

**NEXTEL FIRST SUBDIVISION  
A MINOR SUBDIVISION  
LOCATED IN THE SW 1/4 SECTION 8, T-1-S, R-68-W OF THE 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 7 AND A PORTION OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION-NEXTEL FIRST SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SW 1/4, SECTION 8, T-1-S, R-68-W OF THE SIXTH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S89°38'33"E ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 17.50 FEET; THENCE N00°01'14"E A DISTANCE OF 289.87 FEET TO THE SOUTH LINE OF BLUE RIBBON SUBDIVISION; THENCE N89°58'46"W A DISTANCE OF 12.50 FEET ALONG THE SOUTH LINE OF BLUE RIBBON SUBDIVISION TO THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION; THENCE S00°01'14"W A DISTANCE OF 25.00 FEET; THENCE N89°58'46"W A DISTANCE OF 36.00 FEET; THENCE N00°01'14"E A DISTANCE OF 25.00 FEET; THENCE S89°58'46"W A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;

THIS PARCEL CONTAINS 900.00 SQUARE FEET, MORE OR LESS.

OWNERSHIP:

VIRGINIA LOUISE BROZOVICH,  
BY: David J. Brent JAMES N. BROZOVICH  
ATTORNEY-IN-FACT FOR VIRGINIA LOUISE BROZOVICH  
James Nicholas Brozovich  
JAMES NICHOLAS BROZOVICH  
Karen Louise Besser  
KAREN LOUISE BESSER  
Nancy Diane Hancock  
NANCY DIANE HANCOCK

PROPERTY DESCRIPTION-PARENT PARCEL

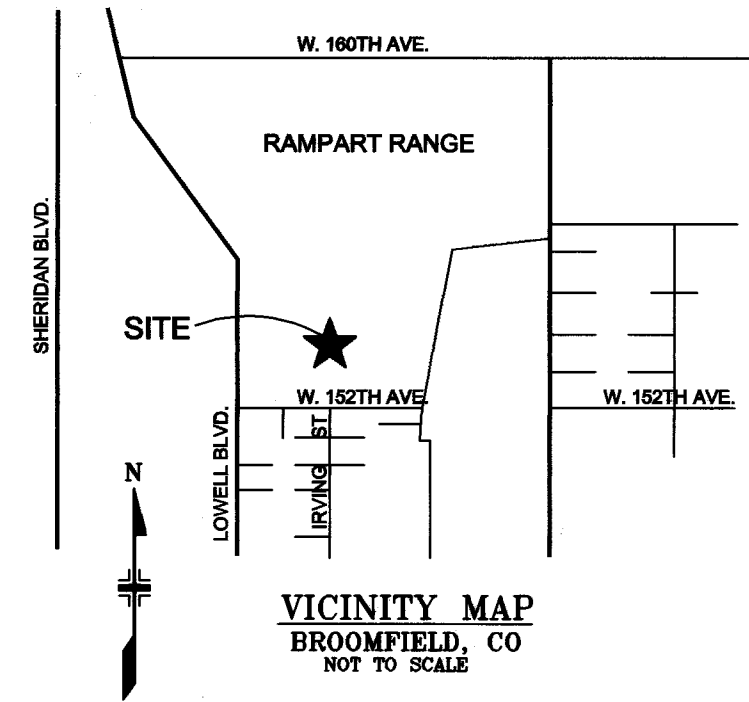
AS RECORDED IN COUNTY OF ADAMS, "EXHIBIT A", BOOK 4022 PAGE 65.

THE N 1/2 OF SECTION 7,  
THE W 1/2 OF SECTION 8, AND  
THE NE 1/4 OF SECTION 8,  
ALL IN TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.

EXCEPT

A PARCEL OF LAND LOCATED IN THE N 1/2 OF SECTION 7 AND THE N 1/2 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 7 FROM WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 7 BEARS S89°27'03"W A DISTANCE OF 1,778.064 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE N73°33'15"E A DISTANCE OF 626.754 FEET; THENCE N62°14'39"E A DISTANCE OF 1019.804 FEET; THENCE N73°33'15"E A DISTANCE OF 1000.000 FEET; THENCE N84°51'51"E A DISTANCE OF 839.015 FEET (MORE OR LESS) TO A POINT ON THE EAST LINE OF SAID SECTION 7 AND THE WEST LINE OF SAID SECTION 8; THENCE N84°51'51"E A DISTANCE OF 180.789 FEET; THENCE N73°33'15"E A DISTANCE OF 2728.000 FEET; THENCE N70°06'55"E A DISTANCE OF 1461.983 FEET; THENCE N81°40'36"E A DISTANCE OF 1121.040 FEET (MORE OR LESS) TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S00°33'06"E AND ALONG SAID EAST LINE OF SECTION 8 A DISTANCE OF 800.00 FEET; THENCE S86°29'51"W A DISTANCE OF 2411.323 FEET; THENCE S73°33'15"W A DISTANCE OF 2,728.000; THENCE S62°14'39"W A DISTANCE OF 293.843 FEET (MORE OR LESS) TO A POINT ON THE WEST LINE OF SAID SECTION 8 AND THE EAST LINE OF SAID SECTION 7; THENCE S62°14'39"W A DISTANCE OF 725.961 FEET; THENCE S73°33'15"W A DISTANCE OF 871.047 FEET (MORE OR LESS) TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 7; THENCE S89°27'03"W AND ALONG SAID EAST-WEST CENTER LINE A DISTANCE OF 1825.462 FEET (MORE OR LESS) TO THE TRUE POINT OF BEGINNING. EXCEPT ROAD RIGHT OF WAYS FOR ZUNI STREET AND LOWELL BOULEVARD. SAID PARCEL CONTAINS 90.507 ACRES (MORE OR LESS) EXCLUDING ROAD RIGHT OF WAYS.



