

ABANDONED

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that Schuck Development, LLC being the owner and The David A. Wismer and Mary Anne Wismer Trust being holders of deed of trust of a parcel of land located in the Southeast one-quarter of Section 24, Township 1 South, Range 69 West of the 6th Principal Meridian, City of Broomfield, County of Boulder, State of Colorado. Said parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 24; Thence N 00°44'05" W, along the east line of the Southeast one-quarter of said Section 24, a distance of 30.00 feet to a point on the northerly right-of-way line of 136th Avenue, said point being THE TRUE POINT OF BEGINNING; Thence N 00°44'05" W, along the East line of said Southeast one-quarter, a distance of 1371.02 feet; Thence S 89°15'55" W, a distance of 60.00 feet; Thence N 51°13'18" W, a distance of 100.56 feet; Thence S 86°39'09" W, a distance of 96.35 feet; Thence S 78°19'14" W, a distance of 115.06 feet; Thence S 76°16'39" W, a distance of 69.74 feet; Thence S 67°40'38" W, a distance of 69.74 feet; Thence S 69°04'37" W, a distance of 69.74 feet; Thence S 50°28'36" W, a distance of 69.74 feet; Thence S 41°08'55" W, a distance of 69.68 feet; Thence S 29°56'36" W, a distance of 324.88 feet to a point on a non-tangent curve; Thence along the arc of a curve to the right with a radius of 476.50 feet and a central angle of 29°22'36" a distance of 241.31 feet, the long chord of which bears N 30°34'34" W, a distance of 241.64 feet to a point of reverse curve; Thence along the arc of a curve to the left with a radius of 823.50 feet and a central angle of 27°25'30" a distance of 394.17 feet, the long chord of which bears N 29°36'01" W, a distance of 390.42 feet to a point of reverse curve; Thence along the arc of a curve to the right with a radius of 428.50 feet and a central angle of 03°49'26" a distance of 28.46 feet, the long chord of which bears N 41°24'03" W, a distance of 28.46 feet to a point of reverse curve; Thence along the arc of a curve to the right with a radius of 15.50 feet and a central angle of 95°26'37" a distance of 25.82 feet, the long chord of which bears N 08°13'58" E, a distance of 22.94 feet; Thence N 34°02'43" W, a distance of 47.00 feet; Thence S 55°57'17" W, a distance of 40.85 feet to a point of curve; Thence along the arc of a curve to the right with a radius 471.50 feet and a central angle of 07°58'52" a distance of 65.68 feet, the long chord of which bears S 59°56'43" W, a distance of 65.63 feet; Thence S 18°14'45" E, a distance of 4.40 feet; Thence S 25°21'06" E, a distance of 132.25 feet; Thence S 63°06'38" W, a distance of 171.16 feet to the Northwest corner of the Southeast one-quarter of the Southeast one-quarter of said section 24; Thence S 00°42'35" E, along the west line of said Southeast one-quarter of the Southeast one-quarter and along the east line of that parcel of land described under reception number 01252233, Boulder County Public Records, a distance of 630.55 feet to the Northwest corner of the Kois/Goodnews Church Subdivision, reception number 1123798, Boulder County Public Records; Thence N 89°40'14" E, along the north line of said Kois/Goodnews Church Subdivision, a distance of 638.98 feet to the northeast corner of said Subdivision; Thence S 00°57'57" E, along the east line of said Subdivision, a distance of 657.02 feet to a point on the northerly right-of-way line of 136th Avenue; Thence N 89°40'14" E, along said northerly right-of-way line a distance of 690.35 feet to the TRUE POINT OF BEGINNING. Containing 30.640 acres more or less.

Have laid out, platted and subdivided the above described parcel of land into tracts, blocks, lots and streets under the name and style of Aspen Creek Filing No. 1 and by these presents does hereby dedicate all of the utility easements, streets, rights-of-way, Tract A, Tract B and Tract C as shown on the accompanying plat to the City of Broomfield and its assigns.

