LOW RUN FILING NO. 6 MINOR SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 4, 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

LEGAL DESCRIPTION

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 4, WILLOW RUN FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°07'55"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.68 FEET; THENCE S12'00'00"W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 54.41 FEET; THENCE S78'00'00"E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET; THENCE N12'00'00"E, ALONG THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 61.64 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID EAST LINE OF LOT 1, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°02'07" AND A RADIUS OF 172.50 FEET, A DISTANCE OF 60.32 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING ALONG SAID EAST LINE OF LOT 1, AND ALONG THE ARC OF SAID COMPOUND CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87'18'41" AND A RADIUS OF 15.50 FEET A DISTANCE OF 23.62 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE NORTH LINE OF SAID LOT 1, AND ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5'27'42" AND A RADIUS OF 887.50 FEET, A DISTANCE OF 84.60 FEET TO THE POINT OF BEGINNING. CONTAINING 12,318 SQUARE FEET OR 0.283 ACRES, MORE OR

S89'16'03"E N. LINE NE1/4 SEC. 32 BASIS OF BEARINGS NW COR. NE1/4 SEC. 32 NE COR. NE1/4 SEC. 32 T1S, R68W, 6TH P.M. FOUND T1S, R68W, 6TH P.M. FOUND 2-1/2" ALUM. CAP PLS NO. 2149 #6 REBAR IN RANGE BOX W/ALUM. CAP PLS #13213 126TH AVE. Δ=87'18'41" L=23.62 P.O.B.-45' R.O.W. R=887.50' R = 15.50'L=84.60' $\Delta = 5^{\circ}27'42''$ ALL UTILITY EASEMENTS SHOWN 8' U.E. HEREON WERE PREVIOUSLY DEDICATED BY THE "WILLOW RUN FILING NO. 5" PLAT, RECORDED AUGUST 16, 1996, AT RECEPTION NO. C0204467. LOT 1 (7318 S.F.) \supset FOUND YELLOW CAP PLS #13213 SET 5/8-INCH CAPPED PIN PLS#13485 100.00, LOT LINE (TYP.) PER A "RESUBDIVISION OF "3/98" RUN, FILING NO. 6", â SET METAL TAG PLS #13485 @ 1.0' ÖFFSET TO PROPERTY CORNER (5000 S.F.) S78*00'00"E 100.00 FOUND YELLOW CAP EXISTING LOT LINE PER ORIGINAL PLAT WILLOW RUN, FILING NO. 5, TO REMAIN. PLS #13213

OWNER LOTS 1 AND 2. BLOCK 4

MELODY HOMES, INC. A DELAWARE CORPORATION FORWARD PLANNING

NOTARY PUBLIC

BIG DRY CREEK

W. 120TH AVE.

W. 136TH AVE.

W. 128TH AVE.

VICINITY MAP

STATE OF COLORADO) COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS <u>23</u> DAY OF <u>March</u>

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 2-10-2002

ADDRESS: 11031 Shexidan Blrd Westminster, CO 80020

OWNER: MELODY HOMES, INC., A DELAWARE CORPORATION 11031 SHERIDAN BOULEVARD WESTMINSTER, CO. 80020 (303) 466-1831

SURVEYOR: B&J SURVEYING, INC. 6841 S. YOSEMITE ST. #125 ENGLEWOOD, CO 80012 (303) 850-0559

APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE CITY OF BROOMFIELD:

SW ANNING DIRECTOR

DATE

3-25-98

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT SO O'CLOCK A.M.,
THIS 28 DAY OF APRIL ,1998, A.D., AND IS FILED AT FILE 17 MAR 340 FLORE MANAGER RECEPTION NO. 60 589399 ..

FOUND METAL TAG

PROPERTY CORNER

PLS #13213 1.0' OFFSET TO

(TYPICAL)

FEES: 11.00 PAID.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS COUNTY OF ADAMS)

SCALE: 1"=20'

RECORDER DEPUTY

B&J Surveying, Inc. 6841 SOUTH YOSEMITE STREET - SUITE 125 ENGLEWOOD, COLORADO 80112 PHONE: (303) 850-0559 FAX: (303) 850-0711

NOTES

- 1. 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 AND MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT-OF-WAY ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- 2. ALL EASEMENTS LABELED U.E. ARE 8 FEET IN WIDTH ALONG REAR LOT LINES AND ALONG ALL STREETS AS SHOWN.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, ASSUMED TO HAVE A BEARING OF S89'16'03"E BETWEEN THE MONUMENTS INDICATED HEREON. THIS BEARING CORRESPONDS TO THE ORIGINAL PLAT OF WILLOW RUN, FILING NO. 5.
- DENOTES 5/8-INCH CAPPED PIN WITH L.S. NO. 13213 FOUND ON BOUNDARY CORNER, UNLESS OTHERWISE NOTED.

DENOTES FOUND NO. 5 REBAR WITH PLASTIC CAP WITH L.S. NO. 13213 IN RANGE BOX.

SURVEY CERTIFICATE

WILLIAM J. GIBBS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT OF WILLOW RUN, FILING NO. 6 IS AN ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IN ACCORDANCE WITH COLORADO STATES AND

WILLIAM GIBBS, PLS #1495 MARCH 20,1998

NOTICE: ACCORDING TO COLORA CYALAMAN MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEPECT IN THIS SURVEY WITHIN THREE YEARS FROM WHEN YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREON.