

# COUNTRY ESTATES FILING NO. 9

MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 15 AND 16, BLOCK 3,  
COUNTRY ESTATES FILING NO. 8

BEING A PART OF THE SW 1/4 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 1

## LEGAL DESCRIPTION

A PARCEL OF LAND RECORDED AS LOTS 15 AND 16, BLOCK 3, COUNTRY ESTATES FILING NO. 8 AS RECORDED IN THE BOULDER COUNTY RECORDS AT RECEPTION NUMBER 1808718, LOCATED IN THE SW 1/4 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 NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 85°20'17" EAST, A DISTANCE OF 976.30 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 15, SAID POINT BEING THE TRUE POINT OF BEGINNING;

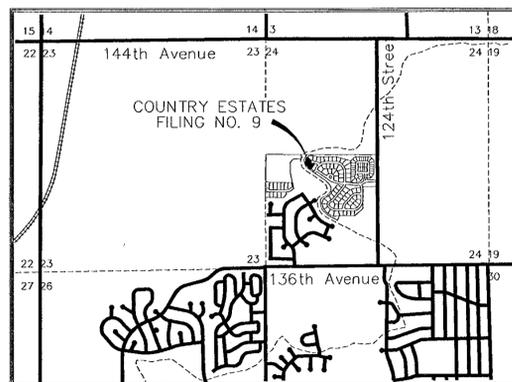
THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 15, SOUTH 48°27'56" EAST, A DISTANCE OF 111.85 FEET TO A POINT ON A NON-TANGENT CURVE, LYING ON THE WESTERLY RIGHT-OF-WAY OF HIMALAYA COURT; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) 143.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 182°53'50" HAVING A RADIUS OF 45.00 FEET AND A CHORD BEARING SOUTH 47°08'37" EAST, A DISTANCE OF 89.97 FEET TO A POINT OF REVERSE CURVE;
  - 2) THENCE 12.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°49'38" HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING NORTH 65°49'17" EAST, A DISTANCE OF 12.40 FEET TO A POINT OF TANGENT;
  - 3) THENCE SOUTH 89°45'54" EAST, A DISTANCE OF 3.86 FEET TO THE NORTH-EASTERLY CORNER OF SAID LOT 16;
- THENCE ALONG THE EASTERLY AND WESTERLY BOUNDARY OF SAID LOTS 15 AND 16 THE FOLLOWING COURSES:  
SOUTH 33°33'41" WEST, A DISTANCE OF 154.59 FEET; THENCE NORTH 47°23'22" WEST, A DISTANCE OF 136.46 FEET; THENCE NORTH 20°01'00" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 09°50'33" EAST, A DISTANCE OF 82.66 FEET; THENCE NORTH 39°42'06" EAST, A DISTANCE OF 41.33 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 24,017 SQUARE FEET, OR 0.551 ACRES, MORE OR LESS.

POINT OF COMMENCEMENT  
NW CORNER SW 1/4 SEC 24  
T 1 S, R 69 W OF THE 6th P.M.  
FOUND 2" ALUMINUM CAP  
LS NO. 13487  
MONUMENT RECORD 12/30/94

Broomfield GPS Datum  
N=1225463.883 E=3123582.2938 (GND)  
N=1225110.5728 E=3122690.6626 (GRID)  
LATITUDE 39°57'01.88"  
LONGITUDE 105°04'18.57"



VICINITY MAP  
SCALE: 1" = 2000'

NE CORNER SW 1/4 SEC. 24  
T 1 S, R 69 W OF THE 6th P.M.  
SET 30" NO. 6 REBAR WITH  
2" ALUMINUM CAP LS #9329  
MONUMENT RECORD 3/31/98

Broomfield GPS Datum  
N=1225463.883 E=3123582.2938 (GND)  
N=1225110.5728 E=3122690.6626 (GRID)  
LATITUDE 39°57'01.72"  
LONGITUDE 105°03'44.55"

## OWNER

GREYSTONE CONSTRUCTION INC., A COLORADO CORPORATION

PETE HAMILTON, PRESIDENT

STATE OF COLORADO

COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup>  
DAY OF FEBRUARY, 2000, BY PETE HAMILTON AS

PRESIDENT OF GREYSTONE CONSTRUCTION INC., A COLORADO CORPORATION  
NOTARY

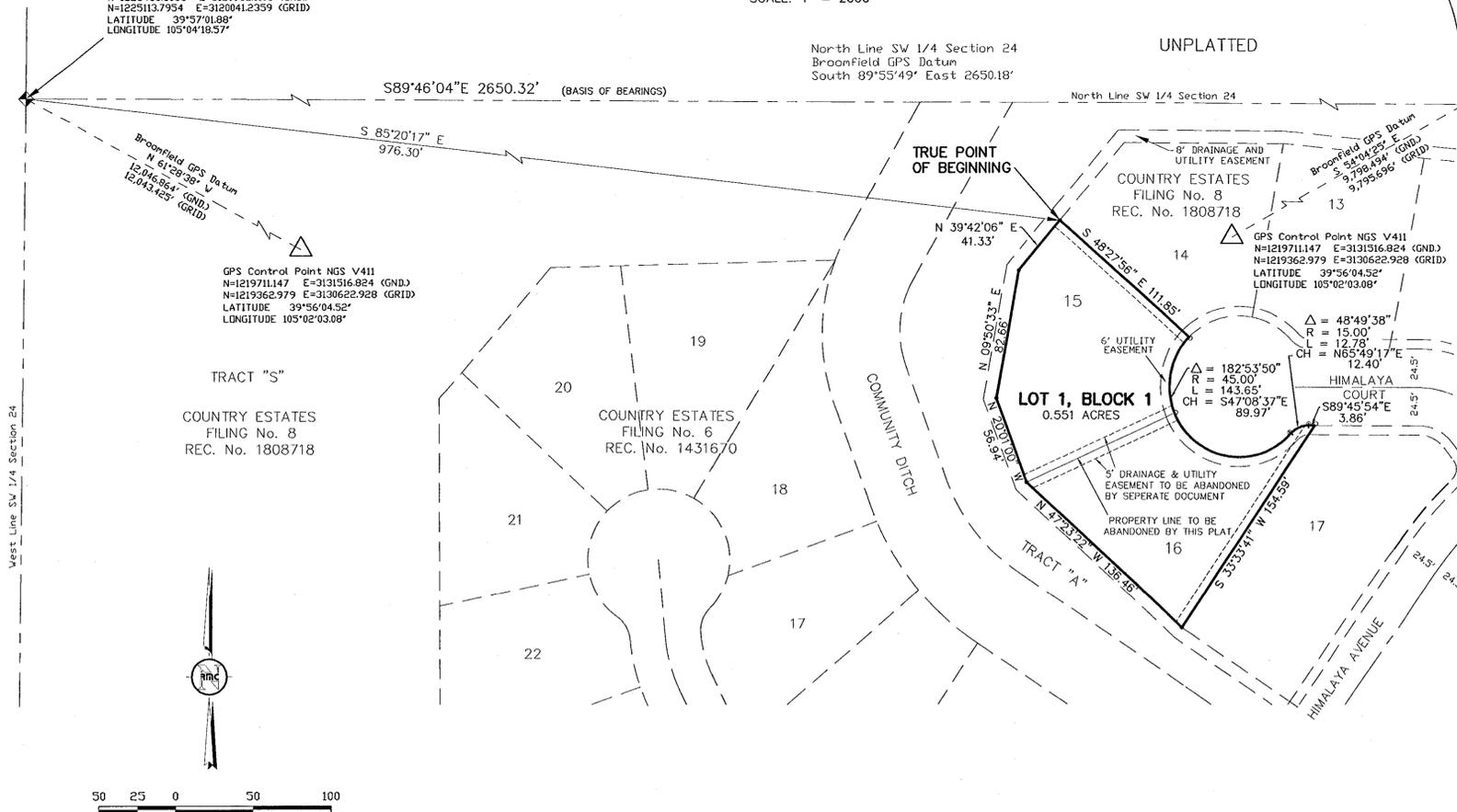
WITNESS MY HAND AND OFFICIAL SEAL  
Notary Public  
ADDRESS: 200 Clayton St.  
Denver, CO 80206

MY COMMISSION EXPIRES:

3/10/01  
EXECUTED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2000



Notary Public, State of Colorado, Commission Expires 3/10/01



50 25 0 50 100  
SCALE: 1" = 50'

## SURVEYOR'S CERTIFICATE

I, DuWayne M. Phillips, a duly registered land surveyor in the state of Colorado, do hereby declare that this minor subdivision plat was created under my direct responsibility, supervision and checking, and that it is accurate to best of my professional knowledge, opinion and belief.

DuWayne M. Phillips  
REGISTERED PROFESSIONAL LAND SURVEYOR  
COLORADO STATE PLS NO. 9329  
FOR AND ON BEHALF OF ROCKY MOUNTAIN CONSULTANTS, INC.

## CITY OF BROOMFIELD APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE CITY OF BROOMFIELD, COLORADO. THIS 16<sup>th</sup> DAY OF February, A.D. 2000.

George Di Ciccio  
CITY MANAGER

John Franklin  
PLANNING DIRECTOR

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF BOULDER } SS

OFFICER  
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT 3:59 O'CLOCK P.M. THIS 23rd DAY OF February, 2000.

FILED IN FILE # 20-0-43, MAP \_\_\_\_\_, AND RECEPTION NO. 203346

FEE \$10.00 PAID \_\_\_\_\_ RECORDER ChaeLottz Houston  
DEPUTY Nancy E. Johnson

## NOTES

1. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH BEARS SOUTH 89°46'04" EAST, A DISTANCE OF 2650.32 FEET.
2. PROJECT BENCHMARK: TOP OF CHISELED SQUARE SET IN CONCRETE AT THE NORTHWEST CORNER OF TRANSFORMER PAD. TRANSFORMER IS SOUTHWEST OF THE PUMP HOUSE WHICH IS LOCATED 320 FEET WEST OF SOUTH 124TH STREET AT THE NORTHWEST CORNER OF THE DETENTION POND. ELEVATION = 5379.03 FEET. NAVD 1929 (RMC FB. 426 PG. 70) (NAVD 1988 ELEVATION = 5382.10 FEET)
3. THE COLORADO COORDINATE SYSTEM SHOWN HEREON 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.
4. \* DENOTES A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "RMC LS 9329", UNLESS OTHERWISE NOTED.
5. ° DENOTES A FOUND NAIL AND BRASS DISC STAMPED "RMC LS 9329" EXTENDED IN CURB OR WALK AT A 1.0' OFFSET ON LINES EXTENDED ON LOTS THAT ABUT A STREET, IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.

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.

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave., Suite 101  
Englewood, CO 80111  
(303) 741-5000  
FAX (303) 778-5648  
Date: 2/10/00 Job No. 2813.001.03  
DRAWING NAME: P:\PROJECTS\FILLETAZ\2813001\REPLAT.DWG DRAWN BY: PF