Owner: Schuck Development LLC, A Colorado Limited Liability Company
Witness our hand and seal this 2nd day of May, 1994
By: William D. Schuck
William D. Schuck, Manager

The foregoing instrument was acknowledged before me this 2nd day of May, A.D., 1994, by William D. Schuck

MY COMMISSION EXPIRES 11/1/97
WITNESS MY HAND AND SEAL Oliver H. Bryan
NOTARY PUBLIC
1600 E. Arapahoe Rd., Suite 102, Broomfield, CO 80012

HOLDERS OF DEEDS OF TRUST

The David A. Wismer and Mary Anne Wismer Trust
By: David A. Wismer Co-Trustee By: Mary Anne Wismer Co-Trustee

The foregoing instrument was acknowledged before me this 2nd day of May, A.D., 1994, by David A. Wismer and Mary Anne Wismer

MY COMMISSION EXPIRES April 2, 1997
WITNESS MY HAND AND SEAL Kathryn Lindauer
NOTARY PUBLIC
22134 Sherman Way, Chatsworth, CA 91303



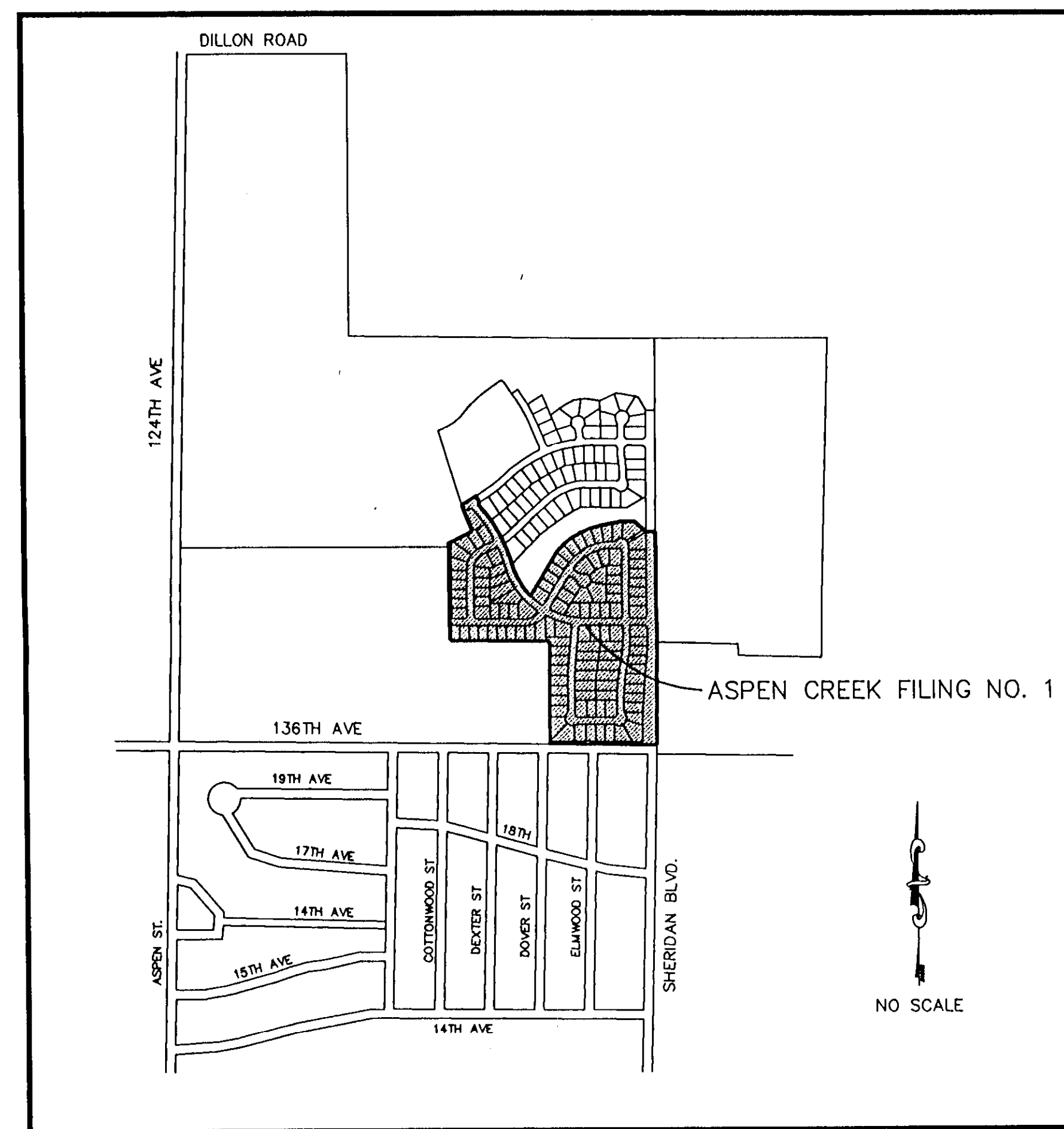
FINAL PLAT ASPEN CREEK, FILING NO. 1
A PORTION OF THE SE 1/4 SECTION 24, T 1 S, R 69 W OF THE 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 1 OF 3

