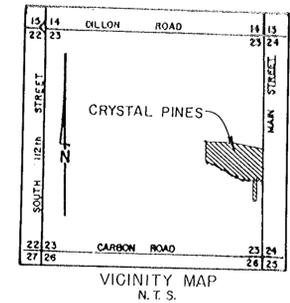


CRYSTAL PINES

LOCATED IN THE E. 1/2 OF THE E. 1/2, SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT

SHEET 1 OF 3



SURVEYOR'S CERTIFICATE

I, Ronald Lee Powers, a registered Land Surveyor in the State of Colorado do hereby certify that a field survey has been made; and to the best of my professional knowledge, belief and opinion, this is a true and accurate plat of the survey prepared under my supervision this 23rd day of February, 1989, of the above described property.

By: Ronald Lee Powers 2/23/89
Ronald Lee Powers RLS 16427
For and on behalf of Costin Engineering Company

ATTORNEY'S CERTIFICATE

I, Byron R. Chisum, an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons representing Broomfield North, First Presbyterian Church of Boulder, and St. Aidans Episcopal Church, are the owners or holders of Deeds of Trust in fee simple, free and clear of all liens and encumbrances of a portion of the parcel of land being dedicated for streets, easements and Rights-of-Way shown on this Plat, and not previously dedicated for public use.

By: Byron R. Chisum 1786
Attorney at Law, Reg. No.

ATTORNEY'S CERTIFICATE

I, Michael D. Shaw, an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons representing The Outlook Development Company Inc., Columbia Savings, and the Central Bank of Broomfield, are the owners or holders of Deeds of Trust in fee simple, free and clear of all liens and encumbrances of a portion of the parcel of land being dedicated for streets, easements and Rights-of-Way shown on this Plat, and not previously dedicated for public use.

By: Michael D. Shaw 5914
Attorney at Law, Reg. No.

PLANNING COMMISSION CERTIFICATE

Approved by the Planning Commission of the City of Broomfield this 7th day of March, 1989.

By: Diane E. Egan Secretary
Sharon Hoff Chairman

CITY COUNCIL CERTIFICATES

This plat and the dedication to the public of the streets, rights of way and easements shown hereon, are hereby accepted and approved by the City of Broomfield this 14th day of March, A.D., 1989.

By: Debi May City Clerk
Judith R. Shinte Mayor

RECORDER'S CERTIFICATE

State of Colorado)
County of Boulder) ss

I hereby certify that this instrument was filed for record in my office at 10:44 AM on this 19th day of May, A.D., 1989, and is duly recorded in Plan P-23 F-2 # 39,404 H.

File # 1579 No. # 983293
Fee \$ 30.00 PAID Clerk and Recorder
Charlotte Houston

By: Ronita M. Williams Deputy

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owners of a parcel of land located in the East 1/2 of the East 1/2 of Section 23, Township 1 South, Range 69 West of the 6th P.M., City of Broomfield, County of Boulder, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of said Section 23; thence N 00 34'12" E along the East line of said Section 23 a distance of 1,794.00 feet to the POINT OF BEGINNING; thence N 89 25'48" W a distance of 112.00 feet; thence S 00 34'12" W a distance of 463.36 feet to the point of a curve; thence along the arc of said curve to the left having a central angle of 17 32'32", a radius of 151.50 feet, and an arc length of 46.39 feet to a point of tangent; thence along said tangent S 16 58'20" E a distance of 23.00 feet to a point of a curve; thence along said curve to the right having a central angle of 7 37'12", a radius of 223.50 feet, and an arc length of 29.72 feet to the Northeast corner of 'Outlook Trail' a Public Right-of-Way dedicated by the Subdivision Plat of 'The Outlook Filing No. 1'; thence along the North line of said Outlook Trail, S 87 04'12" W a distance of 47.38 feet to the Northwest corner of said Outlook Trail, said corner also being a point on a non-tangent curve; thence Northwesterly along the arc of said curve concave to the Southwest, whose radius point bears S 78 55'37" W a distance of 176.50 feet, said curve having a central angle of 5 53'57", and an arc length of 18.17 feet to a point of tangent; thence along said tangent N 16 58'20" W a distance of 23.00 feet to a point of a curve; thence along the arc of said curve to the right, having a central angle of 17 32'32", a radius of 198.50 feet, and an arc length of 60.78 feet to a point of tangent; thence along said tangent N 00 34'12" E a distance of 463.36 feet; thence N 89 25'48" W a distance of 270.41 feet; thence N 68 17'21" W a distance of 953.64 feet to the West line of the East 1/2 of the East 1/2 of said Section 23; thence N 00 21'54" E along said West line a distance of 481.14 feet to the North line of the South 1/2 of the East 1/2 of the East 1/2 of said Section 23; thence S 89 44'16" E along said North line a distance of 532.23 feet; thence S 80 17'41" E a distance of 798.49 feet to the East line of said Section 23; thence S 00 34'12" W along said East line a distance of 701.16 feet, more or less, to the POINT OF BEGINNING; containing 21.01 acres, more or less.

