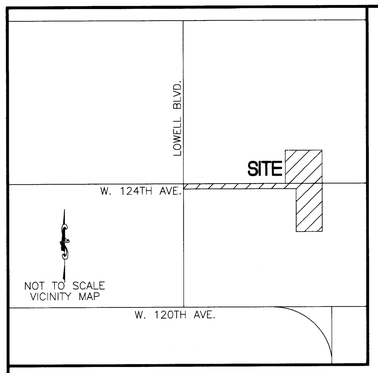
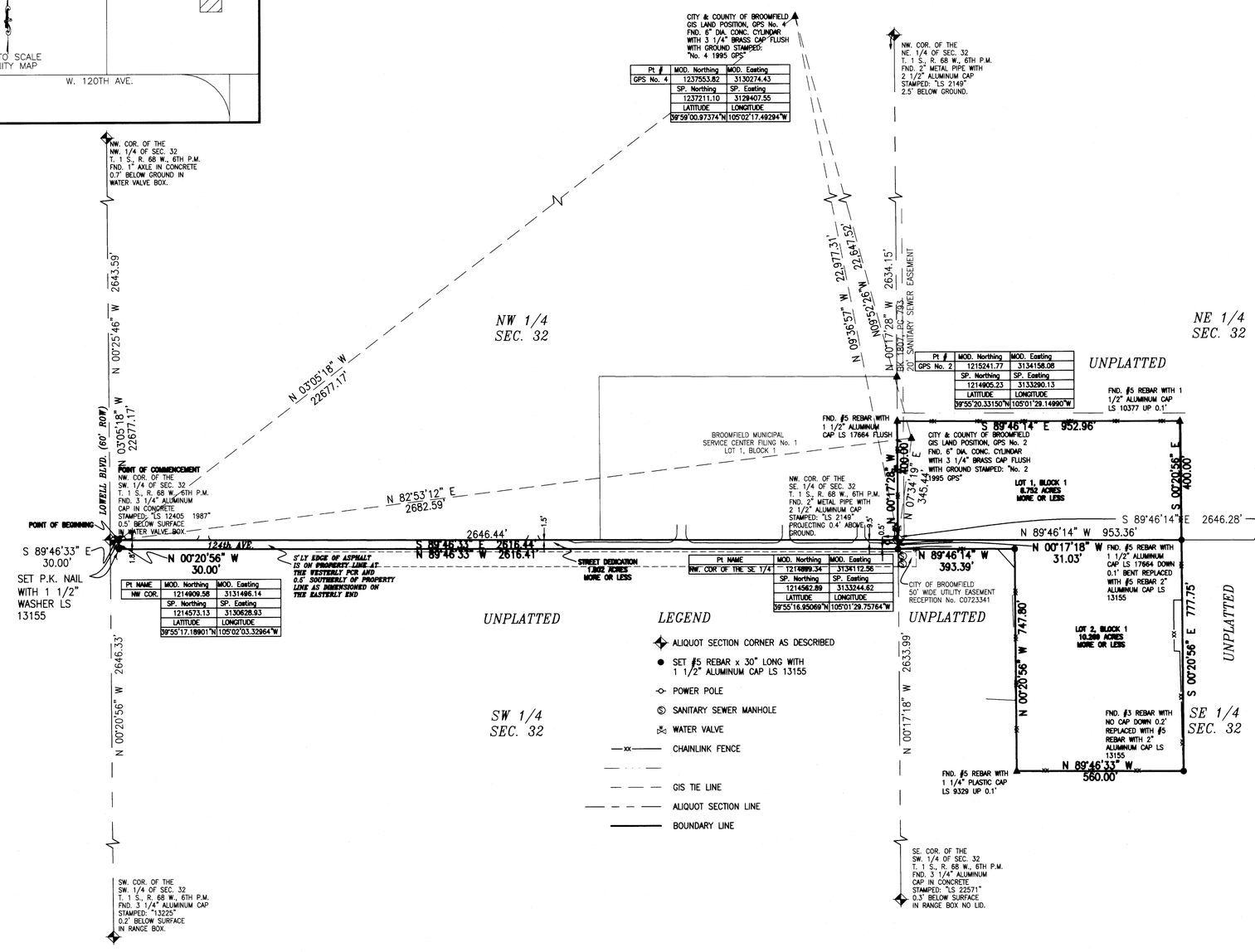
BROOMFIELD WASTEWATER FILING No. 1

MINOR SUBDIVISION

A PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.





