

# WILLOW RUN FILING NO. 5

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 1 OF 6

## DEDICATION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37, BLOCK 1, WILLOW RUN SUBDIVISION FILING NO. 1, AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE IN FILE 17, MAP NO. 198, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WILLOW RUN PARKWAY AND THE NORTHWEST CORNER OF WILLOW RUN SUBDIVISION FILING NO. 4;

THENCE ALONG THE BOUNDARY OF SAID WILLOW RUN SUBDIVISION FILING NO. 4 THE FOLLOWING THIRTY-THREE (33) COURSES:

1. THENCE SOUTH 23°00'00" EAST A DISTANCE OF 179.94 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°30'03", A RADIUS OF 423.50 FEET, AN ARC LENGTH OF 255.01 FEET;
3. THENCE SOUTH 22°38'55" WEST A DISTANCE OF 151.16 FEET;
4. THENCE SOUTH 67°21'05" EAST A DISTANCE OF 9.00 FEET;
5. THENCE SOUTH 22°38'55" WEST A DISTANCE OF 58.42 FEET;
6. THENCE SOUTH 31°25'34" WEST A DISTANCE OF 48.20 FEET;
7. THENCE NORTH 75°39'39" WEST A DISTANCE OF 44.27 FEET;
8. THENCE SOUTH 17°06'36" WEST A DISTANCE OF 141.20 FEET;
9. THENCE SOUTH 34°15'13" WEST A DISTANCE OF 100.00 FEET;
10. THENCE SOUTH 55°44'47" EAST A DISTANCE OF 147.00 FEET;
11. THENCE NORTH 34°15'13" EAST A DISTANCE OF 6.98 FEET;
12. THENCE SOUTH 55°44'47" EAST A DISTANCE OF 131.76 FEET;
13. THENCE SOUTH 50°33'49" EAST A DISTANCE OF 201.94 FEET;
14. THENCE SOUTH 79°13'56" EAST A DISTANCE OF 239.86 FEET;
15. THENCE NORTH 81°37'08" EAST A DISTANCE OF 50.64 FEET;
16. THENCE NORTH 75°54'07" EAST A DISTANCE OF 50.64 FEET;
17. THENCE NORTH 69°05'17" EAST A DISTANCE OF 103.56 FEET;
18. THENCE NORTH 20°54'43" WEST A DISTANCE OF 6.41 FEET;
19. THENCE NORTH 69°05'17" EAST A DISTANCE OF 100.00 FEET;
20. THENCE NORTH 20°54'43" WEST A DISTANCE OF 370.92 FEET;
21. THENCE NORTH 12°14'11" WEST A DISTANCE OF 77.97 FEET;
22. THENCE NORTH 02°25'47" WEST A DISTANCE OF 109.24 FEET TO A POINT ON A NONTANGENT CURVE;
23. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°18'41", A RADIUS OF 1083.57 FEET, A CHORD BEARING OF NORTH 80°13'09" EAST, AN ARC LENGTH OF 403.04 FEET;
24. THENCE SOUTH 20°26'11" EAST A DISTANCE OF 4.00 FEET TO A POINT ON A NONTANGENT CURVE;
25. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°56'20", A RADIUS OF 1087.57 FEET, A CHORD BEARING NORTH 68°05'39" EAST AN ARC LENGTH OF 55.79 FEET TO A POINT OF REVERSE CURVATURE;
26. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°42'17", A RADIUS OF 324.00 FEET, AN ARC LENGTH OF 49.22 FEET;
27. THENCE NORTH 75°19'46" EAST A DISTANCE OF 299.15 FEET TO A POINT ON A NONTANGENT CURVE;
28. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°01'18", A RADIUS OF 400.00 FEET, A CHORD BEARING NORTH 89°33'17" EAST AN ARC LENGTH OF 7.13 FEET;
29. THENCE SOUTH 89°56'04" EAST A DISTANCE OF 35.50 FEET TO A POINT OF CURVATURE;
30. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67°18'50", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 35.25 FEET;
31. THENCE NORTH 75°19'46" EAST A DISTANCE OF 10.73 FEET TO A POINT OF CURVATURE;
32. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°24'03", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 45.24 FEET TO A POINT OF REVERSE CURVATURE;
33. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°11'02", A RADIUS OF 870.00 FEET, AN ARC LENGTH OF 17.98 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°03'56" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 1305.23 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°27'21" WEST ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1694.81 FEET TO A POINT ON A PARCEL OF LAND RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 2744 AT PAGE 609;

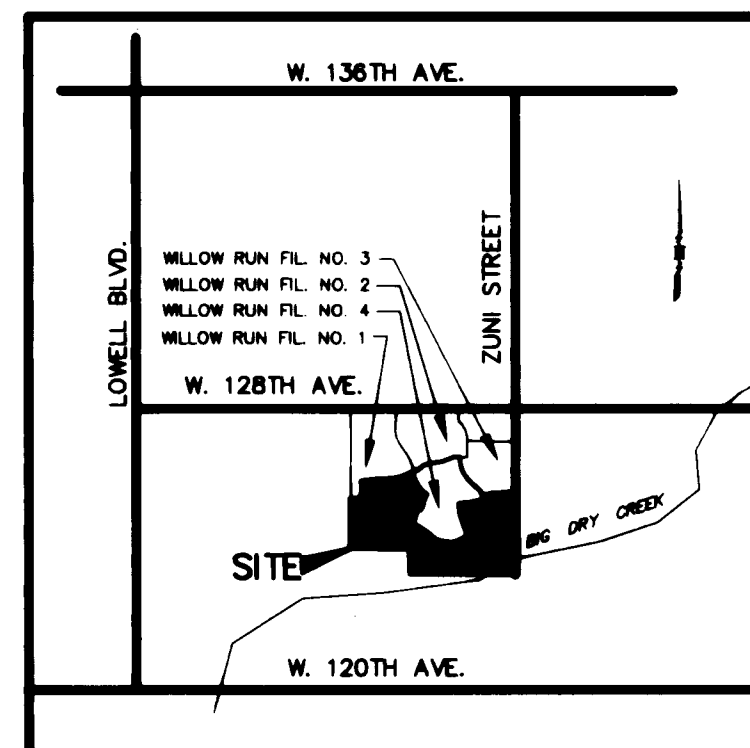
THENCE NORTH 00°08'21" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 400.00 FEET;

