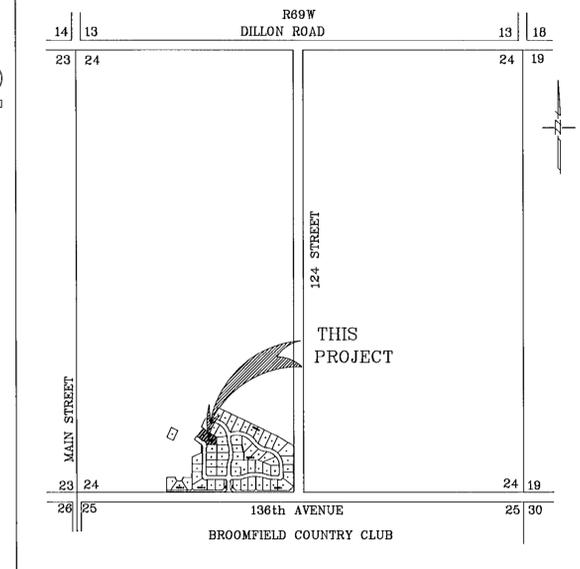


COUNTRY ESTATES SUBDIVISION FILING NO. 3, REPLAT NO. 2

MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 13, & 14 BLOCK 3
 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



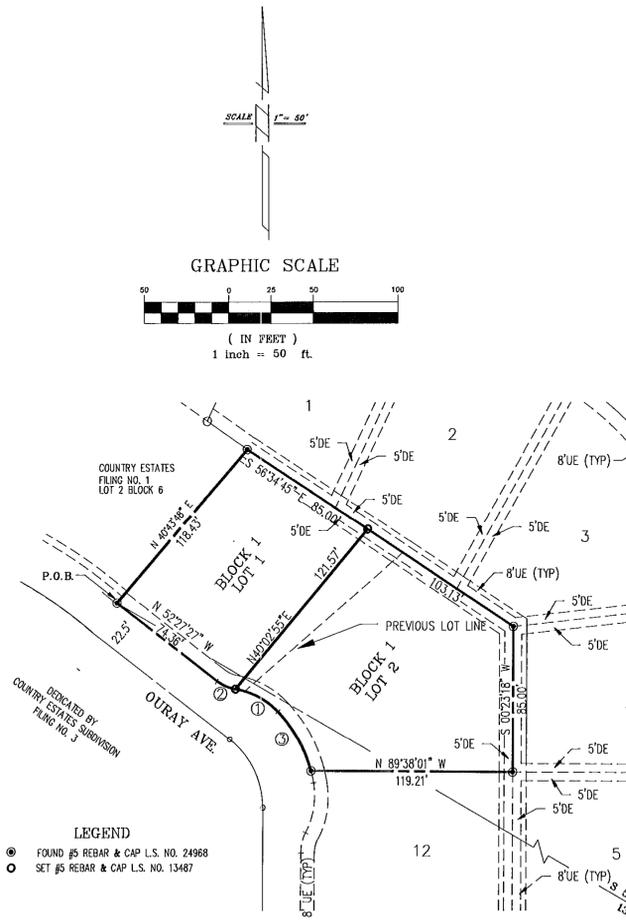
OVERALL VICINITY MAP
 1" = 1000'

LEGAL DESCRIPTION

BEGINNING AT THE SOUTH WESTERLY CORNER OF LOT 14, BLOCK 3, SAID CORNER BEARS S 59°52'11" E, A DISTANCE OF 1358.46 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; N 40°43'48" E, A DISTANCE OF 118.43 FEET.
- THENCE; S 56°34'45" E, A DISTANCE OF 188.13 FEET.
- THENCE; S 00°23'18" W, A DISTANCE OF 85.00 FEET.
- THENCE; N 89°38'01" W, A DISTANCE OF 119.21 FEET.
- THENCE; ALONG A NON-TANGENT CURVE TO THE LEFT CONTAINING A DELTA OF 28°40'25", A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 40.29 FEET, A CHORD WHICH BEARS N 29°24'50" W, A DISTANCE OF 39.87 FEET, TO A POINT OF COMPOUND CURVATURE.
- THENCE; ALONG A COMPOUND CURVE TO THE LEFT CONTAINING A DELTA OF 36°34'19", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 28.72 FEET, A CHORD WHICH BEARS N 62°02'12" W, A DISTANCE OF 28.24 FEET, TO A POINT OF REVERSE CURVATURE.
- THENCE; ALONG A REVERSE CURVE TO THE RIGHT CONTAINING A DELTA OF 27°51'55", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 12.16 FEET, A CHORD WHICH BEARS N 66°23'44" W, A DISTANCE OF 12.04 FEET.
- THENCE; N 52°27'27" W, A DISTANCE OF 74.36 FEET, TO THE POINT OF BEGINNING.

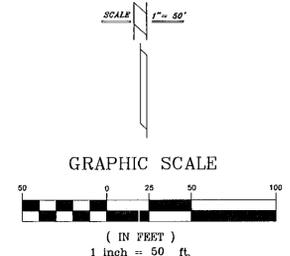
THIS PARCEL CONTAINS 25,952 SQ.FT., OR 0.596 AC. MORE OR LESS
 ALSO KNOWN AS LOTS 13 AND 14 BLOCK 3, COUNTRY ESTATES SUBDIVISION FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO.



CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
1	45.00'	36°34'19"	28.72'	28.24'	N62°02'12"W
2	25.00'	27°51'55"	12.16'	12.04'	N66°23'44"W
3	80.50'	28°40'25"	40.29'	39.87'	N29°24'50"W

LEGEND
 ● FOUND #5 REBAR & CAP L.S. NO. 24968
 ○ SET #5 REBAR & CAP L.S. NO. 13487



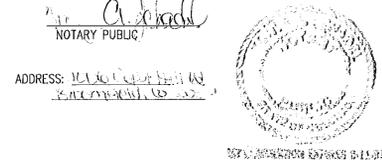
SCALE 1" = 50'

OWNER

OWNER: Robert B. Toof
 ROBERT B. TOOF JR., PRESIDENT
 RBT LAND CO.

STATE OF COLORADO)
 COUNTY OF BOULDER) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF May, 1994.
 BY: Robert B. Toof

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 8-11-97
 ADDRESS: 1400 Clubhouse Drive, 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

NOTES

- BEARINGS ARE BASED ON THE LINE BETWEEN THE SOUTH ONE-QUARTER CORNER AND THE CENTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING N. 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 5-23-94
 DONALD J. GILLARD DATE
 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.

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF BOULDER) SS
 I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:21 PM M., THIS 21 DAY OF MAY A.D., 1994 FILED IN FILE MAP AND RECEPTION NO. PLANFILE: P-31 F-4 #14
 FILE 1980 No. 1431676
 FEES \$10.00 PAID RECORDER CHARLOTTE HOUSTON
 BY DEPUTY Barbara Evarold

John Ogden 5/24/94
 PLANNING DIRECTOR DATE
John Ogden 5-25-94
 CITY ENGINEER DATE
James DiSeno 5-24-94
 CITY MANAGER DATE

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