at Recept. No 2003006213

COUNTRY ESTATES FILING No. 11 A MINOR SUBDIVISION OF LOTS 13 AND 14, BLOCK 3, COUNTRY ESTATES FILING No. 8
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH
RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

ROCKY MOUNTAIN CONSULTANTS, INC.

Job No. 4358.001.00

DRAWING NAME: P:\PROJECTS\OHEARN\0000000\EXHIBIT.DWG DRAWN BY: PCOH

Date: 03/03/2003

8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 779-5648

	Sheet 1 of 1		22 23 F 144th A
LEGAL DESCRIPTION			
BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:			
LOTS 13 AND 14, BLOCK 3, COUNTRY ESTATES FILING No. 8, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.			
CONTAINING 0.530 ACRES OR 23076 SQUARE FEET, MORE OR LESS.		NGS CONTROL POINT "BRM3"————————————————————————————————————	
HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF 'COUNTRY ESTATES FILING No. 11'.		GROUND COORDINATES (NAD83) N=1230032.506 E=3128920.490 GRID COORDINATES (NAD83) N=1229681.392 E=3128027.336 LATITUDE=39*57'46.6315" LONGITUDE=105*02'35.7226"	22 23 27 26
OWNERS:) SE	EAST QUARTER CORNER, CTION 24, T1S, R69W, 6th P.M.
	GROUND COORDINA	ERTY CORNER —	(found 2 1/2" brass cap, LS 4010) GROUND COORDINATES (NAD83) N=1225460.850 E=3123582.500
WEST BROTHERS CUSTOM HOMES, INC. A COLORADO CORPORATION	GRID COORDINA N=1225078.390 LATITUDE=39*57'01.4778" LONGITUDE	ATES (NAD83) E=3121248.608	GRID COORDINATES (NAD83) N=1225111.041 E=3122690.870
By: Michael John West President	(S. 89'45'54" F)	S 84'05'0	LATITUDE=39°57'01.7306" LONGITUDE=105°03'44.5483" 24 19 S 88°42'11" W
TODO ODUNEWALD	S 89'55'36" E 103.26' S 90.26'	84.15'11" E 90.26'	5 88 42 11 W 1443.04'
TODD GRUNEWALD LORI GRUNEWALD	BLOCK 1		
By: Dai Grunewald By: Lori Grunewald	Lot 2 = 1 4	existing 8' utilty & \ drainage easement	
	Lot 2 0.274 ac 11,943 s.f.	Lot 1 0.256 ac 11,133 s.f.	
NOTARY CERTIFICATE	78.33.36.39.39.39.39.39.39.39.39.39.39.39.39.39.	11,133 s.f. Diagram Lot 12, Block 3 Country Estates Filing 8	
STATE OF COLORADO) ss. COUNTY OF)	117.85 C-1 C.3	S (S) Country Estates Filing 8	CENEDAL NOTEG
SUBSCRIBED and sworn to before me this day of, 2003 by Michael John West, as President of WEST BROTHERS CUSTOM HOMES, INC.	PROPERTY CORNER GROUND COORDINATES (NAD83) N=1225313.580 E=3121989.541	N 89'55'36" W	GENERAL NOTES: 1. THERE ARE 2 LOTS WITHIN COUNTRY ESTATE
WITNESS my hand and official work. My commission expires $le/le/2004$.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	(N 89°45'54" W)	2. ALL LANDS PLATTED HEREBY ARE SUBJECT TO
Notary Dubling		LAYA COURT	3. THE BEARINGS AS SHOWN HEREON ARE BASI POINT "BRM3" AND NGS CONTROL POINT "V41 AS SHOWN HEREON.
Notary Public Office of October 1981	existing 6' utility easement		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
NOTARY CERTIFICATE	Lot 1, Block 1 Country Estates Filing 9)) VENUE	DISTANCE VALUES IN ORDER TO REDUCE SAID V 5. THE COLORADO COORDINATE SYSTEM SHOWN
STATE OF COLORADO)) ss. COUNTY OF)			"GEODETIC ACCURACY STANDARDS AND SPECIFIC FEDERAL GEODETIC CONTROL COMMITTEE.
SUBSCRIBED and sworn to before me this day of, 2003 by Todd Grunewald	existing 8' utilty & drainage easement		6. NOTICE: ACCORDING TO COLORADO LAW Y THIS SURVEY WITHIN THREE YEARS AFTER YOU I
and Lori Grunewald.		Plack 3	UPON ANY DEFECT IN THIS SURVEY BE COMMEN SHOWN HEREON.
WITNESS my hand and official seal. My commission expires $\frac{1-8-2005}{1000}$.	Lot 17, E Country Estat	res Filing 8	
Notary Public Janh. Span			
			SURVEYORS CERTIFICATE
My Course by along the state of	$C_{O_{A_{\alpha}}}$		I, JOHN R. WEST, Jr., A DULY REGISTERED LA
MORTAGEES:	COMMAN		THAT THERE ARE NO ROADS, PIPE LINES, IRR OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO
NORWEST BANK COLORADO NATIONAL ASSOCIATION		12. 31.5.	AS SHOWN ON THIS PLAT OF COUNTRY ESTATES F RESULTS OF A SURVEY MADE DURING THE MONTH ALL MONUMENTS EXIST AS SHOWN HEREON; THA
11.6.			THAT SAID PLAT HAS BEEN PREPARED IN FULL (DEALING WITH SUBDIVISION AND/OR SURVEYING BROOMFIELD SUBDIVISION REGULATIONS.
By: Maline			ATTEST THE ABOVE ON THIS DAY OF
Name:bim\lieses		X. 4	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Title: \\ue restoem			
	40′ 20′ 0 40′ 80′		
	SCALE: $1'' = 40'$		JOHN R. WEST, Jr.
NOTARY CERTIFICATE	() Bearing as shown on the record plat of Country Estates Filing No. 8		FOR AND ON BEHALF OF ROCKY MOUNTAIN CONSULTANTS INC
STATE OF COLORADO) ss.	O FOUND No. 5 REBAR WITH CAP, PLS-9329		
COUNTY OF)	FOUND BRASS TAG, PLS 9329, AT 3.00 FEET FROM PROPERTY LINE AT RIGHT ANGLES OR PROPERTY LINE EXTENDED.	NGS CONTROL POINT "V411" Stainless Steel Rod in NGS Monument Box	APPROVALS:
SUBSCRIBED and sworn to before me this 6th day of March, 2003 by John Vicina, of NORWEST BANK COLORADO, NATIONAL ASSOCIATION.	● SET No. 5 REBAR WITH CAP, PLS—25645	GROUND COORDINATES (NAD83) —— N=1219711.147 E=3131516.824 GRID COORDINATES (NAD83)	THIS MINOR SUBDIVISION PLAT IS APPROVED A
	SET BRASS TAG, PLS 25645, AT 3.00 FEET FROM PROPERTY LINE AT RIGHT ANGLES	N=1219362.979 E=3130622.928 LATITUDE=39 * 56'04.5255"	THIS MINOR SUBDIVISION PLAT IS APPROVED A
My commission expires 6/16/2004. Notary Rublic	OR PROPERTY LINE EXTENDED.	LONGITUDE=105'02'03.0837"	NA11 Levy - X; Ciero