Have laid out, subdivided and platted the same into lots and tracts under the name and style of CRYSTAL PINES, and do by these presents grant and convey to the City of Broomfield and/or its assigns, the Streets, Rights-of-Way and perpetual easements for storm drainage and for the installation, operation and maintenance of utilities, including but not limited to, storm and sanitary sewers, natural gas and water lines, telephone lines, electric lines, cable television, postal facilities, and all necessary and convenient appurtenances thereto.

And furthermore do by these presents hereby grant and convey to the City of Broomfield and/or its assigns a utility easement (hereinafter designated as 'Tract E') for the installation, operation and maintenance of utilities, including, but not limited to Sanitary Sewers, Water lines, and all necessary appurtenances thereto.

Said Tract E being more particularly described as follows:

Commencing at the Southeast corner of the East 1/2 of the East 1/2 of Section 23, Township 1 South, Range 69 West of the 6th P.M., City of Broomfield, County of Boulder, State of Colorado; thence N 00 34'12" E along the East line of said Section 23 a distance of 1,794.00 feet; thence N 89 25'48" W a distance of 429.41 feet; thence N 68 17'21" W a distance of 49.18 feet to the POINT OF BEGINNING, said point of beginning also being a point on a non-tangent curve; thence Southwesterly along the arc of said curve concave to the Northwest whose radius bears N 39 19'19" W a distance of 123.14 feet, having a central angle of 50 16'44", and an arc length of 108.06 feet to a point of a reverse curve; thence along the arc of said curve to the left, having a central angle of 43 00'24", a radius of 192.50 feet, and an arc length of 144.49 feet to a point of tangent; thence along said tangent S 57 57'01" W a distance of 134.68 feet to a point of a curve; thence along said curve to the left having a central angle of 24 45'00", a radius of 225.50 feet, and an arc length of 97.41 feet to a point of tangent; thence along said tangent S 33 12'01" W a distance of 134.00 feet to a point of a curve; thence along said curve to the right having a central angle of 42 00'00", a radius of 174.50 feet, and an arc length of 127.92 feet to a point of a reverse curve; thence along said curve to the left having a central angle of 74 00'00", a radius of 92.50 feet, and an arc length of 119.47 feet to a point of tangent; thence along said tangent S 01 12'01" W a distance of 50.00 feet; thence N 88 47'59" E a distance of 45.00 feet; thence S 86 12'01" W a distance of 110.00 feet; thence S 07 47'59" E a distance of 65.00 feet; thence S 27 46'51" E a distance of 90.82 feet to the North line of The Outlook Filing No. 2, a Subdivision Plat of Record at Boulder County; thence N 89 38'06" W along said North line, a distance of 40.69 feet; thence N 27 46'51" W a distance of 72.73 feet to the West line of the East 1/2 of the East 1/2 of said Section 23; thence N 00 21'54" E along said West line a distance of 98.67 feet; thence N 86 12'01" E a distance of 133.28 feet; thence N 01 12'01" E a distance of 29.92 feet to a point of a curve; thence along the arc of said curve to the right, having a central angle of 74 00'00", a radius of 137.50 feet, and an arc length of 177.59 feet to a point of a reverse curve; thence along the arc of said curve to the left, having a central angle of 42 00'00", a radius of 129.50 feet, and an arc length of 94.93 feet to a point of tangent; thence along said tangent N 33 12'01" E a distance of 134.00 feet to a point of a curve; thence along the arc of said curve to the right, having a central angle of 24 45'00", a radius of 270.50 feet, and an arc length of 116.85 feet, to a point of tangent; thence along said tangent N 57 57'01" E a distance of 134.68 feet to a point of a curve; thence along the arc of said curve to the right, having a central angle of 43 00'24", a radius of 237.50 feet, and an arc length of 178.27 feet to a point of a reverse curve; thence along the arc of said curve to the left, having a central angle of 29 29'46", a radius of 78.14 feet, and an arc length of 49.22 feet; thence S 68 17'21" E a distance of 57.25 feet, more or less, to the POINT OF BEGINNING; containing 1.13 acres, more or less.

