

COUNTRY ESTATES SUBDIVISION FILING NO. 1

A PART OF THE SW QUARTER OF SECTION 24, T15S, R69W OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owners of a tract of land situated in the southwest quarter of Section 24, 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 southwest corner of said Section 24; thence along the west line of Section 24, N 00°34'12" E, 30.00 feet to the north right-of-way line of West 136th Avenue, also being the True Point of Beginning; thence continuing along the west line of Section 24, N 00°34'12" E, 1589.00 feet; thence S 89°25'48" E, 436.64 feet; thence S 35°08'36" E, 115.89 feet to a point on a curve; thence along a curve to the right whose chord bears N 56°12'48" E, 10.73 feet, having a central angle of 02°42'48", a radius of 226.50 feet and an arc length of 10.73 feet; thence N 57°34'12" E, 425.00 feet; thence S 32°25'48" E, 169.00 feet; thence N 57°34'12" E, 177.00 feet; thence N 86°48'58" E, 106.98 feet; thence S 63°34'09" E, 118.74 feet to a point on the west right-of-way line of the Community Ditch; thence S 23°11'30" E, 52.00 feet to a point of curvature on the east right-of-way line of the Community Ditch; thence along the east right-of-way line of the Community Ditch, the following five (5) courses:
 (1) thence along a curve to the left whose chord bears S 32°09'38" W, 94.38 feet, having a central angle of 69°17'50", a radius of 83.00 feet and an arc length of 100.39 feet;
 (2) thence S 02°29'20" E, 55.36 feet to a point of curvature;
 (3) thence along the arc of a curve to the left having a central angle of 32°00'00", a radius of 325.00 feet and an arc length of 181.51 feet to a point of compound curvature;
 (4) thence along the arc of a curve to the left having a central angle of 29°52'30", a radius of 456.27 feet and an arc length of 237.91 feet;
 (5) thence S 64°21'50" E, 194.66 feet;
 thence N 23°38'10" E, 120.00 feet; thence S 89°21'50" E, 361.02 feet; thence N 50°03'00" E, 251.56 feet; thence N 00°03'00" E, 530.00 feet; thence S 89°57'00" E, 315.00 feet to the west right-of-way line of South 124th Street; thence along the west right-of-way line of South 124th Street, S 00°03'00" W, 1312.68 feet to a point on the westerly right-of-way line of the Community Ditch; thence along the southwesterly right-of-way line of the Community Ditch N 60°03'45" W, 216.66 feet; thence continuing along the westerly right-of-way line of the Community Ditch N 64°21'50" W, 787.24 feet; thence S 25°38'10" W, 175.00 feet; thence N 64°21'50" W, 75.64 feet; thence S 25°38'10" W, 117.00 feet; thence S 55°01'37" E, 28.80 feet; thence S 40°44'03" W, 167.03 feet to a point on a curve; thence along the arc of a curve to the left whose chord bears N 56°48'54" W, 60.43 feet, having a central angle of 13°05'52", a radius of 230.00 feet and an arc length of 60.61 feet; thence N 64°21'50" W, 241.60 feet; thence S 25°38'10" W, 128.15 feet; thence S 00°21'59" W, 626.93 feet to the north right-of-way line of West 136th Avenue; thence along the north right-of-way line of West 136th Avenue N 89°38'01" W, 1138.94 feet to the True Point of Beginning, containing 63.308 acres, more or less.

Have laid out, subdivided and platted the same into lots, blocks and tracts, under the name and style of COUNTRY ESTATES SUBDIVISION FILING NO. 1 and do by these presents grant and convey to the City of Broomfield the following as shown thereon; for public use the streets, avenues, courts, ways, Tracts A, B, and C; 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 and electric lines, cables, conduits and poles, together with all necessary and convenient appurtenances thereto; and for future public use - Outlot 'A'.

Executed this 6th day of MARCH, 1979.

OWNER: PRESTIGE HOMES, INC.

