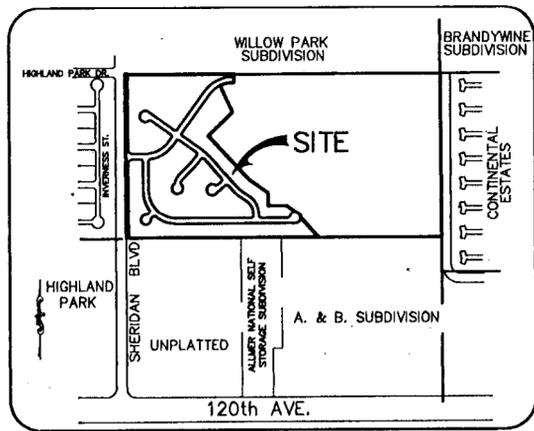


COUNTRY VISTA FILING NO. 1



VICINITY MAP
SCALE: 1" = 2000'

FINAL PLAT

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6th. PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2

NOTES

- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. SAID LINE BEARS N 89°54'34" E AND IS MONUMENTED AS SHOWN HEREON.
- MONUMENTATION
 - ALL LOT MONUMENTS ADJACENT TO INTERIOR STREETS SHALL BE METAL DISKS EMBEDDED IN CONCRETE.
 - ALL OTHER INTERIOR LOT MONUMENTS SHALL BE NO. 4 REBAR WITH PLASTIC CAP.
 - EXTERIOR SUBDIVISION MONUMENTS SHALL BE NO. 4 REBAR WITH PLASTIC CAP PLS. 25965 UNLESS OTHERWISE NOTED.
 - ALL ROAD CENTERLINE INTERSECTIONS, CENTER OF RADIUS FOR CUL-DE-SACS, ROAD CENTERLINE PC'S AND PT'S OF CURVES, OR PI'S OF CURVES AND AT THE END OF THE CENTERLINE FOR DEAD END STREETS SHALL BE NO. 4 REBAR WITH PLASTIC CAP PLS NO. 25965 INSTALLED TWELVE INCHES BELOW FINISHED GRADE OF THE STREET, ACCESSED BY RANGE BOX.
- ACCESS TO THE REAR LOT LINE OR THROUGH LOTS IS LIMITED TO PEDESTRIAN ACCESS ONLY.
- EASEMENTS
 - EIGHT (8) FEET EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., WATER METERS, SIGNS, PEDESTRIAN AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED ROADWAYS, EXCEPT FOR SHERIDAN BOULEVARD. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES, OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY SIX (26) FEET IN WIDTH.
 - UTILITY EASEMENTS ARE THOSE PORTIONS OF REAL PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWER, DRAINAGE SWALES, NATURAL GAS LINES, WATER LINES, TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
 - UTILITY EASEMENTS ARE EIGHT (8) FEET IN WIDTH ALONG ALL REAR LOT LINES WITH THE EXCEPTION OF REAR UTILITY EASEMENTS OF LOTS ADJACENT TO THE EXTERIOR BOUNDARY OF COUNTRY VISTA WHICH ARE TEN (10) FEET IN WIDTH
 - TEN (10) FEET UTILITY EASEMENTS SHALL BE ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO EXTERIOR BOUNDARY OF COUNTRY VISTA.
 - ALL LOTS SHALL HAVE 5' REAR AND SIDEYARD DRAINAGE EASEMENTS. THE EASEMENTS SHALL BE FREE OF OBSTRUCTIONS, AND FENCES SHALL BE CONSTRUCTED TO ALLOW WATER TO FLOW THROUGH OR UNDER.
 - ALL OTHER EASEMENTS ARE AS DENOTED ON THIS PLAT.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 31, AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST QUARTER TO BEAR N 89°54'34" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 89°54'34" E ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, A DISTANCE OF 888.49 FEET; THENCE S 00°05'28" E, A DISTANCE OF 25.36 FEET; THENCE S 02°19'27" W, A DISTANCE OF 47.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°36'34", A RADIUS OF 236.50 FEET, AND AN ARC LENGTH OF 101.58 FEET, THE CHORD OF WHICH BEARS S 80°01'10" W A DISTANCE OF 100.80 FEET; THENCE S 22°39'03" E, A DISTANCE OF 101.87 FEET; THENCE S 26°23'59" W, A DISTANCE OF 349.28 FEET; THENCE S 42°54'52" E, A DISTANCE OF 483.23 FEET; THENCE S 65°24'38" E, A DISTANCE OF 190.05 FEET; THENCE S 00°46'19" E, A DISTANCE OF 103.54 FEET; THENCE N 89°56'40" E, A DISTANCE OF 148.53 FEET; THENCE S 65°24'38" E, A DISTANCE OF 99.24 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 75°52'34", A RADIUS OF 45.00 FEET, AND AN ARC LENGTH OF 59.59 FEET, THE CHORD OF WHICH BEARS S 37°41'45" E A DISTANCE OF 65.33 FEET; THENCE S 42°36'59" E, A DISTANCE OF 210.12 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 31; THENCE S 89°56'40" W ALONG SAID SOUTH LINE, A DISTANCE OF 1585.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE N 00°10'52" W ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, A DISTANCE OF 1319.21 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,294,152 SQUARE FEET (29.710 ACRES), MORE OR LESS.

