THE ALRED MINOR SUBDIVISION PLAT

Located in the NW 1/4, Sec. 34, Township 1 South Range 69 West, 6th P.M., City of Broomfield, County of Boulder, State of Colorado

OWNERSH

KNOW ALL MEN BY THESE PRESENTS THAT LARRY ALRED BEING THE SOLE OWNER OF THE REAL PROPERTY LOCATED IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE CERTIFIED CENTER OF SAID SECTION 34, THENCE N89'55'00"W A DISTANCE OF 139.00 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 WHICH IS ALSO THE NORTHERLY LINE OF COUNTY ROAD NO. 108 TO THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED ON FILM 692 AS RECEPTION NO. 937445 OF THE RECORDS OF BOULDER COUNTY, COLORADO, AND TRUE POINT OF BEGINNING:

THENCE ALONG SAID NORTHERLY LINE OF COUNTY LINE ROAD NO. 108 N89'55'00"W, A DISTANCE OF 167.80 FEET; THENCE N00'01'53"W, A DISTANCE OF 309.05 FEET, TO THE SOUTHERLY LINE OF COMMUNITY DITCH; THENCE N83'31'48"E ALONG SAID SOUTHERLY LINE OF COMMUNITY DITCH, A DISTANCE OF 93.59 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S75'07'58"E, A DISTANCE OF 131.12 FEET; THENCE S10'15'00"W, A DISTANCE OF 290.84 FEET TO THE POINT OF BEGINNING

EXCEPT THAT PART THEREOF, IF ANY, CONVEYED BY INSTRUMENT RECORDED FEBRUARY 8, 1890 IN BOOK 130 AT PAGE 311, AND SUBJECT TO RESERVATIONS IN DEED RECORDED IN BOOK 89 AT PAGE 401 AND RIGHTS OF WAY OF RECORD, IF ANY.

CONTAINS 60,212.00 SQ. FT. OR 1.382 ACRES, MORE OR LESS.

LARRY M. ALRED. OWNER

STATE OF COLORADO) COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY LARRY M. ALRED BEFORE ME THIS _____ DAY OF ______. 199 ____.

