

ABANDONED

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that Schuck Development, LLC being the owner and Theodore F. Carlson and The David A. Wismer and Mary Anne Wismer Trust being holders of deeds 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 1401.02 feet to THE TRUE POINT OF BEGINNING; 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 59°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 244.31 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 426.50 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 of 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°56'45" W, a distance of 65.63 feet; Thence N 18°14'45" W, a distance of 496.89 feet to a point on a non-tangent curve; Thence along the arc of a curve to the left with a radius of 342.50 feet and a central angle of 34°26'45" a distance of 205.91 feet, the long chord of which bears N 54°31'52" E, a distance of 202.82 feet to a point of reverse curve; Thence along the arc of a curve to the right with a radius of 670.01 feet and a central angle of 16°55'19" a distance of 117.88 feet, the long chord of which bears N 45°46'09" E, a distance of 197.17 feet; Thence N 54°13'49" E, a distance of 110.44 feet to a point of curve; Thence along the arc of a curve to the right with a radius of 15.50 feet and a central angle of 90°00'00" a distance of 24.35 feet, the long chord of which bears S 80°46'11" E, a distance of 21.92 feet; Thence S 35°46'11" E, a distance of 94.06 feet; Thence N 54°45'00" E, a distance of 47.00 feet; Thence S 35°46'11" E, a distance of 39.81 feet to a point of curve; Thence along the arc of a curve to the right with a radius of 1023.50 feet and a central angle of 03°56'19" a distance of 70.36 feet, the long chord of which bears S 33°22'33" E, a distance of 70.34 feet; Thence N 58°10'08" E, a distance of 112.18 feet; Thence S 23°26'02" E, a distance of 136.51 feet; Thence N 54°31'19" E, a distance of 115.86 feet; Thence N 62°43'24" E, a distance of 57.85 feet; Thence N 79°19'13" E, a distance of 69.33 feet; Thence S 82°46'04" E, a distance of 102.78 feet; Thence N 64°18'10" E, a distance of 117.10 feet; Thence S 81°40'27" E, a distance of 141.76 feet; Thence S 31°16'17" E, a distance of 97.01 feet; Thence N 89°15'55" E, a distance of 60.00 feet to a point on the east line of the Southeast one-quarter of said Section 24; Thence S 00°44'05" E, along said east line a distance of 774.79 feet to THE TRUE POINT OF BEGINNING. Containing 26.346 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. 2 and by these presents does hereby dedicate all of the utility easements, streets, rights-of-way, Tract A, Tract B, Tract C and Tract D 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, Manager

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

MY COMMISSION EXPIRES 1-11-97
WITNESS MY HAND AND SEAL
Notary Public
1600 E. Arapahoe Rd., Englewood, CO
ADDRESS 80112

WITNESS MY HAND AND SEAL
BY: Theodore F. Carlson
Theodore F. Carlson

The foregoing instrument was acknowledged before me this 2nd day of May, A.D., 1994, by Theodore F. Carlson.

MY COMMISSION EXPIRES 1-11-97
WITNESS MY HAND AND SEAL
Notary Public
1600 E. Arapahoe Rd., Englewood, CO
ADDRESS 80112

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 6th day of May, A.D., 1994, by David A. Wismer and Mary Anne Wismer.

MY COMMISSION EXPIRES April 8, 1997
WITNESS MY HAND AND SEAL
Notary Public
22134 Sherman Way, Chatsworth, CA 91303
ADDRESS

WITNESS MY HAND AND SEAL
Notary Public
22134 Sherman Way, Chatsworth, CA 91303
ADDRESS

FINAL PLAT ASPEN CREEK, FILING NO. 2 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

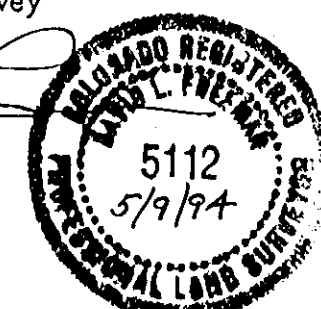
NOTES

- 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.

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 the best of my knowledge.

