

GREAT WESTERN RESERVOIR REPLACEMENT PROJECT WATER TREATMENT FACILITY FINAL PLAT SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°45'35" EAST A DISTANCE OF 2641.23 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 00°25'17" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 00°25'17" WEST ALONG SAID WEST LINE A DISTANCE OF 863.00 FEET; THENCE SOUTH 89°34'43" WEST A DISTANCE OF 115.00 FEET TO A POINT OF CURVE; THENCE 267.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 370.00, A CENTRAL ANGLE OF 41°27'54" (THE CHORD OF SAID ARC BEARS SOUTH 68°50'46" WEST A DISTANCE OF 261.96 FEET) TO A POINT OF TANGENT; THENCE SOUTH 89°34'43" WEST A DISTANCE OF 209.54 FEET TO A POINT ON A CURVE; THENCE 795.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 58°47'01" (THE CHORD OF SAID ARC BEARS NORTH 59°53'20" WEST A DISTANCE OF 760.71 FEET); THENCE NORTH 06°20'47" WEST A DISTANCE OF 247.42 FEET TO A POINT OF CURVE; THENCE 477.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 74°01'09" (THE CHORD OF SAID ARC BEARS NORTH 30°39'47" EAST A DISTANCE OF 445.44 FEET) TO A POINT OF TANGENT; THENCE NORTH 67°40'23" EAST A DISTANCE OF 965.00 FEET; THENCE NORTH 33°31'59" EAST A DISTANCE OF 223.80 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER BEING A POINT ON THE SOUTH LINE OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 690 PAGE 518 OF THE ADAMS COUNTY RECORDS;

THENCE NORTH 00°25'17" WEST ALONG SAID WEST LINE A DISTANCE OF 53.19 FEET TO THE NORTHERLY BOUNDARY LINE OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 690 PAGE 518 OF THE ADAMS COUNTY RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 69°37'50" EAST A DISTANCE OF 39.06 FEET;
2. NORTH 63°02'25" EAST A DISTANCE OF 156.79 FEET;
3. NORTH 70°00'11" EAST A DISTANCE OF 136.07 FEET;
4. NORTH 80°12'04" EAST A DISTANCE OF 85.96 FEET;

THENCE SOUTH 00°25'17" EAST ALONG A LINE 390.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 50.68 FEET TO A POINT ON THE SOUTH LINE OF SAID COMMUNITY DITCH; THENCE SOUTH 07°28'57" EAST A DISTANCE OF 772.83 FEET; THENCE SOUTH 00°25'17" EAST ALONG A LINE 485.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 464.00 FEET; THENCE SOUTH 19°13'37" EAST A DISTANCE OF 418.79 FEET; THENCE SOUTH 00°25'17" EAST ALONG A LINE 620.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 850.00 FEET; THENCE SOUTH 89°45'35" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 144TH AVENUE AS DESCRIBED IN BOOK 1840 PAGE 963 OF THE ADAMS COUNTY RECORDS A DISTANCE OF 620.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 60.882 ACRES.

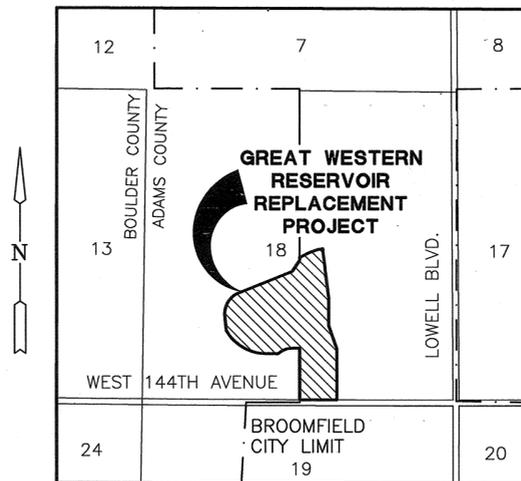
NOTES:

1. THE BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING NORTH 89°52'11" EAST.
2. DENOTES FOUND MONUMENT AS NOTED.
3. DENOTES SET No. 5 REBAR WITH 1.25" PLASTIC CAP MARKED "LS 9329", UNLESS NOTED OTHERWISE.

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.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN



VICINITY MAP

SCALE: 1" = 2000'

OWNER:

CITY OF BROOMFIELD, A COLORADO MUNICIPALITY

BY: Jang S. Cooper
MAYOR PRO TEM

BY: _____

STATE OF COLORADO }
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jang S. Cooper AS Mayor Pro Tem OF THE CITY OF BROOMFIELD, THIS 22nd DAY OF November 1994. MY COMMISSION EXPIRES 9-28-96



Vaneta A. Babcock
NOTARY PUBLIC

FARMERS RESERVOIR AND IRRIGATION COMPANY

BY: Albert F. Sack
PRESIDENT

STATE OF COLORADO }
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Albert F. Sack AS President OF FRICO, THIS 17th DAY OF November 1994. MY COMMISSION EXPIRES 2/5/97

Joseph D. Sandusky
NOTARY PUBLIC

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
Rev.: 09/28/94 (303) 741-8000
Date: 07/11/94 Job No. 0331.097.19 FAX (303) 741-6106

ATTORNEY'S CERTIFICATE:

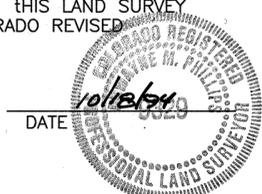
I, Roy S. Howard, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE-DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Roy S. Howard
6380 DATE November 22, 1994

SURVEYOR'S CERTIFICATE:

I, DUWAYNE M. PHILLIPS, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERTLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, COLORADO REVISED STATUTES.

Duwayne M. Phillips
DUWAYNE M. PHILLIPS, LS No. 9329



APPROVALS:

PLANNING COMMISSION CERTIFICATION:

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 20th DAY OF September, 1994.

John Mah CHAIRMAN
Diane E. Mann SECRETARY

CITY COUNCIL CERTIFICATION

THIS PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 11th DAY OF October, 1994.

Vicki Mares CITY CLERK
Jang S. Cooper MAYOR PRO TEM

RECORDING INFORMATION:

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ADAMS } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS 23 DAY OF DECEMBER 1994, AND IS DULY RECORDED IN PLAN MAP 331

FILE 17, FILM _____, REC. NO. C0041500

FEES \$ _____ PAID.

