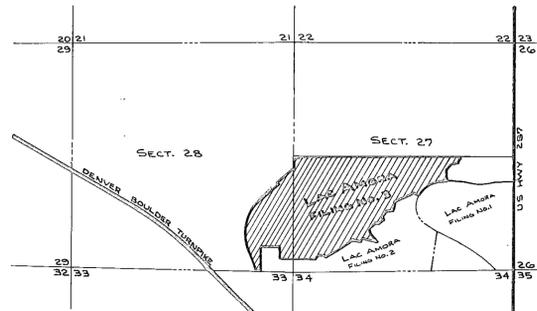


LAC AMORA FILING NO. 3

A PART OF THE SOUTH ONE-HALF OF SECTION 27,
AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 28,
T 1S, R 69W OF THE 6TH P.M.
BOULDER COUNTY, COLORADO
SHEET 1 OF 3



VICINITY MAP
SCALE: 1" = 2000'

NOTES (CON'T)

13. MEDEMA HOMES, INC., A COLORADO CORP., HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS, A RIGHT OR EASEMENT FOR DRAINAGE AND UTILITY PURPOSES ACROSS THE LANDS DESIGNATED AS TRACTS "A" AND "B" HEREON. TRACTS "A" AND "B" ARE TO BE DEDICATED FOR OPEN SPACE PURPOSES. ANY USE FOR DRAINAGE OR UTILITY PURPOSES WILL BE DONE TO MINIMIZE INTERFERENCE WITH THE DEDICATED USE OF TRACTS "A" AND "B".

NOTES

- ALL BLOCK CORNER RADII ARE 15 FEET, UNLESS OTHERWISE SHOWN.
- CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF EXTENDED LOT LINES.
- SIX FOOT EASEMENTS ARE GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, MAIL BOXES, OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY SIX (26) FEET IN WIDTH.
- EIGHT FOOT EASEMENTS ARE GRANTED FOR DRAINAGE AND UTILITIES ALONG ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
- ALL STREET INTERSECTIONS ARE AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.
- ALL SIDE LOT LINES ARE AT RIGHT ANGLES TO THE STREET OR RADIAL UNLESS OTHERWISE INDICATED. NON-RADIAL LOT LINE DESIGNATION, N.R.
- ALL SIDE LOT LINE EASEMENTS ARE 5 FEET IN WIDTH UNLESS OTHERWISE SHOWN AND ARE FOR PUBLIC UTILITY PURPOSES UNLESS OTHERWISE SHOWN.
- o DENOTES STEEL PIN WITH CAP MARKED L.S. NO. 11570.
- ALL LOTS ARE AT LEAST 7000 SQUARE FEET IN SIZE.
- SINGLE FAMILY
REAR YARD
PRINCIPAL BLDG. - 25 FT.
ACCESSORY BLDG. - 5 FT.
- DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE CITY ORDINANCES, CODES, AND POLICIES EXCEPT AS EXPRESSLY REQUIRED IN THE APPROVED P.U.D PLAN.
- NO BUILDING STRUCTURE OR VEGETATION IN EXCESS OF 30" SHALL BE ALLOWED WITHIN SIGHT EASEMENTS ON LOTS 28, 113, AND 114.

