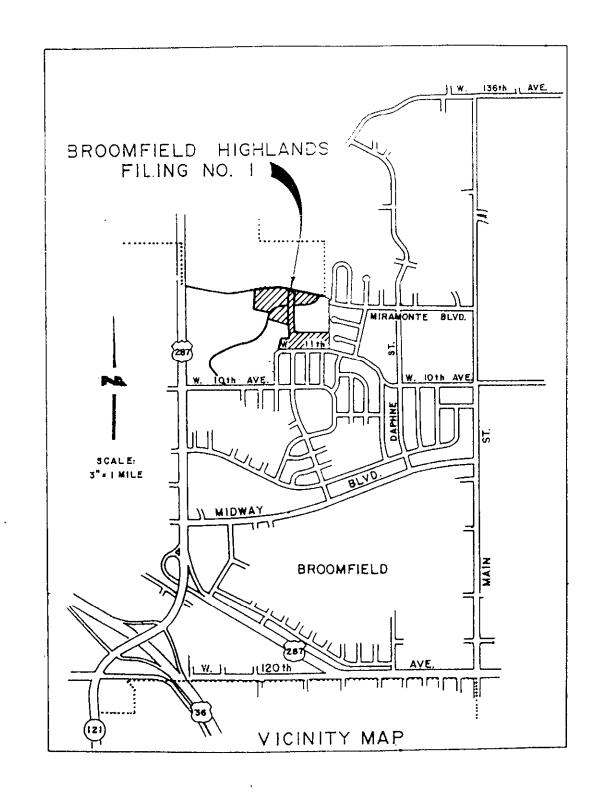
# BROOMFIELD HIGHLANDS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 89'49'42" EAST 1650.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND, AS DESCRIBED IN BOOK 1281 PAGE 140. BOULDER COUNTY RECORDS: THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 0010'18" WEST 263.39 FEET TO THE NORTHEAST CORNER OF SAID TRACT: THENCE ALONG THE NORTHERLY LINE OF SAID TRACT AND ITS PROLONGATION SOUTH 89'49'42" WEST 775.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE COMMUNITY DITCH. SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COMMUNITY DITCH THE FOLLOWING COURSES: THENCE NORTH 36'01'07" WEST 90.48 FEET; THENCE NORTH 40'27'16" WEST 109.45 FEET; THENCE NORTH 29'50'24" WEST 62.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 150.00 FEET: THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 231.77 FEET THROUGH A CENTRAL ANGLE OF 88'31'47": THENCE TANGENT TO SAID CURVE NORTH 58'41'23" EAST 127.71 FEET; THENCE NORTH 57'26'10" EAST 136.77 FEET; THENCE NORTH 74'57'15" EAST 312.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 425.00 FEET: THENCE NORTHEASTERLY 207.87 FEET ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 28'01'23"; THENCE TANGENT TO SAID CURVE NORTH 46'55'52" EAST 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 250.00 FEET: THENCE NORTHEASTERLY 132.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30'28'34": THENCE TANGENT TO SAID CURVE NORTH 16'27'18" EAST 129.89 FEET; THENCE NORTH 1918'43" EAST 130.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY AND EASTERLY 257.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73'48'11"; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND NON-TANGENT TO SAID CURVE NORTH 00'06'34" WEST 190.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 24.00 FEET; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY 36.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86'04'13" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 750.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 03'49'13" WEST; THENCE WESTERLY 126.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09'39'25"; THENCE TANGENT TO SAID CURVE SOUTH 84'09'48" WEST 307.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 850.00 FEET; THENCE WESTERLY 238.97 FEET THROUGH A CENTRAL ANGLE OF 16'06'29"; THENCE TANGENT TO SAID CURVE NORTH 79'43'43" WEST 543.55 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 700.00 FEET; THENCE NORTHWESTERLY 181.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14'53'31"; THENCE TANGENT TO SAID CURVE NORTH 64'50'12" WEST 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY AND WESTERLY 218.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25'00'00"; THENCE SOUTH 45'09'49" WEST 70.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287 BEING PARALLEL WITH AND 60.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00'09'49" EAST 200.00 FEET TO THE NORTHERLY RIGHT--OF-WAY LINE OF PROPOSED MIRAMONTE BOULEVARD; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 44'50'11" EAST 70.71 FEET TO THE BEGINNIG OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY 261.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25'00'00"; THENCE TANGENT TO SAID CURVE SOUTH 64'50'12" EAST 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE NORTHEASTERLY HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHEASTERLY 155.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14'53'31"; THENCE TANGENT TO SAID CURVE SOUTH 79'43'43" EAST 543.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET; THENCE EASTERLY 210.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16'06'29"; THENCE TANGENT TO SAID CURVE NORTH 84'09'48" EAST 307.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 850.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY 386.16 FEET THROUGH A CENTRAL ANGLE OF 26'01'47"; THENCE TANGENT TO SAID CURVE SOUTH 69'48'25" EAST 430.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHEASTERLY 59.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06'30'00"; THENCE TANGENT TO SAID CURVE SOUTH 76'18'23" EAST 104.97 FEET TO THE WESTERLY LINE OF MIRAMONTE SUBDIVISION, RECORDED AT RECEPTION NO. 777022, BOULDER COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE OF SAID MIRAMONTE SUBDIVISION SOUTH 00"13"05" EAST 103.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED MIRAMONTE BOULEVARD; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 76'18'23" WEST 129.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 625.00 FEET; THENCE NORTHWESTERLY 70.