

**HIDDEN LAKE CENTER SUBDIVISION FILING NO. 1**  
 A PART OF THE SW 1/4 OF SECTION 31 TOWNSHIP 2 SOUTH RANGE 68 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN CITY OF WESTMINSTER COUNTY OF ADAMS  
 STATE OF COLORADO

*File - 16 - MAP 122*

SHEET 1 OF 2

EXECUTED THIS 5th DAY OF June, 1984.

DEDICATION: KNOW ALL MEN BY THESE PRESENTS THAT GUTRICH DEVELOPMENT COMPANY AND ALBERTSONS INC., A DELAWARE CORPORATION, BEING THE OWNERS OF A PARCEL OF LAND BEING IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS:

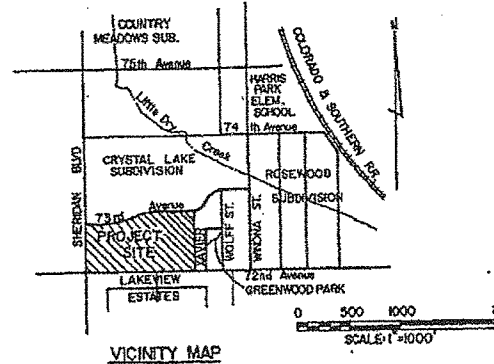
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N 0°03'37" W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST LINE N 89°56'23" E, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NUMBER NINETY-FIVE (95), SHERIDAN BOULEVARD SAID POINT BEING THE POINT OF BEGINNING; THENCE N 80°03'37" W, ALONG SAID RIGHT-OF-WAY LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 485.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE PLAT CRYSTAL LAKE SUBDIVISION FILING NO. 1 ON FILE IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY IN FILE NUMBER 16 AT MAP NUMBER 37 RECORDED JANUARY 27, 1984;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES:

1. N 89°56'23" E, ALONG A RADIAL LINE A DISTANCE OF 5.90 FEET TO A POINT ON A CURVE;
2. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°51'56", AN ARC DISTANCE OF 78.42 FEET TO A POINT OF TANGENT;
3. THENCE N 89°48'18" E, ALONG SAID TANGENT, ALONG A LINE 84.16 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 66 AT PAGE 464 OF SAID ADAMS COUNTY RECORDS, SAID LATTER LINE BEING THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31, A DISTANCE OF 106.18 FEET TO A POINT OF CURVE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 18°48'12", AN ARC DISTANCE OF 124.64 FEET TO A POINT OF REVERSE CURVE;
5. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 18°48'12", AN ARC DISTANCE OF 108.98 FEET TO A POINT OF TANGENT;
6. THENCE N 89°48'18" E, ALONG SAID TANGENT, ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE ABOVE DESCRIBED PARCEL IN BOOK 66 AT PAGE 464 OF SAID ADAMS COUNTY RECORDS, A DISTANCE OF 117.56 FEET TO A POINT OF CURVE;
7. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 20°21'51", AN ARC DISTANCE OF 151.05 FEET TO A POINT OF REVERSE CURVE;
8. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 20°21'51", AN ARC DISTANCE OF 133.28 FEET TO A POINT OF TANGENT, SAID POINT BEING ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31, BEING 529.51 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF SAID QUARTER-SECTION;

THENCE CONTINUING N 89°48'18" E, ALONG SAID SOUTH LINE, ALONG THE SOUTHERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN BOOK 66 AT PAGE 464 OF SAID ADAMS COUNTY RECORDS, A DISTANCE OF 155.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 424 AT PAGE 6, RECORDED JULY 12, 1951 AND ON FILE IN SAID ADAMS COUNTY RECORDS AND MONUMENTED BY BURDICK PIN AND RED PERMA CAPS STAMPED "BURDICK ENGR. CO. LS 8010", SAID POINT BEING 0.96 FEET S 00°07'42" E, OF THE PREVIOUSLY DESCRIBED MONUMENT; THENCE CONTINUING S 00°07'42" E, ALONG THE LINE AS MONUMENTED BY BURDICK ENGINEERING, CO., A DISTANCE OF 628.66 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 424 AT PAGE 6, SAID POINT BEING A BURDICK PIN AND RED PERMA CAP AS DESCRIBED ABOVE; SAID POINT BEING 30.00 FEET NORTH AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF 72ND AVENUE; THENCE DEPARTING SAID WEST LINE OF BURDICK MONUMENTED LINE ALONG SAID RIGHT-OF-WAY LINE, S 89°50'18" W, PARALLEL WITH SAID QUARTER LINE A DISTANCE OF 838.28 FEET TO THE POINT OF BEGINNING;

CONTAINING 547,945 SQUARE FEET OR 12.579 ACRES MORE OR LESS, HAS LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS AND A BLOCK, UNDER THE NAME AND STYLE OF HIDDEN LAKE CENTER SUBDIVISION FILING NO. 1, AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF WESTMINSTER THE FOLLOWING AS SHOWN THEREON; FOR PUBLIC USE THE STREET, RIGHT OF WAY; IN FEE SIMPLE FOR PUBLIC USE, PERPETUAL EASEMENTS FOR THE PURPOSES OF PERMITTING THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE, CABLE TELEVISION AND ELECTRIC LINES, CABLES, CONDUITS, AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO. THE OWNER ALSO HEREBY CONVEYS TO THE CITY OF WESTMINSTER ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS SITE.