THENCE NORTH 89°27'21" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 950.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER;

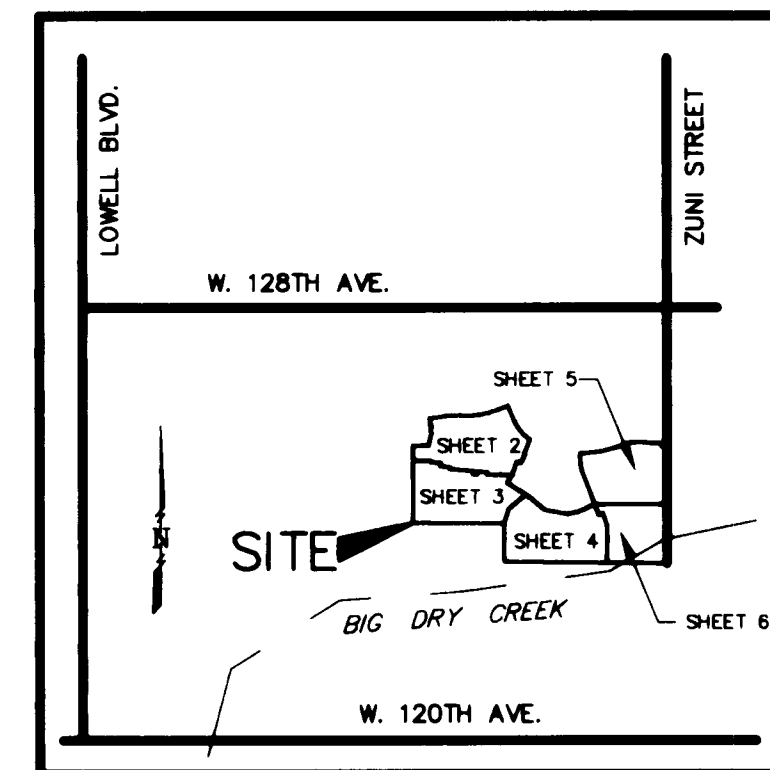
THENCE NORTH 00°01'37" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 799.04 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID WILLOW RUN SUBDIVISION FILING NO. 1; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES:

1. THENCE SOUTH 89°58'23" EAST A DISTANCE OF 162.26 FEET;
2. THENCE NORTH 12°00'00" EAST A DISTANCE OF 129.31 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°04'37", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 11.54 FEET TO A POINT OF REVERSE CURVATURE;
4. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79°20'30", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 62.31 FEET;
5. THENCE NORTH 42°44'07" WEST A DISTANCE OF 21.09 FEET;
6. THENCE NORTH 08°16'57" WEST A DISTANCE OF 72.00 FEET;
7. THENCE NORTH 81°43'03" EAST A DISTANCE OF 172.23 FEET;
8. THENCE NORTH 86°44'19" EAST A DISTANCE OF 99.16 FEET;
9. THENCE SOUTH 89°16'03" EAST A DISTANCE OF 152.68 FEET;
10. THENCE NORTH 85°41'53" EAST A DISTANCE OF 97.35 FEET;
11. THENCE NORTH 78°16'29" EAST A DISTANCE OF 97.34 FEET;
12. THENCE NORTH 70°45'30" EAST A DISTANCE OF 97.34 FEET;
13. THENCE NORTH 67°00'00" EAST A DISTANCE OF 119.86 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 61.77 ACRES, MORE OR LESS



VICINITY MAP  
N.T.S.



KEY MAP  
N.T.S.

## DEDICATION CONTINUED

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS, BLOCKS, STREETS AND TRACTS UNDER THE NAME AND STYLE OF "WILLOW RUN FILING NO. 5". THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS ARE FOR THE PURPOSE SHOWN HEREON AND ARE HEREBY DEDICATED FOR THE STATED PURPOSES. ALL STREETS AS SHOWN ARE DEDICATED TO THE CITY OF BROOMFIELD AS PUBLIC RIGHT-OF-WAY FOR PUBLIC USE. TRACTS "A", "B", "C", AND "D" ARE HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR PUBLIC, DRAINAGE, UTILITY AND PARK PURPOSES. LIEN HOLDER IS EXECUTING THIS PLAT FOR THE PURPOSE OF CONFIRMING ITS CONSENT AND AGREEMENT THAT ITS LIEN IS HEREBY SUBORDINATED TO THIS PLAT.

## OWNER

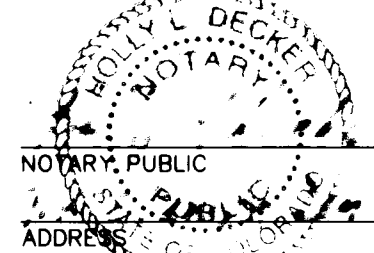
WR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Harvey E. Deutsch AS MANAGER  
HARVEY E. DEUTSCH

STATE OF Colorado } SS  
COUNTY OF Adams }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF June, 1996, BY: HARVEY E. DEUTSCH AS MANAGER OF WR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES Mar 2, 2000



## LIEN HOLDER

WILLOW RUN (DENVER) PIP INVESTORS, L.P., A COLORADO LIMITED PARTNERSHIP BY: AVANTI PROPERTIES GROUP, J.V., A FLORIDA JOINT VENTURE, AS GENERAL PARTNER BY: AVANTI DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AS PRINCIPAL MANAGING VENTURER

BY: Marvin Shapiro AS VICE PRESIDENT  
MARVIN SHAPIRO

STATE OF Florida } SS  
COUNTY OF Orange }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF June, 1996, BY: MARVIN SHAPIRO AS VICE PRESIDENT OF AVANTI DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AS PRINCIPAL MANAGING VENTURER OF AVANTI PROPERTIES GROUP, J.V., A FLORIDA JOINT VENTURE, AS GENERAL PARTNER OF WILLOW RUN (DENVER) PIP INVESTORS, L.P., A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES Mar 2, 2000

Mary J. Batten  
NOTARY PUBLIC  
431 E. Horatio Ave. Maitland  
ADDRESS

## NOTES

1. BEARINGS USED FOR THIS SUBDIVISION ARE BASED ON THE THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 BEING S 89°16'03" E.
2. DENOTES 5/8-INCH CAPPED PIN WITH L.S. NO. 13213 FOUND ON BOUNDARY CORNER, UNLESS OTHERWISE NOTED.
3. DENOTES SET NO. 5 REBAR WITH PLASTIC CAP WITH L.S. NO. 13213 IN RANGE BOX.
4. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS U.E. ON THIS PLAT ARE UTILITY EASEMENTS 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, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
5. THE CITY SHALL NOT ISSUE BUILDING PERMITS FOR THE FOLLOWING DESCRIBED LOTS UNTIL A LETTER OF MAP REVISION IS RECEIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AUTHORITY (FEMA) BY CITY REMOVING SUCH LOTS FROM THE FLOOD PLAIN DESIGNATION.  
BLOCK 7, LOTS 1, 2, AND 3  
BLOCK 9, LOTS 38, 39, AND 8 - 18  
BLOCK 10, LOTS 4, 5, AND 6

DEVELOPER SHALL HAVE THE RIGHT TO INSTALL STREETS AND UTILITIES SERVING SUCH LOTS PRIOR TO RECEIPT OF SUCH LETTER FROM FEMA.