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06'30'00": THENCE TANGENT TO SAID CURVE NORTH 69'48'25" WEST 14.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 275.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 43'52'59" WEST, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE COMMUNITY DITCH; THENCE LEAVING SAID SOUTHERLY RIGHT--OF-WAY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF COMMUNITY DITCH THE FOLLOWING COURSES: SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE 209.80 FEET THROUGH A CENTRAL ANGLE OF 43'42'41"; THENCE TANGENT TO SAID CURVE SOUTH 89'49'42" WEST 339.78 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF COMMUNITY DITCH SOUTH 00'06'34" EAST 12.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 576.50 FEET; THENCE SOUTHERLY 80.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07'58'05" TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 20.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 81'55'21" EAST; THENCE SOUTHERLY, EASTERLY AND SOUTHEASTERLY 32.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90"15"33"; THENCE NON-TANGENT TO SAID CURVE SOUTH 08'20'12" EAST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 08'20'12" EAST; THENCE EASTERLY 2.67 FEET ALONG A CURVE THROUGH A CENTRAL ANGLE OF 00'45'56" THENCE SOUTH 07'34'16" EAST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.50 FEET, A RADIAL BEARING FROM SAID POINT BEARS SOUTH 07'34'16" EAST; THENCE SOUTHWESTERLY AND SOUTHERLY 33.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92'21'18"; THENCE TANGENT TO SAID CURVE SOUTH 09'55'34" EAST 188.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.50 FEET; THENCE SOUTHEASTERLY AND EASTERLY 32.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00": THENCE SOUTH 09'55'34" EAST 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.50 FEET, A RADIAL BEARING FROM SAID POINT BEARS SOUTH 09'55'34" EAST; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY 32.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00"; THENCE TANGENT TO SAID CURVE SOUTH 09'55'34" EAST 92.29 FEET; THENCE NORTH 80'04'26" EAST 70.00 FEET; THENCE NORTH 89'49'42" EAST 586.15 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 26, SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF MIRAMONTE COUNTRY CLUB, AS RECORDED AT RECEPTION NO. 005285, BOULDER COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 00"13"05" EAST 290.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 410.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 09'22'37" WEST, ON THE NORTHERLY BOUNDARY LINE OF BROOMFIELD HEIGHTS FILING NO. 2, RECORDED AT RECEPTION NO. 562342, BOULDER COUNTY RECORDS; THENCE WESTERLY 68.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09'32'55"; THENCE TANGENT TO SAID CURVE AND ALONG SAID NORTHERLY BOUNDARY LINE SOUTH 89'49'42" WEST 864.23 FEET; THENCE LEAVING SAID BOUNDARY LINE NORTH 15'28'57" EAST 178.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 177.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 15'28'57" EAST; THENCE EASTERLY 48.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15'39'15"; THENCE TANGENT TO SAID CURVE NORTH 89'49'42" EAST 124.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.50 FEET; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY 33.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93'39'37" TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 576.50 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 8610'05" WEST: THENCE NORTHWESTERLY 61.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06'05'40": THENCE TANGENT TO SAID CURVE NORTH 09'55'34" WEST 263.68 FEET; THENCE NORTH 78'53'57" WEST 252.80 FEET TO THE EASTERLY LINE RIGHT-OF-WAY OF SAID COMMUNITY DITCH; THENCE ALONG THE EASTERLY AND SOUTHEASTERLY LINE OF SAID COMMUNITY DITCH THE FOLLOWING COURSES: SOUTH 16'27'18" WEST 93.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY 159.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30'28'34": THENCE TANGENT TO SAID CURVE SOUTH 46'55'52" WEST 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHWESTERLY 232.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28'01'23"; THENCE TANGENT TO SAID CURVE SOUTH 74'57'15" WEST 225.02 FEET; THENCE SOUTH 73'03'56" WEST 89.45 FEET; THENCE SOUTH 57'26'10" WEST 53.54 FEET; THENCE SOUTH 54'47'49" WEST 198.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 158.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'48'56"; THENCE TANGENT TO SAID CURVE SOUTH 36'01'07" EAST 270.02 FEET TO SAID NORTH LINE OF THAT TRACT OF LAND. AS DESCRIBED IN BOOK 1281 PAGE 140, BOULDER COUNTY RECORDS; THENCE ALONG SAID



