MARKEL FILING No.1

MINOR SUBDIVISION

A PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

NOTES

1. BASIS OF BEARINGS
All bearings are grid bearings of the Colorado State Plane Coordinate system, North Zone, North American Datum–1983(92). The basis of grid bearing is the line between NGS control point H–413, a found 1/2" Iron Rod in a Monument Box, and NGS control point PONY, a Found 3" Brass cap in Concrete, as bearing N30°46'02"E a distance of 6053.67 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 0.999710385. The Colorado Coordinate System hereon is defined as Third Order, Class 1, 1:10,000, as described in the "Geometric 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. UNIT OF MEASUREMENT
The unit of measurement used in this survey is U.S. Survey Feet.

3. 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.

4. It is anticipated that Tracts A, and B are to be used for Right–Of–Way by the city and County of Broomfield when transferred by separate document.

5. 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 Title Commitment Number 50072119, Amend. No. 4, prepared by Security Title Guaranty Company, dated April 22, 2008 at 8:00 A.M.

THE FOLLOWING TITLE COMMITMENT B–2 EXCEPTION NOTES ARE NOT PLOTTED ONTO THIS SURVEY UNLESS OTHERWISE NOTED.

9. The effect of the Markel–Annexation Map to the City and County of Broomfield Colorado recorded November 9, 2000 in Plan File P–52 F2 No. 34 and Reception No. 2094358. (Broomfield County) (AFFECTS PARCEL)

10. Terms, conditions, provisions, agreements, and obligations contained in the Declaration of Covenants relating to Sewage Disposal System recorded March 15, 1996 at Film 2113 and Reception No. 01591667. (Boulder County) (AFFECTS PARCEL)

11. Terms, conditions, provisions, agreements, and obligations contained in the Certificate of Organization for the Northwest Parkway Public Highway Authority recorded June 30, 1999 at Reception No. 1955530. (Boulder County) (AFFECTS PARCEL)

12. An easement for utility and incidental purposes granted by the instrument recorded August 26, 1999 at Reception No. 1975540. (SHOWN HEREON)

13. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 1480 Annexing the "Markel Enclave" recorded November 9, 2000 at Reception No. 2094357. (AFFECTS PARCEL)

14. Terms, conditions, provisions, agreements and obligations contained in the Mineral Deed recorded December 29, 1992 at Film 1788 and Reception No. 01252685. (AFFECTS PARCEL)

15. Terms, conditions, provisions, agreements and obligations contained in the Stipulation; action of Interest and Cross Conveyance recorded August 13, 1993 at Film 1859 and Reception No. 01325753. (AFFECTS PARCEL, NOTED HEREON)

16. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease recorded August 13, 1991 at Film 1687 and Reception No. 01122914; and Declaration of Unitization recorded June 22, 1992 at Film 1741 and Reception No. 01195441; and Assignment recorded November 27, 1992 at Film 1780 and Reception No. 01243168; and Amended Declaration of Unitization recorded December 7, 1992 at Film 1783 and Reception No. 01246019; and Affidavit of Lease Extension or Production recorded March 15, 1993 at Film 1805 and Reception No. 01273435; and Assignment recorded March 25, 1993 at Film 1808 at Reception No. 01276687 and Reception No. 01276689 and Reception No. 01276690 and Reception No. 01276691 and Reception No. 01276692 and Reception No. 01276693 and Reception No. 01276688; and Assignment recorded March 25, 1993 at Film No. 1808 and Reception No. 01276707; and Deed of Trust recorded March 25, 1993 at Film 1808 at Reception No. 01276708; and Production Affidavit recorded April 19, 1993 at Film 1814 and Reception No. 01283783; and Affidavit of Extension of Oil and Gas Lease by Production recorded July 12, 1993 at Film 1844 and Reception No. 01312411; and Ratification of Declaration of Unitization recorded September 13, 1994 at Film 2007 and Reception No. 01462355 and Reception No. 01462356 and Reception No. 01462357 and Reception No. 01462358 and Override Assignment recorded January 4, 1995 at Film 2029 and Reception No. 01489448; and Assignment recorded January 9, 1995 at Film 2030 and Reception No. 01490487; and Deed of Trust recorded January 9, 1995 at Film 2030 and Reception No. 01490488; and Assignment recorded October 13, 1995 at Film 2083 and Reception No. 01555138; and Assignment recorded August 7, 1996 at Film 2132 and Reception No. 01615403; and Amendment recorded October 19, 1998 at Reception No. 1860387. (AFFECTS PARCEL)