STATE OF COLORADO } SS  
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF

June, A.D., 1999, BY VIRGINIA LOUISE BROZOVICH, JAMES NICHOLAS BROZOVICH,

KAREN LOUISE BESSER AND NANCY DIANE HANCOCK AS OWNERS.

MY COMMISSION EXPIRES: 10/15/2002

WITNESS MY HAND AND SEAL

David J. Brent  
NOTARY PUBLIC  
ADDRESS 1111 1/2 Main Street, Broomfield, CO 80001

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE CITY OF BROOMFIELD, CO.

THIS 16th DAY OF August 1999  
[Signature] 8/16/99  
PLANNING DIRECTOR DATE  
[Signature] 8/16/99  
CITY ENGINEER DATE  
[Signature] 8/16/99  
CITY MANAGER DATE

CLERK AND RECORDER'S CERTIFICATE } SS  
STATE OF COLORADO  
COUNTY OF ADAMS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT 8:44 A.M. ON THE 29th DAY OF September, A.D., 1999.

BY: Sandy Graybill Carol A Snyder  
DEPUTY COUNTY CLERK AND RECORDER

FILE NO. 18

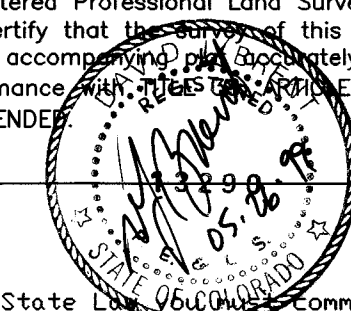
MAP NO. 117

RECEPTION NO. CO 596180

SURVEYOR'S CERTIFICATE:

I DAVID J. BRENT, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat was made under my supervision and that the accompanying plat accurately and properly shows said subdivision in conformance with the provisions of Article 51, of the COLORADO REVISED STATUTES, AS AMENDED.

DAVID J. BRENT  
P.E., P.L.S., No. 13290



DATED

According to Colorado State Law, you may 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.

9						<p align="center"><b>Brent Engineering Company, Inc.</b></p> <p>BEC 210 ST. PAUL STREET, SUITE 205 DENVER, COLORADO 80206 (303) 270-0082</p> <p align="center"><b>NEXTEL FIRST SUBDIVISION A MINOR SUBDIVISION LOCATED IN THE SW 1/4 SECTION 8, T-1-S, R-68-W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO</b></p> <p>Title: A MINOR SUBDIVISION</p>
8						
7						
6						
5						
4						
3						
2	CHANGES/PER COB	5/04/99	CGS	Designed By:	Sheet 1 of 2	
1	CHANGES/PER COB	4/29/99	CGS	Drawn By: CGS	Date: APRIL 4, 1999	
No.	Revision	Date	By	Checked By: DJB	File No. NEXTEL_SUB.DWG	

**NEXTEL FIRST SUBDIVISION  
A MINOR SUBDIVISION  
LOCATED IN THE SW 1/4 SECTION 8, T-1-S, R-68-W OF THE 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO**

LANDS BELONGING TO:  
VIRGINIA LOUISE BROZOVICH  
KAREN LOUISE BESSER  
JAMES NICHOLAS BROZOVICH  
NANCY DIANE HANCOCK

**BLUE RIBBON SUB**

FILE NO. 16  
MAP NO. 610  
RN. C0226662

EXISTING 25' INGRESS-EGRESS &  
UTILITY EASMT

FILE NO. 16  
MAP NO. 610  
RN. C0226662

**MUSTANG  
TOWER  
SUB**

PUD. 1280  
RN. 981575

**NEXTEL FIRST SUBDIVISION**

OPEN FIELD

LANDS BELONGING TO:  
VIRGINIA LOUISE BROZOVICH  
KAREN LOUISE BESSER  
JAMES NICHOLAS BROZOVICH  
NANCY DIANE HANCOCK

LAT 39°58'22.697" N  
LON 105°01'47.967" W  
N 1233350.136 (GRID)  
E 3131726.354 (GRID)  
N 1233702.300 (GRID)  
E 3132620.566 (GRID)

N 45°14'08" E 5209.840 (GRID)  
N 45°14'08" E 5211.929 (GRID)  
N 45°26'02" E 5192.506 (GRID)  
N 45°26'02" E 5193.988 (GRID)