HAVING LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, BLOCKS AND TRACTS UNDER THE NAME AND STYLE OF BROOMFIELD HIGHLANDS FILING NO. 1 AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS THE STREET, RIGHT-OF-WAY AND PERPETUAL EASEMENTS FOR STORM DRAINAGE AND FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE, ELECTRIC LINES, CABLE TELEVISION, POSTAL FACILITIES, AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AND DO FURTHER BY THESE PRESENTS GRANT AND CONVEY ALL RIGHTS AND INTERESTS IN TRACTS A, B, C, AND D TO THE CITY OF BROOMFIELD AND ITS ASSIGNS FOR PUBLIC USE.

OWNER AND SUBDIVIDER

ESTATE OF THELMA JOHNSTONE GERALD H. MITCHEM P.O. BOX 9882 PHOENIX, ARIZONA 85068

GERALD H. MITCHEM
PERSONAL REPRESENTATIVE FOR THE
ESTATE OF THELMA JOHNSTONE

STATE OF ( ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF LIFE, A.D. 1977 BY GERALD H. MITCHEM, PERSONAL REPRESENTATAIVE FOR THE ESTATE OF THELMA JOHNSTONE.

MY COMMISSION EXPIRES

ATTORNEY'S CERTIFICATE

I, HGRAIR LIDSTON , AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSON OF PERSONS PERFECENTING GERALD H. MITCHEM, PERSONAL REPRESENTATIVE FOR THE ESTATE OF THELMA JOHNSTONE, IS THE OWNER IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF A PORTION OF THE LAND BEING DEDICATED FOR STREETS, EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT, AND NOT PREVIOUSLY DEDICATED FOR PUBLIC

ATTORNEY A LAW & 900 2

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED TO BEAR NORTH 00?09'49" EAST.

#### NOTES

- 1) LOT LINES ARE RADIAL TO STREET RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (NON-RADIAL -N/R).
- 2) SIX FOOT WIDE EASEMENTS, AS SHOWN, ALONG FRONT LOT LINES AND ADJACENT TO STREETS, ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE GAS, CABLE TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS, AS SHOWN, ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSABLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH.
- 3) TEN FOOT WIDE EASEMENTS, AS SHOWN ALONG REAR AND SIDE LOT LINES ARE HERE-BY GRANTED FOR THE USE OF ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION.
- APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S.

## SURVEYOR'S DECLARATION

I, C. REY TENNEY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THE SURVEY OF BROOMFIELD HIGHLANDS FILING NO. 1, WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT TO THE BEST OF MY ABILITY, ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

C. REY TENNEY, REGISTERED LAND SURVEYOR NO. 17666



## 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

# PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS ALL ALL, 1911.

Deane Exmens

CHAIRMAN STOP

CITY COUNCIL CERTIFICATE

ITY CLERK CAR

MAYOR )

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO )

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 03:40 PM 0'CLOCK THIS 2619 DAY OF JULY, A.D., 1991, AND IS DULY RECORDED IN PLAN

FILEP-26 F-1735F3M

PAID

PAID

PAID

Charloffe thuston
CLERK AND RECORDER

The Transport

Ronita he dullara



NORTH LINE SOUTH 89'49'42" WEST 61.68 FEET TO THE TRUE POINT OF BEGINNING.

REAL ESTATE RECORDS