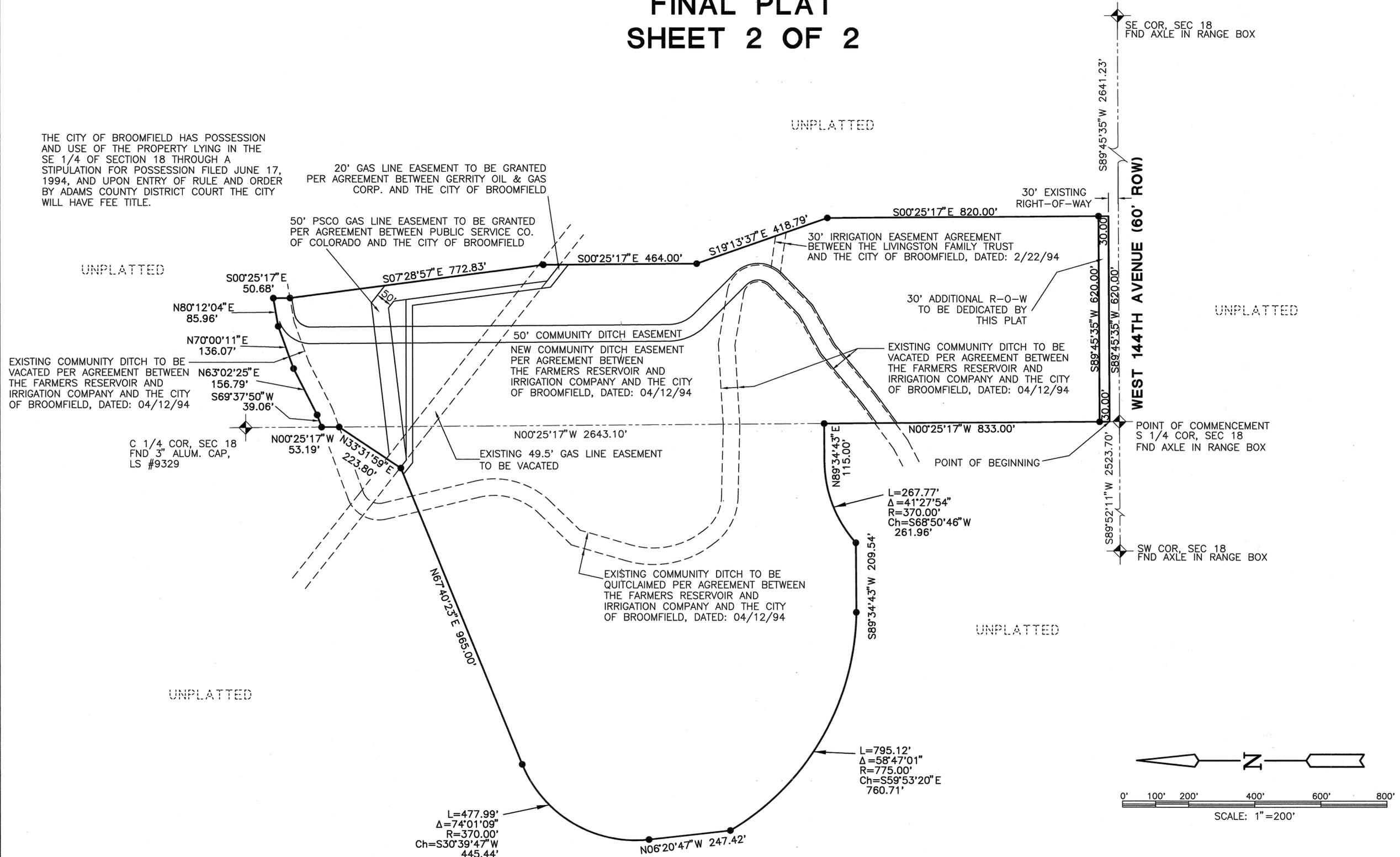
BY: _____
RECORDER
DEPUTY



DATE: 06/23/94 CURRENT DRAWING: BMF01PUD.DWG

GREAT WESTERN RESERVOIR REPLACEMENT PROJECT WATER TREATMENT FACILITY FINAL PLAT SHEET 2 OF 2

THE CITY OF BROOMFIELD HAS POSSESSION AND USE OF THE PROPERTY LYING IN THE SE 1/4 OF SECTION 18 THROUGH A STIPULATION FOR POSSESSION FILED JUNE 17, 1994, AND UPON ENTRY OF RULE AND ORDER BY ADAMS COUNTY DISTRICT COURT THE CITY WILL HAVE FEE TITLE.



SE COR, SEC 18
FND AXLE IN RANGE BOX

S89°45'35"W 2641.23'

S89°45'35"W 620.00'

S89°52'11"W 2523.70'

WEST 144TH AVENUE (60' ROW)

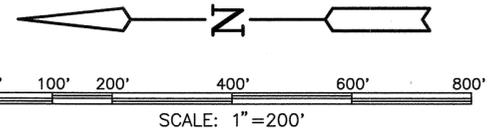
POINT OF COMMENCEMENT
SE 1/4 COR, SEC 18
FND AXLE IN RANGE BOX

SW COR, SEC 18
FND AXLE IN RANGE BOX

L=267.77'
Δ=41°27'54"
R=370.00'
Ch=S68°50'46"W
261.96'

L=795.12'
Δ=58°47'01"
R=775.00'
Ch=S59°53'20"E
760.71'

L=477.99'
Δ=74°01'09"
R=370.00'
Ch=S30°39'47"W
445.44'



DATE: 07/22/94 CURRENT DRAWING: BNF02PLA.DWG

ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING		
8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-8000 Fax (303) 741-6106		
Rev.: 07/22/94 Date: 07/11/94	Job No. 0331.097.19	

BROOMFIELD WATER TREATMENT FACILITY
FINAL PLAT