**ATTORNEYS CERTIFICATE**

I, James J. Soren III, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DESCRIBED AND SHOWN UPON THE WITHIN PLAT AS A PARK, STREET, AVENUE, ROAD, EASEMENTS, OR OTHER PLACE DESIGNATED FOR PUBLIC USE, AND THE TITLE TO SUCH LANDS IS IN THE DEDICATORS NAME AND FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS NOTED HEREIN.

SIGNED THIS 6th DAY OF June, 1984.

James J. Soren III  
 ATTORNEY #8800

**SURVEYOR'S CERTIFICATE**

I, JAY KAY SEYMOUR, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.



Jay Kay Seymour  
 JAY KAY SEYMOUR  
 REGISTERED LAND SURVEYOR - LS. 16421  
 30 MAY 1984

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1984.

Michael S. B...  
 CHAIRMAN

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1984.

George Z...  
 MAYOR

ATTEST:



**BENCHMARK ENGINEERING, LTD.**  
 3025 S. PARKER RD.  
 SUITE 1211  
 AURORA COLORADO 8004  
 303 337-1950



GUTRICH DEVELOPMENT COMPANY, INC.  
 A COLORADO CORPORATION

Thomas R. Gutrich  
 THOMAS R. GUTRICH, PRESIDENT

Margaret L. Ward  
 MARGARET L. WARD, SECRETARY

STATE OF COLORADO }  
 COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF June, A.D. 1984, BY THOMAS R. GUTRICH AS PRESIDENT, AND BY MARGARET L. WARD AS SECRETARY OF GUTRICH DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES AUG 3, 1986  
 BY: Jennifer K. Traver ADDRESS 10022 W. Daniels Ave. Littleton, Colo. 80127  
 NOTARY PUBLIC

ALBERTSONS INC., A DELAWARE CORPORATION

Thomas R. Saldin  
 THOMAS R. SALDIN, SENIOR VICE-PRESIDENT

Minnie O. Armstrong  
 MINNIE O. ARMSTRONG, SECRETARY

STATE OF IDAHO }  
 COUNTY OF ADA. } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, A.D. 1984, BY THOMAS R. SALDIN AS SENIOR VICE-PRESIDENT AND BY MINNIE O. ARMSTRONG AS SECRETARY OF ALBERTSONS INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5/1/88

BY: Hande Techiegi ADDRESS 10022 W. Daniels Ave. Littleton, Colo. 80127  
 NOTARY PUBLIC

HOLDER OF DEED OF TRUST:  
 FAR WEST MORTGAGE COMPANY OF COLORADO, INC.

Marcia C. Close  
 MARCIA C. CLOSE, VICE PRESIDENT  
 FAR WEST MORTGAGE COMPANY OF COLORADO, INC.

STATE OF COLORADO }  
 COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF June, A.D. 1984, BY MARCIA C. CLOSE AS VICE PRESIDENT OF FAR WEST MORTGAGE COMPANY OF COLORADO, INC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Nov 5, 1987  
 BY: Marcia C. Close ADDRESS 3025 S. Parker Rd., Suite 1211, Aurora, CO 80014  
 NOTARY PUBLIC

STATE OF COLORADO }  
 COUNTY OF ADAMS } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 9th DAY OF July, 1984, AT 8:44 A.M., IN BOOK NO. \_\_\_\_\_ PAGE NO. 257, FILE NO. 76, MAP 122