DATE OF PREPARATION 4/7/1994

NOTES

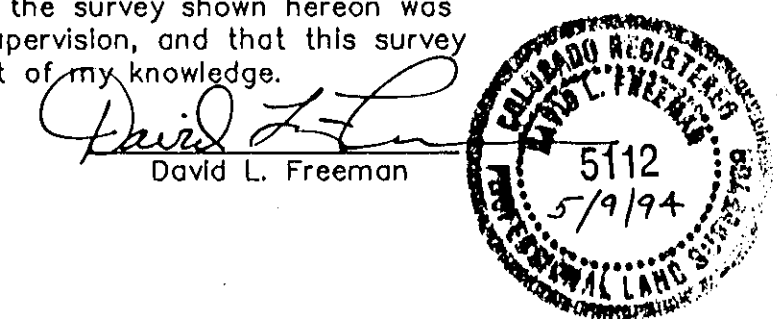
- Bearings are based on the assumption that the east line of the Southeast 1/4 of Section 24 bears N 00°44'05" W. The monuments marking the Southeast corner and East 1/4 corner of Section 24 are described herein.
- Utility easements are those portions of real property for the installation and maintenance of utilities and drainage facilities, including, but not limited to storm and sanitary sewer, drainage swales, natural gas lines, water lines, telephone lines, electrical lines, cables, cable television, water meters, signs, postal facilities, conduits and poles, together with all necessary and convenient appurtenances thereto. Together with a perpetual right of ingress and egress for installation and maintenance, and replacement of such lines. Said easements and right are to be utilized in a responsible and prudent manner.
- Indicates a set No. 5 rebar with cap is 5112 unless shown 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 be commenced more than ten years from the date of certification shown hereon.



VICINITY MAP

SURVEYOR'S CERTIFICATION

I, David L. Freeman, a duly Registered Land Surveyor in the State of Colorado, do hereby certify that the survey shown hereon was made by me or under my direct supervision, and that this survey is true and correct to the best of my knowledge.



ATTORNEY'S CERTIFICATE

I, ALBERT V. EVANS, an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the rights-of-way and the easements shown on this plat are the owners thereof in fee simple, free and clear of all liens and encumbrances.

Albert V. Evans 5-10-94
Attorney #1275 Date

APPROVALS

PLANNING COMMISSION CERTIFICATION

This subdivision is recommended for approval by the City of Broomfield Planning Commission this 5th day of April, 1994.

Mike Mohr Deane Evans
Chairman Secretary

CITY COUNCIL CERTIFICATION

This Final Plat is approved by the City Council of The City of Broomfield, Colorado this 10th day of May, 1994.

Vicki Mays Robert K. Salgado
City Clerk Mayor

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER }SS

I hereby certify that this instrument was filed for record in my office on the 14th day of June, 1994, at 9:07 A.M., in film 1484 and Reception No. 1436667.
P-31 F-4 #30,31 & 32. Fee: \$30.00

Charlotte Houston
County Clerk and Recorder of Boulder County

By: Kathleen Connell
Deputy



Jehn & Associates, Inc.

