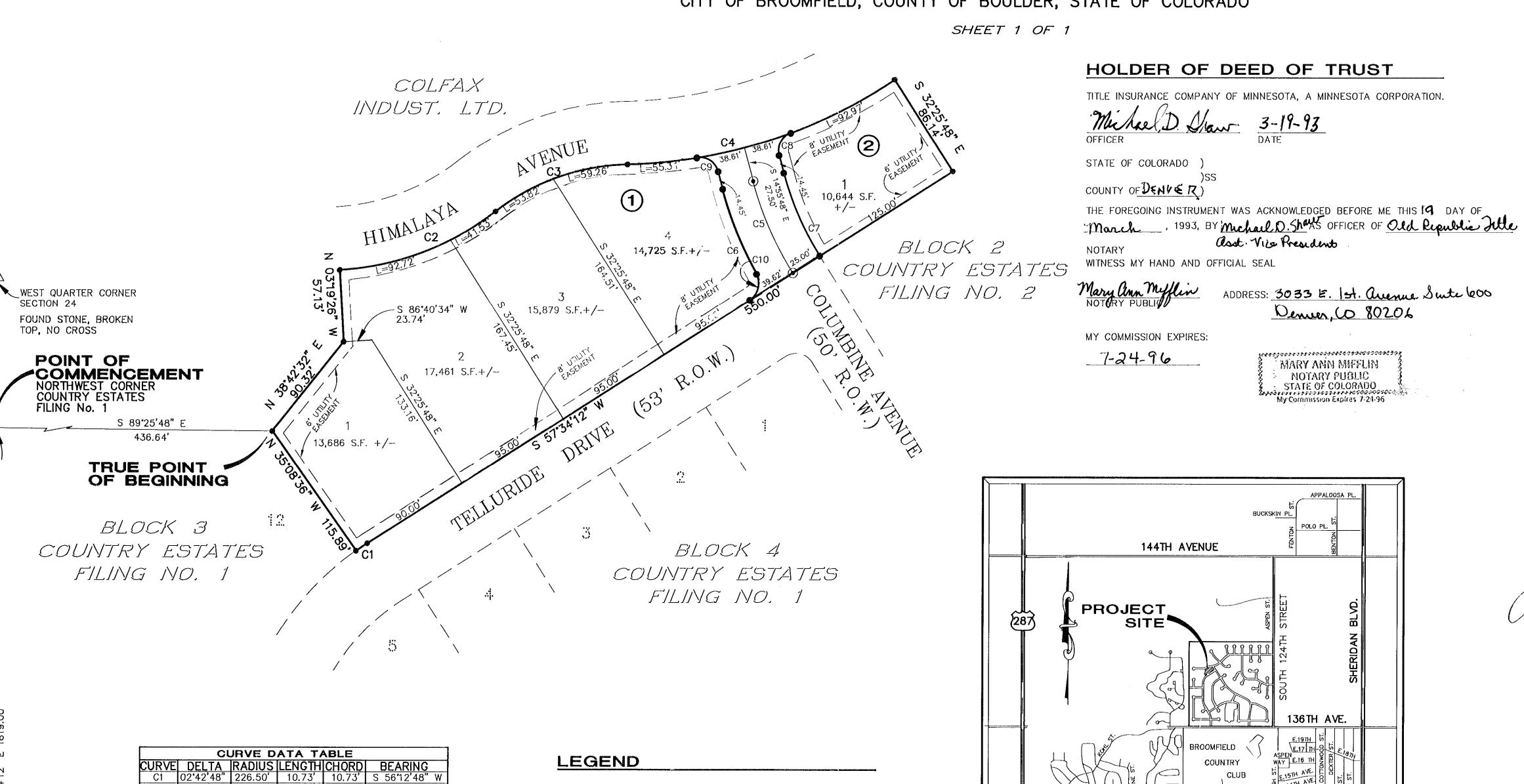
## FIMAL PLAT

# COUNTRY ESTATES SUBDIVISION FILING NO. 5

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



<b>CURVE</b>	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	02'42'48"	226.50	10.73	10.73	S 56'12'48" W
C2	34'34'17"	222.50'	134.25	132.23'	N 69'23'34" E
C3	36 <b>'</b> 30'00"	177.50	113.08'	111.17	S 70'21'26" W
C4	32'30'08"	397.50	225.49	222.48'	N 72'21'22" E
C5	17'30'00"	260.00'	79.41	79.10	S 23°40'48" E
С6	14*38*02*	285.00	72.79	72.69'	S 22°14°49" E
C7	17 <b>'</b> 30'00"	235.00'	71.78'	71.50'	S 23'40'48" E
C8	84*26'08"	15.00'	22.11	20.16	S 27'17'16" W
C9	84'26'06"	15.00'	22.11	20.16'	N 57'08'51" W
C10	87'08'02"	15.00'	22.81'	20.88'	N 14 <b>°</b> 00′11" E

SOUTHWEST CORNER SECTION 24

FOUND 2-1/4" ALUMINIUM CAP IN

RANGE BOX (CAP IS ILLEGIBLE)

TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6th P.M.

-SOUTH LINE, SW 1/4, SEC. 24 (BASIS OF BEARINGS)

SECTION 24

SOUTH QUARTER CORNER

MARKED 17669, (IN RANGE BOX)

FOUND 3-1/2" ALUMINIUM CAP PROPERLY

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 (AFTER COMPLETION OF IMPROVEMENTS) C1, etc CURVE REFERENCE TO CURVE DATA TABLE

DENOTES BLOCK NUMBER

VICINITY MAP SCALE: 1"= 2000'

GRAPHIC SCALE

( IN FEET )

SCALE: 1" = 50'

#### 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. 5 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 March 18, 93 REGISTERED PROFESSIONAL LAND SURVEYOR COLORADO STATE PLS NUMBER 23515

#### NOTES

- 1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN BEING \$89'38'01"E AS DEPICTED HEREON.
- 2. 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.
- 3. APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S..

#### OWNER AND SUBDIVIDER

RONALD M. YAROS 19 CHERRY HILLS FARM DRIVE ENGLEWOOD, COLORADO 80110 (303)331-9312

### **DEVELOPER**

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



