

LAC AMORA

FILING NO. 1

A PART OF THE SOUTH ONE-HALF OF SECTION 27, T15, R69W OF THE 6TH P.M.
BOULDER COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE MEDEMA HOMES INC., A COLORADO CORPORATION, BEING THE OWNER OF CERTAIN LANDS IN BOULDER COUNTY, DESCRIBED AS FOLLOWS: A PART OF THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 69 WEST OF THE 6TH P.M. IN BOULDER COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE S89°08'07" W, A DISTANCE OF 737.30 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 418.94 FEET, A CENTRAL ANGLE OF 23°36'43", AND AN ARC DISTANCE OF 172.65 FEET; THENCE N44°42'47" W, A DISTANCE OF 530.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 506.00 FEET, A CENTRAL ANGLE OF 37°30'00", AND AN ARC DISTANCE OF 331.17 FEET; THENCE N82°12'47" W, A DISTANCE OF 580.00 FEET, TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 474.00 FEET, A CENTRAL ANGLE OF 51°00'00", AND AN ARC DISTANCE OF 371.39 FEET; THENCE N31°12'47" W, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 594.00 FEET, AND A CENTRAL ANGLE OF 34°00'00", AND AN ARC DISTANCE OF 310.84 FEET; THENCE N52°47'13" E, A DISTANCE OF 500.00 FEET TO POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.00 FEET, A CENTRAL ANGLE OF 55°00'00", AND AN ARC DISTANCE OF 877.37 FEET; THENCE S72°12'47" E, A DISTANCE OF 510.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 17°30'00", AND AN ARC DISTANCE OF 68.63 FEET; THENCE S89°42'47" E, A DISTANCE OF 600.00 FEET TO THE EAST LINE OF SAID SECTION 27; THENCE S00°17'13" W ALONG SAID EAST LINE A DISTANCE OF 2066.73 FEET TO THE POINT OF BEGINNING. CONTAINING 107.39 ACRES HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF LAC AMORA - FILING NO. 1 AND BY THESE PRESENTS DO DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC STREETS, EASEMENTS AND TRACTS A AND C AS SHOWN HEREON.

THE MEDEMA HOMES, INC.
OWNER
A COLORADO CORPORATION

C. J. MEDEMA, PRES.

STATE OF COLORADO) ss
COUNTY OF BOULDER)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF July, A.D. 1973, BY THE MEDEMA HOMES, INC., A COLORADO CORPORATION, WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 12-31-1974
NOTARY PUBLIC

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 2ND DAY OF July, A.D. 1973.

CHAIRMAN SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 9TH DAY OF July, A.D. 1973.

CITY CLERK MAYOR:

I, CHARLES J. LEWIS, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF LAC AMORA - FILING NO. 1 WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACT AND THE MONUMENTS SHOWN DO ACTUALLY EXIST.

REGISTERED LAND SURVEYOR #4571

I, JAMES E. TURRE, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, STREETS, AVENUES AND EASEMENTS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON. DATED THIS 6TH DAY OF July, A.D. 1973.