DEDICATION

AS SHOWN ON THE MAP, ATTACHED HERETO AND SET FORTH HEREIN THE UNDERSIGNED OWNER OF SAID TRACT OF LAND, BY THESE PRESENTS HEREBY GRANTS, DEDICATES AND CONVEYS TO THE CITY OF BROOMFIELD FOR ANY AND ALL PUBLIC PURPOSES, TOGETHER WITH ALL PRIVILEGES AND APPURTENANCES THERETO

- ALL STREETS, AVENUES, CIRCLES, COURTS, LANES, DRIVES, BOULEVARDS TRACTS A, B, C AND D, AND OTHER RIGHTS-OF-WAY IN FEE SIMPLE
- ALL EASEMENTS SHOWN ON SAID MAP AS REFERENCED IN THE NOTES, INCLUDING BUT NOT LIMITED TO, EASEMENTS FOR PUBLIC UTILITIES, STORM AND SANITARY SEWERS, WATER LINES, NATURAL GAS LINES, TELECOMMUNICATION LINES, TELEVISION LINES, TELEPHONE AND ELECTRIC TRANSMISSION LINES, CONDUITS, POLES, CABLES AND DRAINAGE THE WATER, SEWER, AND GAS EASEMENTS.
- TRACTS A AND D TO BE USED FOR PARK AND OPEN SPACE.
- TRACT B TO BE USED FOR PEDESTRIAN ACCESS TO PARK AND FOR DRAINAGE.
- TRACT C TO BE USED FOR EMERGENCY & PEDESTRIAN ACCESS.

OWNERSHIP

FIRST COLORADO BANK AND TRUST, N.A. A National Banking Association, A/K/A, BANK ONE DENVER

BY William D. Lawrence
WILLIAM D. LAWRENCE, VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 1994 BY WILLIAM D. LAWRENCE AS VICE PRESIDENT OF BANK ONE DENVER.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-5-95

Judith E. Ortega
NOTARY PUBLIC

2135 So. Cherry St
ADDRESS

APPROVALS

PLANNING COMMISSION CERTIFICATION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 21st DAY OF December, 1993

Julia Malone
CHAIRPERSON

Diane Eisenberg
SECRETARY

CITY COUNCIL CERTIFICATION

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

Vicki Mann
CITY CLERK

Robert J. Lange
MAYOR



SURVEYOR'S CERTIFICATE

I, THOMAS D. STAAB A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF THIS PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION IN CONFORMANCE WITH TITLE 38 ARTICLE 51 OF THE COLORADO REVISED STATUTES, AS AMENDED.



THOMAS D. STAAB PLS 25965 DATE

ATTORNEY'S CERTIFICATE

I, Rick F. Rubin ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL PROPERTY HEREIN DESCRIBED AND SHOWN UPON THE WITHIN PLAT AND THAT TITLE TO SUCH PROPERTY IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH IN FIDELITY NATIONAL TITLE INSURANCE CO. TITLE COMMITMENT # 18258.

W. T. Fair
ATTORNEY REG. NO. 9935

2/4/94
DATE

SUBDIVIDER

WTKIN CM INC.
3300 S. PARKER RD. SUITE 215
AURORA, CO 80014

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF ADAMS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT 10 O'CLOCK 17 M. THIS 17 DAY OF APRIL, A.D., 1994 FILED IN FILE 17 MAP 225 AND RECEPTION NO. 81236925

COUNTY CLERK & RECORDER OF ADAMS COUNTY

P. R. FLETCHER & ASSOCIATES, INC.
Civil Engineering, Land Survey and Construction Management
2135 South Cherry Street, Suite 310
Denver, Colorado 80222 (303) 758-4058 Fax: (303) 758-4828

COUNTRY VISTA FILING NO. 1

FINAL PLAT

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th. PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2

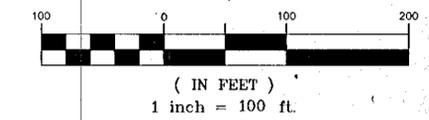
CENTERLINE CURVE DATA

CURVE	LENGTH	RAD.	DELTA <
CL-1	233.64'	250'	53°32'46"
CL-2	254.35'	260'	56°03'04"
CL-3	56.62'	300'	10°48'46"
CL-4	53.71'	350'	08°47'30"
CL-5	55.31'	75'	42°15'19"
CL-6	103.58'	400'	14°50'14"
CL-7	201.40'	200'	57°41'46"
CL-8	392.15'	250'	89°52'28"
CL-8a	188.37'	250'	43°10'19"
CL-8b	203.78'	250'	46°42'09"

