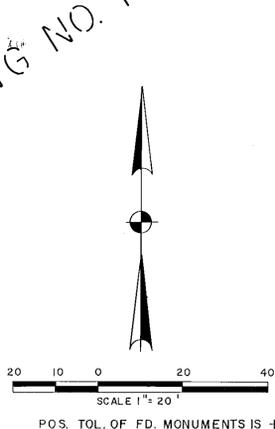
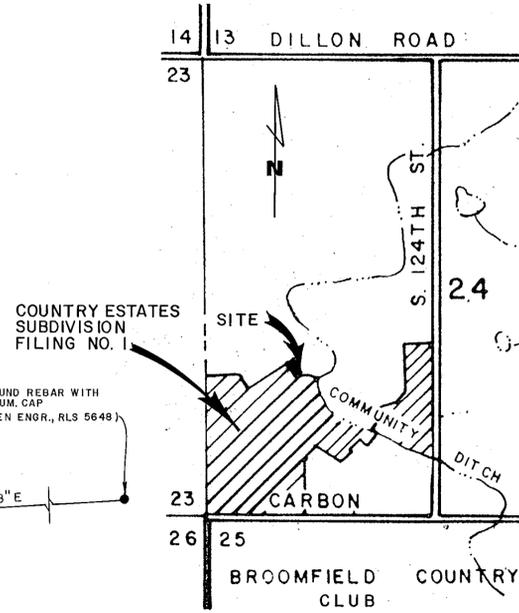
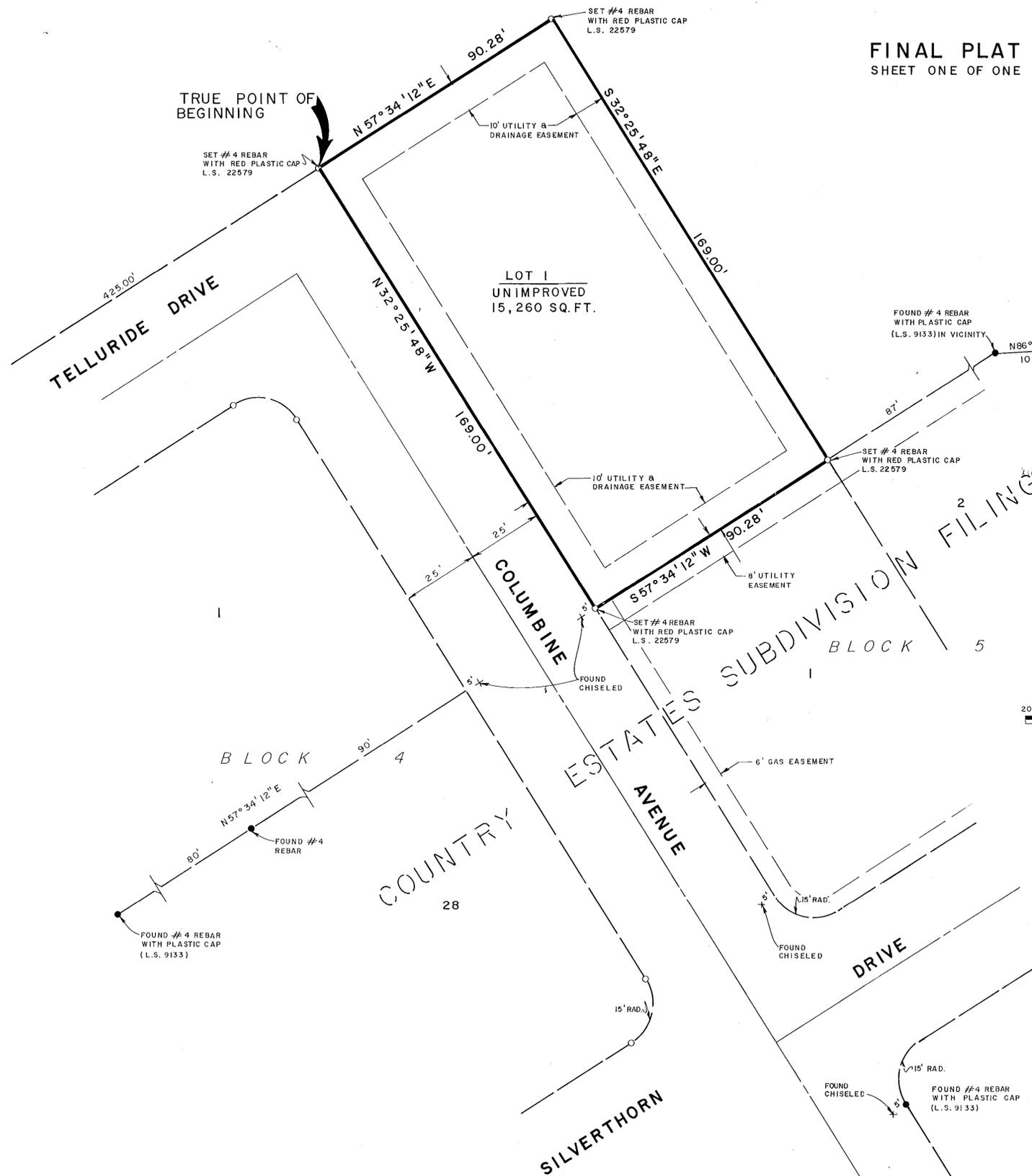


