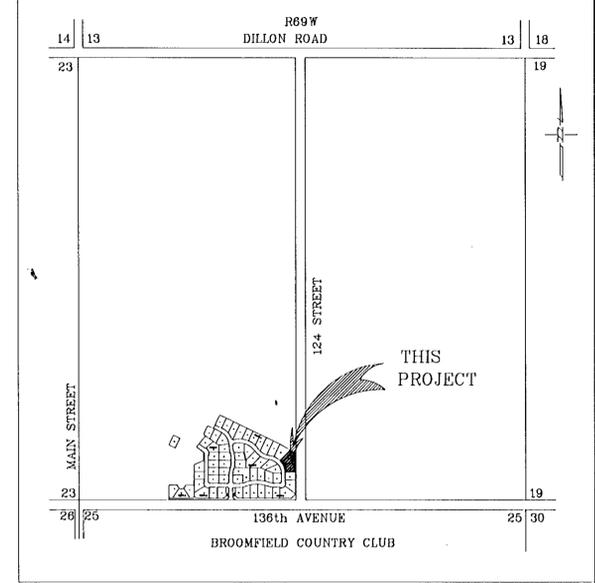


FINAL PLAT COUNTRY ESTATES SUBDIVISION FILING NO. 3, REPLAT NO. 1 MINOR SUBDIVISION

A REPLAT OF LOTS 11, & 12 BLOCK 1
COUNTRY ESTATES SUBDIVISION FILING NO. 3
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



OVERALL VICINITY MAP
1" = 1000'

LEGAL DESCRIPTION

BEGINNING AT THE NORTH EASTERLY CORNER OF LOT 11, BLOCK 1, SAID CORNER BEARS N 03°29'52" W, A DISTANCE OF 573.39 FEET, FROM THE SOUTH 1/4 CORNER, OF SECTION 24, T 1 S, R 69 W, OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO.

THENCE; S 00°00'02" W, A DISTANCE OF 220.00 FEET.

THENCE; N 89°59'58" W, A DISTANCE OF 125.88 FEET.

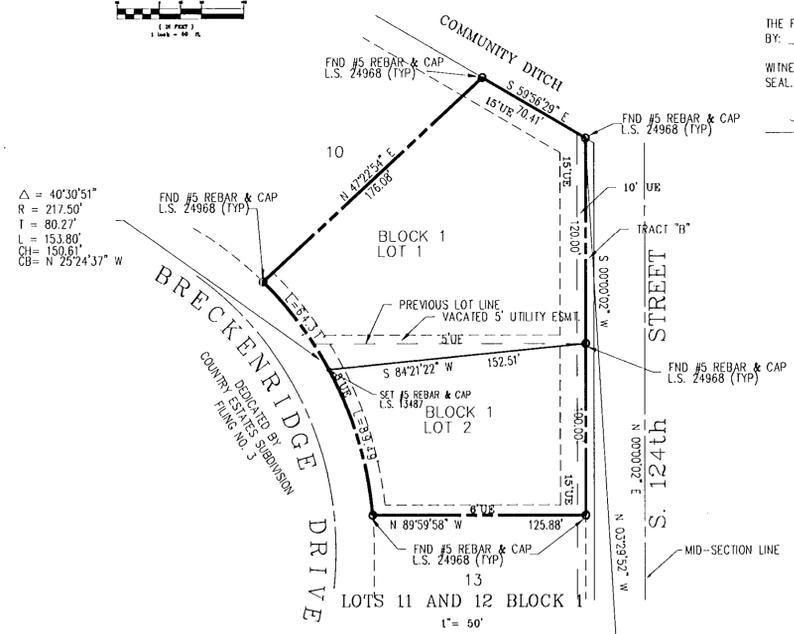
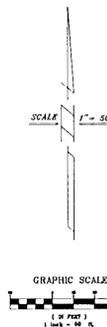
THENCE; ALONG A NON-TANGENT CURVE TO THE LEFT CONTAINING A DELTA OF 40°30'51", A RADIUS OF 217.50 FEET, AN ARC LENGTH OF 153.80 FEET, A CHORD WHICH BEARS N 25°24'37" W, A DISTANCE OF 150.61 FEET.