 NUMBER
 CENTRAL ANGLE
 RADIUS
 ARC LENGTH
 CHORD BEARING
 CHORD DISTANCE

 C-1
 94'45'26"
 45.00'
 74.42'
 N 88'28'41" W
 66.23'

 C-2
 21'33'47"
 45.00'
 16.93'
 N 51'52'52" W
 16.84'

 C-3
 73'11'39"
 45.00'
 57.49'
 S 80'44'25" W
 53.66'

 C-4
 48'49'38"
 15.00'
 12.78'
 N 65'30'47" W
 12.40'

PROJECT

Vicinity Map
Not to Scale

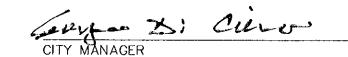
- TES FILING No. 11.
- TO A BLANKET EASEMENT FOR EMERGENCY ACCESS PURPOSES.
- SED UPON THE CONSIDERATION THAT THE LINE BETWEEN NGS CONTROL .11" BEARS SOUTH 14'07'11" EAST (GRID). SAID LINE IS MONUMENTED
- .999714549. THIS FACTOR IS TO BE APPLIED TO ANY COORDINATE OR VALUES TO STATE PLANE VALUES.
- HEREON IS DEFINED AS ORDER C2-I, 1:50,000 AS DESCRIBED IN THE ICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE
- YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED NCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION

AND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY RIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT FILING No. 11; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE I OF NOVEMBER, 2001 BY ME OR UNDER MY DIRECT SUPERVISION; THAT IAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY OF

March

5 25645

AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, ON



COUNTRY ESTATES FILING No. 10 02/28/03 sheet 1 of 1