KNOW ALL MEN BY THESE PRESENTS THAT MEDEMA HOMES, INC., A COLORADO CORPORATION, BEING THE OWNER AND WESTERN FEDERAL SAVINGS AS MORTGAGEE, OF CERTAIN LANDS IN BOULDER COUNTY, DESCRIBED AS FOLLOWS: A PART OF THE SOUTH ONE-HALF OF SECTION 27 AND A PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M. IN BOULDER COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N 88°20'40" W, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 767.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 88°20'40" W, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 25.56 FEET; THENCE N 22°47'19" W, A DISTANCE OF 699.78 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1537.00 FEET, A CENTRAL ANGLE OF 48°35'34", AN ARC DISTANCE OF 1303.54 FEET, AND WHOSE LONG CHORD BEARS N 20°46'33" E, A DISTANCE OF 1264.82 FEET; THENCE N 48°28'56" E, A DISTANCE OF 281.04 FEET; THENCE N 39°51'10" W, A DISTANCE OF 50.00 FEET; THENCE N 50°08'50" E, A DISTANCE OF 599.86 FEET; THENCE N 00°23'17" E, A DISTANCE OF 304.13 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 27; THENCE S 89°35'12" E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 27, A DISTANCE OF 3982.60 FEET TO A POINT, SAID POINT BEING 1260.00 FEET WESTERLY OF THE EAST ONE-QUARTER CORNER OF SAID SECTION 27; THENCE S 48°55'36" W, A DISTANCE OF 145.70 FEET; THENCE S 83°30'00" W, A DISTANCE OF 505.00 FEET; THENCE S 55°00'00" W, A DISTANCE OF 116.60 FEET; THENCE S 26°32'58" E, A DISTANCE OF 275.06 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF LAC AMORA FILING NO. 1; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF LAC AMORA FILING NO. 1, THE FOLLOWING 3 CURVES AND DISTANCES: 1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 914.00 FEET, A CENTRAL ANGLE OF 10°39'49", AN ARC DISTANCE OF 170.11 FEET, AND WHOSE LONG CHORD BEARS S 58°07'08" W, A DISTANCE OF 169.86 FEET TO A POINT OF TANGENT; 2) S 52°47'13" W, A DISTANCE OF 500.00 FEET TO A POINT ON A CURVE; 3) ON A CURVE TO THE LEFT HAVING A RADIUS OF 594.00 FEET, A CENTRAL ANGLE OF 18°30'00", AND AN ARC DISTANCE OF 191.79 FEET TO THE NORTHEAST CORNER OF LAC AMORA FILING NO. 2; THENCE SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY LINE OF LAC AMORA FILING NO. 2, THE FOLLOWING 27 COURSES AND DISTANCES: 1) N 55°42'47" W, A DISTANCE OF 142.00 FEET; 2) S 89°46'41" W, A DISTANCE OF 342.56 FEET; 3) S 68°31'41" W, A DISTANCE OF 140.00 FEET; 4) S 41°01'41" W, A DISTANCE OF 72.00 FEET; 5) S 01°43'13" W, A DISTANCE OF 139.99 FEET; 6) S 35°12'47" E, A DISTANCE OF 46.00 FEET; 7) S 81°17'13" W, A DISTANCE OF 137.00 FEET; 8) S 32°17'13" W, A DISTANCE OF 133.00 FEET; 9) S 02°42'47" E, A DISTANCE OF 103.00 FEET; 10) S 41°16'20" W, A DISTANCE OF 91.01 FEET; 11) N 88°59'50" W, A DISTANCE OF 60.46 FEET; 12) S 56°47'13" W, A DISTANCE OF 180.00 FEET; 13) S 22°34'16" W, A DISTANCE OF 60.46 FEET; 14) S 33°12'47" E, A DISTANCE OF 349.00 FEET; 15) S 39°36'06" E, A DISTANCE OF 142.91 FEET TO A POINT ON A CURVE; 16) WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 476.00 FEET, A CENTRAL ANGLE OF 09°50'54", AN ARC DISTANCE OF 81.81 FEET, AND WHOSE LONG CHORD BEARS N 85°17'20" W, A DISTANCE OF 81.72 FEET TO A POINT OF TANGENT; 17) N 80°21'53" W, A DISTANCE OF 230.96 FEET; 18) S 09°38'07" W, A DISTANCE OF 64.00 FEET; 19) N 80°21'53" W, A DISTANCE OF 250.61 FEET; 20) S 58°23'07" W, A DISTANCE OF 665.00 FEET; 21) N 55°36'53" W, A DISTANCE OF 90.00 FEET; 22) S 87°53'07" W, A DISTANCE OF 130.00 FEET; 23) S 36°57'31" W, A DISTANCE OF 114.98 FEET; 24) S 89°08'07" W, A DISTANCE OF 812.33 FEET; 25) N 00°55'04" W, A DISTANCE OF 323.80 FEET; 26) N 88°20'40" W, A DISTANCE OF 440.00 FEET; 27) S 01°39'20" W, A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 164.223 ACRES, MORE OR LESS, HAVE LAID OUT PLATTED AND SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF LAC AMORA FILING NO. 3, AND BY THESE PRESENTS DO DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS, EASEMENTS AND TRACTS A AND B AS SHOWN.