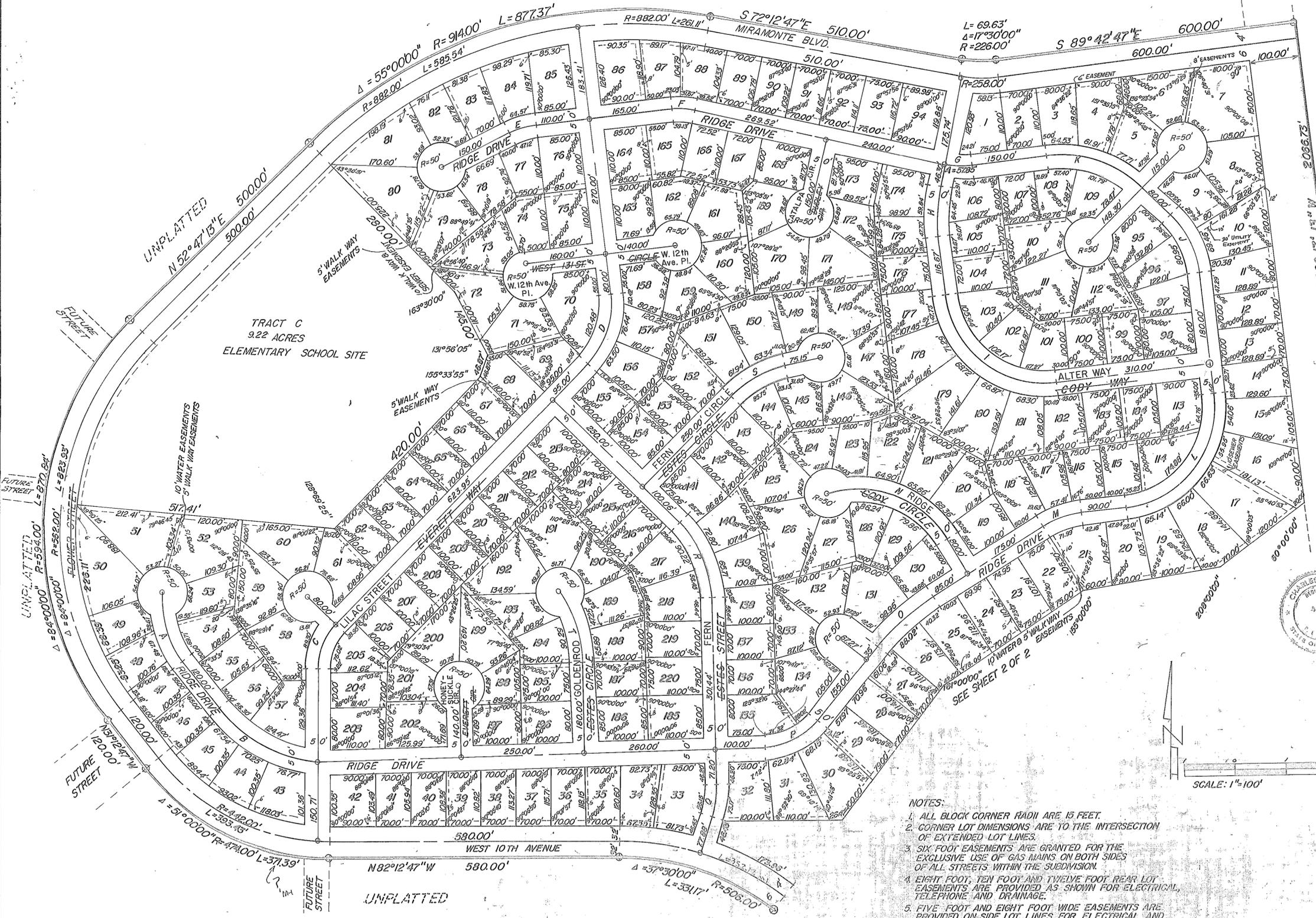
ATTORNEY AT LAW

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 20TH DAY OF July, A.D. 1973, AT 8:40 O'CLOCK A.M., RECORDED IN PLAT FILE R-P-4-F-3 Nos. 5 & 6 FILE #332 RECEPTION NO. 61212

PUBLIC SERVICE COMPANY DEPUTY CLERK & RECORDER

MOUNTAIN BELL BROOMFIELD CITY ENGINEER

CLERK AND RECORDER



- NOTES:
1. ALL BLOCK CORNER RADII ARE 15 FEET.
 2. CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF EXTENDED LOT LINES.
 3. SIX FOOT EASEMENTS ARE GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION.
 4. EIGHT FOOT, TEN FOOT AND TWELVE FOOT REAR LOT EASEMENTS ARE PROVIDED AS SHOWN FOR ELECTRICAL, TELEPHONE AND DRAINAGE.
 5. FIVE FOOT AND EIGHT FOOT WIDE EASEMENTS ARE PROVIDED ON-SIDE LOT LINES FOR ELECTRICAL AND TELEPHONE UTILITIES UNLESS OTHERWISE SHOWN.

