

FINAL PLAT

COUNTRY ESTATES SUBDIVISION FILING NO. 4

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M., TOGETHER WITH TRACT C, COUNTRY ESTATES SUBDIVISION FILING NO. 3 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

HOLDER OF DEED TRUST

TITLE INSURANCE COMPANY OF MINNESOTA, A MINNESOTA CORPORATION.

Michael D. Shaw
OFFICER

STATE OF COLORADO }
COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF May, 1993, BY Michael D. Shaw AS OFFICER OF TITLE INSURANCE

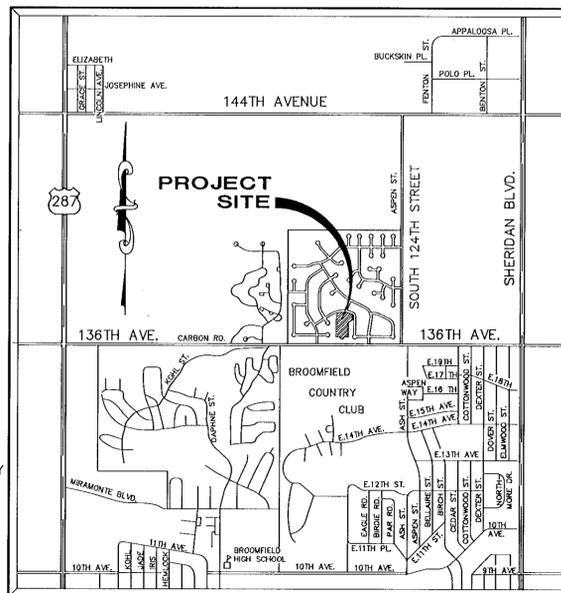
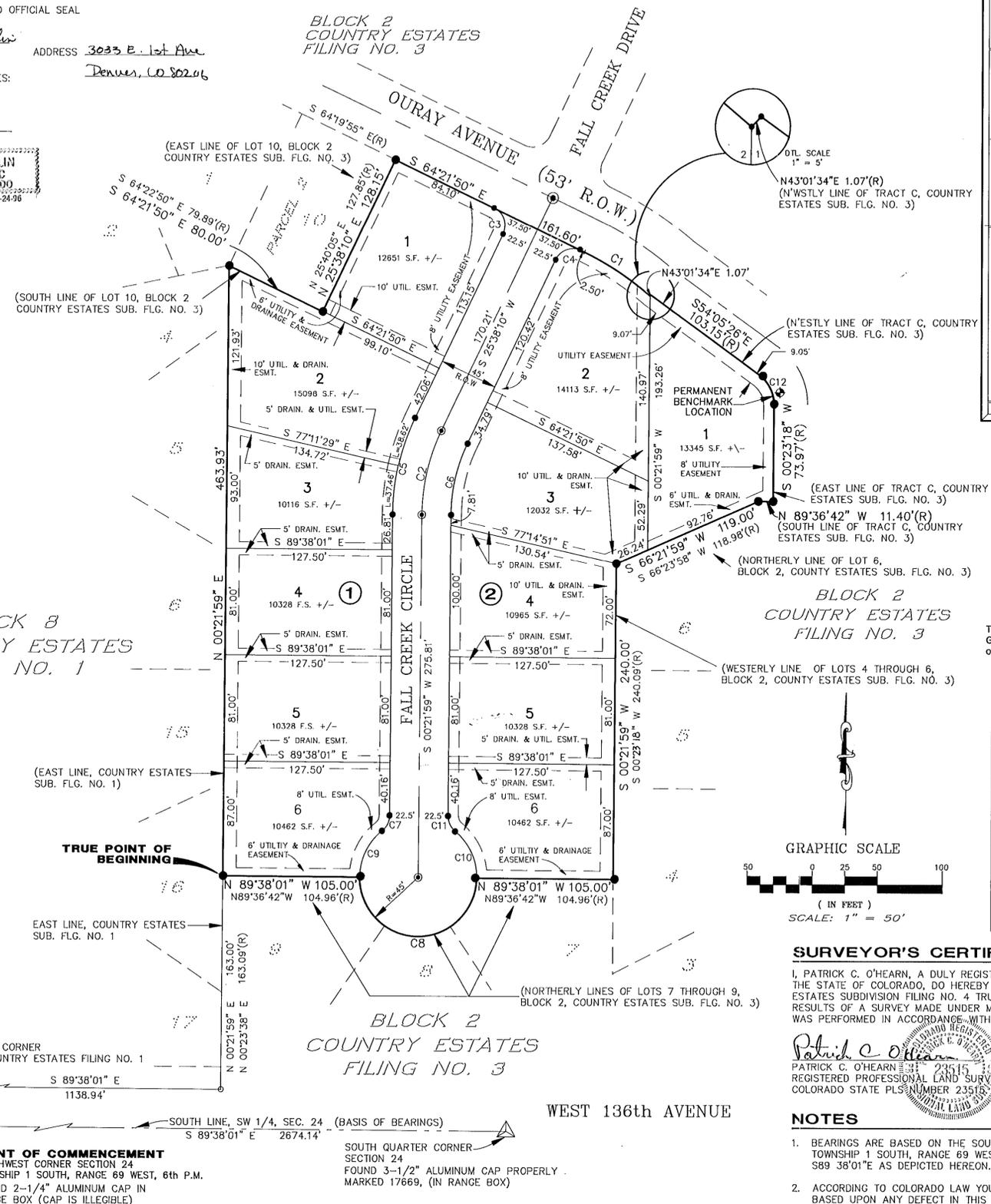
NOTARY
WITNESS MY HAND AND OFFICIAL SEAL