THENCE; N 47°22'54" E, A DISTANCE OF 176.08 FEET.

THENCE; S 59°56'29" E, A DISTANCE OF 70.41 FEET.

THIS PARCEL CONTAINS 34,076 SQ.FT., 0.782 AC. MORE OR LESS

ALSO KNOWN AS LOTS 11 AND 12 BLOCK 1, COUNTRY ESTATES SUBDIVISION FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO.



$\Delta = 40^{\circ}30'51''$
 $R = 217.50'$
 $I = 80.27'$
 $L = 153.80'$
 $CH = 150.61'$
 $CB = N 25^{\circ}24'37'' W$

OWNER
RBT Land Company
BY: *Robert J. Took, Jr.*

STATE OF COLORADO
COUNTY OF BOULDER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 1993.
BY: *Robert J. Took, Jr.*
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
Carlausk Kelly
NOTARY PUBLIC
ADDRESS: #2 Garden Center
Broomfield, CO 80020

OWNER: R.B.T. LAND COMPANY
1400 CLUBHOUSE DRIVE
BROOMFIELD, CO. 80020
TELE.# (303) 469-5335
SUBDIVIDER: R.B.T. LAND COMPANY
1400 CLUBHOUSE DRIVE
BROOMFIELD, CO. 80020
TELE.# (303) 469-5335
SURVEYOR & ENGINEER: FUTURA ENGINEERING INC.
5570 EAST YALE AVENUE
DENVER, COLORADO 80222
TELE.# (303) 759-9292

MORTGAGE HOLDER
NORTH VALLEY BANK
[Signature]

STATE OF COLORADO
COUNTY OF BOULDER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June, 1993.
BY: *Loyle A. Donnelly, Jr., Asst. Vice President of North Valley Bank*
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
Debra M. Kinney
NOTARY PUBLIC
ADDRESS: 2001 W. Washington
Thornton, CO 80229

MORTGAGE HOLDER
Virginia S. Fischer
VIRGINIA S. FISCHER

STATE OF COLORADO
COUNTY OF BOULDER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 1993.
BY: *Virginia S. Fischer*
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
Carlausk Kelly
NOTARY PUBLIC
ADDRESS: #2 Garden Center
Broomfield, CO 80020

ATTORNEYS CERTIFICATE
I, *Jim H. Toscano*, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSONS DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS NOTED ABOVE.
Jim H. Toscano
ATTORNEY

APPROVALS
Wick O'Leary 6-11-93
PLANNING DIRECTOR DATE
Ray W. Bell 6-11-93
CITY ENGINEER DATE
Samuel D. Dixon 6-11-93
CITY MANAGER DATE

CLERK & RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF BOULDER) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:51 P.M. THIS 11th DAY OF June, A.D., 1993. FILED IN FILE - MAP - , AND - RECEPTION NO. 1303191. Planfile 27 folder 3 # 32.
FILE - - FILM 1832 NO. -
FEES \$10.00 PAID RECORDED BY *Charlotte Houston* DEPUTY *Charlene E. Cote*

NOTES
1. BEARINGS ARE BASED ON THE LINE BETWEEN THE SOUTH ONE-QUARTER CORNER AND THE CENTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING S. 00° 00' 02" E. AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION
I, DONALD J. GILLARD A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF COUNTRY ESTATES FILING NO. 3, REPLAT NO. 1 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.
Donald J. Gillard DATE 6-2-93
DONALD J. GILLARD REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 13487

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Futura Engineering Inc.
Engineering Consultants and Surveyors
5570 East Yale Avenue
Denver, Colorado 80222 - (303) 759-9292
FAX (303) 757-1260