PROFESSIONAL ENGINEERS AND SURVEYORS
5695 YUKON STREET, SUITE C
ARVADA, COLORADO 80002
PHONE (303) 423-6036 FAX (303) 467-9438

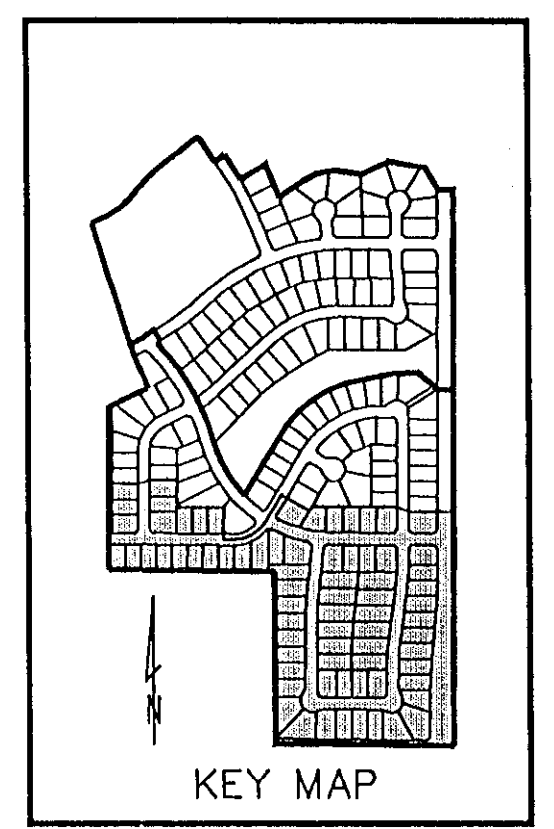


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A PORTION OF THE SE 1/4 SECTION 24, T 1 S, R 69 W OF THE 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.
SHEET 2 OF 3

MATCHLINE SEE SHEET 3 OF 3

BLOCK 4



SCHUCK DEVELOPMENT LLC,
A COLORADO LIMITED LIABILITY COMPANY

CENTERLINE OF 10' EASEMENT
MILE HIGH WATER COMPANY
BOOK 1211, PAGE 17
NOV. 28, 1951
(CENTERLINE IS 21' WEST OF
EAST LINE SECTION 24)

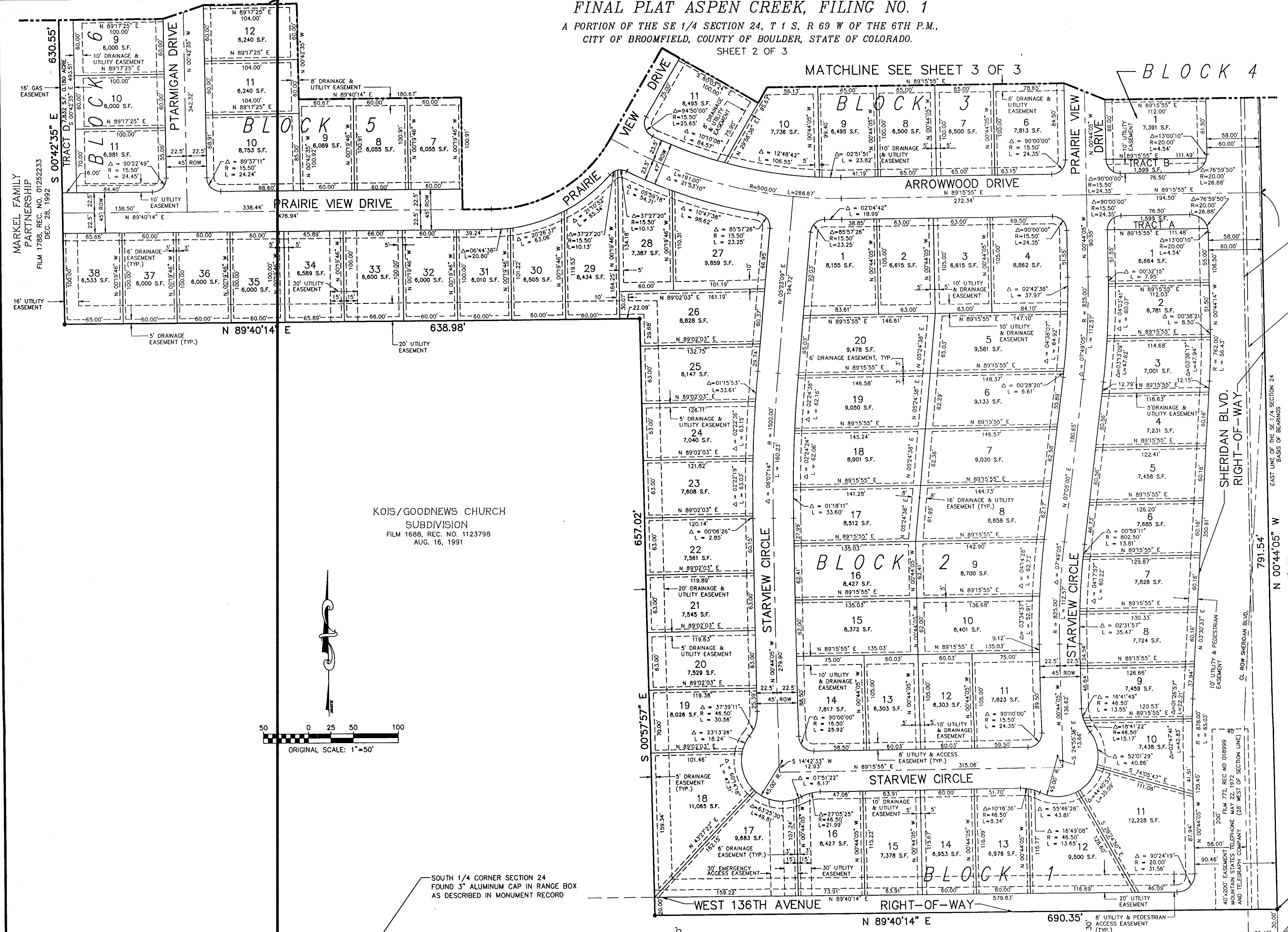
CENTERLINE OF 16.5' EASEMENT
MOUNTAIN STATES TELEPHONE
AND TELEGRAPH COMPANY
FILM 511, REC. NO. 763822,
AUG. 24, 1964

