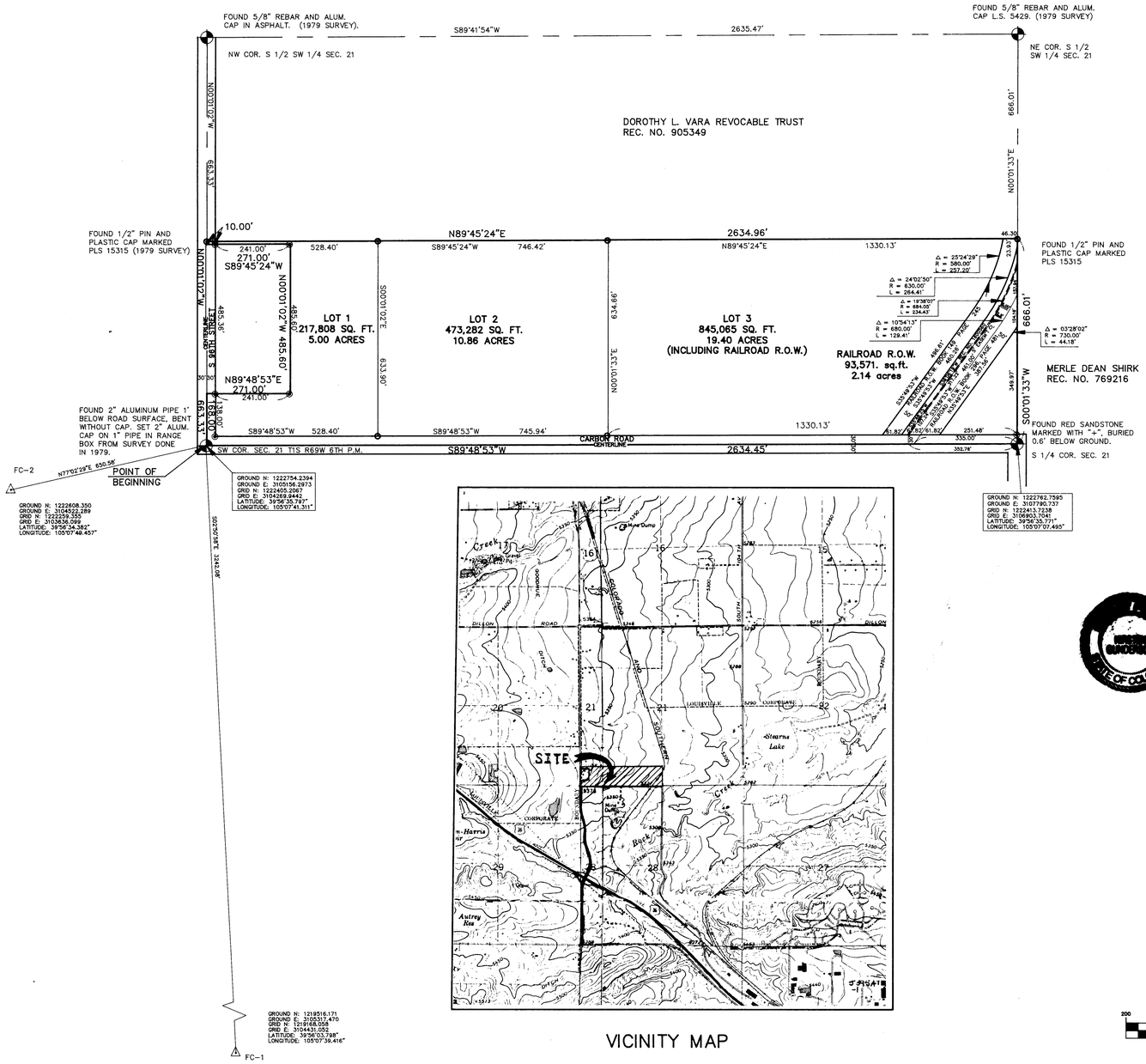
W.B. ANDERSON SUBDIVISION
MINOR PLAT

A PART OF THE S 1/2 S 1/2 SW 1/4, SEC. 21, T1S, R69W, 6TH P.M.
CITY OF BROOMFIELD, BOULDER COUNTY, COLORADO



VICINITY MAP

SCALE 1"=2000

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE N 00°01'02" W, 168.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21 TO THE SOUTHERLY BOUNDARY OF THAT REAL PROPERTY DESCRIBED IN A DEED RECORDED ON FILM 1146, RECEPTION NO. 426601;

