WILLOW PARK SUBDIVISION FILING NO. 2
MINOR SUBDIVISION
A RE-SUBDIVISION OF LOTS 10 AND 11 BLOCK 16
A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, T18S, R88W OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION
A TRACT OF LAND LYING IN THE NORTHWEST 1/4 SECTION 31, TOWNSHIP I SOUTHERN RANGE 60 WEST, 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 16, WILLOW PARK; SAID CORNER ALSO BEING THE CENTER OF SAI0D SECTION 31, THEN ACROSS NORTH 89°54'37" WEST ALONG THE SOUTH-LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 886.00 FEET TO A POINT THEREON; DENOMINATED SAID SOUTH-LINE OF THE NORTHWEST 1/4, NORTH 09°00'20" EAST A DISTANCE OF 103.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-WAY OF WEST 124TH AVENUE; THEN ACROSS THE SOUTHERLY RIGHT-WAY ON A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°12'41" A RADIUS OF 876.18 FEET, AN ARC LENGTH OF 68.45 FEET A CHORD BEARING NORTH 77°40'30" EAST A CHORD DISTANCE OF 855.00 FEET TO A POINT, THEN CONTINUING ALONG THE SAID RIGHT-WAY ON A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°21'37" A RADIUS OF 705.79 FEET, A LENGTH OF 93.77 FEET, A CHORD BEARING SOUTH 01°13'30" EAST A CHORD DISTANCE OF 889.85 FEET TO A POINT, THEN CONTINUING ALONG SAID RIGHT-WAY ON A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°45'39" A RADIUS OF 692.95 FEET, AN ARC LENGTH OF 73.51 FEET A CHORD BEARING NORTH 68°37'35" EAST A CHORD DISTANCE OF 689.50 FEET TO A POINT, THEN CONTINUING ALONG SAID EAST-LINE OF THE NORTHWEST 1/4 OF SECTION 31, THEN ACROSS SAID EAST-LINE OF THE NORTHWEST 1/4 OF THE LAND TO THE TRUE POINT OF BEG.

THIS PARCEL CONTAINS 2,017 SQUARE FEET, OR 0.046 ACRES. LOT 1 CONTAINS 1,677 SQUARE FEET OR 0.040 ACRES. LOT 2 CONTAINS 1,441 SQUARE FEET OR 0.032 ACRES. MORE OR LESS.

ALSO KNOWN AS LOTS 10 AND 11, BLOCK 16, WILLOW PARK.

NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE N.W. 1/4 SECTION 31 BETWEEN MARKINGS SHOWN HERETO ASSUMED TO BE N.89°54'37"W.

SURVEYOR'S CERTIFICATION:
I, DONALD A. SPIELMAN, A DIPLOMATE PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAN OF WILLOW PARK PLAT F.P.D. IS TRUE AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, AND THAT THE RECKONS POINTS AND DISTANCES IN ACCORDANCE TO THE LAWS OF THE STATE OF COLORADO.

REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 1587
BROOMFIELD, CO 80020

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 6:00 A.M. THIS DAY OF MAY, 1985, FEE IN FORM 35-85-5400.

FILE NO. RECEPTION NO.
1782-124500 000120-5277

FUTURA ENGINEERING INC.
ENGINEERING CONSULTANTS AND SURVEYORS
12745 East Federal Avenue, Suite 120
Englewood, Colorado 80120, U.S.A.
Tel.: (303) 644-6290
Fax: (303) 644-9949

BROOMFIELD WILLOW PARK
REDEVELOPMENT OF LOTS 10 AND 11
Prepared for:
CITY OF BROOMFIELD

OWNER:
LOT 10 AND 11, BLOCK 16
RICHMOND HOMES, INC.
ANDREW G. CAMPBELL, EXECUTIVE VICE PRESIDENT
AMHERST, MA 01001

STATE OF COLORADO:
COUNTY OF ADAMS:
55
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 5 DAY OF MAY, 1985, AT 6:00 A.M.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLETE ANY LEGAL ACTION BASED ON ANY INDEBTEDNESS OR CLAIM WITHIN THREE YEARS AFTER THE DATE OF THE INCIDENT OR WHEN IT OCCURRED, OR WITHIN ANY LIMITATION PERIOD IN ANY OTHER MANNER THAT MAY APPLY.

SIGNATURE

DURING PUBLIC

DATE: 04-07-95
CHECKED: D.R.
RECORDING DATE: 05-04-95
PREPARED BY: CITY OF BROOMFIELD