

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RONALD M. YAROS AND GOLDENBANK, N.A. BEING THE OWNER AND HOLDER OF THE DEED OF TRUST, RESPECTIVELY, OF THAT REAL PROPERTY SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 5 OF THE PLAT OF COUNTRY ESTATES SUBDIVISION, FILING NO. 1, SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY LINE OF THE COMMUNITY DITCH, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 24 BEARS SOUTH 38°29'16" EAST, A DISTANCE OF 2142.38 FEET, MORE OR LESS;

THENCE NORTHEASTERLY, NORTHWESTERLY AND NORTHERLY, RESPECTIVELY, ON THE WESTERLY BOUNDARY LINE OF SAID COMMUNITY DITCH THE FOLLOWING (8) COURSES AND DISTANCES:

- 1) NORTH 66°48'30" EAST, A DISTANCE OF 102.70 FEET;
- 2) NORTHEASTERLY ON THE ARC OF A 133.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 70°00'00", AN ARC DISTANCE OF 162.49 FEET (THE LONG CHORD OF WHICH BEARS NORTH 31°48'30" EAST, 152.57 FEET TO A POINT OF COMPOUND CURVATURE;
- 3) NORTHWESTERLY ON THE ARC OF A 55.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°07'36", AN ARC DISTANCE OF 26.04 FEET (THE LONG CHORD OF WHICH BEARS NORTH 16°45'18" WEST, 25.80 FEET) TO A POINT OF COMPOUND CURVATURE;
- 4) NORTHWESTERLY ON THE ARC OF A 367.66-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°39'14", AN ARC DISTANCE OF 164.62 FEET (THE LONG CHORD OF WHICH BEARS NORTH 43°08'43" WEST, 163.25 FEET);
- 5) NORTH 55°58'20" WEST, A DISTANCE OF 545.54 FEET;
- 6) NORTHWESTERLY ON THE ARC OF A 177.49-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°57'19", AN ARC DISTANCE OF 111.38 FEET (THE LONG CHORD OF WHICH BEARS NORTH 37°59'40" WEST, 109.56 FEET);
- 7) NORTH 2°01'01" WEST, A DISTANCE OF 67.14 FEET;
- 8) NORTHERLY ON THE ARC OF A 135.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°19'41", AN ARC DISTANCE OF 95.02 FEET (THE LONG CHORD OF WHICH BEARS NORTH 0°08'47" EAST, 93.07 FEET);

THENCE SOUTH 88°28'03" WEST, A DISTANCE OF 181.07 FEET;

THENCE SOUTH 40°38'59" WEST, A DISTANCE OF 110.02 FEET;

THENCE SOUTH 0°13'25" EAST, A DISTANCE OF 236.71 FEET;

THENCE SOUTH 11°26'26" EAST, A DISTANCE OF 388.31 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF LOT 4, BLOCK 1 OF THE FINAL PLAT OF COUNTRY ESTATES SUBDIVISION, FILING NO. 5;

THENCE NORTHEASTERLY ON SAID NORTHERLY BOUNDARY LINE, ON THE ARC OF A NON-TANGENT, 177.50-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°05'17", AN ARC DISTANCE OF 56.04 FEET (THE LONG CHORD OF WHICH BEARS NORTH 79°33'43" EAST, 55.80 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY ON THE NORTHERLY BOUNDARY LINE OF SAID FINAL PLAT OF COUNTRY ESTATES SUBDIVISION FILING NO. 5, ON THE ARC OF A 397.50-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°30'08", AN ARC DISTANCE OF 225.49 FEET (THE LONG CHORD OF WHICH BEARS NORTH 72°21'13" EAST, 222.48 FEET) TO THE EASTERLY BOUNDARY OF LAST SAID FINAL PLAT;

THENCE SOUTH 32°25'48" EAST ON LAST SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 86.16 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID COUNTRY ESTATES SUBDIVISION FILING NO. 5;