DEVELOPER FURTHER AGREES TO MAKE SUCH DESIGN MODIFICATIONS TO THE AREA AFFECTED BY THE LOTS AS ARE REQUIRED BY FEMA FOR ITS APPROVAL.

## ATTORNEY'S CERTIFICATE

I, Jerald D. Lange, ATTORNEY AT LAW DULY QUALIFIED, INSURED AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND CERTIFY THAT THE PROPERTY TO BE DEDICATED TO THE CITY IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

ATTORNEY AT LAW REG. NO. DATE

## SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILLOW RUN FILING NO. 5 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION, AND WAS PREPARED IN ACCORDANCE WITH COLORADO STATE LAWS.

JERALD D. LANGE, L.S. NO. 13213

DATE

## LAND USE REVIEW COMMISSION CERTIFICATE

THE BROOMFIELD LAND USE REVIEW COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WILLOW RUN FILING NO. 5 THIS DAY OF June, 1996.

CHAIRMAN John Malone DATE  
SECRETARY Diane Evemann DATE

## CITY COUNCIL CERTIFICATION

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO ON THE 25th DAY OF June, 1996.

William M. Berens  
MAYOR, CITY OF BROOMFIELD

Vicki Moore  
CITY CLERK, CITY OF BROOMFIELD



## CLERK AND RECORDER'S CERTIFICATE

STATE OF Colorado } SS  
COUNTY OF Adams }

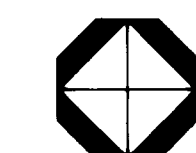
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 16 DAY OF AUGUST, 1996, AT 10 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 60204467 FILE 17, MAP 570

COUNTY CLERK AND RECORDER

## SUBDIVIDER

GATEWAY AMERICAN PROPERTIES L.L.C.  
9145 E. KENYON AVENUE  
DENVER, COLO. 80237

## ENGINEER/SURVEYOR



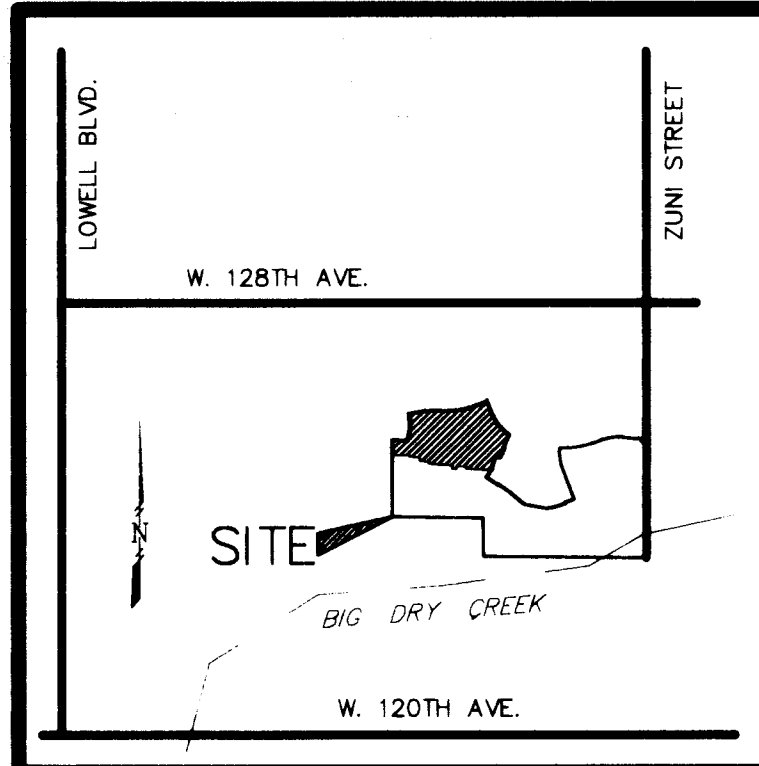
**Carroll & Lange**  
Professional Engineers & Land Surveyors  
185 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
(303) 980-0200

# WILLOW RUN FILING NO. 5

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 6

THIS EASEMENT IS TO BE VACATED AT  
THE PERMANENT SANITARY SEWER FACILITIES  
ARE IN PLACE LOT 14-16, BLOCK 1,  
LOT 36, BLOCK 5, CANNOT BE BUILT  
UPON UNTIL SUCH TIME THAT THE  
TEMPORARY SANITARY SEWER FACILITIES  
LOCATED WITHIN THESE LOTS ARE REMOVED



KEY MAP  
N.T.S.

TRACT B  
WILLOW RUN  
FILING NO. 1  
FILE 17,  
MAP 198

TRACT "A"

$\Delta = 79^{\circ}20'30''$   
 $R = 45.00'$   
 $L = 62.31'$   
 $\Delta = 44^{\circ}04'37''$   
 $R = 15.00'$   
 $L = 11.54'$

TRACT "B"

MATCH LINE  
SEE SHEET 3

\* ACCESS CONTROL LIMITS  
LOT 1 BLOCK 1, LOTS 1, 2 AND 36, BLOCK 5,  
LOT 1 BLOCK 8, LOTS 1-4, 27, 28, BLOCK 9,  
SHALL NOT BE ALLOWED VEHICULAR ACCESS  
TO WILLOW RUN PARKWAY OR ROADWAYS  
ADJACENT TO THE SIDE LOT LINES

| CURVE | RADIUS  | LENGTH  | DELTA      | CURVE | RADIUS  | LENGTH  | DELTA      |
|-------|---------|---------|------------|-------|---------|---------|------------|
| C1    | 15.50'  | 24.35'  | 90°00'00"  | C18   | 887.50' | 93.90'  | 06°03'44"  |
| C2    | 15.00'  | 8.34'   | 31°51'54"  | C19   | 15.50'  | 24.35'  | 90°00'00"  |
| C3    | 45.00'  | 104.81' | 133°26'50" | C20   | 195.00' | 36.24'  | 10°38'55"  |
| C4    | 15.00'  | 8.34'   | 31°51'54"  | C21   | 15.00'  | 11.29'  | 43°06'21"  |
| C8    | 15.50'  | 24.95'  | 92°13'48"  | C22   | 45.00'  | 116.14' | 147°52'27" |
| C11   | 737.50' | 89.24'  | 06°55'59"  | C23   | 15.00'  | 11.29'  | 43°06'21"  |
| C12   | 15.50'  | 23.62'  | 87°17'46"  | C24   | 97.50'  | 24.11'  | 141°0'08"  |
| C15   | 247.50' | 25.85'  | 05°59'03"  | C25   | 195.00' | 20.37'  | 05°59'03"  |
| C16   | 222.50' | 43.76'  | 11°16'03"  | C29   | 195.00' | 20.37'  | 05°59'03"  |