MORTGAGEE:

Doug E. Boyer, Exec V.P.
WESTERN FEDERAL SAVINGS

OWNER: MEDEMA HOMES, INC.

William J. Klein
WILLIAM J. KLEIN
PRESIDENT
Bruce L. Richardson
BRUCE L. RICHARDSON
ASSISTANT SECRETARY

STATE OF COLORADO
COUNTY OF ARAPAHOE } SS



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June, A.D., 1978, BY WILLIAM J. KLEIN, PRESIDENT, AND BRUCE L. RICHARDSON, ASST. SECRETARY OF MEDEMA HOMES, INC., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: August 16, 1979.

Linda D. Schuchert
NOTARY PUBLIC

I, HUGH A. DALRYMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREIN ACTUALLY EXIST AND PLAT ACCURATELY REPRESENTS SAID SURVEY.

Hugh A. Dalrymple
HUGH A. DALRYMPLE, L.S. No. 11570

ALL EASEMENTS SHOWN HEREON ARE FOR PUBLIC UTILITY AND DRAINAGE USE ONLY. THIS PLAT APPROVED BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 27th DAY OF June, A.D. 1978.

Barry G. Field
SECRETARY

CHAIRMAN

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 25th DAY OF July, A.D. 1978.

CITY CLERK *Judy Brown*

MAYOR *Halla Poppler*

I, _____, 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 21 DAY OF JUNE, A.D. 1978.

Michael D. Miller
ATTORNEY AT LAW

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 14th DAY OF Aug, A.D. 1978, AT 2:08 P.M. CLOCK, RECORDED IN PLAT FILE _____ AT MAP _____ RECEPTION NO. 224041