THENCE SOUTH 57°34'12" WEST ON LAST SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 34.72 FEET TO THE EASTERLY BOUNDARY LINE OF LOT 1, OF THE FINAL PLAT OF COUNTRY ESTATES SUBDIVISION FILING NO. 2;

THENCE SOUTH 32°25'48" EAST ON LAST SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 169.00 FEET TO THE NORTHERLY BOUNDARY LINE OF BLOCK 5 OF THE FINAL PLAT OF COUNTRY ESTATES SUBDIVISION FILING NO. 1;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID BLOCK 5 THE FOLLOWING 3 COURSES AND DISTANCES:

- 1) NORTH 57°34'12" EAST, A DISTANCE OF 87.00 FEET;
- 2) NORTH 86°48'58" EAST, A DISTANCE OF 106.98 FEET;
- 3) SOUTH 63°54'09" EAST, A DISTANCE OF 118.74 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 9.435 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS AND BLOCKS, UNDER THE NAME AND STYLE OF COUNTRY ESTATES SUBDIVISION FILING NO. 6, 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, BIKE PATH 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 18 DAY OF March, 1994 RONALD M. YAROS

Ronald Yaros
RONALD M. YAROS, OWNER

STATE OF COLORADO }
COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF March, 1994 BY RONALD M. YAROS, AS OWNER OF THE ABOVE DESCRIBED PARCEL OF LAND.

NOTARY
WITNESS MY HAND AND OFFICIAL SEAL
Don Naitanen
NOTARY PUBLIC

ADDRESS: 18917 E. Oxford Pl
 Aurora, Co 80014

MY COMMISSION EXPIRES:
10-21-94

**FINAL PLAT
COUNTRY ESTATES SUBDIVISION FILING NO. 6**

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
(SHEET 1 OF 2)

HOLDER OF DEED OF TRUST

GOLDENBANK, N.A.
OFFICER: *Rodney K. Turner* DATE 3-18-94
STATE OF COLORADO }
COUNTY OF JEFFERSON }SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF MARCH, 1994 BY RODNEY K. TURNER OFFICER OF GOLDEN BANK, N.A.

NOTARY WITNESS MY HAND AND OFFICIAL SEAL

Kerri L. Russo
NOTARY PUBLIC ADDRESS: 1301 JACKSON ST.
GOLDEN, CO. 80401

MY COMMISSION EXPIRES:
3/1/97

APPROVALS

PLANNING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 18th DAY OF March, 1994.

John Malow CHAIRMAN *Diane Esimann* SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 22nd DAY OF March, 1994.

Vicki Macey CITY CLERK *Robert K. Sabaguch* MAYOR

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER }SS
OFFICER
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT 12:43 O'CLOCK P.M. THIS 27th DAY OF May, A.D. 1994.
FILED IN FILE # 11-4-1-31, E-4 42-13, AND RECEPTION NO. 1431670.
FILM 1980
FEE \$ 20.00 PAID RECORDER Carmelotte Houston
DEPUTY Don't Seately

ATTORNEY'S CERTIFICATE

I, J.R. BERGSTROM, 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.

Jeffrey R. Bergstrom
JEFFREY R. BERGSTROM, ATTORNEY

OWNER and SUBDIVIDER

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

DEVELOPER

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

NOTES

- 1. 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.
- 2. APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S..

SURVEYOR'S DECLARATION

I, GILBERT A. LARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF COUNTRY ESTATES SUBDIVISION FILING NO. 6 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.

Gilbert A. Larson 3/18/94
GILBERT A. LARSON
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO STATE PLS NUMBER 23047



PREPARED BY

GILBERT A. LARSON, P.L.S.
8050-A HOLLAND CT., ARVADA, CO. 80005
(303) 425-1737

23 24
 828.51' N 89°45'50" W 2647.97' 1819.46'

W 1/4 COR SEC. 24
 FOUND SANDSTONE SET IN GRND.
 WITH BROKEN TOP EXPOSED 0.5'
 APPROXIMATELY (0.1' MORE OR
 LESS).