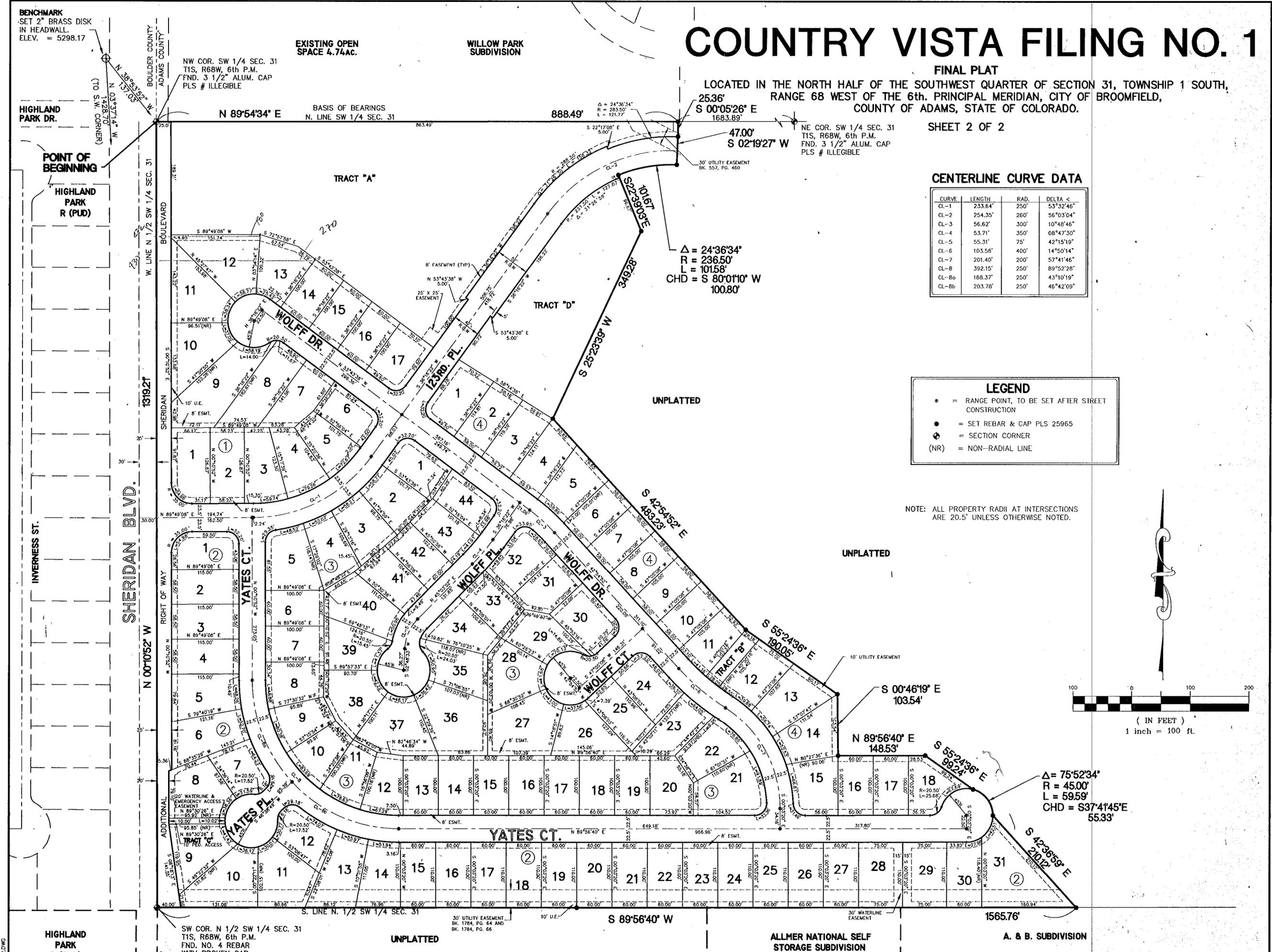
LEGEND

- = RANGE POINT, TO BE SET AFTER STREET CONSTRUCTION
- = SET REBAR & CAP PLS 25965
- ⊕ = SECTION CORNER
- (NR) = NON-RADIAL LINE

NOTE: ALL PROPERTY RADII AT INTERSECTIONS ARE 20.5' UNLESS OTHERWISE NOTED.



Δ = 75°52'34"
R = 4500'
L = 59.59'
CHD = S37°41'45"E
55.33'



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BENCHMARK
SET 2" BRASS DISK
IN HEADWALL.
ELEV. = 5298.17

EXISTING OPEN
SPACE 4.74ac.

WILLOW PARK
SUBDIVISION

NW COR. SW 1/4 SEC. 31
T1S, R68W, 6th P.M.
FND. 3 1/2" ALUM. CAP
PLS # ILLEGIBLE

NE COR. SW 1/4 SEC. 31
T1S, R68W, 6th P.M.
FND. 3 1/2" ALUM. CAP
PLS # ILLEGIBLE

SW COR. N 1/2 SW 1/4 SEC. 31
T1S, R68W, 6th P.M.
FND. NO. 4 REBAR
WITH BROKEN CAP

D:\WORKS\656\PLAT-2.DWG