Michael D. Miller
BROOMFIELD CITY ENGINEER

Charles Smith
DEPUTY CLERK AND RECORDER
Charlottesville
CLERK AND RECORDER

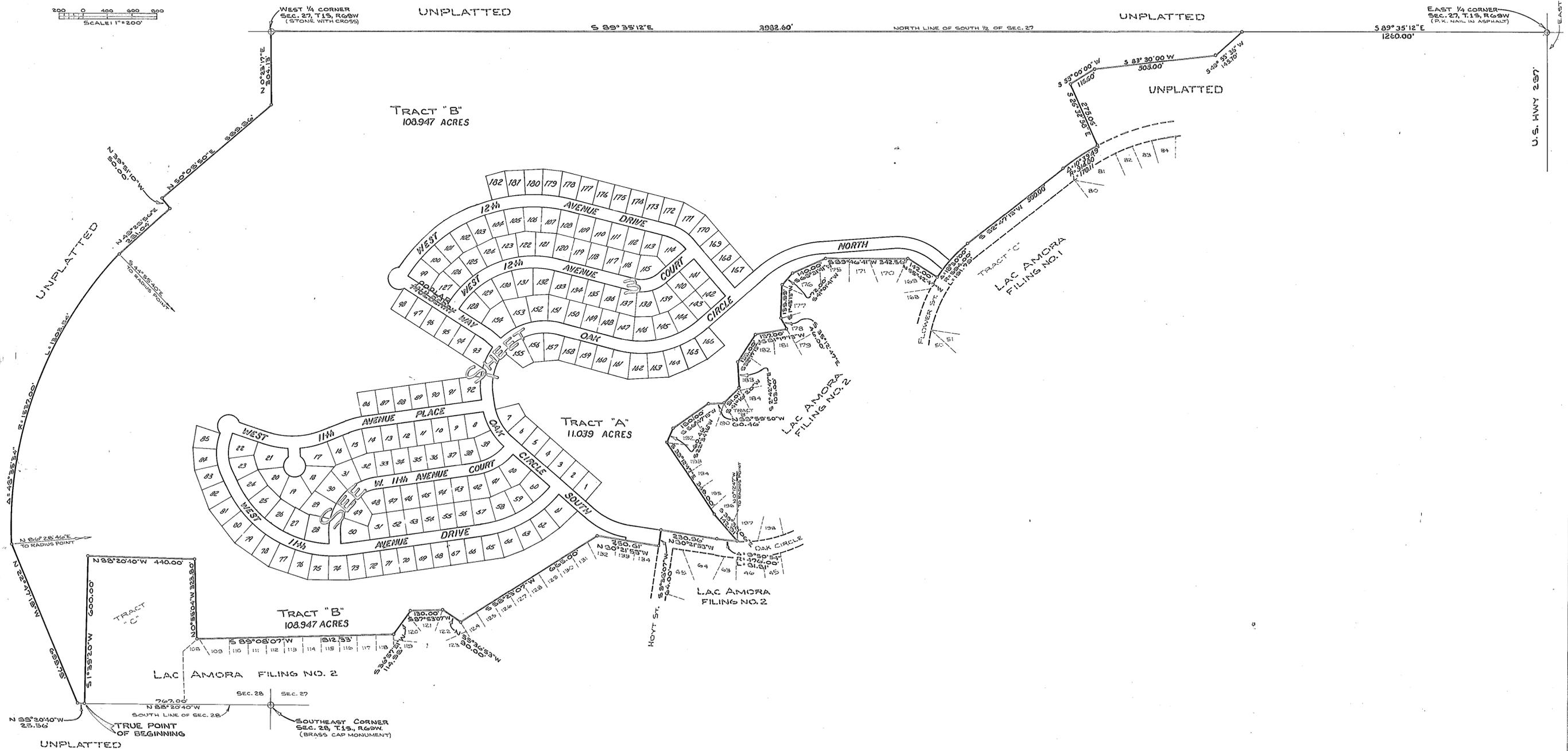
Wayne C. Boyer
PUBLIC SERVICE COMPANY

Daniel D. Pappas
MOUNTAIN BELT

Platfile P-7 F-2-18 (183)

LAC AMORA FILING NO. 3

A PART OF THE SOUTH ONE-HALF OF SECTION 27,
AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 28,
T 1 S, R 69 W OF THE 6TH P.M.
BOULDER COUNTY, COLORADO
SHEET 2 OF 3