THENCE ALONG THE BOUNDARY OF SAID REAL PROPERTY THE FOLLOWING THREE COURSES:

1. N 89°48'53" E, 271.00 FEET;

2. N 00°01'02" W, 485.60 FEET (DEED 485.57 FEET);

3. S 89°45'24" W, 271.00 FEET TO THE SAID WESTERLY BOUNDARY OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21;

THENCE N 00°01'02" W, 10.00 FEET ALONG SAID WESTERLY BOUNDARY TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21;

THENCE N 89°45'24" E, 2634.96 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21;

THENCE S 00°01'33" W, 666.01 TO THE SOUTH QUARTER CORNER OF SAID SECTION 21;

THENCE S 89°48'53" W, 2634.45 FEET TO THE POINT OF BEGINNING CONTAINING 37.18 ACRES, MORE OR LESS;

EXCEPT THE RIGHTS OF WAY OF SOUTH 96TH STREET AND CARBON ROAD, AND SUBJECT TO A RAILROAD RIGHTS OF WAY RECORDED IN BOOK 149, PAGE 245 AND BOOK 296, PAGE 481.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "W. B. ANDERSON SUBDIVISION MINOR PLAT"

EXECUTED THIS 17 DAY OF August A.D. 19 98

William B. Anderson
WILLIAM B. ANDERSON

Ruby J. Anderson
RUBY J. ANDERSON

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August 19 98

BY WILLIAM B. ANDERSON AND RUBY J. ANDERSON
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2/6/2002

Kristin Anderson
NOTARY PUBLIC

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOTES:

1. BEARING BASIS: SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST, SIXTH PRINCIPAL MERIDIAN: S 89°48'53" W (GEODETIC). MONUMENTS DESCRIBED ON PLAT.

2. BOUNDARY CORNERS MONUMENTED AS SHOWN ON PLAT.
   ⊕ 1/2" REBAR & ALUM. CAP PLS 15315
   O 1/2" REBAR & PLASTIC CAP PLS 15315

3. CARBON ROAD AND SOUTH 96TH STREET (COUNTY ROAD NO. 19) ACCORDING TO ROAD BOOK B, PAGES 168, 169 AND BOULDER COUNTY COMMISSIONERS JOURNAL NO. 8, PAGE 536.

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

APPROVALS:

THIS MINOR PLAT IS APPROVED BY THE CITY OF BROOMFIELD

PLANNING DIRECTOR — DATE 8-17-98 — CITY ENGINEER — DATE 8-17-98

CITY MANAGER — DATE 8-17-98

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:33 O'CLOCK A M., THIS 18th DAY OF AUGUST A.D., 1998. PLAN FILE P-45 F-1 #23 RECEPTION NO. 1836419

FEES $ 11.00 PAID

RECORDER CHARLOTTE HOUSTON
BY: DEPUTY Carol Jacobsen

SURVEYOR'S CERTIFICATE

I, ROBERT ORTHMAN, A DULY REGISTERED PREFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "W.B. ANDERSON SUBDIVISION MINOR PLAT" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORAD STATE LAW.

Robert Orthman 8-13-98
ROBERT ORTHMAN, P.L.S.
COLORADO NO. 15315

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 IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATIN SHOWN HEREON.

W.B. ANDERSON SUBDIVISION
MINOR PLAT

ROBERT ORTHMAN, PLS
6823 TWIN LAKES ROAD
BOULDER, CO 80301
(303) 527-3464

DRAWN BY:	RO	DATE:	7/30/98
CHECKED BY:	RO	DRAWING NO.:	S21T1SR69W
JOB NO.:	1000-1	SHEET	1 OF 1