17. Terms, conditions, provisions, agreements and obligations contained in the Quit Claim Deed recorded August 6, 1964 at Reception No. 762491. (DOES NOT AFFECT PARCEL)

18. Terms, conditions, provisions, agreements and obligations contained in the Right of Way Agreement recorded August 24, 1964 at Reception No. 763822. (DOES NOT AFFECT PARCEL)

19. Terms, conditions, provisions, agreements and obligations contained in the Easement Agreement recorded April 10, 1967 at Reception No. 843626. (AFFECTS PARCEL)

20. Terms, conditions, provisions, agreements and obligations contained in the Water Extension Agreement recorded April 17, 1997 at Reception No. 844245. (AFFECTS PARCEL)

21. Terms, conditions, provisions, agreements and obligations contained in the Agreement recorded July 19, 1971 at Reception No. 983302. (DOES NOT AFFECT PARCEL)

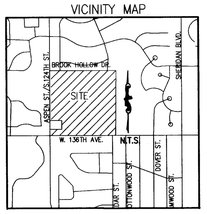
22. Terms, conditions, provisions, agreements and obligations contained in the Ordinance recorded February 14, 1972 at Reception No. 7279. (AFFECTS PARCEL)

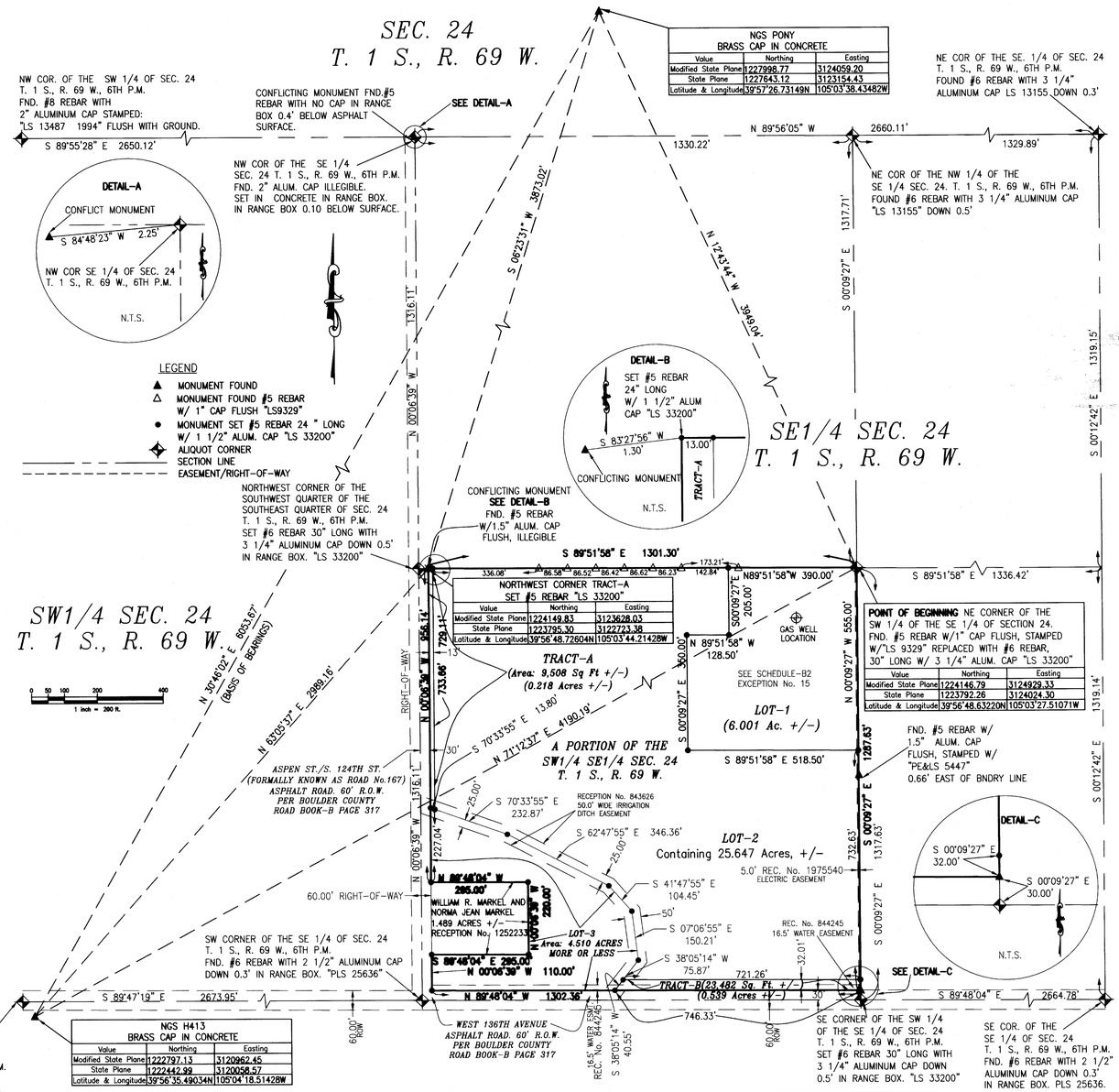
23. Terms, conditions, provisions, agreements and obligations contained in the Easement recorded May 22, 1972 at Reception No. 18999. (DOES NOT AFFECT PARCEL)