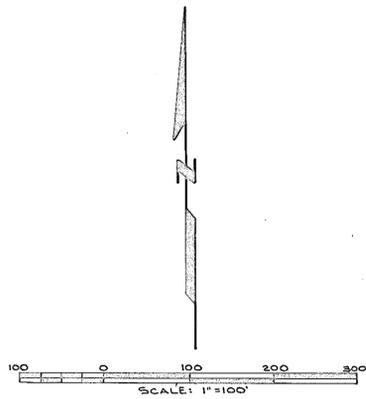


EAST LINE OF SEC. 27
U.S. HWY 287

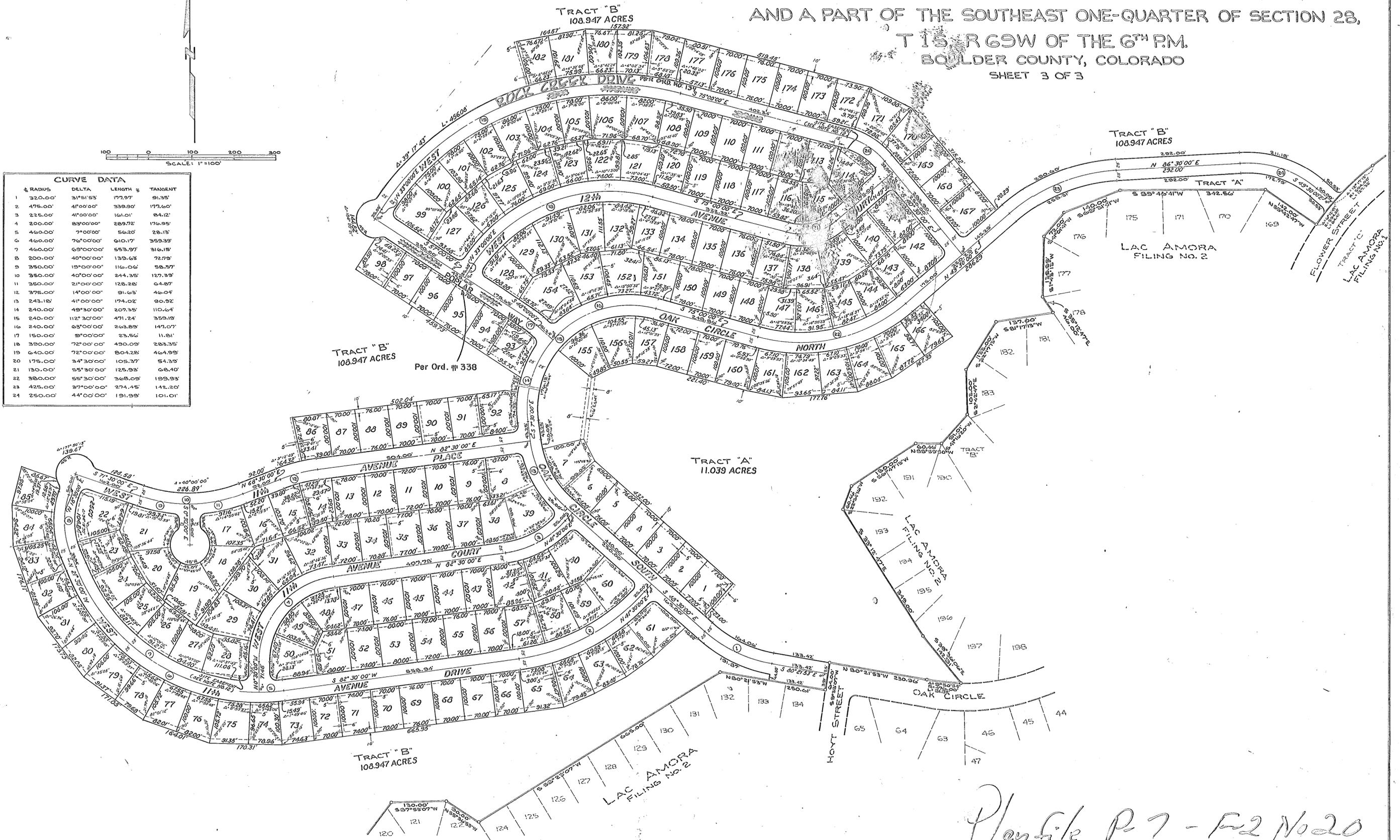
Plat P 7, F-2 No 19

LAC AMORA FILING NO. 3

A PART OF THE SOUTH ONE-HALF OF SECTION 27,
AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 28,
T 15 S, R 69 W OF THE 6TH P.M.
BOULDER COUNTY, COLORADO
SHEET 3 OF 3



Δ	RADIUS	DELTA	LENGTH	TANGENT
1	320.00'	31°51'53"	172.97'	91.35'
2	475.00'	41°00'00"	339.30'	172.60'
3	225.00'	41°00'00"	161.01'	84.12'
4	200.00'	53°00'00"	289.72'	176.95'
5	460.00'	7°00'00"	56.28'	29.13'
6	460.00'	76°00'00"	610.17'	359.39'
7	460.00'	69°00'00"	555.97'	316.15'
8	200.00'	40°00'00"	139.63'	72.79'
9	350.00'	15°00'00"	116.06'	58.57'
10	350.00'	40°00'00"	244.35'	127.35'
11	350.00'	21°00'00"	128.28'	64.87'
12	375.00'	14°00'00"	91.63'	46.04'
13	243.18'	41°00'00"	174.02'	90.92'
14	240.00'	49°30'00"	207.35'	110.64'
15	240.00'	112°30'00"	471.24'	359.19'
16	240.00'	63°00'00"	263.89'	147.07'
17	150.00'	9°00'00"	23.56'	11.81'
18	390.00'	72°00'00"	490.09'	283.35'
19	640.00'	72°00'00"	804.28'	464.99'
20	175.00'	34°30'00"	105.37'	54.39'
21	130.00'	55°30'00"	125.95'	68.40'
22	380.00'	55°30'00"	368.09'	199.93'
23	425.00'	37°00'00"	274.45'	142.20'
24	250.00'	44°00'00"	191.99'	101.01'



Plan file P-7 - F-2 No 20