Executed this _____ day of _____, A.D. 1989.

OWNER AND SUBDIVIDER:

Owner:

Broomfield North, a Colorado General Partnership
1709 Whistle Pig Lane
Broomfield, Colorado 80020

By: Byron L. Roderick
Byron L. Roderick, General Partner

State of Colorado)
County of Boulder) ss

The foregoing instrument was acknowledged before me this 23 day of February, 1989, by Byron L. Roderick, General Partner of Broomfield North, a Colorado General Partnership. Witness my hand and official seal.

My Commission expires _____

By: Janet A. Helton
Notary Public
Address: _____

Subdivider:

Diamond Head Development, Inc.
350 Bellaire Court
Broomfield, Colorado 80020

By: Brad W. Oakes

State of Colorado)
County of Arapahoe) ss

The foregoing instrument was acknowledged before me this 23 day of February, 1989, by Brad W. Oakes, Assistant Vice President of Broomfield, a banking corporation.

My commission expires November 20, 1991.

By: Janet A. Helton
Notary Public
Address: 925 N. Clydesdale Rd. Castle Rock, Co. 80107

Owner and Subdivider

The Outlook Development Company
145 Wolf Creek Trail
Broomfield, Colorado 80020

By: Charles C. Shinn Jr.
Charles C. Shinn Jr., President

STATE OF COLORADO)
COUNTY OF BOULDER) ss

The foregoing instrument was acknowledged before me this 23th day of February, A.D., 1989, by Charles C. Shinn Jr., President of THE OUTLOOK DEVELOPMENT COMPANY, INC.

My commission expires 2-7-98

By: Diane E. Egan
Notary Public
Address: 6 Garden Center Broomfield Co

The undersigned holders of Deeds of Trust join in this plat and the dedications made herein, and consent to the owner's execution of a subdivision agreement in connection with this plat.

HOLDERS OF DEEDS OF TRUST

Columbia Savings, a federal savings and loan association.

By: Robert J. Woodcock
Robert J. Woodcock, President

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF Arapahoe) ss

The foregoing instrument was acknowledged before me this 10th day of May, A.D., 1989, by Robert J. Woodcock, President of Columbia Savings, a federal savings and loan association.

My Commission expires May 14, 1990

Central Bank of Broomfield, a banking corporation

By: Brad W. Oakes
Brad W. Oakes, Assistant Vice President

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF Boulder) ss

The foregoing instrument was acknowledged before me this 27th day of February, A.D., 1989, by Brad W. Oakes as Assistant Vice President of Central Bank of Broomfield, a banking corporation.

My commission expires 11-6-90

HOLDERS OF DEEDS OF TRUST

First Presbyterian Church of Boulder

By: William C. Thomas

State of Colorado)
County of Boulder) ss

The foregoing instrument was acknowledged before me this 23 day of February, 1989, by William C. Thomas, Business Administrator of First Presbyterian Church of Boulder.

My commission expires _____

By: Janet A. Helton
Notary Public
Address: _____

St Aidans Episcopal Church

By: David L. Mustert

State of Colorado)
County of Boulder) ss

The foregoing instrument was acknowledged before me this 23 day of February, 1989, by David L. Mustert, Rector of St Aidans Episcopal Church.

My commission expires _____

By: Janet A. Helton
Notary Public
Address: _____

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey 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.

