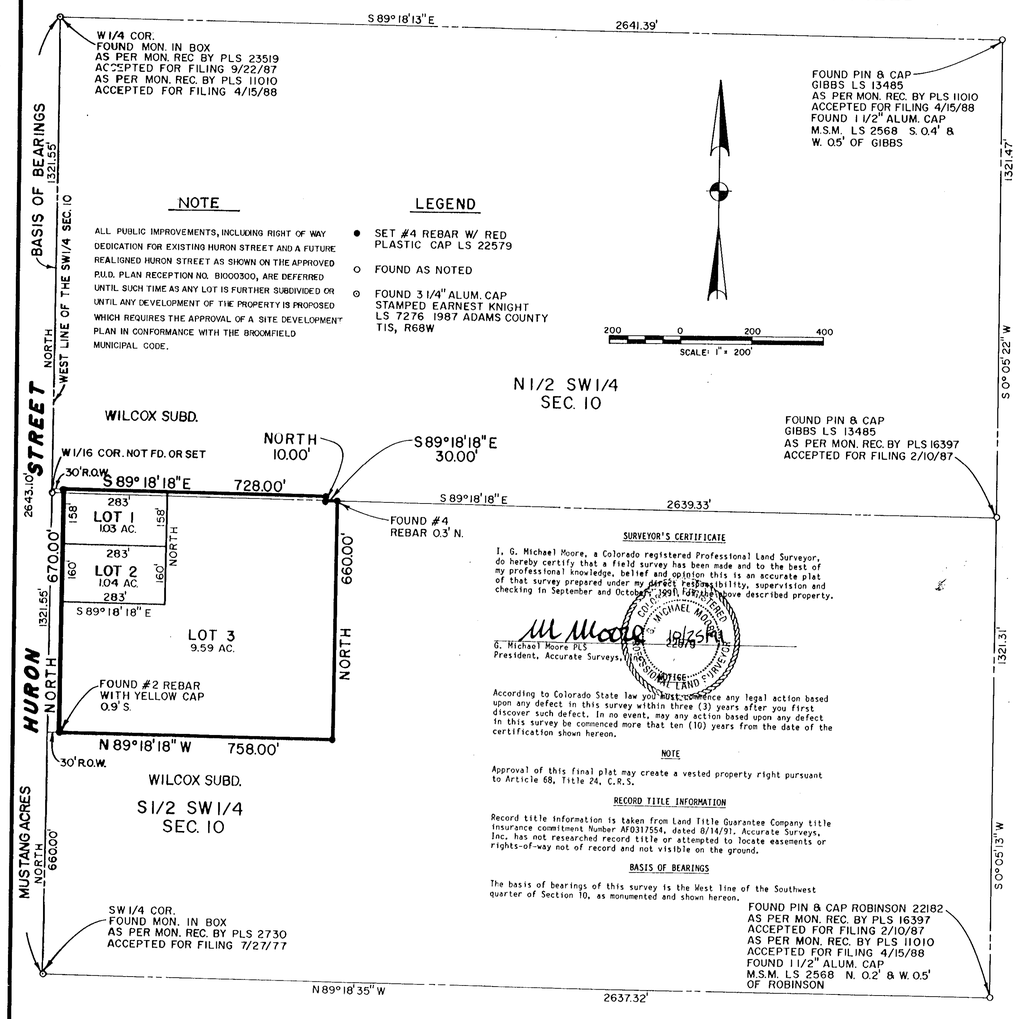
File 17 Map 30

FINAL PLAT
BROZOVICH SUBDIVISION
OF A PARCEL OF LAND CONTAINED WITHIN THE SW1/4 SEC. 10, T1S, R68W OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
AREA = 11.65 ACRES
CITY OF BROOMFIELD



NOTE

ALL PUBLIC IMPROVEMENTS, INCLUDING RIGHT OF WAY DEDICATION FOR EXISTING HURON STREET AND A FUTURE REALIGNED HURON STREET AS SHOWN ON THE APPROVED P.U.D. PLAN RECEPTION NO. B1000300, ARE DEFERRED UNTIL SUCH TIME AS ANY LOT IS FURTHER SUBDIVIDED OR UNTIL ANY DEVELOPMENT OF THE PROPERTY IS PROPOSED WHICH REQUIRES THE APPROVAL OF A SITE DEVELOPMENT PLAN IN CONFORMANCE WITH THE BROOMFIELD MUNICIPAL CODE.