RECEPTION NO. 257-290  
 BY: William J. Soren DEPUTY CLERK AND RECORDER

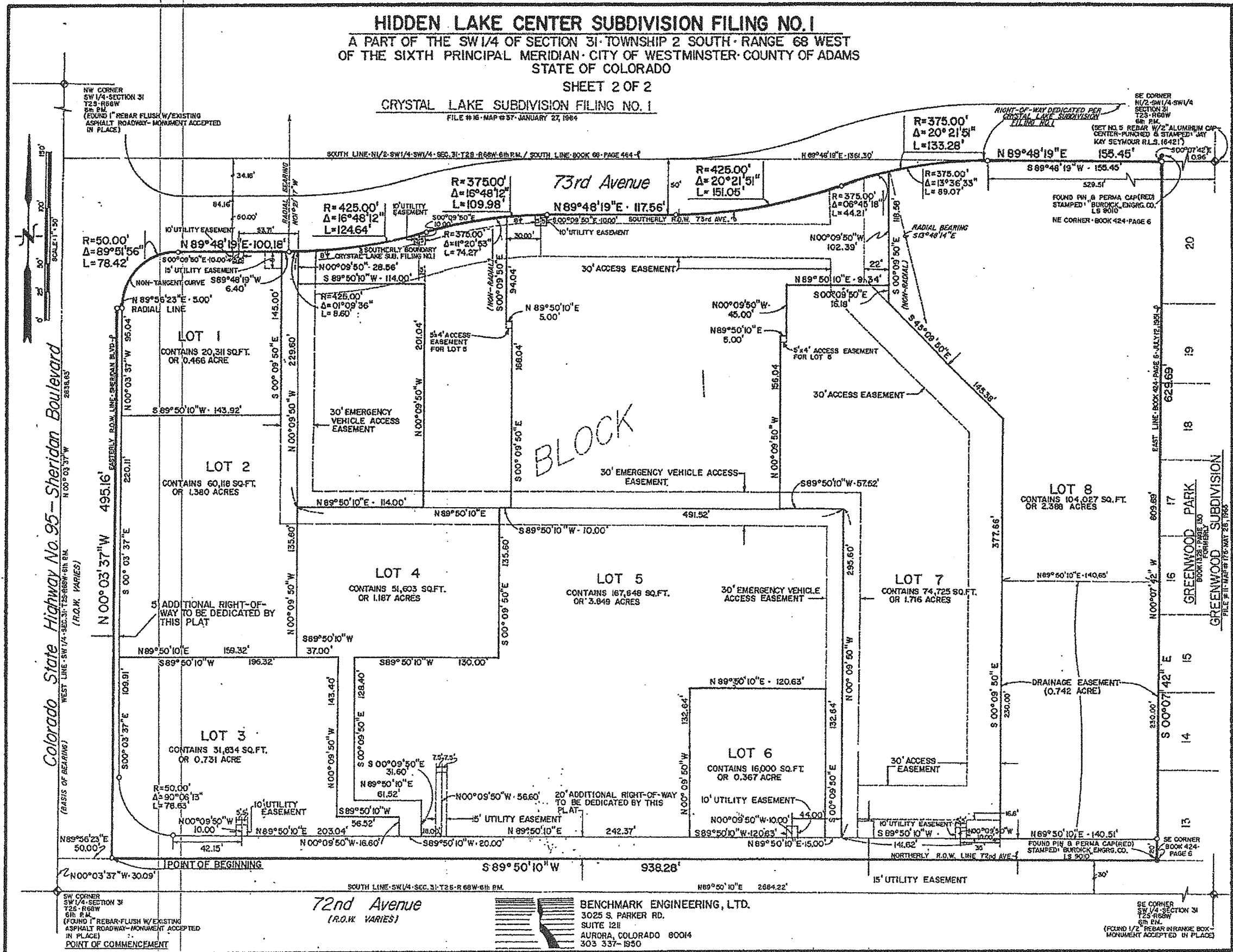


F16-122 1/2

HIDDEN LAKE CENTER SUBDIVISION FILING NO. 1  
A PART OF THE SW 1/4 OF SECTION 31 TOWNSHIP 2 SOUTH RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN CITY OF WESTMINSTER COUNTY OF ADAMS  
STATE OF COLORADO

SHEET 2 OF 2

CRYSTAL LAKE SUBDIVISION FILING NO. 1  
FILE # 16-MAP # 37 JANUARY 27, 1984



Colorado State Highway No. 95 - Sheridan Boulevard  
WEST LINE SW 1/4 SEC. 31 T2S R68W 6th EN. (R.O.W. VARIES)  
EASTERN R.O.W. LINE SHERIDAN BLVD. 283.65'  
N 00° 03' 37" W 495.16'  
N 00° 03' 37" E 109.91'  
S 00° 03' 37" E 220.11'  
S 00° 03' 37" W 283.65'

NW CORNER SW 1/4 SECTION 31 T2S R68W 6th EN. (FOUND 1" REBAR FLUSH W/ EXISTING ASPHALT ROADWAY - MONUMENT ACCEPTED IN PLACE)

SW CORNER SW 1/4 SECTION 31 T2S R68W 6th EN. (FOUND 1" REBAR FLUSH W/ EXISTING ASPHALT ROADWAY - MONUMENT ACCEPTED IN PLACE)  
POINT OF COMMENCEMENT

72nd Avenue  
(R.O.W. VARIES)

BENCHMARK ENGINEERING, LTD.  
3025 S. PARKER RD.  
SUITE 1211  
AURORA, COLORADO 80014  
303 337-1950

SE CORNER NW 1/2 SW 1/4 SW 1/4 SECTION 31 T2S R68W 6th EN. (SET NO. 5 REBAR W/ 2" ALUMINUM CAP CENTER-PUNCHED & STAMPED 'JAY KAY SEYMOUR R.L.S. 16421')

FOUND PIN & PERMA CAP (RED) STAMPED 'BURDICK ENGRG. CO. L.S. 9010' NE CORNER BOOK 424-PAGE 6

SE CORNER SW 1/4 SECTION 31 T2S R68W 6th EN. (FOUND 1/2" REBAR IN RANGE BOX - MONUMENT ACCEPTED IN PLACE)

GREENWOOD PARK SUBDIVISION  
BOOK 424-PAGES 13-15  
FILE # 16-MAP # 173-DAT 25, 1985