LAT 39°58'22.450" N  
LON 105°01'47.964" W  
N 1233325.146 (GRID)  
E 3131726.682 (GRID)  
N 1233677.301 (GRID)  
E 3132620.893 (GRID)

GPS No. 3 CITY OF BROOMFIELD  
GWRP DAM RANGE BOX  
LAT 39°57'46.632" N  
LON 105°02'35.723" W  
N 1229681.391 (GRID)  
E 3128027.335 (GRID)  
N 1230032.506 (GRID)  
E 3128920.490 (GRID)

SW COR, SE 1/4, SW 1/4  
SEC 8, T1S, R68W  
1 1/2" ALUM CAP LS 10945

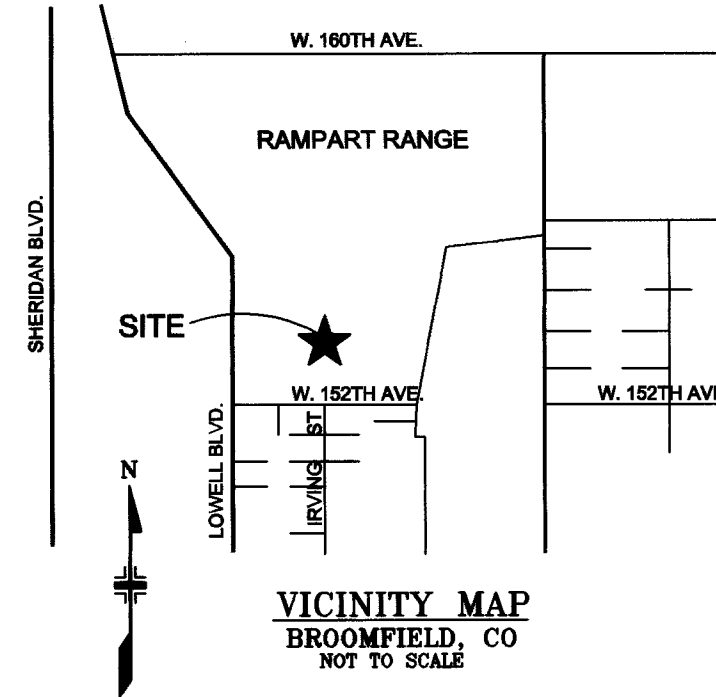
SW 1/4 COR SEC 8, T1S, R68W  
2" AXLE W/ 3" ALUMINUM CAP "BEC 13290"

S 1/4 COR SEC 8, T1S, R68W  
3" ALUM CAP LS 17669

SOUTH LINE SEC 8  
BASIS OF BEARINGS S 89°38'33" E 1320.25'

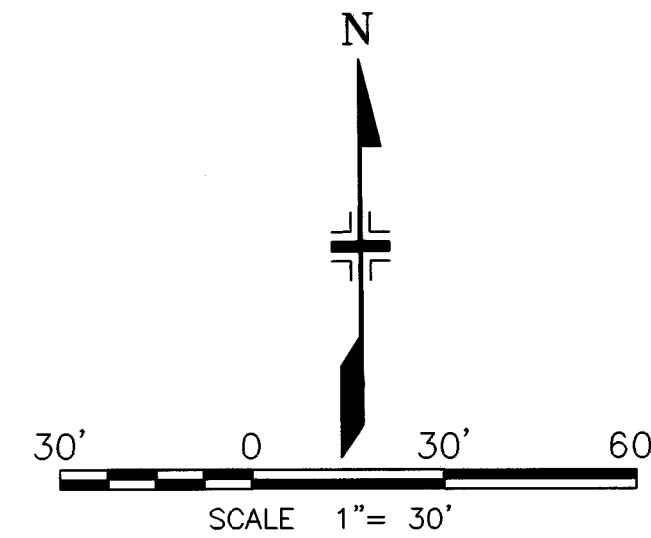
**W 152ND AVE**  
50' DEDICATION BY "HAZELWOOD SUBDIVISION" PLAT  
FILE NO. 16  
MAP NO. 422  
RN. B647651

**HAZELWOOD SUBDIVISION**  
FILE NO. 16  
MAP NO. 422  
RN. B647651



**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS OF THIS SURVEY IS THE LINE BETWEEN THE SW 1/4 CORNER SECTION 8, BEING A 3" ALUMINUM CAP AND THE S 1/4 SECTION 8, BEING A 3" ALUMINUM CAP, THE BEARING OF WHICH IS ASSUMED TO BE S 89°38'33" E AS SHOWN AND DESCRIBED HEREON.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1 1:50,000 AS DESCRIBED IN THE "GEOMETRIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.



**LEGEND**

- SET # 5 REBAR W/ RED PLASTIC CAP "LEASE CORNER PLS 13290"
- ⊕ SECTION CORNERS AS NOTED
- FOUND MONUMENT AS NOTED
- (GRID) GPS OBSERVATION
- (GRD) MODIFIED STATE PLANE COORDINATES



FILE NO. \_\_\_\_\_  
MAP NO. \_\_\_\_\_  
RECEPTION NO. \_\_\_\_\_

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