| C17   | 15.50'  | 24.35'  | 90°00'00"  | C30   | 15.50'  | 23.75'  | 87°47'06"  |
|       |         |         |            | C31   | 887.50' | 198.99' | 12°50'48"  |

MATCH LINE  
SEE SHEET 3

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| L1   | N12°00'00"E | 2.88'    |
| L2   | S42°44'07"E | 10.58'   |

NW COR. NE 1/4 SEC. 32, T1S, R68W,  
6TH P.M. FOUND 2-1/2-INCH  
ALUMINUM CAP WITH L.S. NO. 2149  
128TH AVE.  
BASIS OF BEARING  
S 89°16'03"E  
NORTH LINE NE 1/4 SEC. 32  
(R.O.W. VARIES)  
NE COR. NE 1/4 SEC. 32  
T1S, R68W, 6TH P.M. FOUND  
#6 REBAR IN RANGE BOX  
W/ALUM CAP LS #13213

POINT OF BEGINNING  
SE COR. LOT 37  
BLOCK 1, WILLOW RUN  
FILING NO. 1  
FILE 17, MAP 198

WILLOW RUN  
FILING NO. 4

$\Delta = 34^{\circ}30'03''$   
 $R = 423.50'$   
 $L = 255.01'$   
 $CH = S 40^{\circ}15'01'' E$

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

Carroll & Lange Inc.

Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
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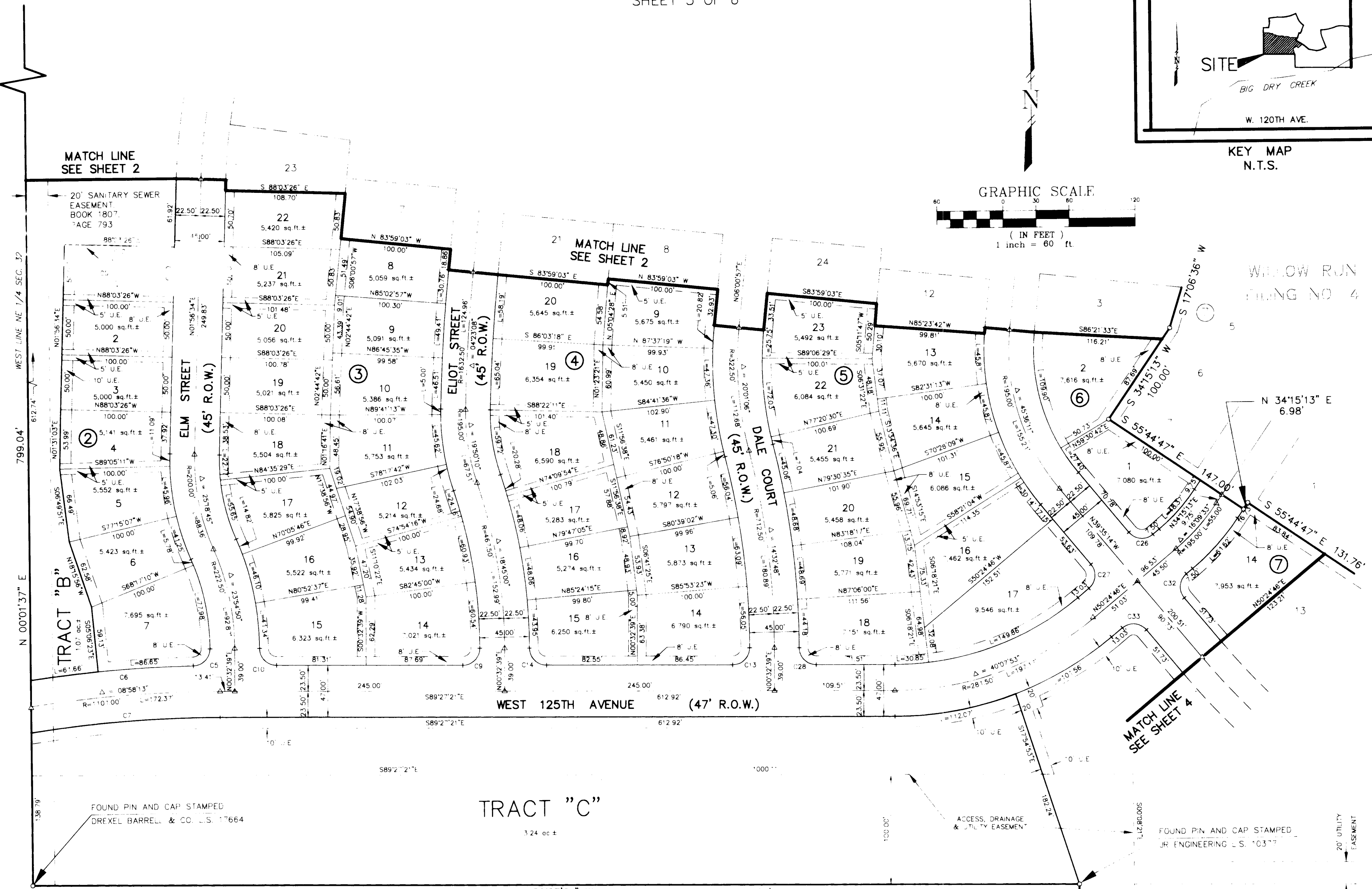
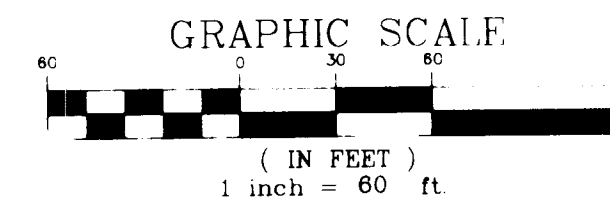
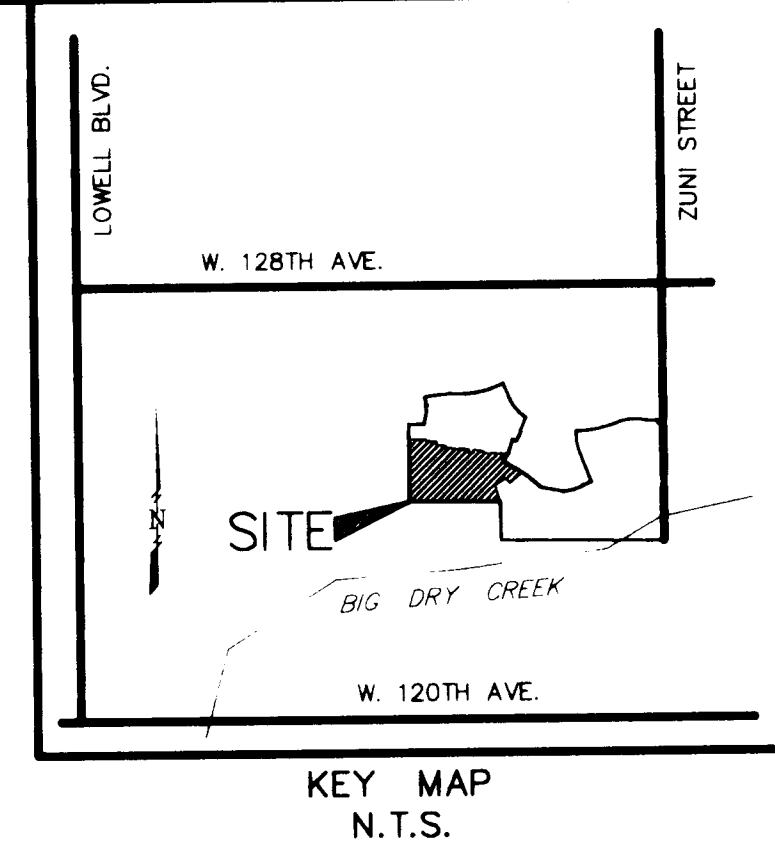
WILLOW RUN FILING NO. 5  
FINAL PLAT JUN:1461 SHEET 2 OF 6  
REV. 5/05/96 REV. 5/28/96