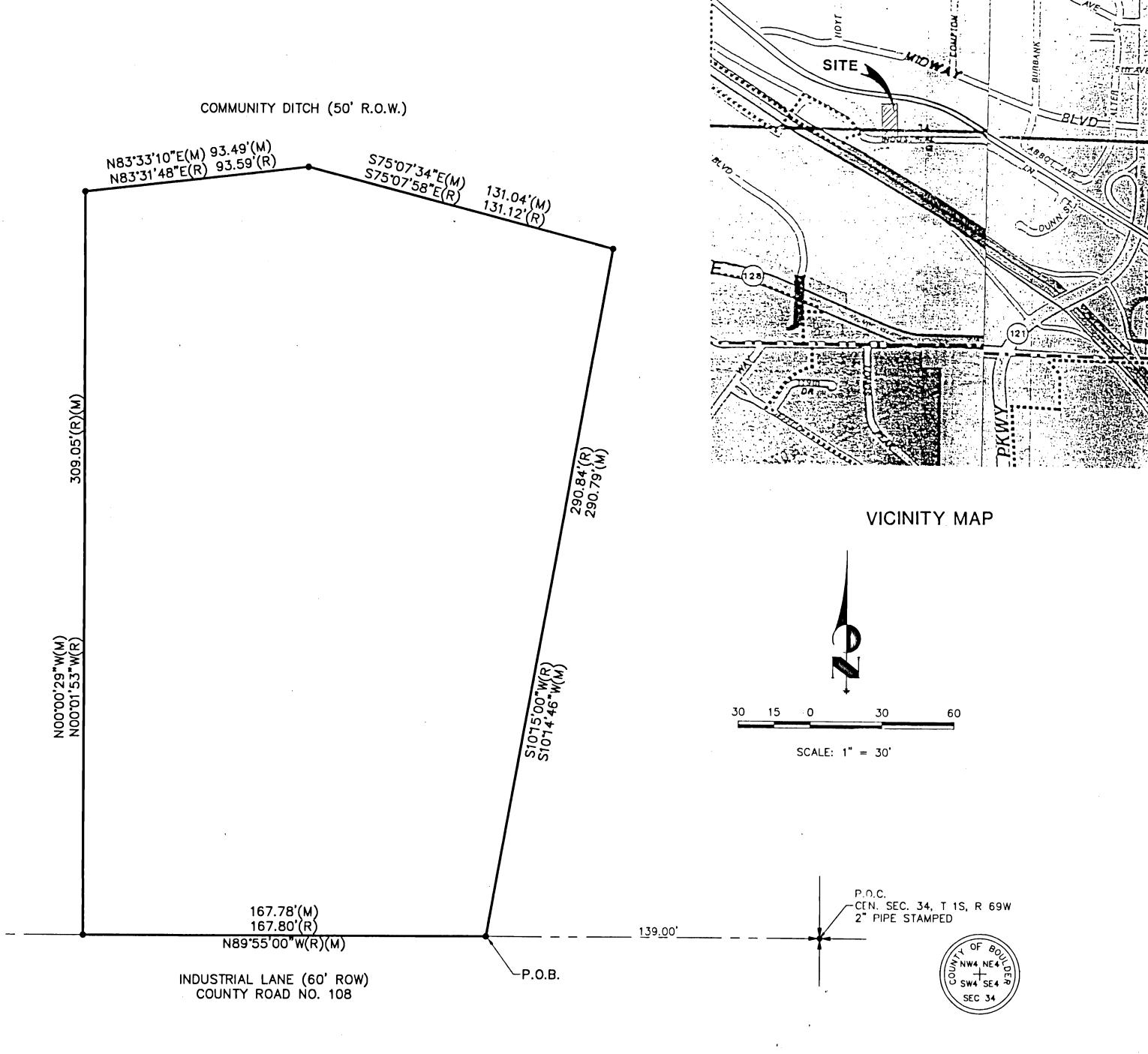
WITNESS MY HAND AND OFFICIAL SEAL 324 96

MY COMMISSION EXPIRES

NOTARY PURILE

FOUND PIN & CAP
LS #12083

479.80'
SOUTH LINE NW 1/4
SEC. 34, T 1S, R 69W, 6TH P.M.
BASIS OF BEARINGS



SURVEYOR'S CERTIFICATE

I, MATHEW E. SELDERS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE PARCEL OF LAND TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH

MATHEW E. SELDERS
REGISTERED PROFESSIONAL LAND SURVEYOR

PLS NO. 27275

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 SURVEYED COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY OF BROOMFIELI

BY CITY MANAGER

BY CITY ENGINEER

BY DIRECTOR OF PLANNING

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:11 O'CLOCK A.M. THIS 20th DAY OF December, A.D., 199 4 FILED IN FILEP-32 MAP F-4, AND # 47 RECEPTION NO. 1486/94

Film # 2027

FEES \$ 10.00 PAID RE

RECORDER <u>Charlo He Houst</u>
DEPUTY Carel Port

NOTES

- 1. BASIS OF BEARINGS IS THE SOUTH LINE OF THE NW 1/4 OF SECTION 34, T 1S, R 69W, 6TH P.M. BEING MONUMENTED AS SHOWN HEREON WITH THE LINE ASSUMED TO BEAR N89'55'00"W.
- 2. RECOVERED #4 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 26959"
- 3. DATE OF PREPARATION OCTOBER 3, 1994

OWNER & SUBDIVIDER

LARRY ALRED P.O. BOX 426 BARROW, ALASKA 99723

SURVEYOR & ENGINEER

JR ENGINEERING, LTD. 6110 GREENWOOD PLAZA BLVD. ENGLEWOOD COLORADO 80111 THE ALRED SUBDIVISION
PROJECT NO. 3336.00
04/23/94 REVISED 10/3/94
SHEET 1 OF 1

Engineering, Ltd.

6110 Greenwood Plaza Boulevard
Englewood, Colorado 80111
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ENGINEERING/PLANNING/SURVEYING