Carl W. McCoy, President
Robert L. Pitler, Secretary-Treasurer

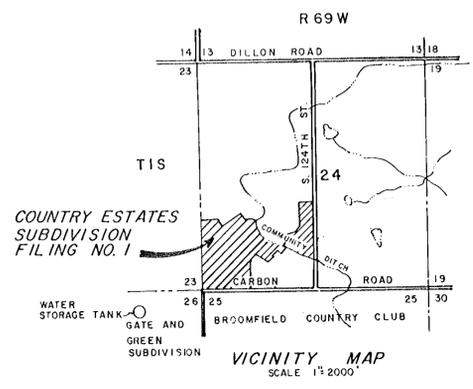
STATE OF COLORADO)
 COUNTY OF BOULDER) SS

The foregoing instrument was acknowledged before me this 6th day of March, A.D., 1979, by Carl W. McCoy, President, and Robert L. Pitler, Secretary-Treasurer of Prestige Homes, Inc.

My commission expires July 5, 1981
Harem Callahan
 Notary Public

City of Broomfield
 By Mark A. Jantsch
 City Engineer (Acting)

Public Service Company Mountain Bell Telephone Co.
 By Wayne E. Ross, P.E.
 Supt. of Engineering
 By Levin Whaley



NOTES:

- Bearings are based on the South line of Section 24, Township 1 South, Range 68 West, bearing North 89°38'01" West.
- Six foot wide easements are hereby granted for the exclusive use of gas mains on both sides of all streets within COUNTRY ESTATES SUBDIVISION FILING NO. 1. Other utilities shall have the right to cross at approximately right angles but in no event shall any water meters, valves, street lights or power poles, mail boxes, other structures or trees be allowed in the above described areas. Concrete drives and sidewalks are permissible as long as they cross at substantially right angles and do not exceed twenty-six (26) feet in width.
- All rear utility easements are eight (8) feet wide except as otherwise noted.
- "#1" denotes 5/8" capped pin with L.S. No. 9133.
 "#0" denotes control point on street centerlines and right-of-way lines.
- All lot lines intersecting curves are radial except as noted by (N.R.).
- Tracts A, B and C are hereby dedicated as perpetual Utility and Drainage Easements for the purpose 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 mains, telephone and electric lines, cables, conduits and poles, together with all necessary appurtenances thereto.

HOLDERS OF DEEDS OF TRUST

CARBON ROAD SYNDICATE, A LIMITED PARTNERSHIP
 BY: MOORE AND COMPANY, A CORPORATION,
 THE GENERAL PARTNER,
 BY WILLIAM MOORE, PRESIDENT.

William Moore
 William Moore, President

AMERICAN NATIONAL BANK

Jack L. Panter
 Jack L. Panter, Senior Vice-President
Merlynn Olson
 Merlynn Olson, Vice-President
 Real Estate Division

STATE OF COLORADO)
 COUNTY OF Jefferson) SS

The foregoing instrument was acknowledged before me this 6th day of March, A.D., 1979, by Jack L. Panter, Senior Vice-President and Merlynn Olson, Vice-President, Real Estate Division, of American National Bank.

My commission expires July 5, 1981
Harem Callahan
 Notary Public

STATE OF COLORADO)
 COUNTY OF Jefferson) SS

The foregoing instrument was acknowledged before me this 6th day of March, A.D., 1979, by William Moore, President, Moore and Company, A Corporation in General Partnership with Carbon Road Syndicate, a Limited Partnership.

My commission expires July 5, 1981
Harem Callahan
 Notary Public

Surveyor's Certificate

I, James V. Laraby, a Registered 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.

James V. Laraby
 James V. Laraby
 Registered P.E. and L.S. No. 9133

I, Robert L. Pitler, an attorney admitted to practice in the State of Colorado, hereby certify that the persons dedicating the public ways shown on this plat, and not previously dedicated for public use are the owners thereof in fee simple, free and clear of all encumbrances.

Robert L. Pitler, #1137
 Attorney at Law

Planning Commission Certificate

Approved by the Planning Commission of the City of Broomfield this 7th day of January, A.D., 1979.