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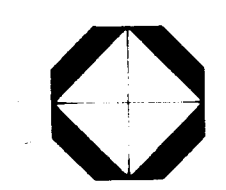
SHEET 3 OF 6



| CURVE | RADIUS   | LENGTH  | DELTA     |
|-------|----------|---------|-----------|
| C5    | 15.50'   | 148.31' | 88°40'54" |
| C6    | 1124.50' | 172.19' | 07°33'23" |
| C7    | 1077.50' | 24.35'  | 09°09'22" |
| C9    | 15.50'   | 24.35'  | 90°00'00" |
| C10   | 15.50'   | 24.35'  | 90°00'00" |
| C13   | 15.50'   | 24.35'  | 90°00'00" |
| C14   | 15.50'   | 24.35'  | 90°00'00" |
| C26   | 15.50'   | 24.35'  | 90°00'00" |
| C27   | 15.50'   | 24.35'  | 90°00'00" |
| C28   | 15.50'   | 24.35'  | 90°00'00" |
| C32   | 15.50'   | 24.35'  | 90°00'00" |
| C33   | 15.50'   | 24.35'  | 90°00'00" |

TRACT "C"

UNPLATTED  
CITY OF BROOMFIELD  
BOOK 2744, PAGE 609



**Carroll & Lange** INC.  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
(303) 980-0200

WILLOW RUN FILING NO. 5  
FINAL PLAT: JUN-14-96, SHEET 3 OF 6  
REV. 4/4/96 REV. 5/28/96

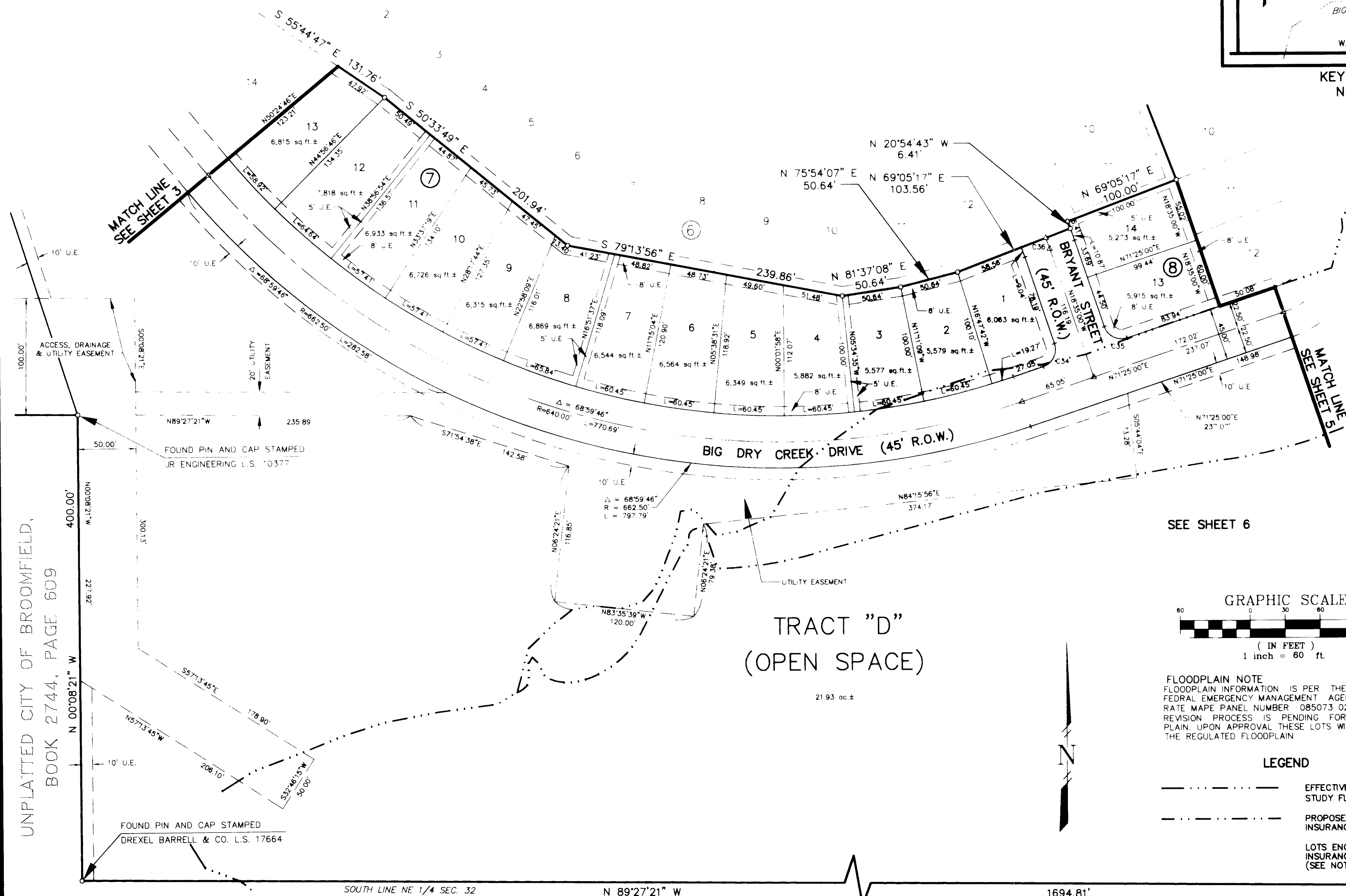
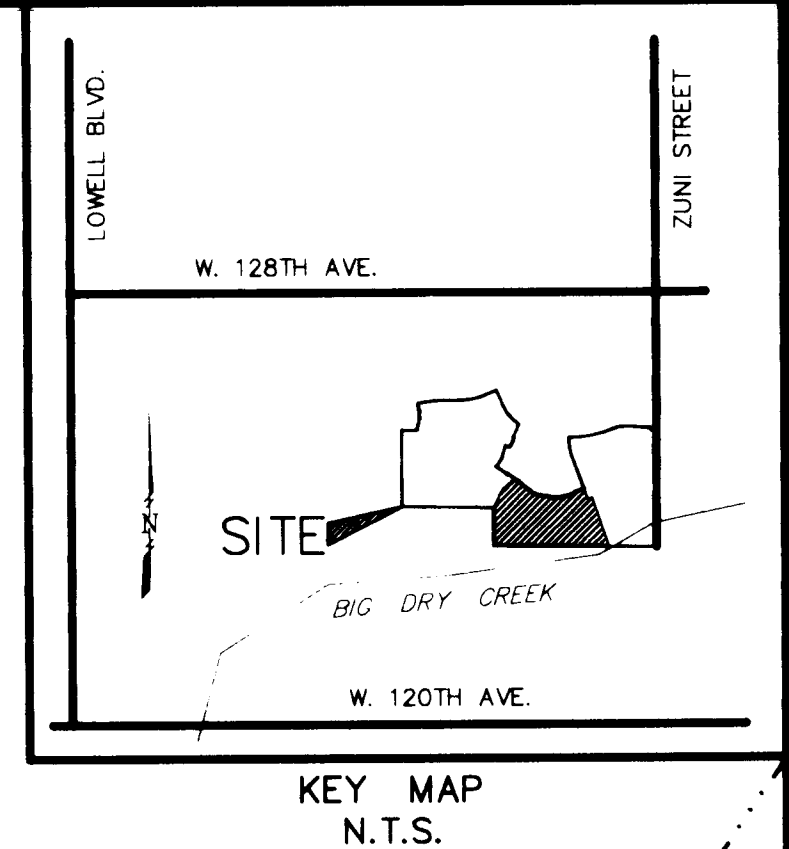
SEE SHEET 4



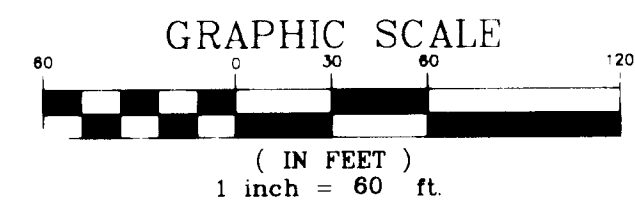
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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 4 OF 6



SEE SHEET 6

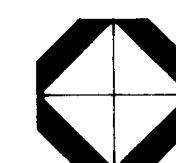


**FLOODPLAIN NOTE**  
FLOODPLAIN INFORMATION IS PER THE CITY OF BROOMFIELD  
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE  
RATE MAP PANEL NUMBER 085073 02200. LETTER OF MAP  
REVISION PROCESS IS PENDING FOR LOTS SHOWN IN FLOOD  
PLAIN. UPON APPROVAL THESE LOTS WILL BE LOCATED OUTSIDE  
THE REGULATED FLOODPLAIN

## LEGEND

- EFFECTIVE FLOOD INSURANCE STUDY FLOODPLAIN
- - - PROPOSED EFFECTIVE FLOOD INSURANCE STUDY FLOODPLAIN
- LOTS ENCUMBERED BY FLOOD INSURANCE STUDY FLOODPLAIN (SEE NOTE 4 ON SHEET 1)

| CURVE | RADIUS  | LENGTH | DELTA     |
|-------|---------|--------|-----------|
| C34   | 15.50'  | 24.35' | 90°00'00" |
| C35   | 15.50'  | 24.35' | 90°00'00" |
| C36   | 245.00' | 9.96'  | 02°19'43" |



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CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

WILLOW RUN  
FILING NO. 4  
TRACT C

FUTURE ZUNI  
ALIGNMENT /  
R.O.W.

KEY MAP  
N.T.S.