# COUNTRY ESTATES SUBDIVISION FILING NO. 2

A SUBDIVISION LOCATED IN THE SW QUARTER OF SECTION 24, T1S, R69W OF THE 6TH P.M.  
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

UNPLATTED

FINAL PLAT  
SHEET ONE OF ONE



**SURVEYOR'S CERTIFICATE**

I, G. Michael Moore, a Colorado registered Professional Land Surveyor in the State of Colorado, do hereby certify that a field survey has been made and to the best of my professional knowledge, belief and opinion this is a true and accurate plat of that survey prepared under my supervision this 1st day of January, 1989, of the above described property.

*G. Michael Moore*  
President, Accurate Surveys, Inc. #22579  
Colorado Professional Land Surveyor #22579

According to Colorado State law you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

**NOTICE**

Record title information is taken from Land Title Guarantee Company title insurance commitment number W12111, dated 12/29/88. Accurate Surveys, Inc. has not researched record title or attempted to locate easements or rights-of-way not of record and not visible on the ground.

**ATTORNEY'S CERTIFICATE**

I, Robert L. Pitler, an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons dedicating the easements shown on this plat, are the owners thereof in fee simple, free and clear of all liens and encumbrances.

*Robert L. Pitler*  
Attorney at Law

1139  
Registration Number

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of a parcel located in the Southwest quarter of Section 24, Township One South, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 24, then North 00°34'12" East along the West line of said Section 24 a distance of 30.00 feet to the Southwest corner of COUNTRY ESTATES SUBDIVISION FILING NO. 1 as recorded in the office of the Boulder County Clerk and Recorder at Planfile P-8 F-2 #3 and #4.

Then along the exterior boundary of said COUNTRY ESTATES SUBDIVISION FILING NO. 1 the following five courses:

- 1) Continuing North 00°34'12" East along the West line of said Section 24 a distance of 1589.00 feet.
- 2) South 89°25'48" East a distance of 436.64 feet.
- 3) South 35°08'36" East radial to a curve, a distance of 115.89 feet.
- 4) Then along said curve, said curve being a curve to the right, a distance of 10.73 feet. Said curve has a radius of 225.50 feet, a central angle of 02°42'48", and a chord bearing North 56°12'48" East a distance of 10.73 feet.
- 5) Then North 57°34'12" East a distance of 425.00 feet to the TRUE POINT OF BEGINNING.

Then continuing North 57°34'12" East a distance of 90.28 feet. Then South 32°25'48" East a distance of 169.00 feet to a point on the exterior boundary of said COUNTRY ESTATES SUBDIVISION FILING NO. 1.

Then along the exterior boundary of said COUNTRY ESTATES SUBDIVISION FILING NO. 1 the following two courses:

- 1) South 57°34'12" West a distance of 90.28 feet.
- 2) North 32°25'48" West a distance of 169.00 feet to the TRUE POINT OF BEGINNING.

Containing 0.3503 acres, more or less.

And they have laid out, platted and subdivided said land as per drawing hereon contained under the name and style of COUNTRY ESTATES SUBDIVISION FILING NO. 2 and do by these presents grant and convey to the City of Broomfield and its assigns utility and drainage easements for storm drainage and for the installation, operation and maintenance of utilities, including but not limited to storm sewers, natural gas and water lines, telephone, electric and cable television lines, and all necessary and convenient appurtenances thereto.

Executed this 1 day of May, 1989.  
OWNER: Prestige Homes, Inc.

By Robert L. Pitler  
Robert L. Pitler, President

**ACKNOWLEDGMENTS**

STATE OF COLORADO )  
COUNTY OF BOULDER )

The foregoing instrument was acknowledged before me this 1 day of May, 1989 by Robert L. Pitler, as President of Prestige Homes, Inc. Witness my hand and official seal.

*William W. ...*  
Notary Public

My Commission expires: 11/15/91

Address: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**

Approved by the Planning Commission of the City of Broomfield this 4th day of April, 1989.

*Diane Epimann*  
Secretary

*Stewart Stoff*  
Chairman

**CITY COUNCIL CERTIFICATE**

This plat and the dedication of the easements shown hereon are hereby accepted and approved by the City of Broomfield this 14th day of November, 1989.

*Dicki Mae*  
City Clerk

*...*  
Mayor

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF BOULDER )

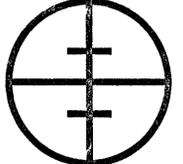
I hereby certify that this instrument was filed in my office at 03:16 o'clock P.m. this 30th day of November, 1989, and is recorded in plan file P-24 F-1 #41.

Film 1604 Reception Number #1016018

Fees \$10.00 paid.

*Charlotte Houston*  
Clerk and Recorder

By: Bonita M. Dellamare  
Deputy



**ACCURATE SURVEYS**  
INCORPORATED

P.O. BOX 4788  
BOULDER CO. 80306  
(303) 440-3444

891016018 11/30/89 03:16 PM REAL ESTATE RECORDS F1404 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER