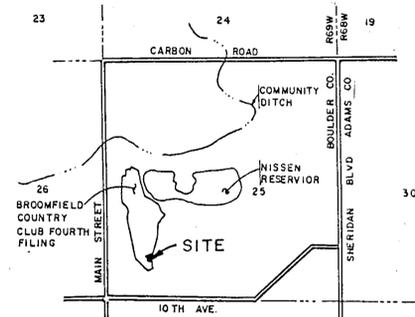
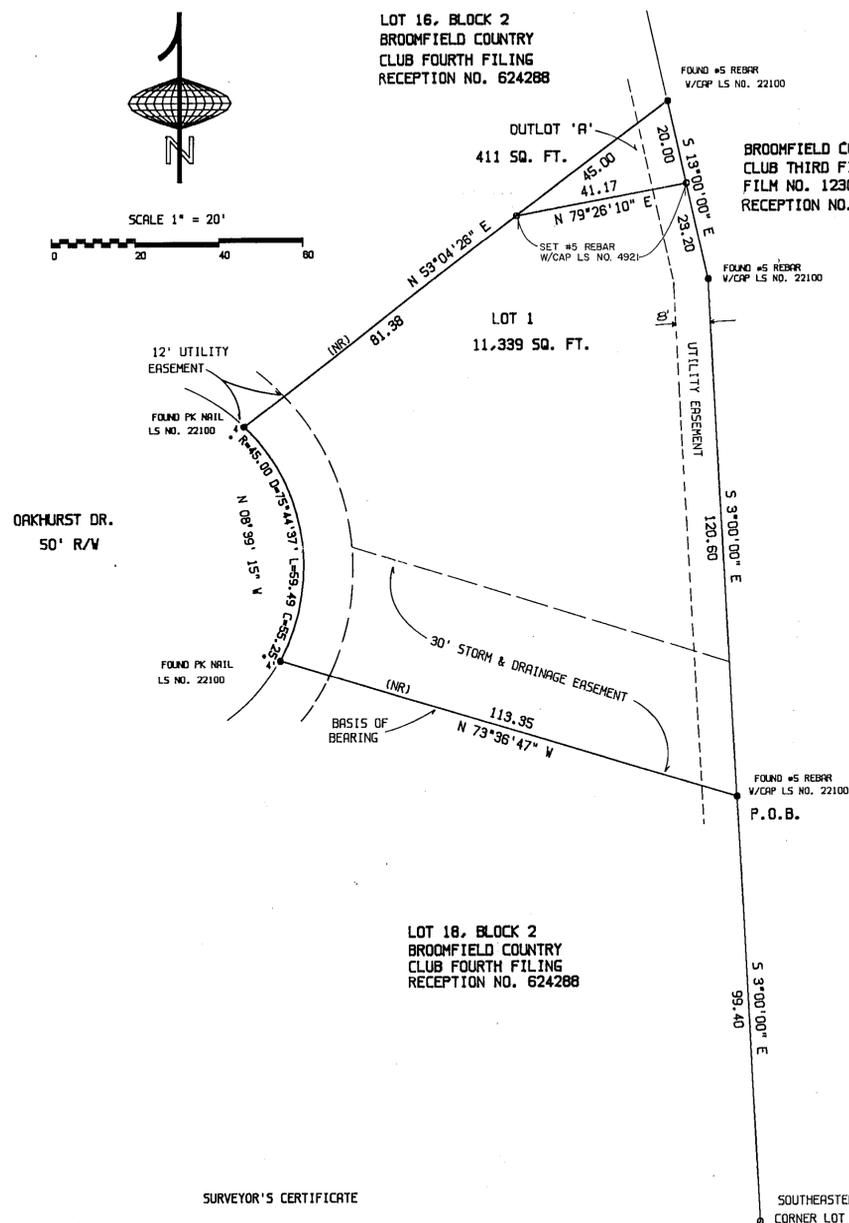
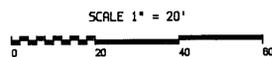


BROOMFIELD COUNTRY CLUB SEVENTH FILING
A REPLAT OF LOT 1, OF BROOMFIELD COUNTRY CLUB FIFTH FILING
WEST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2000'



GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 18, BLOCK 2 OF BROOMFIELD COUNTRY CLUB FOURTH FILING AS RECORDED AT RECEPTION NO. 624289 IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING N 73° 36' 47" W.
2. THE EASEMENT AREAS WITHIN EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNERS OF THE LOT, EXCEPTING THE CITY OF BROOMFIELD FROM RESPONSIBILITY.
3. 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 CERTIFICATION SHOWN.

OUTLOT "A" SHALL BE CONVEYED TO THE OWNER OF LOT 16, BLOCK 2, BROOMFIELD COUNTRY CLUB FOURTH FILING AND SHALL HENCEFORTH BE APPURTENANT TO AND BE HELD AND CONVEYED WITH SAID LOT.

SURVEYOR'S CERTIFICATE

I, ROBERT J. GROGAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS BROOMFIELD COUNTRY CLUB SEVENTH FILING, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Robert J. Grogan
 ROBERT J. GROGAN P. E. AND L. S. NO. 4921



PREPARED BY:
 MARK II ENGINEERING
 P.O. BOX 444
 BROOMFIELD, CO. 80038
 (303) 489-3341

OCTOBER 25, 1989

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF BROOMFIELD COUNTRY CLUB SEVENTH FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 1, OF BROOMFIELD COUNTRY CLUB FIFTH FILING AS RECORDED AT RECEPTION NO. 905758 IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE SAID PARCEL LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK 2, OF BROOMFIELD COUNTRY CLUB FOURTH FILING, THENCE N 03° 00' 00" W ALONG THE EASTERLY LINE OF SAID LOT 18, BLOCK 2, A DISTANCE OF 99.40' TO THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 2 AND TRUE POINT OF BEGINNING,

THENCE N 73° 36' 47" W ALONG THE NORTHERLY LINE OF SAID LOT 18, A DISTANCE OF 113.35 FEET TO A POINT ON A CURVE AND THE EASTERLY LINE OF OAKHURST DRIVE, THENCE N 29° 13' 01" E ALONG SAID OAKHURST DRIVE AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 75° 44' 37" AND A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 59.49 FEET TO A POINT ON THE CURVE, THENCE N 53° 04' 26" E ALONG THE SOUTHERLY LINE OF LOT 16, BLOCK 2, OF SAID FOURTH FILING A DISTANCE OF 126.38 FEET TO THE EASTERLY LINE OF BROOMFIELD COUNTRY CLUB FIFTH FILING, THENCE S 13° 00' 00" E ALONG SAID EASTERLY LINE A DISTANCE OF 43.20 FEET, THENCE S 03° 00' 00" E ALONG SAID EASTERLY LINE A DISTANCE OF 120.60 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11,750 SQUARE FEET, MORE OR LESS.

CITY OF BROOMFIELD APPROVALS

THIS PLAT APPROVED BY THE CITY OF BROOMFIELD, COLORADO PLANNING COMMISSION THIS 2nd DAY OF January, 1989.

Diane Eismann SECRETARY
Nancy Hoff CHAIRMAN

ACCEPTED AND APPROVED AS A SUBDIVISION BY THE CITY COUNCIL OF THE CITY COUNCIL OF BROOMFIELD THIS 23rd DAY OF January, 1989.

Dicki Gray CITY CLERK
Blair Hays MAYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO
 COUNTY OF BOULDER 155

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:21 PM O'CLOCK, THIS 21st DAY OF January, 1989, AND IS DULY RECORDED IN BOOK 1112, PAGE 1112, AT RECEPTION NO. 1025340, FEES 110.00 PAID.
PLANFILE P-24 F-2 #36

Charlotte Houston County Clerk
Blair Hays Deputy

MORTGAGEE

HEREBY CONSENT TO THE EXECUTION OF THIS PLAT.

EAGLE TRACE, INC., EMPLOYEES PENSION PLAN

BY *[Signature]*

STATE OF COLORADO
 COUNTY OF BOULDER 155

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF December, 1989 BY *[Signature]* EAGLE TRACE, INC., EMPLOYEES PENSION PLAN.

WITNESS MY HAND AND OFFICIAL SEAL.

Mary J. Klingberg
 NOTARY PUBLIC
 My Commission expires 1/3/21/93
 1400 E. Grand St. #602
 Englewood, CO 80110
 ADDRESS

OWNERS CERTIFICATE

WITNESS MY HAND AND SEAL THIS 24th DAY OF December, 1989, RBT LAND COMPANY.

Robert B. Toof, Jr.
 ROBERT B. TOOF, JR. PRESIDENT

ACKNOWLEDGEMENT

STATE OF COLORADO
 COUNTY OF BOULDER 155

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF December, 1989, BY ROBERT B. TOOF, JR., RBT LAND COMPANY.

MY COMMISSION EXPIRES: 3/27/93

Mary J. Klingberg
 NOTARY PUBLIC
 1400 E. Grand St. #602
 Englewood, CO 80110

ATTORNEY'S CERTIFICATE

I, *Jim N. Toscano*, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF LIENS AND ENCUMBRANCES.

DATED THIS 20th DAY OF DECEMBER, 1989

Jim N. Toscano
 ATTORNEY