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

**FLOODPLAIN NOTE**  
FLOODPLAIN INFORMATION IS PER THE CITY OF BROOMFIELD  
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE  
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PLAIN. UPON APPROVAL THESE LOTS WILL BE LOCATED OUTSIDE  
THE REGULATED FLOODPLAIN

### LEGEND

EFFECTIVE FLOOD INSURANCE  
STUDY FLOODPLAINPROPOSED EFFECTIVE FLOOD  
INSURANCE STUDY FLOODPLAIN

LOTS ENCUMBERED BY FLOOD  
INSURANCE STUDY FLOODPLAIN  
(SEE NOTE 4 ON SHEET 1)

| CURVE | RADIUS  | LENGTH  | DELTA      |
|-------|---------|---------|------------|
| C37   | 97.50'  | 28.29'  | 16°37'23"  |
| C38   | 15.00'  | 9.96'   | 36°02'51"  |
| C39   | 45.00'  | 106.17' | 135°10'40" |
| C40   | 15.00'  | 9.96'   | 36°02'51"  |
| C41   | 97.50'  | 28.29'  | 16°37'23"  |
| C42   | 15.50'  | 23.81'  | 60°10'20"  |
| C43   | 15.50'  | 23.81'  | 60°10'20"  |
| C44   | 15.50'  | 23.67'  | 67°28'59"  |
| C45   | 15.50'  | 23.66'  | 67°27'42"  |
| C46   | 207.50' | 46.56'  | 12°51'45"  |
| C47   | 15.00'  | 24.86'  | 94°57'44"  |
| C48   | 97.50'  | 36.51'  | 22°37'48"  |
| C49   | 45.00'  | 9.96'   | 36°02'51"  |
| C50   | 15.00'  | 106.17' | 135°10'40" |
| C51   | 15.00'  | 9.96'   | 36°02'51"  |
| C52   | 15.50'  | 5.19'   | 19°11'21"  |
| C53   | 45.00'  | 100.83' | 128°22'41" |
| C54   | 15.50'  | 5.19'   | 19°11'21"  |
| C55   | 15.50'  | 5.19'   | 19°11'21"  |
| C56   | 45.00'  | 100.83' | 128°22'41" |
| C57   | 15.50'  | 5.19'   | 19°11'21"  |
| C58   | 227.50' | 98.05'  | 24°41'34"  |
| C59   | 272.50' | 117.20' | 24°38'30"  |
| C60   | 15.50'  | 27.13'  | 100°17'54" |
| C61   | 195.00' | 8.19'   | 02°24'18"  |
| C62   | 195.00' | 43.93'  | 125°54'23" |
| C63   | 195.00' | 52.11'  | 15°18'41"  |

**\* ACCESS CONTROL LIMITS**  
LOT 1 BLOCK 1, LOTS 1, 2 AND 36, BLOCK 5,  
LOT 1 BLOCK 8, LOTS 1-4, 27, 28, BLOCK 9,  
SHALL NOT BE ALLOWED VEHICULAR ACCESS  
TO WILLOW RUN PARKWAY OR ROADWAYS  
ADJACENT TO THE SIDE LOT LINES

TRACT "D"  
(OPEN SPACE)

21.93 AC.±

**Carroll & Lange**   
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(303) 980-0200

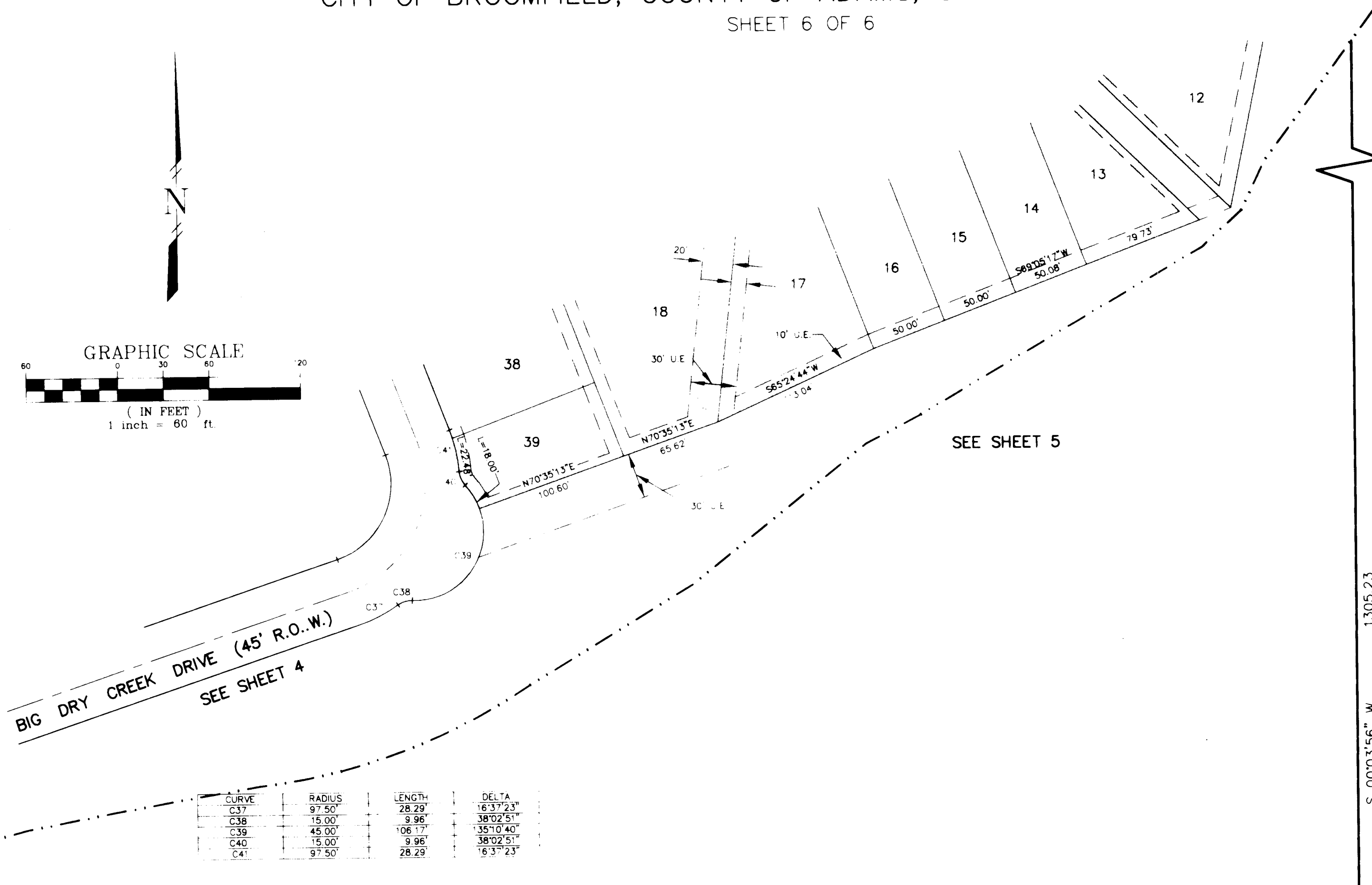
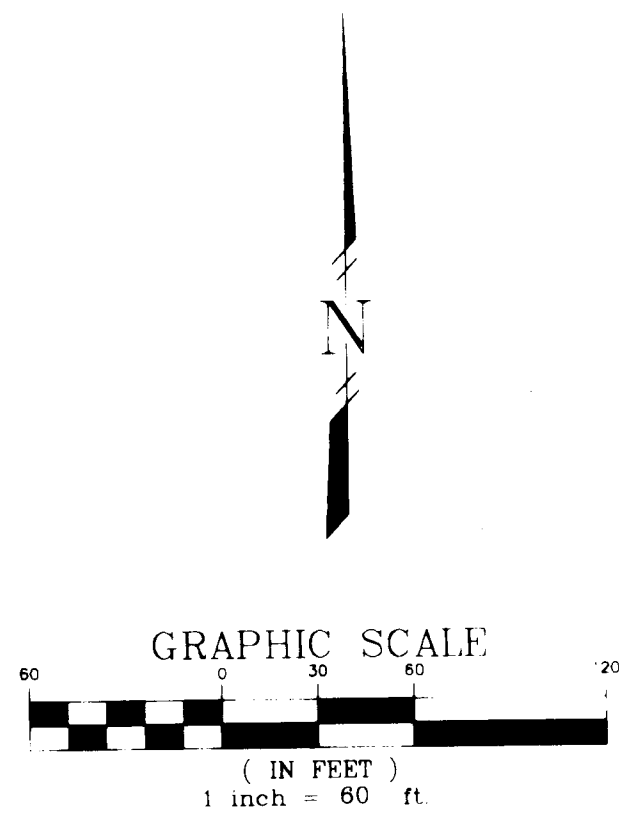
WILLOW RUN FILING NO. 5  
FINAL PLAT JN:1481 SHEET 5 OF 8  
REV. 5/28/98



