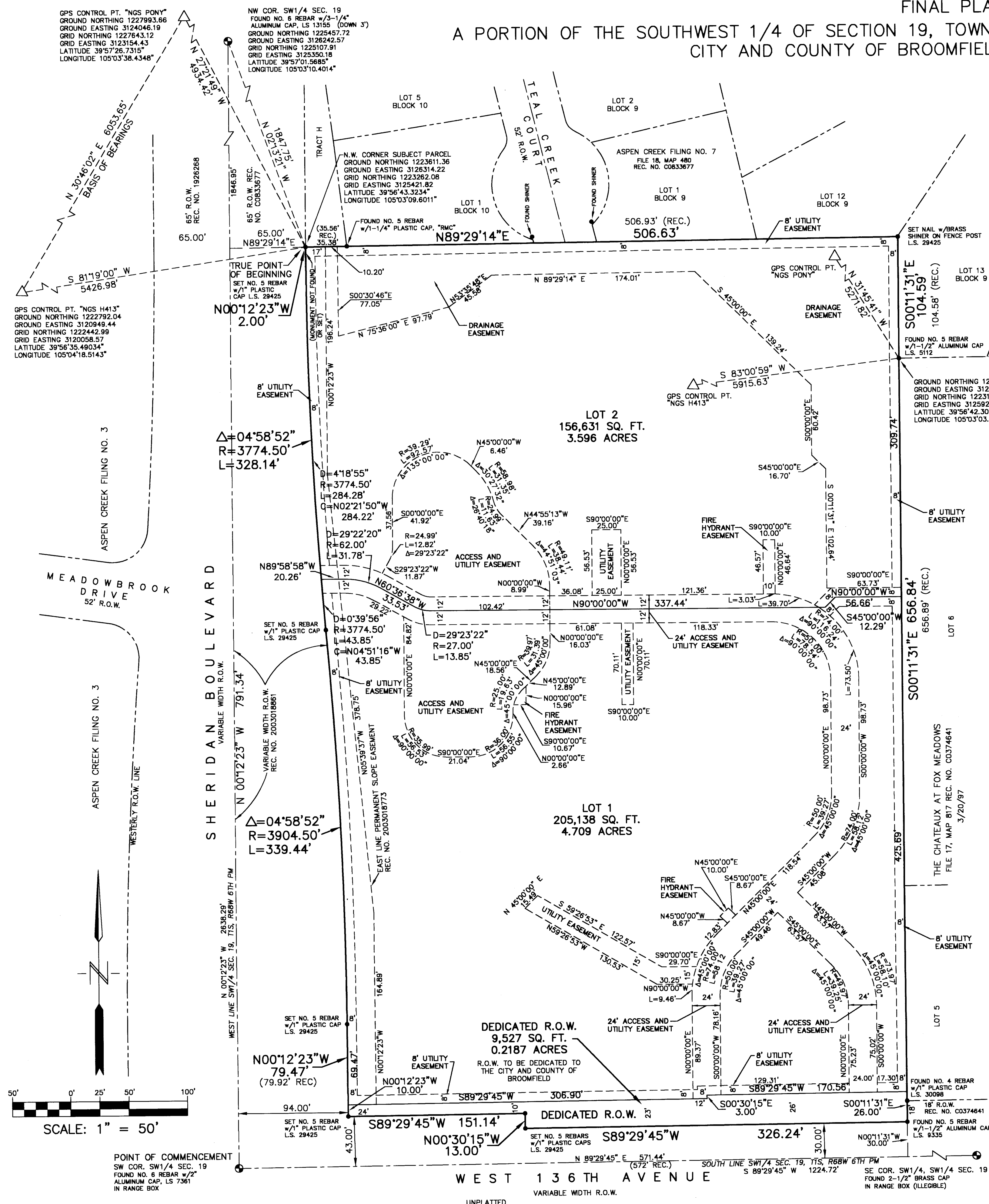


BROOMFIELD RETIREMENT RESIDENCE FILING NO. 1

FINAL PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



DEDICATION AND OWNERSHIP:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT QUITCLAIM DEED RECORDED MAY 22, 1992 IN BOOK 3907 AT PAGE 100 UNDER RECEPTION NO. B1067416, ADAMS COUNTY PUBLIC RECORDS, EXCEPTING THEREFROM THAT PARCEL OF LAND RECORDED SEPTEMBER 23, 2003 AT RECEPTION NO. 2003018861, CITY AND COUNTY OF BROOMFIELD PUBLIC RECORDS, SAID PARCEL SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, SAID PARCEL DESCRIBED AS FOLLOWS:

- NOTE: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 AS BEARING N 00°12'23" W BETWEEN THE FOLLOWING DESCRIBED MONUMENTS, THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 19 BEING A FOUND NO. 6 REBAR WITH 2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 7361, AND THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 19 BEING A FOUND NO. 6 REBAR WITH 3/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 13155; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 791.34 FEET TO THE SOUTHWEST CORNER OF ASPEN CREEK FILING NO. 7, RECEPTION NO. C0833877, ADAMS COUNTY PUBLIC RECORDS; THENCE N 89°29'14" E, ALONG THE SOUTH LINE OF SAID ASPEN CREEK FILING NO. 7 A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°29'14" E, CONTINUING ALONG SAID SOUTH LINE OF ASPEN CREEK FILING NO. 7, PASSING THROUGH A FOUND NO. 5 REBAR WITH PLASTIC CAP STAMPED R.M.C. AT 35.38 FEET; FOR AN OVERALL DISTANCE OF 506.63 FEET TO A POINT ON THE WEST LINE OF ASPEN CREEK FILING NO. 7; THENCE S 00°11'31" E ALONG SAID WEST LINE OF ASPEN CREEK