Bob Capriel, Secretary
J. A. Mays, Chairman

Mayor's Certificate

This plat, and the dedication to the public of the streets, public ways and tracts shown hereon, and the public utility easements as shown, are hereby accepted and approved by the City of Broomfield this 3rd day of May, A.D., 1979.

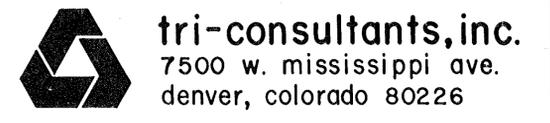
Lucy Brown, City Clerk
Mattie Spader, Mayor

Recorder's Certificate

State of Colorado)
 County of) SS

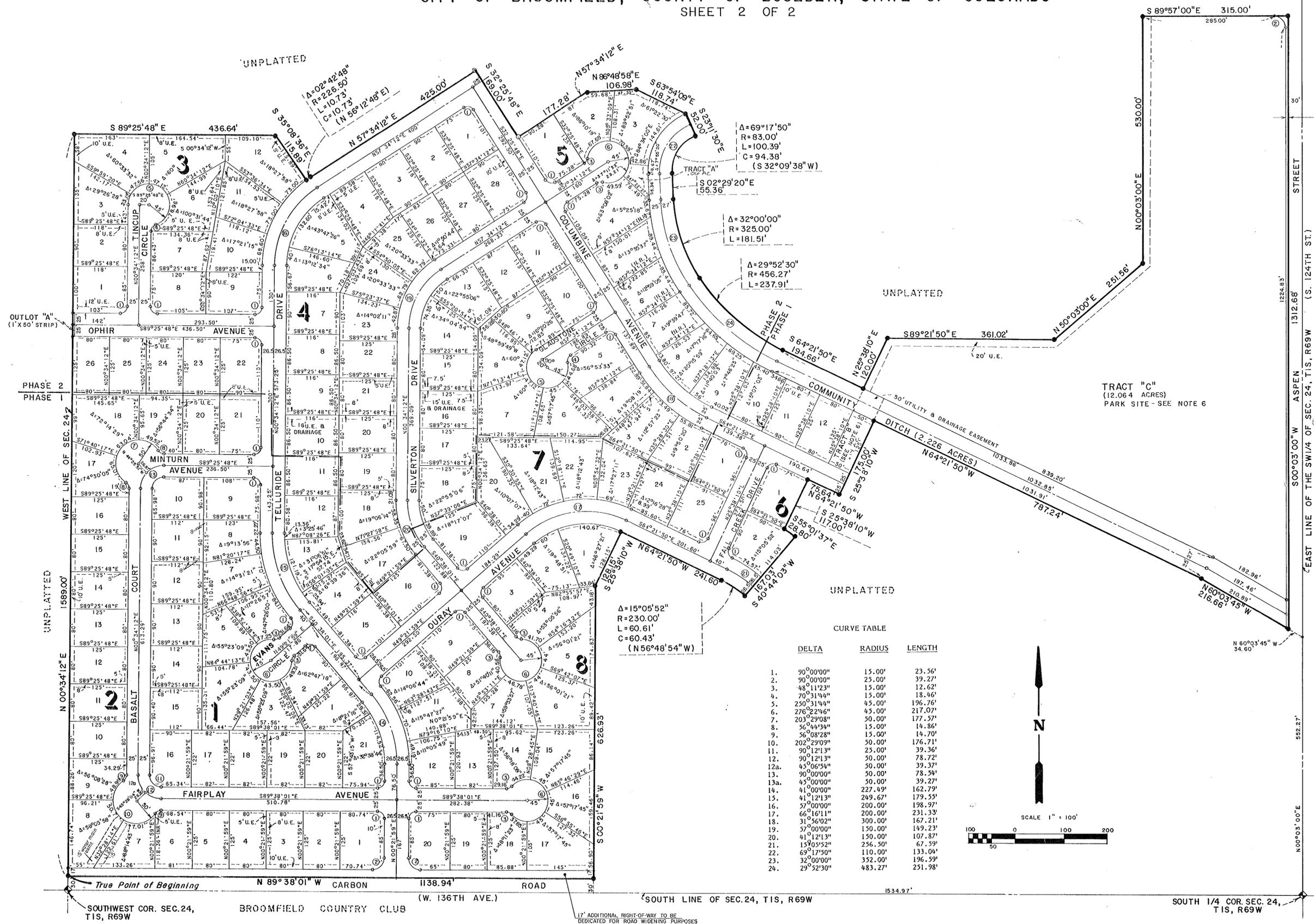
I hereby certify that this instrument was filed for record in my office on the 21 day of May, A.D., 1979, at 11:50 P.M. in Book No. 1068, Page No. 2, File 1068, Map D-8 E-2 #3 E-1.
 Reception No. 738742.