SCALE: 1"=100'

Recorded Planfile R P-4-F-3 Nos. 5 & 6

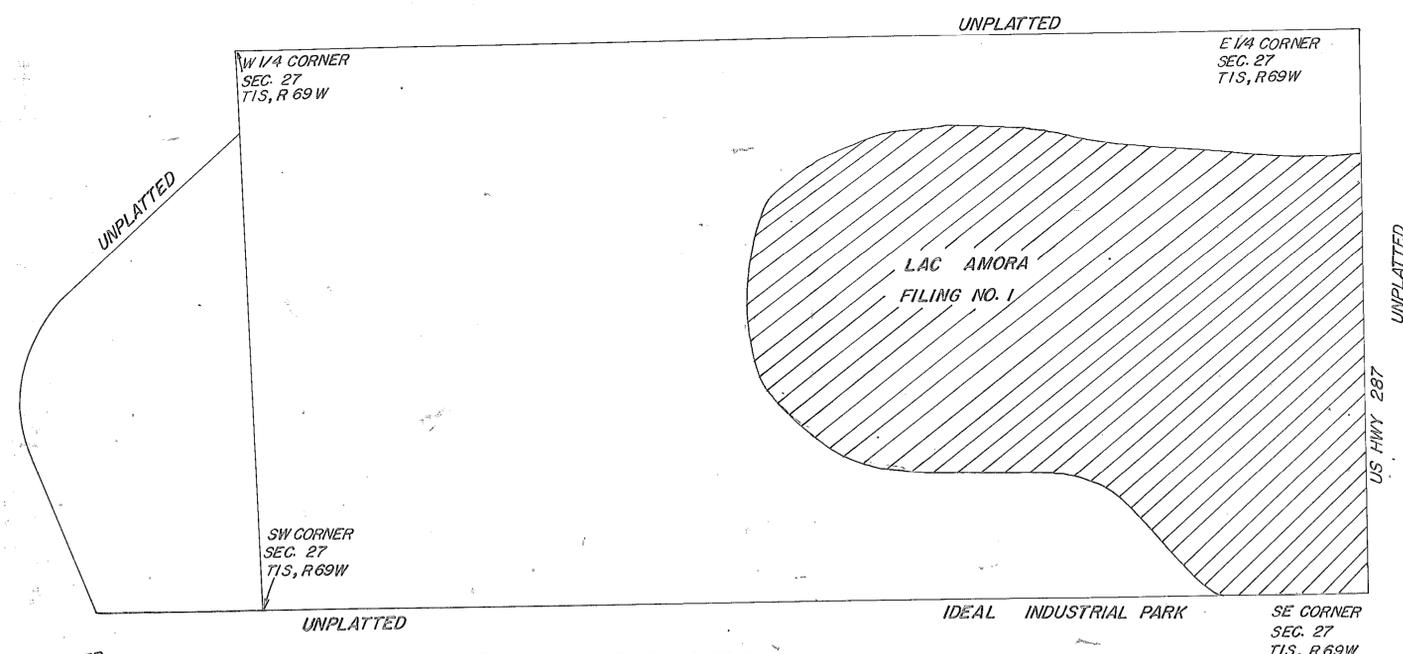
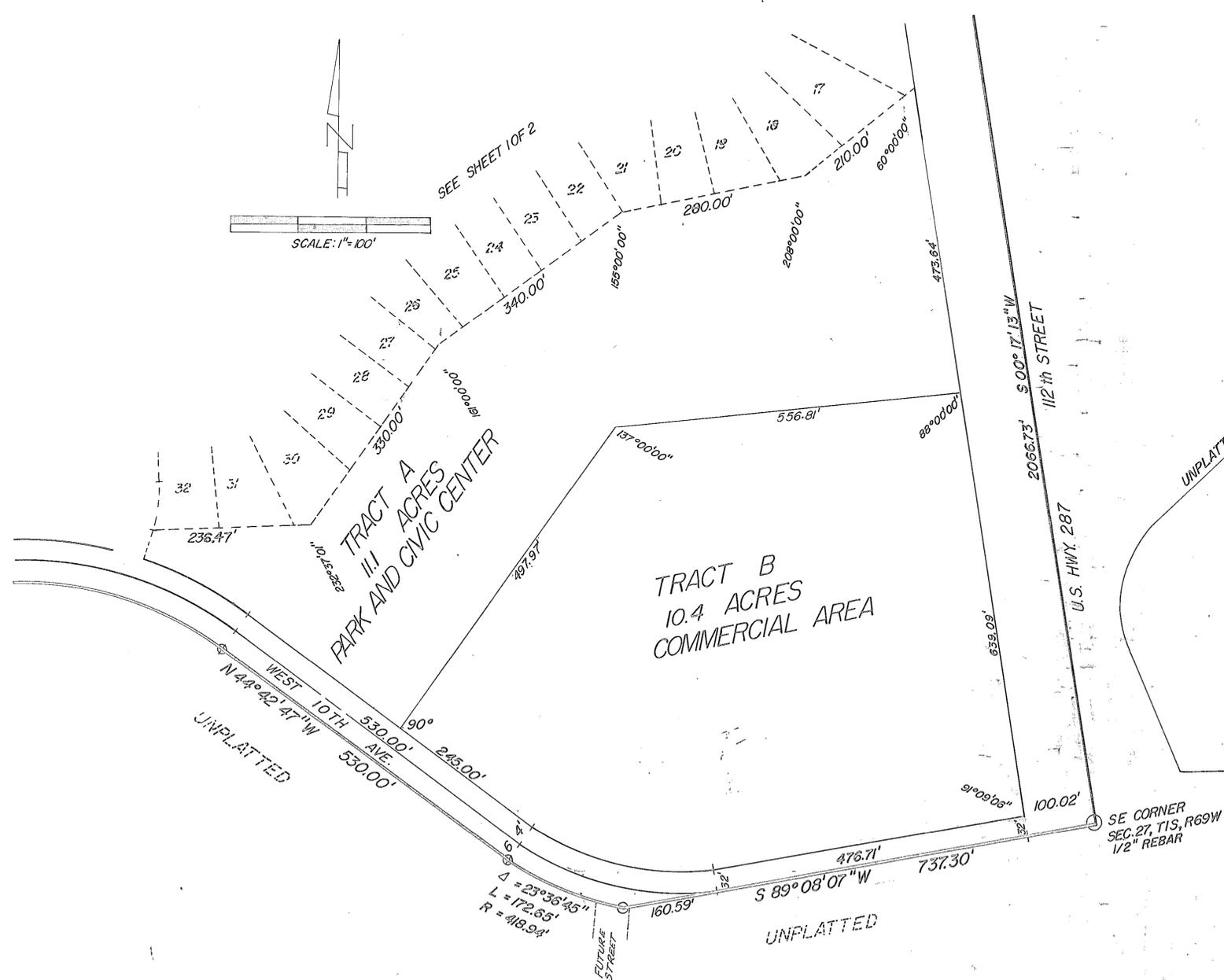
LAC AMORA - FILING NO. 1
SHEET 1 OF 2