Costin Engineering

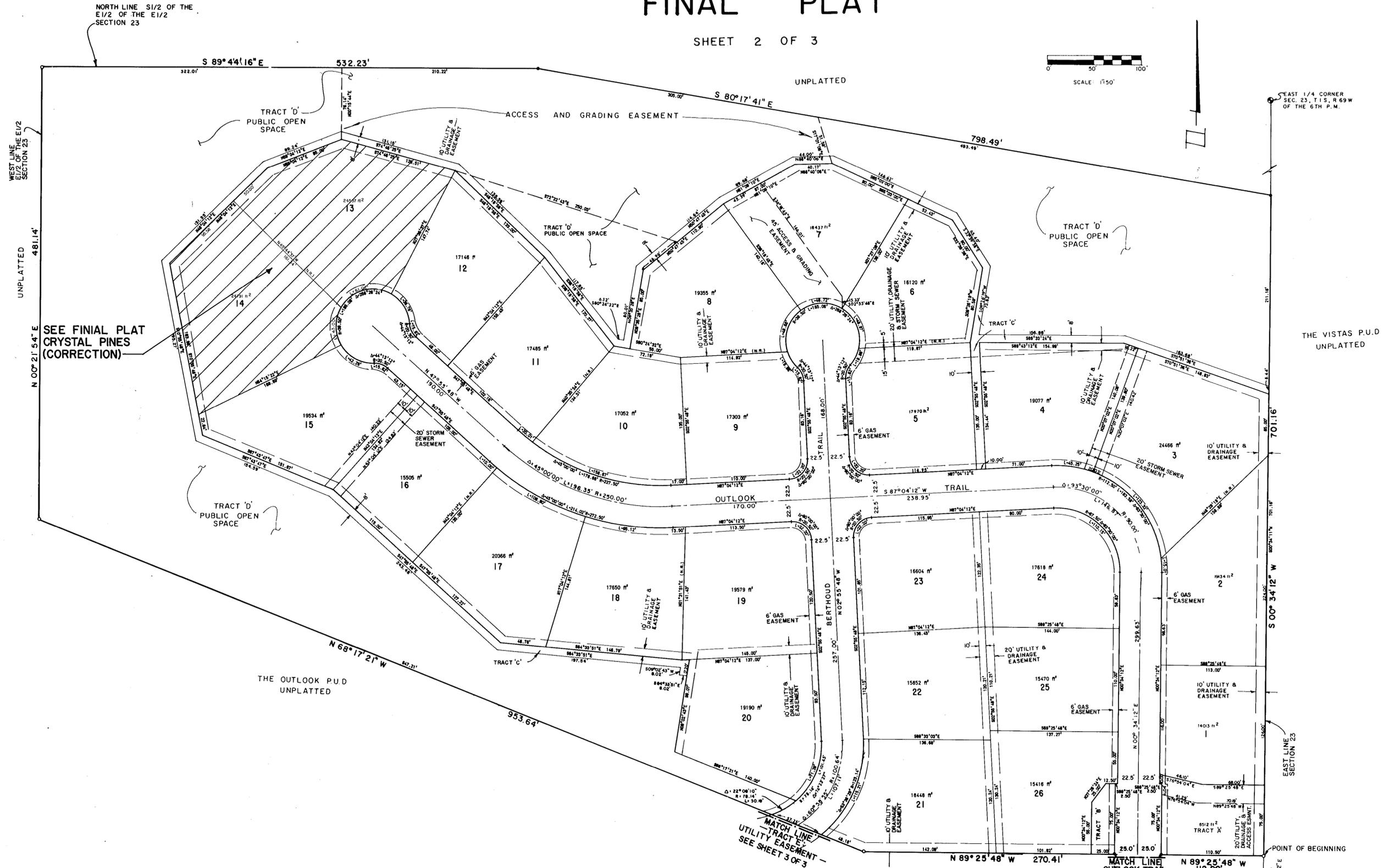
CIVIL ENGINEERING AND LAND SURVEYING
56 INVERNESS DRIVE EAST SUITE 110 BROOMFIELD, COLORADO 80020
TELEPHONE (303) 799-3655

CRYSTAL PINES

LOCATED IN THE E. 1/2 OF THE E. 1/2, SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT

SHEET 2 OF 3



Costin Engineering
CIVIL ENGINEERING AND LAND SURVEYING
55 INVERNESS DRIVE EAST SUITE 110 ENGLEWOOD, COLORADO 80112
TELEPHONE: (303) 799-3655

THE OUTLOOK P.U.D
UNPLATTED

POINT OF COMMENCEMENT
SE CORNER SEC 23
T. 1 S., R. 69 W OF THE
6TH P.M.