Mary Ann Mufflin
NOTARY PUBLIC ADDRESS: 3033 E. 1st Ave

MY COMMISSION EXPIRES: Denver, CO 80206

MARY ANN MUFFLIN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 7-24-98

BLOCK 2
COUNTRY ESTATES
FILING NO. 3



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

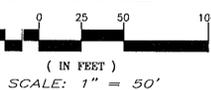
- SET NO. 5 REBAR WITH ROBINSON/DALTON CAP BEARING L.S. NO. 23515.
- SET RANGE BOX WITH NO. 5 REBAR AND ROBINSON/DALTON CAP BEARING L.S. NO. 23515.
- C1, etc CURVE REFERENCE TO CURVE DATA TABLE
- Ⓢ DENOTES BLOCK NUMBER
- (R) DENOTES RECORD DISTANCE AND/OR BEARING PER THE OFFICIAL PLAT OF COUNTRY ESTATES SUBDIVISION FILING NO. 3.

BOUNDARY NOTE

The boundary information as shown hereon is based upon the description of property provided by Land Title Guarantee Company in their Order No. W19048-4 together with the record dimensions as shown on the Plat of COUNTRY ESTATES SUBDIVISION FILING NO. 3.

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	15°05'52"	230.00'	60.61'	60.43'	N 56°48'54" W
C2	25°16'11"	150.00'	66.16'	65.62'	S 13°00'04" W
C3	90°00'00"	15.00'	23.56'	21.21'	N 19°21'50" W
C4	90°00'00"	15.00'	23.56'	21.21'	S 70°38'10" W
C5	25°16'11"	127.50'	56.23'	55.78'	S 13°00'05" W
C6	25°16'11"	127.50'	56.23'	55.78'	S 13°00'05" W
C7	51°19'04"	15.00'	13.43'	12.99'	N 26°01'31" E
C8	180°00'00"	45.00'	141.37'	90.00'	S 89°38'01" E
C9	51°19'04"	15.00'	13.43'	12.99'	S 26°01'31" W
C10	51°19'04"	15.00'	13.43'	12.99'	N 25°17'33" W
C11	51°19'04"	15.00'	13.43'	12.99'	S 25°17'33" E
C12	24°28'44"	27.50'	26.15'	25.17'	S 26°51'04" E

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, PATRICK C. O'HEARN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF COUNTRY ESTATES SUBDIVISION FILING NO. 4 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Patrick C. O'Hearn
APRIL 26, 1993
PATRICK C. O'HEARN
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO STATE PLS. NUMBER 23515

NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN BEING S 89°38'01" E AS DEPICTED HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- APPROVAL OF THIS PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 69 OF TITLE 24, C.R.S.