24. The effect of Request for Notice of Surface Development recorded October 15, 2007 at Reception No. 2007013291. (AFFECTS PARCEL)

25. The effect of recorded survey April 21, 2008 at Reception No. 4677. (Deposited ALTA/ACSM land title survey)

VICINITY MAP





PROPERTY DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of that parcel of land described as a portion of Southwest Quarter of the Southeast Quarter of Section 24, Township 1 South, Range 69 West of the Sixth Principal Meridian, City and County of Broomfield, State of Colorado, more particularly described as follows:

BEGINNING at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 24, whence NGS Control Point PONY bears N12°43'44"W a distance of 3949.04 feet;
THENCE S00°09'27"E along the easterly line of said Southwest Quarter of the Southeast Quarter of Section 24 a distance of 1287.63 feet;
THENCE N89°48'04"W along a line being 30.00 feet northerly of and parallel with the southerly line of said Southwest Quarter of the Southeast Quarter of Section 24 a distance of 1302.36 feet;

THENCE N00°06'39"W along a line being 30.00 feet easterly of and parallel with the westerly line of said Southwest Quarter of the Southeast Quarter of Section 24 a distance of 110.00 feet;
THENCE along the following three (3) courses of a parcel of land described in Reception No. 1252233 recorded in the City and County of Broomfield Clerk and Recorders Office:

1) S89°48'04"E a distance of 295.00 feet;
2) THENCE N00°06'39"W a distance of 220.00 feet;
3) THENCE N89°48'04"W a distance of 295.00 feet;

THENCE N00°06'39"W along said line being 30.00 feet easterly of and parallel with the westerly line of the Southwest Quarter of the Southeast Quarter of Section 24 a distance of 956.14 feet;

THENCE N89°51'58"E along the northerly line of said Southwest Quarter of the Southeast Quarter of Section 24 a distance of 1301.30 feet to the **POINT OF BEGINNING.**

Containing 36.969 Acres, more or less.

Have laid out and Platted the above described land under the name and style of _____

Markel Family Partnership, LTD, as to a portion.
BY: William R. Markel
Title: Norma Jean Markel, Gen. Partner

ATTEST:

STATE OF COLORADO)
COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 25th day of June, A.D., 2008 by the above party.

Witness my hand and official seal.

My commission expires 10-19-2009

Notary Public

KATHLEEN HUSEMAN NOTARY PUBLIC STATE OF COLORADO

SURVEYORS STATEMENT

I, Roger D. Nelson, 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.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

Roger D. Nelson, PLS No. 33200
Date: June 18, 2008
Job No. 02014253-25
For and on behalf of Merrick & Company

APPROVALS

City and County of Broomfield
One DesCombs Drive
Broomfield, CO 80020

By: _____
George DiCiero
City and County Manager

By: _____
Kevin Standridge
Director of community Development

STATE OF COLORADO
COUNTY OF BROOMFIELD

Accepted for filing in the office of the Clerk and Recorder on this _____ day of _____, 2008, A.D., at _____O'Clock ___M., and was recorded at Reception Number_____.

_____
Clerk and Recorder

Reception # 2008007678

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

MERRICK Engineers & Architects
2450 South Peoria Street Aurora, Colorado 80014

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MERRICK	SIGNATURE	DATE
DRAWN	air	4/28/08
DESIGNED		
QC REVIEW	JSF	4/28/08
APPROVED	RDN	4/28/08
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	\DWGS\PLAT\MARKEL FILING No.1	

CITY AND CO. OF BROOMFIELD

CLIENT PROJECT NO.
MERRICK PROJECT NO. 02014253-25
SCALE: 1" = 200'

TITLE: MARKEL MINOR SUB. FILING No.1 A PORTION OF SW1/4 SE1/4 SECTION 24, T1S, R69W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD STATE OF COLORADO

REVISION: | DRAWING NO. 02014253-25 | SHEET NO. 1 OF 1