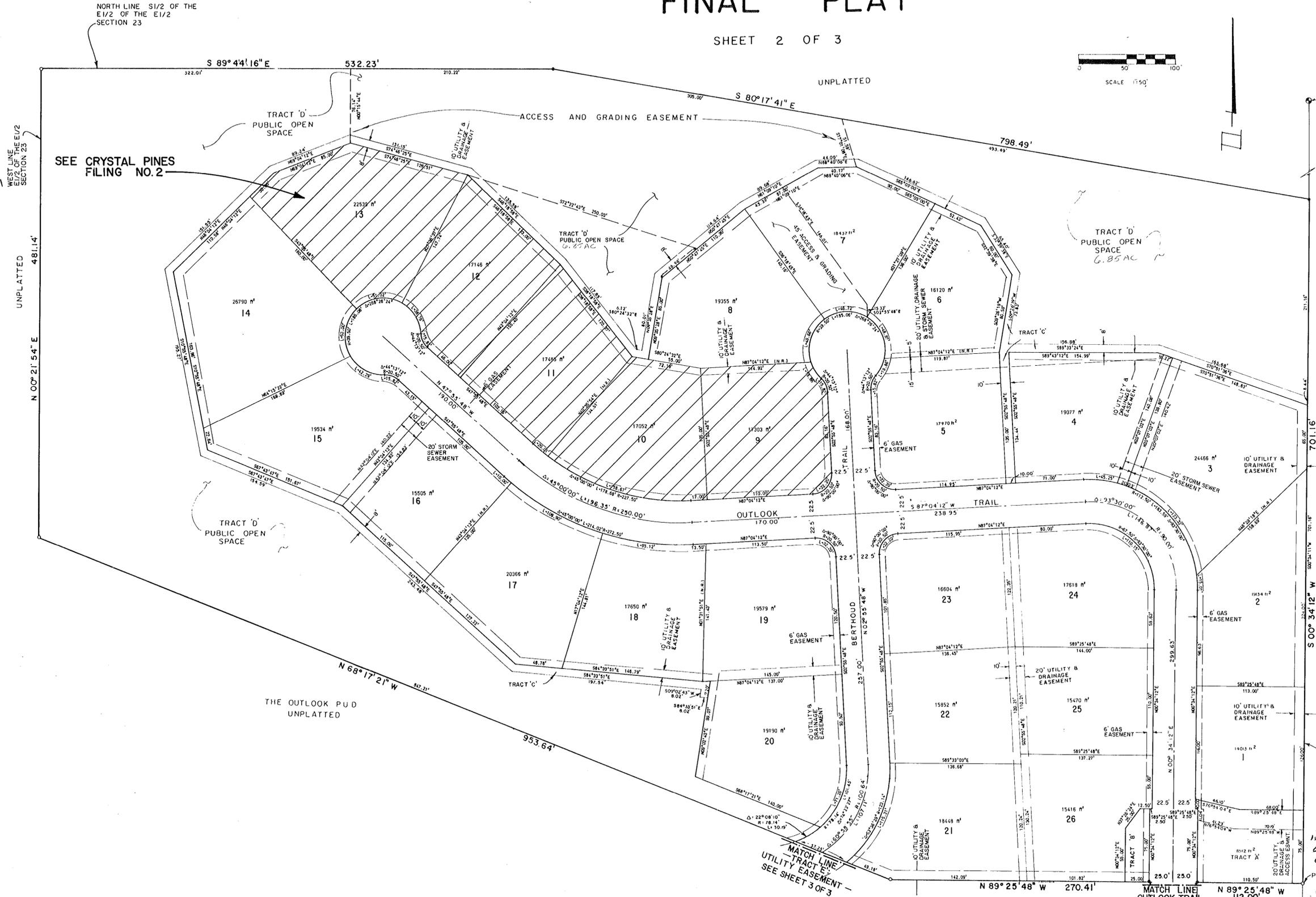
80082023 05/19/89 10:44 AM REAL ESTATE RECORDS
F1277 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