NOTES:

1. BASIS OF BEARINGS
Bearings are Grid Bearings, State Plane Coordinate System of Colorado, North Zone, NAD83(1992) and are based upon the line between City and County of Broomfield control point GPS No. 2 and City and County of Broomfield control point GPS No. 4 as bearing N09°52'26"W, 22,647.52 feet. Distances shown on this survey are ground (modified) distances U.S. Survey Feet. To convert the modified coordinates shown on this survey to Colorado North Zone State Plane Coordinates multiply the modified coordinates by a combined factor of 0.999723068. The Colorado Coordinate System hereon is defined as Third Order, Class 1, 1:10,000, as described in the "Geomatic Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques and/or Standards and Specifications for Geodetic Control Networks" by the Federal Geodetic Control Committee.

2. STATUTE OF LIMITATIONS
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.

NOTES:

3. TITLE COMMITMENT NOTES
This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Order Number ABB860289, prepared by Land Title Guarantee Company, dated July 2, 2002 at 5:00 P.M..

Schedule B – Section 2 Exceptions

ITEM #16 – Right of Way for Calkins Ditch as set forth on Map and Statement filed February 21, 1907. Could not locate Right of Way from document provided by Title Company in B-2 Exceptions.

4. DATE OF SURVEY
The field work for this survey was completed on June 5, 2002.

2007002288 02/21/2007 04:39p PL
1 of 1 R 0.00 D 0.00 City&Cnty Broomfield

PROPERTY DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of that parcel of land described in deed recorded May 1, 1963 under Reception No. 697213 of the Adams County Clerk and Recorder's Office, and a parcel of land described in deed recorded April 29, 1983 at Book 2744, Page 609 under Reception No. 434698 of the Adams County Clerk and Recorder's Office both being a part of Section 32, Township 1 South, Range 68 West of the Sixth Principal Meridian, City and County of Broomfield, State of Colorado, additionally described as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter of said Section 32;
THENCE S89°46'33"E along the northerly line of said Southwest Quarter of Section 32 a distance of 30.00 feet to the **POINT OF BEGINNING**;

THENCE S89°46'33"E continuing along said northerly line of the Southwest Quarter of Section 32 a distance of 2616.44 feet;
THENCE N00°17'28"W along the westerly line of said Northeast Quarter of said Section 32 a distance of 400.00 feet;
THENCE S89°46'14"E along a line parallel with the southerly line of said Northeast Quarter of Section 32 a distance of 952.96 feet;
THENCE S00°20'56"E along a line parallel with the westerly line of said Southwest Quarter of Section 32 a distance of 400.00 feet to the northerly line of the Southeast Quarter of Section 32;
THENCE S00°20'56"E continuing along said line parallel with the westerly line of the Southwest Quarter of Section 32 a distance of 777.75 feet;
THENCE N89°46'33"W along a line parallel with the said northerly line of the Southwest Quarter of Section 32 a distance of 560.00 feet;
THENCE N00°20'56"W along a line parallel with said westerly line of the Southwest Quarter of Section 32 a distance of 747.80 feet;
THENCE N89°46'14"W along a line 30.00 feet southerly of and parallel with the northerly line of said Southeast Quarter of Section 32 a distance of 393.39 feet;
THENCE N89°46'33"W along a line 30.00 feet southerly of and parallel with said northerly line of the Southwest Quarter of Section 32 a distance of 2616.41 feet;
THENCE N00°20'56"W along a line 30.00 feet easterly of and parallel with said westerly line of the Southwest Quarter of Section 32 a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 20.823 Acres, more or less.

Has laid out, Platted and Subdivided the above described land under the name and style of "BROOMFIELD WASTEWATER FILING No. 1"; and by these presents dedicates, grants and conveys in fee simple to the City and County of Broomfield for public use the streets, Rights-of-Way, and other public ways as shown on the plat.

OWNER AND SUBDIVIDER:

City and County of Broomfield
One DesCombes Drive
Broomfield, Colorado 80020

By: _____
Title: City & County Manager

ATTEST

STATE OF COLORADO)
CITY AND COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 20th day of February, A.D., ~~2002~~ 2007 by the above party.

Witness my hand and official seal.

My commission expires 10-12-09

Notory Public _____

NOTARY PUBLIC JULIA MOSER STATE OF COLORADO

SURVEYORS STATEMENT

I, Doyle G. Abrahamson, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat accurately represents said survey.

Doyle G. Abrahamson, PLS No. 13155
Date: December 19, 2002
Job No. 5001425304
For and on behalf of
Merrick & Company

APPROVALS

This Minor Subdivision Plat is approved and accepted by the City and County of Broomfield, Colorado, on this 13th day of February A.D., 2007.

_____
Director of Community Development

_____
City Manager

SCALE	1"= 200'
DRAWN	RDN
CHECKED	
APPROVED	dga
FILE	BRMFLD-WW

Architects and Engineers
MERRICK
Merrick & Company Telephone 303/751-0741
(2450 S. Peoria Street Aurora, CO 80014)
Post Office Box 22026 Denver,Colorado 80222

JOB 5001425304 DATE 07/22/02 SH 1 OF 1