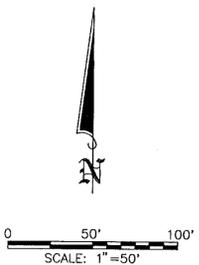
C 1/4 COR SEC. 24
 FOUND NO 5 I. ROD IN RANGE
 POINT BOX AT THE APPROXIMATE
 CENTERLINE OF SOUTH 124th STREET
 TOP OF I ROD IS 0.5' BELOW SURFACE
 OF ROADWAY.

FINAL PLAT COUNTRY ESTATES SUBDIVISION FILING NO. 6

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
 (SHEET 2 OF 2)

CURVE DATA

CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH
1	133.00'	70°00'00"	162.49'
2	55.00'	27°07'36"	26.04'
3	367.66'	25°39'14"	164.62'
4	177.49'	35°57'19"	111.38'
5	135.00'	40°19'41"	95.02'
6	177.50'	18°05'17"	56.04'
7	397.51'	32°30'08"	225.50'
8	397.50'	9°51'18"	68.37'
9	20.00'	84°09'25"	29.38'
10	147.50'	1°58'31"	5.09'
11	147.50'	15°32'16"	40.00'
12	147.50'	30°13'43"	77.82'
13	20.00'	49°10'04"	17.16'
14	45.00'	67°01'53"	52.65'
15	45.00'	50°55'47"	40.00'
16	133.00'	52°28'03"	121.83'
17	133.00'	17°30'57"	40.66'
18	367.66'	15°46'51"	101.26'
19	45.00'	50°55'47"	40.00'
20	45.00'	56°31'58"	44.40'
21	367.66'	9°52'23"	63.35'
22	45.00'	52°54'44"	41.56'
23	20.00'	49°10'03"	17.16'
24	102.50'	47°44'30"	85.41'
25	20.00'	84°09'28"	29.38'
26	397.50'	1°00'15"	6.97'
27	20.00'	96°50'49"	33.81'
28	222.50'	7°14'31"	28.12'
29	202.50'	12°56'18"	45.73'
30	202.50'	18°33'47"	65.61'
31	177.49'	15°38'11"	48.44'
32	77.50'	20°08'35"	27.25'
33	20.00'	48°20'22"	16.87'
34	45.00'	30°48'48"	24.20'
35	177.49'	16°47'48"	52.03'
36	45.00'	73°24'03"	57.65'
37	135.00'	40°19'41"	95.02'
38	177.49'	3°31'20"	10.91'
39	45.00'	38°11'50"	30.00'
40	45.00'	38°11'40"	30.00'
41	45.00'	55°21'28"	43.48'
42	45.00'	42°22'07"	33.28'
43	20.00'	49°29'49"	17.28'
44	122.50'	14°11'36"	30.35'
45	122.50'	5°56'59"	12.72'
46	247.50'	13°12'39"	57.07'
47	247.50'	18°17'26"	79.01'
48	177.50'	7°14'31"	22.44'
49	20.00'	97°23'19"	33.99'
50	350.50'	18°03'04"	110.43'
51	350.50'	17°54'12"	109.52'
52	350.50'	4°51'23"	29.71'
53	224.50'	16°23'59"	64.28'
54	200.00'	7°14'31"	25.28'



NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING S89°45'50"E MONUMENTED AS DEPICTED HEREON. SAID BEARING IS ASSUMED.
- ALL EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET AS SHOWN HEREON. ALL INTERIOR MONUMENTS WILL BE SET AS POSTMONUMENTATION DUE TO THE EXTENSIVE FILL TO BE PLACED ON SITE. THE OWNER AND DEVELOPER ARE SOLELY RESPONSIBLE FOR THE PLACEMENT OF SAID INTERIOR MONUMENTS AT THE COMPLETION OF SAID PROJECT.
- SIX FOOT (6') WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF STORM DRAINAGE ON EACH SIDE OF COMMON SIDE LOT LINES AS DEPICTED ON THIS PLAT MAP. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATE RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, OTHER STRUCTURES OR TREES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE WALKS OR DRIVES ARE PERMISSIBLE AS LONG AS THEY DO NOT BLOCK THE ABOVE GROUND DRAINAGE PATTERNS AS SHOWN ON THE GRADING PLAN.
- TWENTY FIVE FOOT (25') WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF STORM DRAINAGE ON THE REAR LOT LINES OF LOTS 4, 5, 15, 16, 17, 18 & 19 AS SHOWN ON THIS PLAT MAP. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATE RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, OTHER STRUCTURES OR TREES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE WALKS OR DRIVES ARE PERMISSIBLE AS LONG AS THEY DO NOT BLOCK THE ABOVE GROUND DRAINAGE PATTERNS AS SHOWN ON THE GRADING PLAN.
- A 12.5 FOOT WIDE EASEMENT IS HEREBY GRANTED FOR THE EXCLUSIVE USE OF STORM DRAINAGE ON THE SIDE LOT LINES OF LOTS 24 & 25 (SOUTHERLY SIDE OF LOT 24 AND THE NORTHERLY SIDE OF LOT 25 ONLY) AS SHOWN ON THIS PLAT MAP. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATE RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, OTHER STRUCTURES OR TREES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE WALKS OR DRIVES ARE PERMISSIBLE AS LONG AS THEY DO NOT BLOCK THE ABOVE GROUND DRAINAGE PATTERNS AS SHOWN ON THE GRADING PLAN.
- EIGHT FOOT (8') WIDE EASEMENTS ARE HEREBY GRANTED FOR PERPETUAL UTILITY EASEMENTS FOR THE PURPOSE INSTALLATION, OPERATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAIN, SANITARY SEWER, NATURAL GAS AND WATER MAINS, TELEPHONIC AND ELECTRIC LINES, CABLES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO ON EACH FRONT AND REAR LOT LINE AS DEPICTED ON THIS PLAT MAP.
- A TWO FOOT (2') WIDE EASEMENT IS HEREBY GRANTED FOR PERPETUAL BIKE PATH PURPOSES OF PERMITTING THE INSTALLATION, OPERATION AND MAINTENANCE OF A BIKE AND PEDESTRIAN PATH WITH ALL APPURTENANCES THERETO ON THE FRONT OF LOTS 13, 14, 26, 27 & 28 (FRONTING ON HIMALAYA ONLY) AS DEPICTED ON THIS PLAT MAP.

LEGEND

- = NO. 5 REBAR WITH ALUM. CAP MARKED G.A. LARSON PLS 23047 SET
- = BRIDGE SPIKE WITH ALUM. CAP MARKED G.A. LARSON PLS 23047 SET
- = NO. 4 REBAR WITH 1" DIA RED PLASTIC CAP MARKED COLO PLS 22579 FOUND
- = NO. 5 REBAR WITH 1.5" YELLOW PLASTIC CAP MARKED RCDI LS 23515 FOUND
- = NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED LS 9133 FOUND
- = NO. 5 REBAR WITH 1.5" ALUM CAP MARKED K.E.N. ENGR. RLS 5648 FOUND
- = NO. 4 REBAR EXPOSED 1/2" ABOVE SURFACE OF GROUND (NO CAP)

PREPARED BY:
GILBERT A. LARSON, P.L.S.

8050-A HOLLAND CT., ARVADA, CO. 80005
 (303) 425-1737

REVISED 3-14-1994, REVISION NO. 1

S 1/4 COR SEC. 24
 COMPUTED POSITION PER THE PLAT
 OF COUNTRY ESTATES SUBDIVISION
 FILING NO. 1