CRYSTAL PINES (CORRECTION)

LOCATED IN THE E. 1/2 OF THE E. 1/2, SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT

SHEET 2 OF 3



CORRECTION
This sheet 2 of 3 of the Crystal Pines Final Plat is the sheet approved by city Council on 3/14/89. The previously recorded sheet 2 of 3 was not the sheet which city Council approved. This corrected sheet 2 of 3 of the Crystal Pines Final Plat supercedes the original sheet 2 of 3 recorded 5/19/89 at 10:44 a.m., Reception No. 00983293 and corrects the lot line between Lots 13 and 14.

Vicki Marcy
Vicki Marcy, City Clerk
City of Broomfield
Date March 15, 1990

STATE OF COLORADO)
COUNTY OF BOULDER) SS
The foregoing instrument was acknowledged before me this 15 day of March, 1990, by Vicki Marcy, City Clerk of the City of Broomfield, Colorado

My Commission expires 2-1-93
Charlotte Houston
Charlotte Houston
Notary Public
I Hereby certify that this instrument was filed in my office at 1:49 pm this 15th day of March, 1990
POINT OF BEGINNING RECEPTION #1032621
Film 1618, Fees: \$10.00
Modeline Hopkins
Modeline Hopkins
Deputy
Planfile P-24 R-3 #23
Sheet 1 of 1

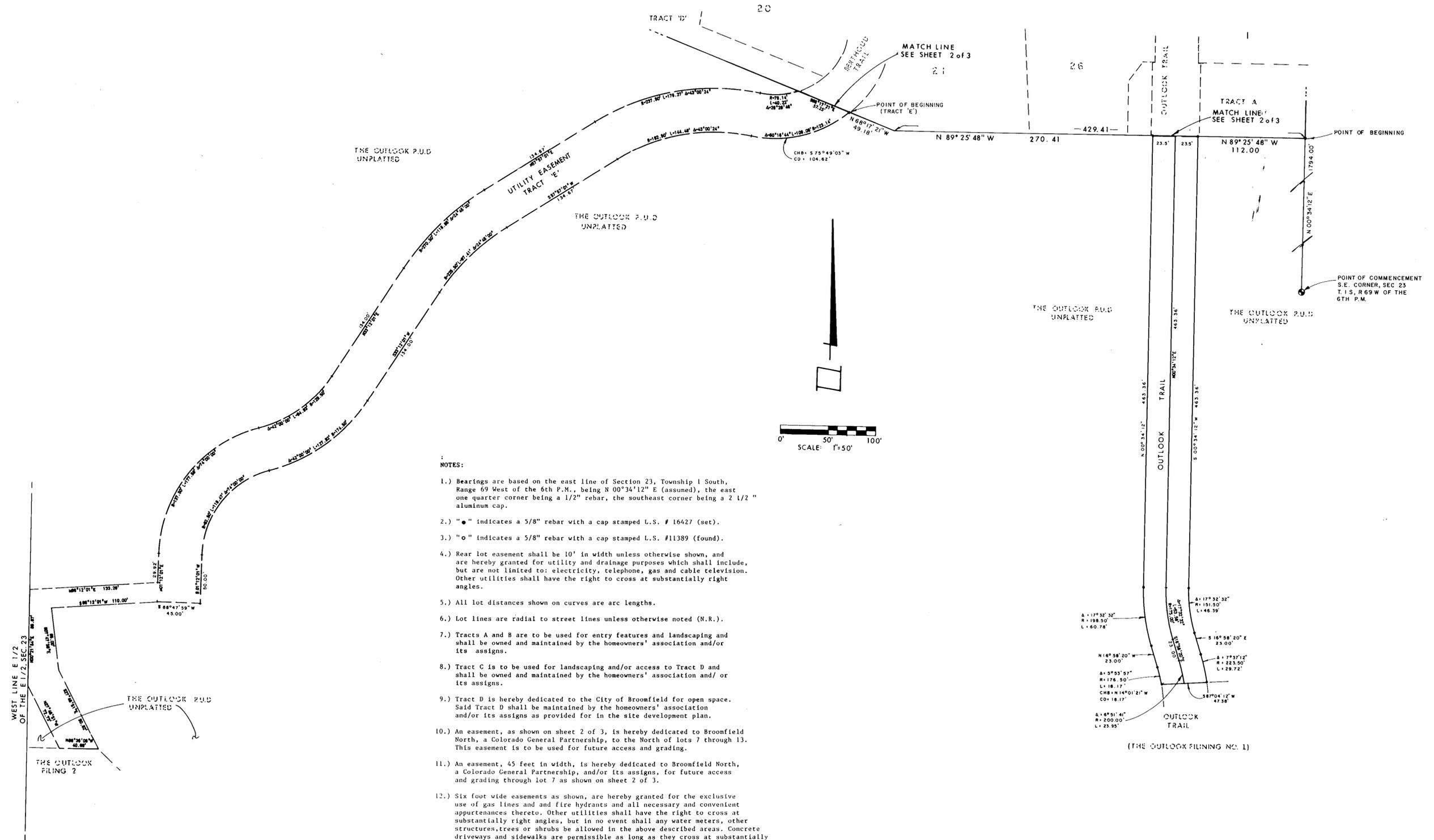
Costin Engineering
CIVIL ENGINEERING AND LAND SURVEYING
56 INVERNESS DRIVE EAST SUITE 110 ENGLEWOOD, COLORADO 80112
TELEPHONE: (303) 799-3695

