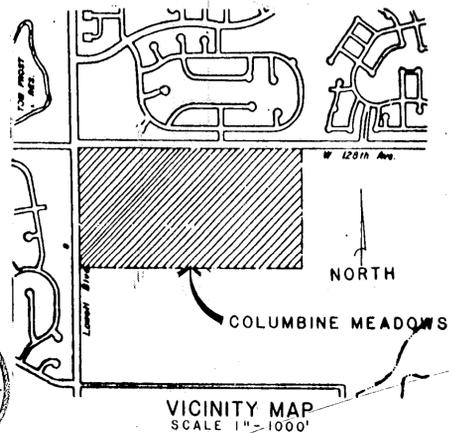


COLUMBINE MEADOWS
 A PART OF THE N 1/2 OF THE NW 1/4 OF SEC. 32, T15, R68W OF THE 6th.P.M.
 CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
 SHT. 1 OF 3



KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of a tract of land located in the North half of the Northwest quarter of Section 32, Township 15 South, Range 68 West of the Sixth Principal Meridian, described as follows:

Beginning at the North quarter corner of said Section 32;
 thence S00°01'37"W, 1317.19 feet along the East line of the Northwest quarter of said Section 32 to the Southeast corner of the North half of the Northwest quarter of Section 32;
 thence N89°21'24"W, 2619.80 feet along the South line of the North half of the Northwest quarter of said Section 32 to the East line of the West 30.00 feet of the Northwest quarter of said Section 32 and the East line of annexation Ordinance No. 138 recorded in Book 1780 at Page 728 of the records of Adams County, Colorado;
 thence N00°06'23"W, 1321.75 feet parallel with the West line of the Northwest quarter of said Section 32 and along the East line of said annexation Ordinance No. 138 to the North line of the Northwest quarter of said Section 32;
 thence S89°15'29"E, 2622.93 feet along the North line of the Northwest quarter of said Section 32 to the Point of Beginning, containing 79.397 acres, more or less.

Has laid out, platted and subdivided the above described land into lots, blocks, streets and tracts under the name and style of "Columbine Meadows", and by these presents does hereby dedicate all of the streets as shown on the accompanying plat to the use of the public forever and does hereby dedicate those portions of the real property which are labeled as easements on the accompanying plat as easements for the installation and maintenance of all utility services. Tracts D, E and G are hereby dedicated to the City of Broomfield for utilities and drainage purposes. Tracts A, C and F are hereby dedicated to the City of Broomfield for park, drainage and utility purposes. Tract B is to be retained by the owner and is subject to further platting.

ATTORNEY'S CERTIFICATE:

I, _____, an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the tracts and public ways shown on this Plat are the owners thereof in fee simple, free and clear of all encumbrances.

SURVEYOR'S CERTIFICATE:

I, Jon S. McDaniel, a Registered Land Surveyor in the State of Colorado, do hereby certify that I have surveyed the above described property and that this Plat is a true representation of said survey.

Jon S. McDaniel
 Registered Land Surveyor #12405



Approved by Jones Intercable, Inc. *[Signature]* 3-27-85

Approved by Mountain Bell Telephone Co. *[Signature]* 3-27-85

Approved by Public Service Co. of Colorado *[Signature]* 3/27/85

Approved by Broomfield City Engineer *[Signature]* 3-27-85

This Plat approved by the City of Broomfield, Colorado, Planning Commission this 4th day of September, 1985, A.D.

[Signature]
 Secretary

[Signature]
 Chairman

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 26th day of March, 1985, A.D.

[Signature]
 City-Clerk

[Signature]
 Mayor

Witness our hand this 27th day of MARCH, A.D., 1985.

OWNER:

COLUMBINE HOMES, INC.
[Signature]
 Robert B. Brisnehan, Vice President

STATE OF COLORADO)
) SS
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 27th day of March, A.D., 1985, by Robert B. Brisnehan, Vice President of Columbine Homes, Inc., A Colorado Corporation.