David L. Freeman
David L. Freeman



ATTORNEY'S CERTIFICATE

I, ALBERT U. 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 U. Evans
Attorney #1275

5-10-94
Date

APPROVALS

PLANNING COMMISSION CERTIFICATION

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

John Malone
Chairman

Diane Evemann
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 Mauer
City Clerk

Robert K. Sabaguch
Mayor

CLERK AND RECORDERS CERTIFICATE

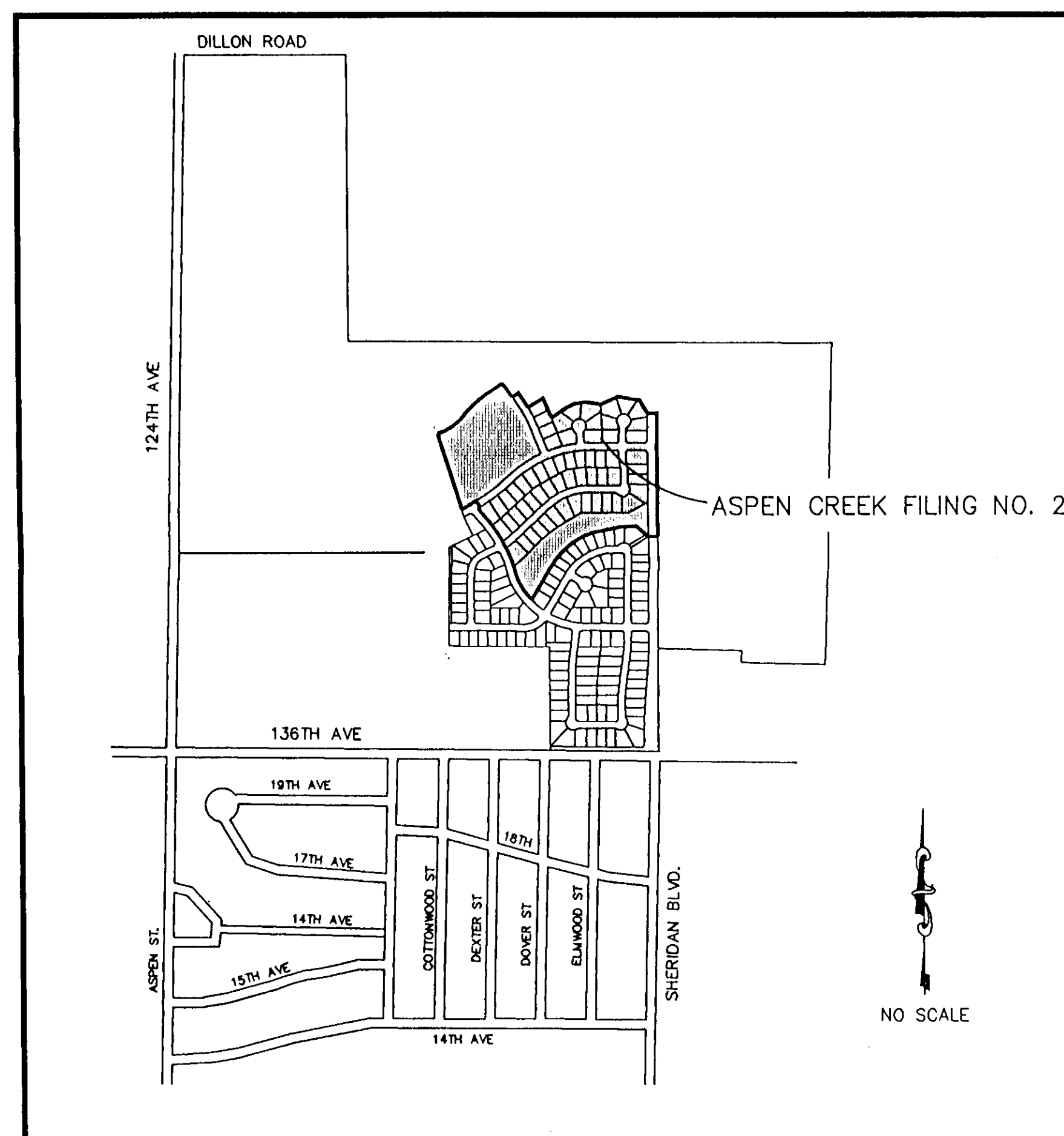
STATE OF COLORADO }
COUNTY OF BOULDER }

I hereby certify that this instrument was filed for record in my office on the 14th day of JUNE, 1994, at 2:27 P.M., in film 1994 map and Reception No. 1436670
P-31 F-4 #33,34,35