FILING NO. 7, A DISTANCE OF 104.59 FEET TO A FOUND NO. 5 REBAR WITH ALUMINUM CAP STAMPED L.S. 5112 MARKING THE NORTHWEST CORNER OF THE CHATEAUX AT FOX MEADOWS, RECEPTION NO. C0374641, ADAMS COUNTY PUBLIC RECORDS; THENCE S 00°11'31" E, ALONG THE WEST LINE OF THE CHATEAUX AT FOX MEADOWS, PASSING THROUGH A FOUND NO. 4 REBAR WITH PLASTIC CAP STAMPED L.S. 30098 AT 638.83 FEET; FOR AN OVERALL DISTANCE OF 656.85 FEET TO A FOUND NO. 5 REBAR WITH ALUMINUM CAP STAMPED L.S. 9335 MARKING THE SOUTHWEST CORNER OF THE CHATEAUX AT FOX MEADOWS; THENCE S 89°29'45" W, PARALLEL WITH AND 30.00 FEET NORTH OF, BY PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 328.24 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2003018861, CITY AND COUNTY OF BROOMFIELD PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2003018861 THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. THENCE N 00°30'15" W A DISTANCE OF 13.00 FEET; 2. THENCE S 89°29'45" W A DISTANCE OF 151.14 FEET TO A POINT LYING 94.00 FEET, BY PERPENDICULAR MEASUREMENT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 19; 3. THENCE N 00°12'23" W, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 79.47 FEET (79.92 FEET RECORD) TO A POINT OF CURVATURE; 4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°58'52", A RADIUS OF 3904.50 FEET, A DISTANCE OF 339.44 FEET TO A POINT OF REVERSE CURVATURE; 5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°58'52", A RADIUS OF 3774.50 FEET, A DISTANCE OF 328.14 FEET TO A POINT OF TANGENCY; 6. THENCE N 00°12'23" W A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING AN AREA OF 371,297 SQUARE FEET OR 8.524 ACRES, MORE OR LESS.