OWNER

RONALD M. YAROS
200 CLAYTON STREET
DENVER, COLORADO 80206
(303)331-9312

DEVELOPER

ALII DEVELOPMENT CORPORATION
200 CLAYTON STREET
DENVER, COLORADO 80206
(303)331-9312

Prepared By:



ROBINSON/DALTON CONSULTING, INC.
ENGINEERING - SURVEYING - PLANNING
3001 South Jamaica Court
Aurora, Colorado 80014 (303) 752-4823

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RONALD M. YAROS BEING THE SOLE OWNER OF THAT REAL PROPERTY SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of said Section 24; thence along the West line of said Section 24, North 00°34'12" East, a distance of 30.00 feet to the Southwest corner of COUNTRY ESTATES SUBDIVISION FILING NO. 1 as recorded at reception No. 338342 of said Boulder County records; thence along the South and East boundary the following two (2) courses:

- thence South 89°38'01" East parallel with the South line of said Southwest one-quarter of Section 24, a distance of 1138.94 feet;
- thence North 00°21'59" East, a distance of 163.00 feet to the TRUE POINT OF BEGINNING;

thence continuing along the boundary of said COUNTRY ESTATES SUBDIVISION FILING NO. 1 North 00°21'59" East, a distance of 463.93 feet; thence South 64°21'50" East, a distance of 80.00 feet; thence North 25°38'10" East, a distance of 128.15 feet to a point on the Southerly right-of-way line of Ouray Avenue as delineated on said Plat of COUNTRY ESTATES SUBDIVISION FILING NO. 1; thence South 64°21'50" East along said Southerly right-of-way line a distance of 161.60 feet to a point of curvature; thence along a curve to the right having a radius of 230.00 feet, a central angle of 15°05'52", and an arc length of 60.61 feet; thence leaving said boundary of COUNTRY ESTATES SUBDIVISION FILING NO. 1, North 43°01'34" East, a distance of 1.07 feet along the Southerly right-of-way line of Ouray Avenue as delineated on the Plat of COUNTRY ESTATES SUBDIVISION FILING NO. 3; thence continuing along said right-of-way line, South 54°05'26" East, a distance of 103.15 feet to a point of curvature; thence along a curve to the right having a radius of 27.50 feet, a central angle of 24°28'44" and an arc length of 26.15 feet; thence South 00°23'18" West, a distance of 73.97 feet; thence departing said right-of-way, North 89°36'42" West, along the South line of Tract C, said COUNTRY ESTATES SUBDIVISION FILING NO. 3, a distance of 11.40 feet; thence South 66°21'59" West, a distance of 119.00 feet; thence South 00°21'59" West, a distance of 240.00 feet; thence North 89°38'01" West, a distance of 105.00 feet to a point on a curve, thence along a non-tangent curve to the right having a radius of 45.00 feet, a central angle of 180°00'00" whose chord bears North 89°38'01" West, an arc distance of 141.37 feet; thence North 89°38'01" West, a distance of 105.00 feet to a point on the East boundary of said COUNTRY ESTATES SUBDIVISION FILING NO. 1, said point being the TRUE POINT OF BEGINNING, containing 167,801 square feet (3.85 acres) more or less.

HAS BY THESE PRESENTS LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS & BLOCKS, UNDER THE NAME AND STYLE OF COUNTRY ESTATES SUBDIVISION FILING NO. 4, AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD THE FOLLOWING AS SHOWN THEREON; THE STREETS, IN FEE SIMPLE FOR PUBLIC USE, THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, MAINTENANCE, AND USE OF ANY AND ALL PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, NATURAL GAS, SIGNS, TELEPHONE AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS, AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

EXECUTED THIS 6th DAY OF MAY, 1993, RONALD M. YAROS
Ronald M. Yaros
RONALD M. YAROS OWNER

STATE OF COLORADO)
COUNTY OF (Broomfield)) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May, 1993, BY RONALD M. YAROS, AS OWNER OF THE ABOVE DESCRIBED PARCEL OF LAND.

NOTARY
WITNESS MY HAND AND OFFICIAL SEAL

Jana Williams
NOTARY PUBLIC ADDRESS: 2537 46th St
MY COMMISSION EXPIRES: Denver, CO 80207

ATTORNEY'S CERTIFICATE

I, LEE J. DARLING, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT IS THE OWNER THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

APPROVALS

PLANNING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 2nd DAY OF March, 1993.

John Malone CHAIRMAN
Dore Komaru SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 11th DAY OF May, 1993.

Patricia Kegonsis CITY CLERK
John Malone MAYOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT 10:00 O'CLOCK A M., THIS 11th DAY OF May, A.D. 1993.

FILED IN FILE ---, MAP ---, AND RECEPTION NO. 129496

FILM 1924 Plan 21 Folder 3 # 17

FEE \$ 10.00 PAID RECORDER Charlotte Houston

DEPUTY Charlene E. Gate