CHARLOTTE HOUSTON
County Clerk and Recorder of Boulder County

Deputy
DEPUTY

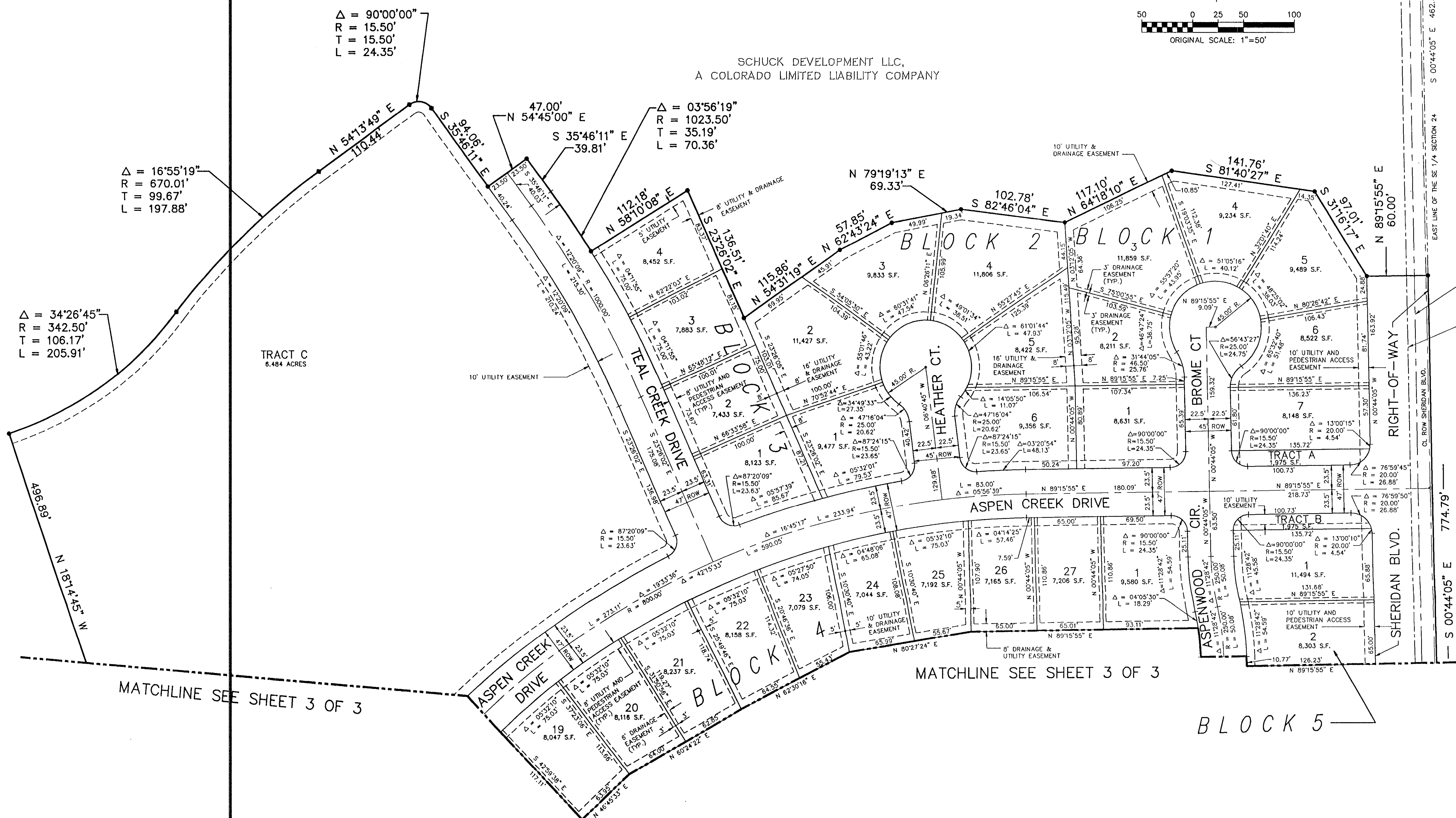