My commission expires 1/12/87

Witness my hand and seal *[Signature]*
 Notary Public

OWNER AND MORTGAGEE:

Witness our hands this 27th day of MARCH, A.D., 1985.
[Signature] *[Signature]*
 Antonio Ciccarelli Donna Ciccarelli

STATE OF COLORADO)
) SS
 COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 27th day of March, A.D., 1985, by Antonio Ciccarelli and Donna Ciccarelli as owners and mortgagees.

My commission expires 2-11-99

Witness my hand and seal *[Signature]*
 Notary Public

RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF ADAMS)

I hereby certify that this instrument was filed for record in my office on the 4th day of April, 1985, at 2:00 P.M., in Book No. 3545078.

[Signature]
 Adams County Clerk & Recorder
[Signature]
 Deputy



EMK CONSULTANTS, INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 7508 SOUTH ALTON WAY, SUITE A
 ENGLEWOOD, COLORADO 80121
 (303) 494-1200

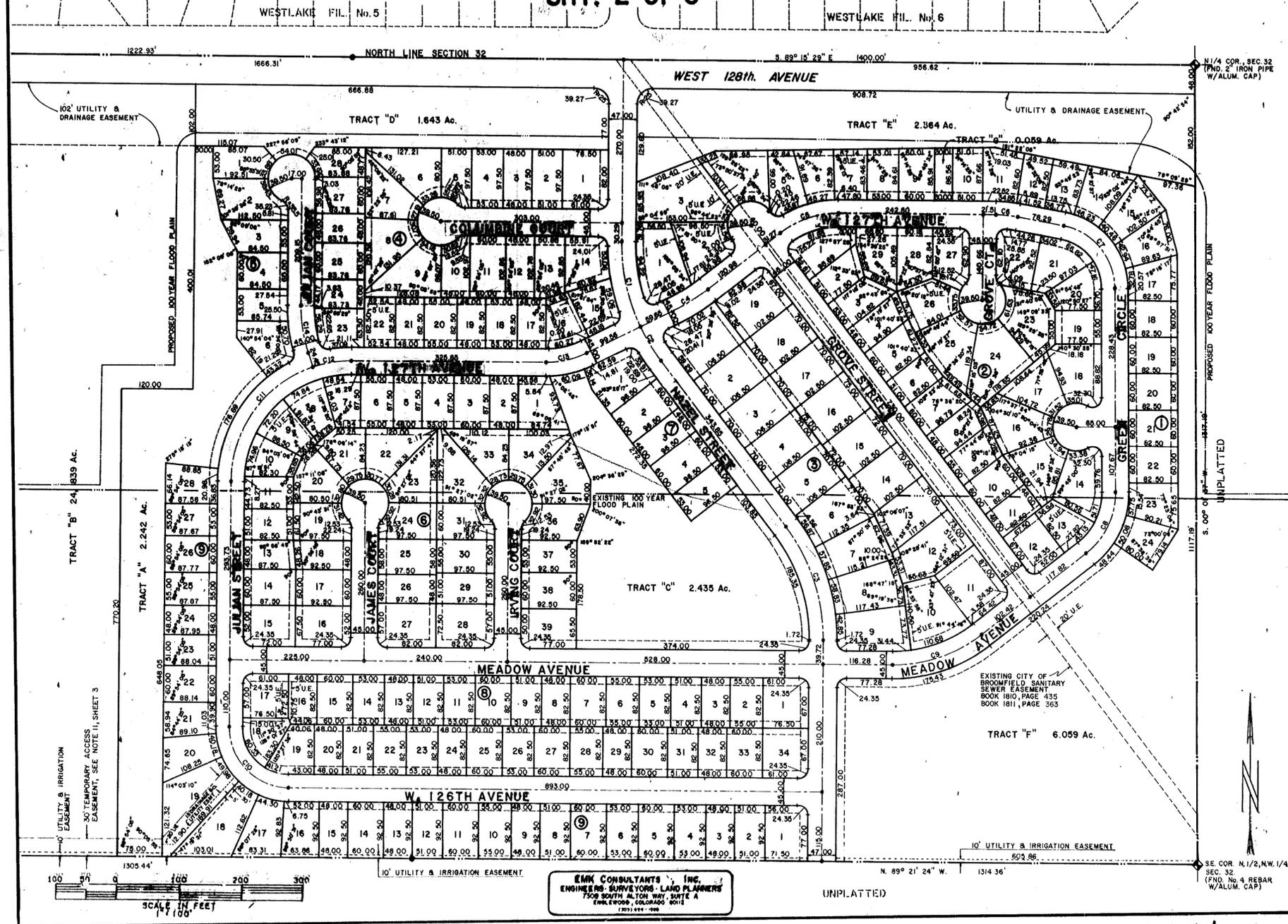


10244-1

COLUMBINE MEADOWS

A PART OF THE N 1/2 OF THE NW 1/4 OF SEC. 32, T1S, R68W OF THE 6th. P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHT. 2 OF 3



EMK CONSULTANTS, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
7500 SOUTH ALTON WAY, SUITE A
DENVER, COLORADO 80212
303.757.1200

10244-2

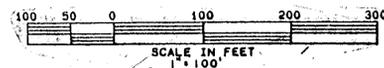
COLUMBINE MEADOWS

A PART OF THE N 1/2 OF THE NW 1/4 OF SEC. 32, T.1S, R.68W OF THE 6th.P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
SHT. 3 OF 3

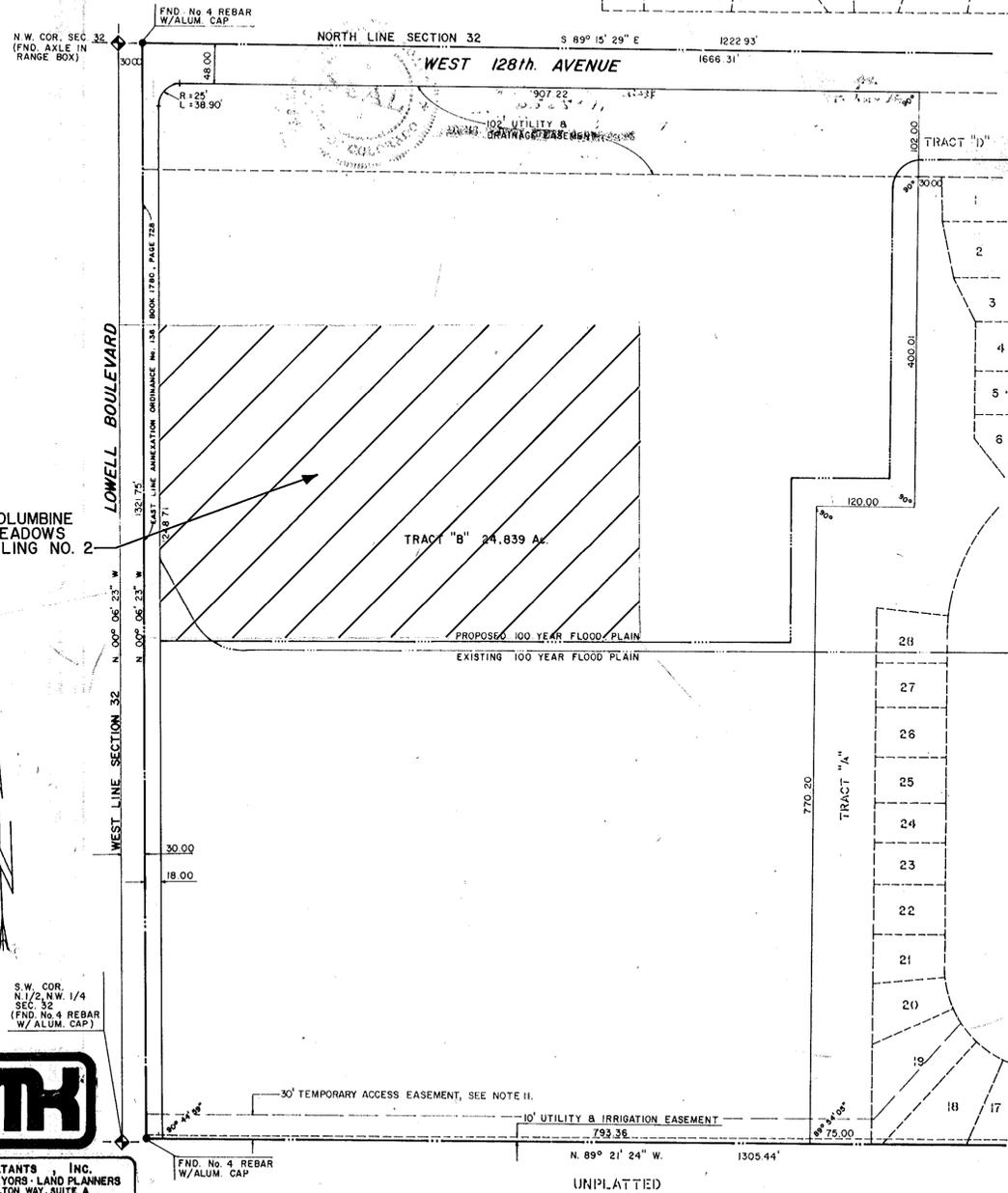
NOTES:

1. All block corner radii are 15.50 feet unless otherwise shown.
2. **UTILITY EASEMENT ACKNOWLEDGEMENT:** 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, conduits, and poles, together with all necessary and convenient appurtenances thereto; together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and right are to be utilized in a responsible and prudent manner.
3. All easements labeled U.E. are 10 feet in width along rear lot lines, 5 feet in width along side lot lines where shown, or as otherwise shown.
4. The bearings shown on this plat are based on the north line of the northwest quarter, Section 32, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being $889^{\circ}15'29''$ E.
5. Twelve (12) foot easements are hereby granted for the exclusive use of electric, telephone, gas, cable T.V., water meters, signs, and postal facilities. These easements 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 but in no event shall other structures, trees or shrubs, be allowed in the above described areas. Concrete driveways and sidewalks are permissible as long as they cross at substantially right angles and do not exceed twenty six (26) feet in width.
6. This symbol "●" indicates a 5/8" steel pin with cap and L.S. No. 12405, unless otherwise shown.
7. According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 hereon.
8. There are 212 lots and 7 tracts in Columbine Meadows.
9. All angles are 90° or to radial lines or the complement or supplement of the angles shown.
10. Date of Survey: _____
11. The temporary thirty (30) foot wide Emergency Access Easement and construction easement across Tracts A, B, and Lot 19, Block 9 is to remain in effect until such time as a secondary access to the single family portion of Columbine Meadows is constructed. No building construction is to be permitted on Lot 19, Block 9 until the temporary easement is vacated.

CURVE	RADIUS	DELTA	ARC
C1	318.00	$26^{\circ}09'31''$	145.18
C2	318.00	$11^{\circ}47'58''$	65.49
C3	304.00	$37^{\circ}51'33''$	200.87
C4	337.00	$11^{\circ}47'58''$	69.40
C5	157.50	$37^{\circ}57'28''$	104.34
C6	208.00	$10^{\circ}07'37''$	36.76
C7	105.00	$79^{\circ}09'29''$	145.06
C8	125.50	$52^{\circ}45'26''$	115.56
C9	243.00	$37^{\circ}51'33''$	160.57
C10	100.00	$90^{\circ}00'00''$	157.08
C11	200.00	$71^{\circ}11'46''$	248.52
C12	200.00	$18^{\circ}48'14''$	65.64
C13	155.00	$26^{\circ}03'36''$	70.50
C14	240.00	$18^{\circ}48'14''$	78.77



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7308 SOUTH ALTON WAY, SUITE A
ENGLEWOOD, COLORADO 80112
(303) 414-1120



10244-3