LAC AMORA

FILING NO. 1

A PART OF THE SOUTH ONE-HALF OF SECTION 27, T1S, R69W OF THE 6th P.M.
BOULDER COUNTY, COLORADO

SCHEDULE OF CURVE DATA			
CURVE	CENTER LINE RADIUS	ARC	DELTA
A	190.00'	149.22'	45°00'00"
B	284.62'	253.34'	51°00'00"
C	124.00'	95.22'	44°00'00"
D	170.00'	151.32'	51°00'00"
E	160.00'	55.85'	20°00'00"
F	140.00'	46.42'	19°00'00"
G	170.00'	57.83'	19°30'00"
H	291.00'	90.53'	19°30'00"
I	200.00'	314.15'	90°00'00"
J	190.00'	127.67'	38°30'00"
K	230.00'	206.73'	51°30'00"
L	200.00'	314.15'	90°00'00"
M	190.00'	82.90'	25°00'00"
N	210.00'	274.88'	75°00'00"
O	450.00'	149.22'	19°00'00"
P	140.00'	120.95'	49°30'00"
Q	190.00'	64.66'	19°30'00"
R	215.00'	190.56'	44°00'00"
S	220.00'	122.97'	32°00'00"
T	270.00'	148.44'	31°30'00"



FILM 832 81212