MILLER TRUSTEES
BOOK 3807, PAGE 100
MAY 22, 1992

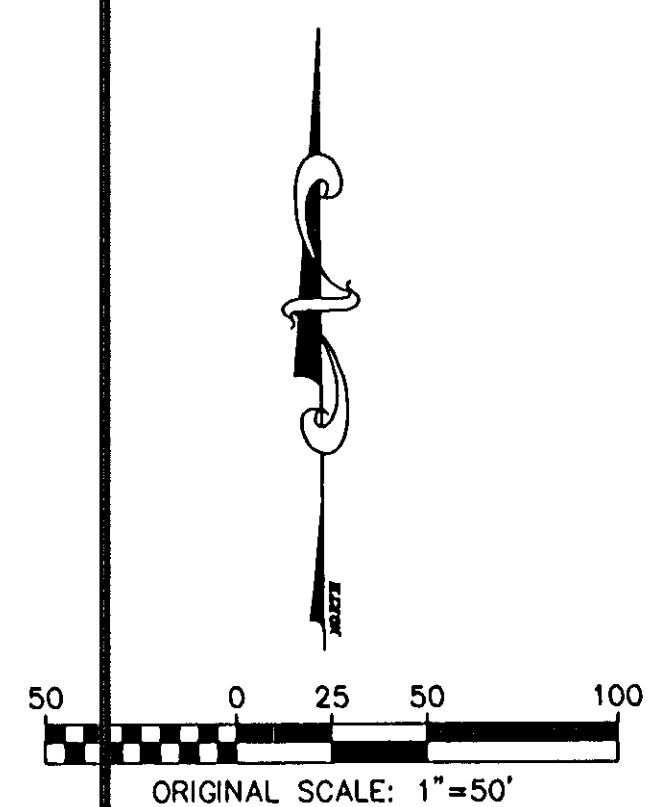
TRUE POINT
OF BEGINNING

SOUTHEAST CORNER SECTION 24.
FOUND BRASS CAP MONUMENT AS
DESCRIBED IN MONUMENT RECORD

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KOIS/GOODNEWS CHURCH
SUBDIVISION
FILM 1688, REC. NO. 1123798
AUG. 16, 1991



SOUTH 1/4 CORNER SECTION 24
FOUND 3" ALUMINUM CAP IN RANGE BOX
AS DESCRIBED IN MONUMENT RECORD

WEST 136TH AVENUE (A.K.A. CARBON ROAD)

BLOCK 15
DOVER ST.
NORTHMOOR ESTATES 4TH FILING FILM 640, REC. NO. 884149 JULY 11, 1968

ELMWOOD ST.

BLOCK 19

PLAT
358-93-424

4/15/94

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SHEET 3 OF 3

