

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 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST 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 WITHIN RELATIVE THERETO; THENCE S 00°19'33" E ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1320.79 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 31; THENCE S 89°56'40" W ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 31 A DISTANCE OF 1009.96 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF COUNTRY VISTA FILING NO. 1 AS RECORDED IN FILE 17 AT MAP 225 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; THENCE ALONG SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWELVE (12) COURSES:

- 1. N 42°36'59" W, A DISTANCE OF 210.12 FEET;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, 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 N 37°41'45" W A DISTANCE OF 55.33 FEET;
3. N 55°24'36" W, A DISTANCE OF 99.24 FEET;
4. S 89°56'40" W, A DISTANCE OF 148.53 FEET;
5. N 00°46'19" W, A DISTANCE OF 103.54 FEET;
6. N 55°24'36" W, A DISTANCE OF 190.05 FEET;
7. N 42°54'52" W, A DISTANCE OF 483.23 FEET;
8. N 25°23'39" E, A DISTANCE OF 349.28 FEET;
9. N 22°39'03" W, A DISTANCE OF 101.67 FEET;
10. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, 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 N 80°01'10" E A DISTANCE OF 100.80 FEET;
11. N 02°19'27" E, A DISTANCE OF 47.00 FEET;
12. N 00°05'26" W, A DISTANCE OF 25.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER SECTION 31.

THENCE N 89°54'34" E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 31 A DISTANCE OF 1683.89 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2,103,571 SQUARE FEET (48.291 ACRES), MORE OR LESS.

DEDICATION

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF COUNTRY VISTA FILING NO. 2.

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

- 1) ALL STREETS, AVENUES, CIRCLES, COURTS, LANES, DRIVES, BOULEVARDS TRACTS A AND B, AND OTHER RIGHTS-OF-WAY IN FEE SIMPLE
2) 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.
3) TRACT A TO BE USED FOR OPEN SPACE.
4) TRACT B TO BE USED FOR UTILITY CONSTRUCTION, REPAIR AND MAINTENANCE.

OWNER AND SUBDIVIDER

KAUFMAN AND BROAD OF COLORADO INC., A COLORADO CORPORATION
BY Andy Chaikovsky, PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF FEBRUARY, 1995, BY ANDY CHAIKOVSKY AS PRESIDENT OF KAUFMAN AND BROAD OF COLORADO INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 6-24-98

Notary Public Seal for Laurie B. Stokes, 5600 S. QUEBEC #200 B, GREENWOOD VILLAGE CO. ADDRESS

HOLDER OF DEED OF TRUST

WTKIN CM., INC., A COLORADO CORPORATION
BY Mark Witkin, MARK WITKIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF February, 1995, BY MARK WITKIN AS PRESIDENT OF WTKIN CM., INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES December 17, 1995

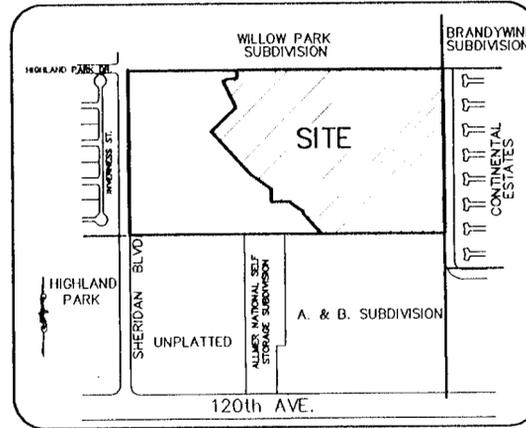
Notary Public Seal for Deborah M. Choate, 2135 S. Cherry St #310, Denver, CO 80222 ADDRESS

COUNTRY VISTA FILING NO. 2

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



VICINITY MAP

SCALE: 1" = 2000'

APPROVALS

PLANNING COMMISSION CERTIFICATION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 17th DAY OF January, 1995

Signatures of Chairperson John Malace and Secretary Diane Samain.

CITY COUNCIL CERTIFICATION

THIS FINAL PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 14th DAY OF February, 1995

Signatures of City Clerk Jucia Kegeress and Mayor William M. Berens.

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.