NOTES:

- 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NO. 231-H0033 916-026-REB, DATED JANUARY 24, 2005 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BENCHMARK: TOP OF ALUMINUM CAP IN RANGE BOX LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF W. 136TH AVE. AND BROADLANDS DRIVE, DESIGNATED G.P.S. NO. 22 BY THE CITY AND COUNTY OF BROOMFIELD GIS DIVISION, ELEVATION 5318.24 NAVD 88 VERTICAL DATUM. (LOCATED APPROX. 1400' EAST OF SUBJECT PARCEL)
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C-2-1; 1:50,000 AS DEFINED IN THE "GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- AS REQUIRED BY THE CITY AND COUNTY OF BROOMFIELD THE BEARINGS FOR THIS PLAT ARE BASED ON CITY GIS LAND POSITIONS "NGS PONY" AND "NGS H413" AS BEARING N 30°46'02" E. THE COMBINED MODIFICATION FACTOR USED FOR THIS PLAT IS 0.99971455.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN ZONE X (UNSHADED), THE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: MAP NO. 0850730083F, DATED AUGUST 18, 2004. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

SURVEYOR'S CERTIFICATE:

I, JAMES M. PECK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD RETIREMENT RESIDENCE FILING NO. 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF THE SURVEY UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.
 DATE: 1/30/07
 JAMES M. PECK, REGISTERED LAND SURVEYOR NO. 29425

ATTORNEY'S CERTIFICATION:

I, Charles H. Jacobs, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER GRANTING ANY EASEMENT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.
 DATE: 1-4-07

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 17th DAY OF January, 2006.

J.D. Stuber, CHAIRMAN
 SECRETARY

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF BROOMFIELD THIS 20th DAY OF 2006 AT O'CLOCK P.M.

BROOMFIELD COUNTY CLERK AND RECORDER
 DEPUTY CLERK

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD RETIREMENT RESIDENCE FILING NO. 1, AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

COLSON & COLSON CONSTRUCTION CO.
 PO BOX 14111
 SALEM, OR 97302
 BY: William E. Colson, DATE: 1/31/07
 Manager, GP

NOTARY:

STATE OF OREGON)
 COUNTY OF MARION) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2007 BY William E. Colson

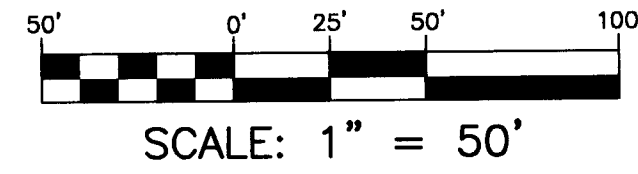
WITNESS MY HAND AND OFFICIAL SEAL.
 LEAH RENAE KUOR, NOTARY PUBLIC - OREGON, COMMISSION NO. 404643, MY COMMISSION EXPIRES APR. 23, 2010

CITY OF BROOMFIELD APPROVAL
 THE FINAL PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 20th DAY OF 2006.
 DIRECTOR OF COMMUNITY DEVELOPMENT AND COUNTY MANAGER

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 24th DAY OF October, 2006.

Mayor, City Clerk Deputy



POINT OF COMMENCEMENT
 SW COR. SW1/4 SEC. 19
 FOUND NO. 8 REBAR W/2" ALUMINUM CAP, L.S. 7361 IN RANGE BOX

FINAL PLAT - BROOMFIELD RETIREMENT RESIDENCE FILING NO. 1
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

REVISIONS: AUG. 12, 2006 - CITY GIS DEPT. COMMENTS OCT. 4, 2006 - EASEMENT AND FIRE HYDRANT COMMENTS NOV. 14, 2006 - CITY GIS DEPT. COMMENTS JAN. 5, 2007 - CITY GIS DEPT. COMMENTS	DRAWN BY: JMP CHECK: AJM DATE: 6/14/06	SCALE: 1" = 50' JOB NO. 205-103 SHEET 1 OF 1
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