#01032621 03/16/90 01:49 PM REAL ESTATE RECORDS
F1618 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

CRYSTAL PINES

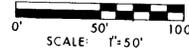
LOCATED IN THE E. 1/2 OF THE E. 1/2, SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT SHEET 3 OF 3



NOTES:

- 1.) Bearings are based on the east line of Section 23, Township 1 South, Range 69 West of the 6th P.M., being N 00° 34' 12" E (assumed), the east one quarter corner being a 1/2" rebar, the southeast corner being a 2 1/2" aluminum cap.
- 2.) "●" indicates a 5/8" rebar with a cap stamped L.S. # 16427 (set).
- 3.) "○" indicates a 5/8" rebar with a cap stamped L.S. # 11389 (found).
- 4.) Rear lot easement shall be 10' in width unless otherwise shown, and are hereby granted for utility and drainage purposes which shall include, but are not limited to: electricity, telephone, gas and cable television. Other utilities shall have the right to cross at substantially right angles.
- 5.) All lot distances shown on curves are arc lengths.
- 6.) Lot lines are radial to street lines unless otherwise noted (N.R.).
- 7.) Tracts A and B are to be used for entry features and landscaping and shall be owned and maintained by the homeowners' association and/or its assigns.
- 8.) Tract C is to be used for landscaping and/or access to Tract D and shall be owned and maintained by the homeowners' association and/or its assigns.
- 9.) Tract D is hereby dedicated to the City of Broomfield for open space. Said Tract D shall be maintained by the homeowners' association and/or its assigns as provided for in the site development plan.
- 10.) An easement, as shown on sheet 2 of 3, is hereby dedicated to Broomfield North, a Colorado General Partnership, to the North of lots 7 through 13. This easement is to be used for future access and grading.
- 11.) An easement, 45 feet in width, is hereby dedicated to Broomfield North, a Colorado General Partnership, and/or its assigns, for future access and grading through lot 7 as shown on sheet 2 of 3.
- 12.) Six foot wide easements as shown, are hereby granted for the exclusive use of gas lines and fire hydrants and all necessary and convenient appurtenances thereto. Other utilities shall have the right to cross at substantially right angles, but in no event shall any water meters, 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 26 feet in width.



#00983293 05/19/89 10:44 AM REAL ESTATE RECORDS
 F1579 CHARLOTTE ROUSTON BOULDER CNTY CO RECORDER

Costin Engineering
 CIVIL ENGINEERING AND LAND SURVEYING
 56 INVERNESS DRIVE EAST SUITE 110 ENGLEWOOD, COLORADO 80112
 TELEPHONE: (303) 799-3655