERMINE RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- 7. 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. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
- 8. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ENTRY SIGNS/FEATURES.
- 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. BROOMFIELD GPS DATUM TIE THE FOLLOWING COORDINATES VALUES ARE STATE PLANE COORDINATES, COLORADO COORDINATE SYSTEM OF 1983/1992, NORTHERN ZONE, AT GROUND. SE CORNER SECTION 24 N=1222819.502 E=3126251.992 S 1/4 COR SECTION 24 N=1222828.619 E=3123587.633 E 1/4 COR SECTION 24 N=1225457.775 E=3126242.513
- GPS CONTROL NGS V411 N=1219711.147 E=3131516.824 11. SPECIAL FLOOD HAZARD AREAS THE FLOOD INSURANCE RATE MAP (FIRM), CITY OF BROOMFIELD, COLORADO, COMMUNITY PANEL 085073 0010 D, REVISED SEPTEMBER 30, 1997 SHOWS THE QUAIL CREEK FLOODPLAIN IN ZONE A AND NO PORTION OF THE PROPOSED FILING NO. 4 IS AFFECTED BY THE EXISTING FLOODPLAIN.

MONUMENT NOTES

- 1. MONUMENTS WILL BE SET ON ALL LOT CORNERS IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED. FOR THOSE LOT CORNERS AT STREET RIGHT-OF-WAY LINES MONUMENTS WILL BE SET AT AN APPROPRIATE OFFSET ON LOT LINES EXTENDED, IN ACCORDANCE WITH SAID STATUTE.
- 2. BOUNDARY CORNERS FOR ASPEN CREEK FILING NO. 4, ARE SET 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "R.M.C. 9329", UNLESS OTHERWISE NOTED.
- 3. A INDICATES A SET 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "R.M.C. 9329" IN A RANGE BOX. UNLESS OTHERWISE NOTED.

ATTORNEY'S CERTIFICATE

_Shari R. Gaker AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF ASPEN CREEK FILING NO. 3, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DUWAYNE M. PHILLIPS

REGISTERED PROFESSIONAG CAND SURVEYOR

COLORADO STATE PAS NO. 9329

FOR AND ON BEHALF OF ROCKY MOUNTAIN CONSULTANTS, INC.

OWNER

LOWE ASPEN CREEK, LLC BY LOWE ENTERPRISES COLORADO, INC. MANAGER

PRESIDENT COUNTY OF DEAVET STATE OF COLORAGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 215 DAY OF <u>Detaber</u>, 1999, BY <u>John R. Wheyouer</u> Heistina Cafalogla

PRESIDENT, LOWE ENTERPRISES, COLORADO, INC.

******* KRISTINA CIFALOGLIO NOTARY PUBLIC STATE OF COLORADO horrossossossossos

HOLDERS OF DEED OF TRUST

US BANK NATIONAL ASSOCIATION WRI OPPORTUNITY LOANS I, LLC.

CHRIS TAYLOR, VICE PRESIDENT OF US BANK NATIONAL ASSOCIATION WILLIAM R. PATTERSON VICE PRESIDENT, WRI OPPORTUNITY LOANS I, LLC.

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 23 DAY OF August

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 12th DAY <u>Octobec</u> , 1999.

SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER OFFICER I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT 3:480'CLOCK P M., THIS 4th DAY OF NOVEMBER, 1999. FILED IN FILE 7-49 F-1, MAP #11, 12., AND RECEPTION NO. 1996971 FILM \leftarrow FEE \$ 2000 PAID\$ 2000.

RMO OCKY MOUNTAIN CONSULTANTS, INC VIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave 10/14/99 LOT REVISIONS Englewood, CO 80111 CITY COMMENTS CITY COMMENTS (303) 741-6000 FAX (303) 741-6106 Job No. 1723.008.00

PREPARED FOR: LOWE ENTERPRISES COLORADO, INC. 1515 ARAPAHOE STREET, TOWER 3, SUITE 900 **DENVER, CO. 80202**

ASPEN CREEK FILING NO. 4 FINAL PLAT SHEET 1 OF 2