LEGEND

- ● SET #4 REBAR W/ RED PLASTIC CAP LS 22579
- ○ FOUND AS NOTED
- ⊙ FOUND 3 1/4" ALUM. CAP STAMPED EARNEST KNIGHT LS 7276 1987 ADAMS COUNTY T1S, R68W

SURVEYOR'S CERTIFICATE

I, G. Michael Moore, a Colorado registered Professional Land Surveyor, do hereby certify that a field survey has been made and to the best of my professional knowledge, belief and opinion this is an accurate plat of that survey prepared under my direct responsibility, supervision and checking in September and October, 1991, for the above described property.

G. Michael Moore PLS 22579 10/25/91
President, Accurate Surveys, Inc.

NOTICE: According to Colorado State law you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more that ten (10) years from the date of the certification shown hereon.

NOTE

Approval of this final plat may create a vested property right pursuant to Article 68, Title 24, C.R.S.

RECORD TITLE INFORMATION

Record title information is taken from Land Title Guarantee Company title insurance commitment Number AF0317554, dated 8/14/91. Accurate Surveys, Inc. has not researched record title or attempted to locate easements or rights-of-way not of record and not visible on the ground.

BASIS OF BEARINGS

The basis of bearings of this survey is the West line of the Southwest quarter of Section 10, as monumented and shown hereon.

DEDICATION

Know all persons by these presents that the undersigned are the owners of the following described parcel of land:

Commencing at the Southwest corner of the North one-half of the Southwest one-quarter (N½ SW¼) of Section 10, Township 1 South, Range 68 West of the 6th P.M., thence North along the West line of said Section 10 a distance of ten feet (10'); thence East and parallel with the South line of said N½ of the SW¼ of Section 10 a distance of seven hundred fifty-eight feet (758'); thence South and parallel with the West line of said Section 10 a distance of ten feet (10'); thence West along the South line of said N½ of the SW¼ of Section 10 a distance of seven hundred fifty-eight feet (758') to the Point of Beginning. PLUS

The West 788 feet of the North 660 feet of the S½ SW¼, except the Western 30 feet thereof, Section 10, Township 1 South, Range 68 West of the 6th P.M., being a portion of Lots 55 and 56, Wilcox Subdivision of Section 10, Township 1 South, Range 68 West according to the plat recorded in Plat Book 1 at Page 16, County of Adams, State of Colorado.

And they have laid out, platted and subdivided said land as per drawing hereon contained under the name and style of BROZOVICH SUBDIVISION.

Executed this 29th day of October, 1991.
By
Nicholas J. Brozovich — Virginia L. Brozovich
OWNER/SUBDIVIDER address: 7662 Weld County Road 11/ Longmont, CO 80501

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF ADAMS) SS
Boulder)

The foregoing instrument was acknowledged before me this 29th day of October, 1991 by Nicholas J. Brozovich and Virginia L. Brozovich. Witness my hand and official seal.

Notary Public — My Commission expires: 6/18/92
Address: 3 Garden Center Broomfield CO 80020

PLANNING COMMISSION CERTIFICATE

Approved by the Planning Commission of the City of Broomfield this 19th day of NOVEMBER, 1991.

Secretary: Diane Eismann
Chairman: Donna Hoff

CITY COUNCIL CERTIFICATE

This plat is hereby accepted and approved by the City of Broomfield this 10th day of December, 1991.

City Clerk: Vicki Mayer
Mayor: Ruth J. Hunt

CITY OF BROOMFIELD CORPORATE SEAL COLORADO

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS) SS

I hereby certify that this instrument was filed in my office at 8:00 o'clock A.M. this 16 day of Dec, 1991, and is recorded in File No. 17 Map No. 30 Reception Number B1038175

Clerk and Recorder: Robert Sack
By: Deputy Jenis L. Reasoner

ATTORNEY'S CERTIFICATE

I, William L. Carpenter, an attorney admitted to practice in the State of Colorado, hereby certify that the person dedicating this plat, is the owner thereof in fee simple, free and clear of all liens and encumbrances.

Attorney at Law: William L. Carpenter — Registration Number: 8223

ACCURATE SURVEYS INCORPORATED
P.O. BOX 4788
BOULDER CO. 80306
(303) 440-3444

6760 BROZOVICH 9/20/91 C.S
DATE OF PREP