# WILLOW RUN FILING NO. 5

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

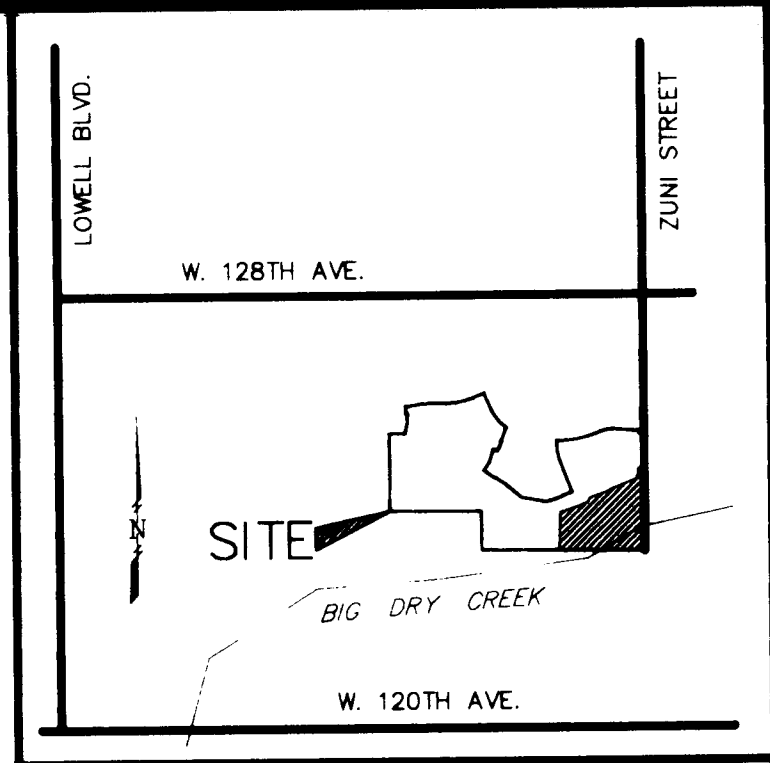
SHEET 6 OF 6



| CURVE | RADIUS | LENGTH  | DELTA     |
|-------|--------|---------|-----------|
| C37   | 97.50' | 28.29'  | 16°37'23" |
| C38   | 15.00' | 9.96'   | 38°02'51" |
| C39   | 45.00' | 106.17' | 35°10'40" |
| C40   | 15.00' | 9.96'   | 38°02'51" |
| C41   | 97.50' | 28.29'  | 16°37'23" |

TRACT "D"  
(OPEN SPACE)

2' 93' AC ±



KEY MAP  
N.T.S.

**FLOODPLAIN NOTE**  
FLOODPLAIN INFORMATION IS PER THE CITY OF BROOMFIELD  
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE  
RATE MAP PANEL NUMBER 085073 0220D. LETTER OF MAP  
REVISION PROCESS IS PENDING FOR LOTS SHOWN IN FLOOD  
PLAIN. UPON APPROVAL THESE LOTS WILL BE LOCATED OUTSIDE  
THE REGULATED FLOODPLAIN.

## LEGEND

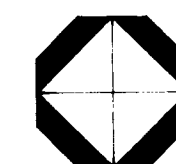
- EFFECTIVE FLOOD INSURANCE STUDY FLOODPLAIN
- . - . - . PROPOSED EFFECTIVE FLOOD INSURANCE STUDY FLOODPLAIN
- LOTS ENCUMBERED BY FLOOD INSURANCE STUDY FLOODPLAIN (SEE NOTE 4 ON SHEET 1)

SEE SHEET 4

ZUNI STREET

1305.23  
S 00°03'56" W

SE COR. NE 1/4 SEC. 32,  
T1S, R68W, 6TH P.M. FOUND  
2-1/2 INCH ALUMINUM CAP STAMPED  
L.S. NO. 2149 PER MONUMENT  
RECORD DATED 10/22/85



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