Professional Land Surveyor Seal for Thomas D. Staab, License No. 25965, dated Feb 6, 1995.

ATTORNEY'S CERTIFICATE

I, Larry M. Baker, 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.

Signature of Larry M. Baker, Attorney Reg. No. 004711, dated 27 February 1995.

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

File 17 Map 369

NOTES

- 1. 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.
2. MONUMENTATION
A. ALL LOT MONUMENTS ADJACENT TO INTERIOR STREETS SHALL BE METAL DISKS EMBEDDED IN CONCRETE. MONUMENTS MUST COMPLY WITH STATE REGULATIONS, INCLUDING A 1-FOOT OFFSET IN SIDEWALKS.
B. ALL OTHER INTERIOR LOT MONUMENTS SHALL BE NO. 4 REBAR WITH PLASTIC CAP. MONUMENTS MUST BE THE SAME FOR ALL LOT CORNERS, IN ACCORDANCE WITH STATE STANDARDS.
C. EXTERIOR SUBDIVISION MONUMENTS SHALL BE NO. 4 REBAR WITH PLASTIC CAP PLS. 25965 UNLESS OTHERWISE NOTED. MONUMENTS MUST BE THE SAME FOR ALL LOT CORNERS, IN ACCORDANCE WITH STATE STANDARDS.
D. 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.
3. EASEMENTS
A. 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. 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.
B. 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.
C. 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.
D. TEN (10) FEET UTILITY EASEMENTS SHALL BE ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO EXTERIOR BOUNDARY OF COUNTRY VISTA.
E. 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. NO MORE THAN THREE LOTS SHALL BE ALLOWED TO DRAIN THROUGH ANY ONE LOT.
F. ALL OTHER EASEMENTS ARE AS DENOTED ON THIS PLAT.

- 4. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. DATE OF SURVEY: JULY 1993
6. DATE OF PLAT PREPARATION: OCTOBER 1994
7. SITE BENCHMARK DESCRIPTION: SET 2" BRASS DISC ON THE SOUTHWEST CORNER OF THE CONCRETE HEADWALL AT THE NORTHWEST CORNER OF THE INTERSECTION OF SHERIDAN BOULEVARD AND HIGHLAND PARK DRIVE, ELEVATION = 5298.17 CITY OF BROOMFIELD/N.O.A. DATUM, ESTABLISHED 11/22/93 BY CLOSED DIFFERENTIAL LEVEL LOOP FROM CITY OF BROOMFIELD BENCHMARK "LINE".

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 2:30 O'CLOCK P.M. THIS 14th DAY OF April, 1995, FILED IN FILE 17 MAP 369 AND RECEPTION NO. 00044363

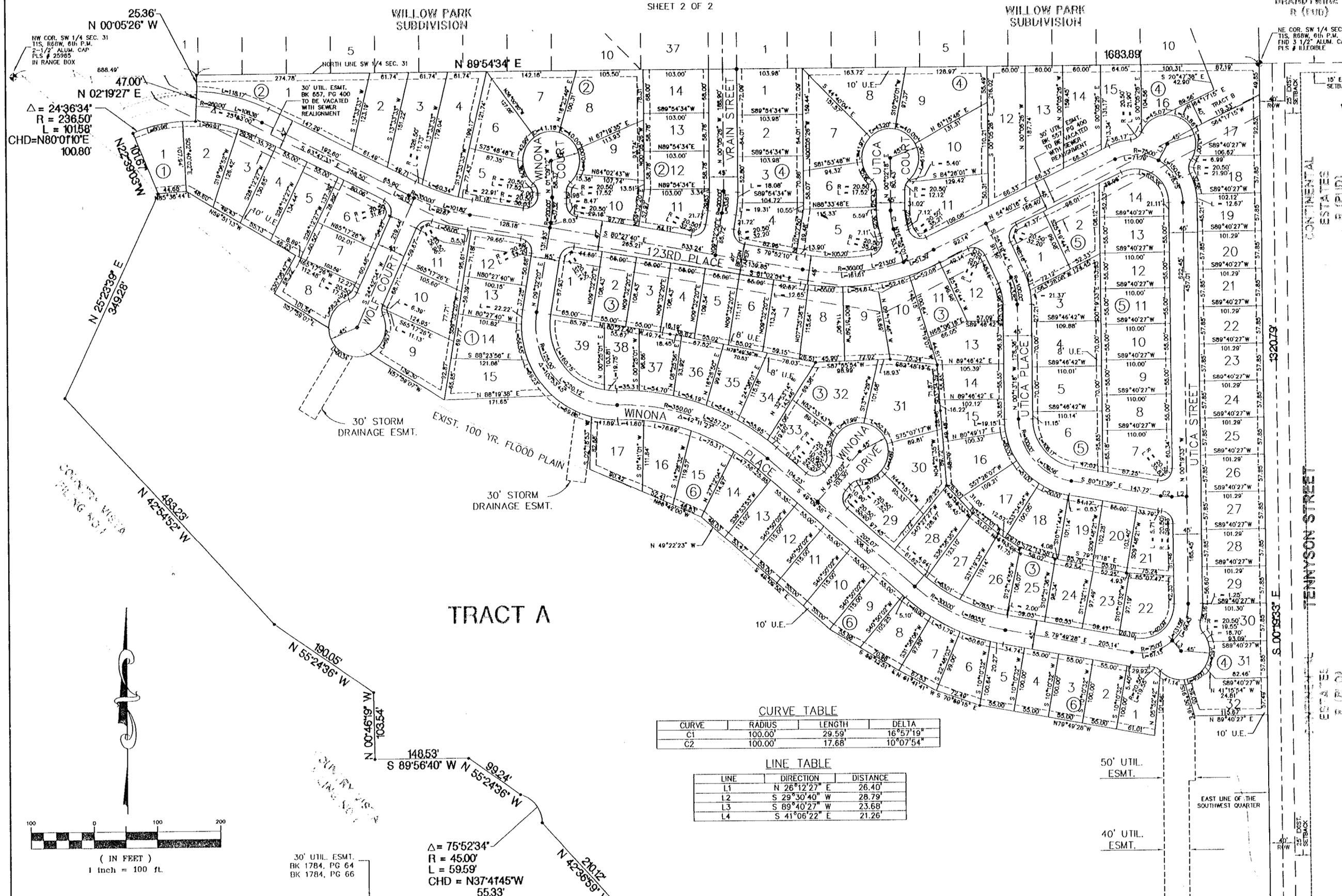
Seal of Adams County and signature of Robert Deal, County Clerk & Recorder of Adams County, and Joanne Anderson, Deputy.

COUNTRY VISTA FILING NO. 2

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.

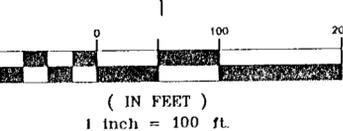
SHEET 2 OF 2



NW COR. SW 1/4 SEC. 31
T1S, R68W, 6th P.M.
2-1/2" ALUM. CAP
PLS # 25965
IN RANGE BOX

$\Delta = 24^{\circ}36'34''$
 $R = 236.50'$
 $L = 101.58'$
 $CHD = N80^{\circ}01'10''E$
 $100.80'$

NE COR. SW 1/4 SEC. 31
T1S, R68W, 6th P.M.
2-1/2" ALUM. CAP
PLS # 25965



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

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA |
|-------|---------|--------|-----------|
| C1 | 100.00' | 29.59' | 16°57'19" |
| C2 | 100.00' | 17.68' | 10°07'54" |

LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 26°12'27" E | 26.40' |
| L2 | S 29°30'40" W | 28.79' |
| L3 | S 89°40'27" W | 23.68' |
| L4 | S 41°06'22" E | 21.26' |

$\Delta = 75^{\circ}52'34''$
 $R = 45.00'$
 $L = 59.59'$
 $CHD = N37^{\circ}41'45''W$
 $55.33'$

30' UTIL. ESMT.
BK 1784, PG 64
BK 1784, PG 66

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Denver, Colorado 80222 (303) 758-4058 Fax: (303) 758-4828

A & B SUBDIVISION

SE COR. SW 1/4 SEC. 31
T1S, R68W, 6th P.M.
2-1/2" ALUM. CAP
PLS # 25965