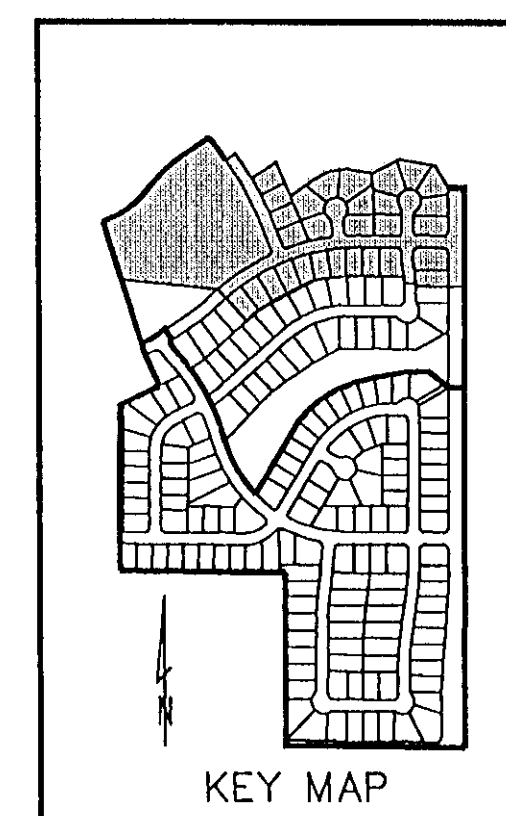
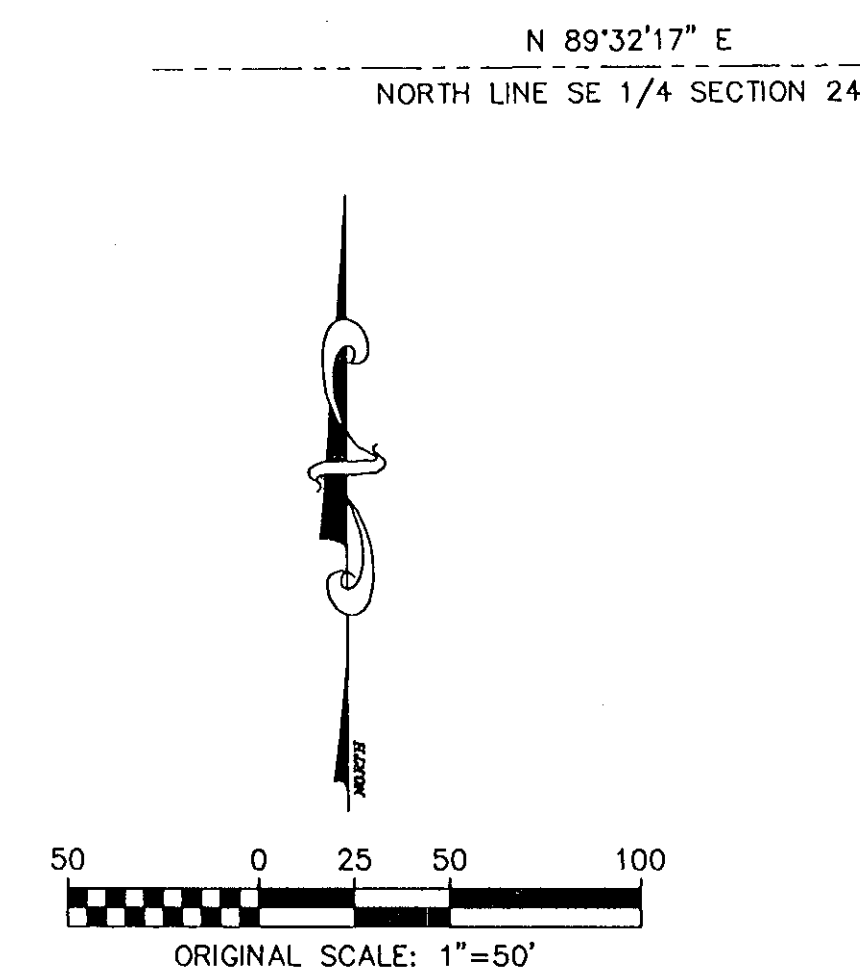
#3000
FEES