Charlotte Houston, Clerk and Recorder
Linda Sampson, Deputy



COUNTRY ESTATES SUBDIVISION FILING NO. 1

A PART OF THE SW QUARTER OF SECTION 24, T1S, R69W OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2



$\Delta = 69^{\circ}17'50''$
 $R = 83.00'$
 $L = 100.39'$
 $C = 94.38'$
(S 32°09'38" W)

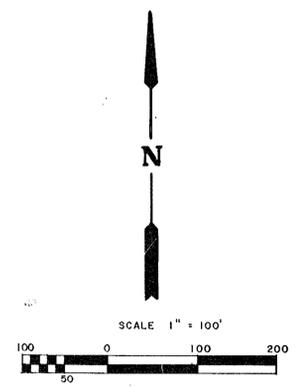
$\Delta = 32^{\circ}00'00''$
 $R = 325.00'$
 $L = 181.51'$

$\Delta = 29^{\circ}52'30''$
 $R = 456.27'$
 $L = 237.91'$

$\Delta = 15^{\circ}05'52''$
 $R = 230.00'$
 $L = 60.61'$
 $C = 60.43'$
(N 56°48'54" W)

CURVE TABLE

DELTA	RADIUS	LENGTH
1. 90°00'00"	15.00'	23.56'
2. 90°00'00"	25.00'	39.27'
3. 48°11'23"	15.00'	12.62'
4. 70°31'44"	15.00'	18.46'
5. 250°31'44"	45.00'	196.76'
6. 276°22'46"	45.00'	217.07'
7. 203°29'08"	50.00'	177.57'
8. 56°44'34"	15.00'	14.86'
9. 56°08'28"	15.00'	14.70'
10. 202°29'09"	50.00'	176.71'
11. 90°12'13"	25.00'	39.36'
12. 90°12'13"	50.00'	78.72'
12a. 45°06'54"	50.00'	39.37'
13. 90°00'00"	50.00'	78.74'
13a. 45°00'00"	50.00'	39.27'
14. 41°00'00"	227.49'	162.79'
15. 41°12'13"	249.67'	179.55'
16. 57°00'00"	200.00'	198.97'
17. 66°16'11"	200.00'	231.33'
18. 31°56'02"	300.00'	167.21'
19. 57°00'00"	150.00'	149.23'
20. 41°12'13"	150.00'	107.87'
21. 150°05'52"	256.50'	67.59'
22. 69°17'50"	110.00'	133.04'
23. 32°00'00"	352.40'	196.59'
24. 29°52'30"	483.27'	251.98'



17' ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED FOR ROAD WIDENING PURPOSES

UNPLATTED

EAST LINE OF THE SW 1/4 OF SEC. 24, T1S, R69W

552.27'

SOUTHWEST COR. SEC. 24, T1S, R69W

BROOMFIELD COUNTRY CLUB

SOUTH LINE OF SEC. 24, T1S, R69W

SOUTH 1/4 COR. SEC. 24, T1S, R69W

17' additional P-8 F-2 #4 2012

tri-consultants, inc.
7500 w. mississippi ave.
denver, colorado 80226