#### **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

1 as recorded of Reception No. 338342 of said Boulder County records; thence S 89°25'48" E along the northerly boundary of said COUNTRY ESTATES SUBDIVISION FILING NO. 1, a distance of 436.64 feet to the POINT OF BEGINNING; thence N 38°42'32" E, a distance of 90.32 FEET; thence N 03°19'26" W, a distance of 57.13 feet to a point on a curve; thence along a curve to the left having a radius of 222.50 feet, a central angle of 34°34'17" whose chord bears N 69°23'34" E, and an arc length of 134.25 feet to a point of reverse curvature; thence along a curve to the right having a radius of 177.50 feet, a central angle of 36°30'00", and an arc length of 113.08 feet to a point of reverse curvature; thence along a curve to the left having a radius of 397.50 feet, a central angle of 32°30'08", and an arc length of 225.49 feet; thence S 32°25'48" E, a distance of 86.14 feet; thence S 57°34'12" W, a distance of 125.00 feet to a point of the northerly boundary of said COUNTRY ESTATES SUBDIVISION FILING NO. 1; thence along said northerly coundary the following three (3) courses:

- (2) thence along a curve to the left having a radius of 226.50 feet, a central angle of 02°42'48", and an arc length of 10.73 feet;
- (3) thence N 35°08'36" W, a distance of 115.89 feet to the POINT OF BEGINNING, containing 77,830.00 square feet (1.79 acres), more or less.

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

EXECUTED THIS 19 DAY OF MARCH 1993. RONALD M. YAROS Money Me ares

MY COMMISSION EXPIRES

# ATTORNEY'S CERTIFICATE

1. 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

### CITY COUNCIL CERTIFICATE

## CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO )

COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE

AT 10:000'CLOCK 1 M., THIS 19th DAY OF 17 Mg , A.D. 199 3. FILED IN FILE P. 29, MAP F-3 # 18, AND RECEPTION NO. 1294497. FILM\_*/824*\_\_

FEE \$ 10.00 PAID