VICINITY MAP

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

FINAL PLAT ASPEN CREEK, FILING NO. 2
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



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

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

SCHUCK DEVELOPMENT LLC,
A COLORADO LIMITED LIABILITY COMPANY



ABANDONED

FINAL PLAT ASPEN CREEK, FILING NO. 2
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 3 OF 3

MATCHLINE SEE SHEET 2 OF 3

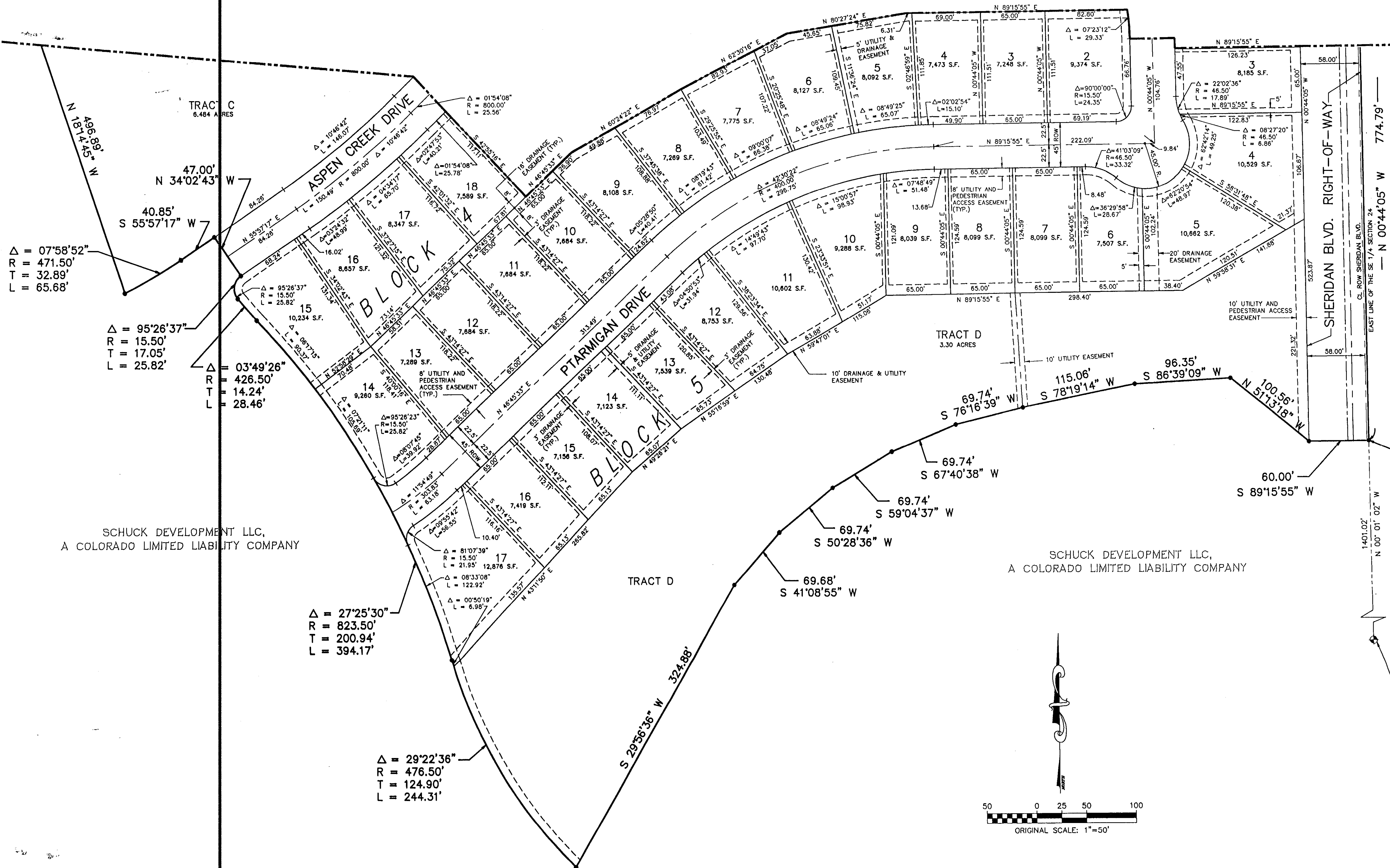


KEY MAP

SCHUCK DEVELOPMENT LLC,
A COLORADO LIMITED LIABILITY COMPANY

TRUE POINT
OF BEGINNING

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



SCHUCK DEVELOPMENT LLC,
A COLORADO LIMITED LIABILITY COMPANY

SCHUCK DEVELOPMENT LLC,
A COLORADO LIMITED LIABILITY COMPANY