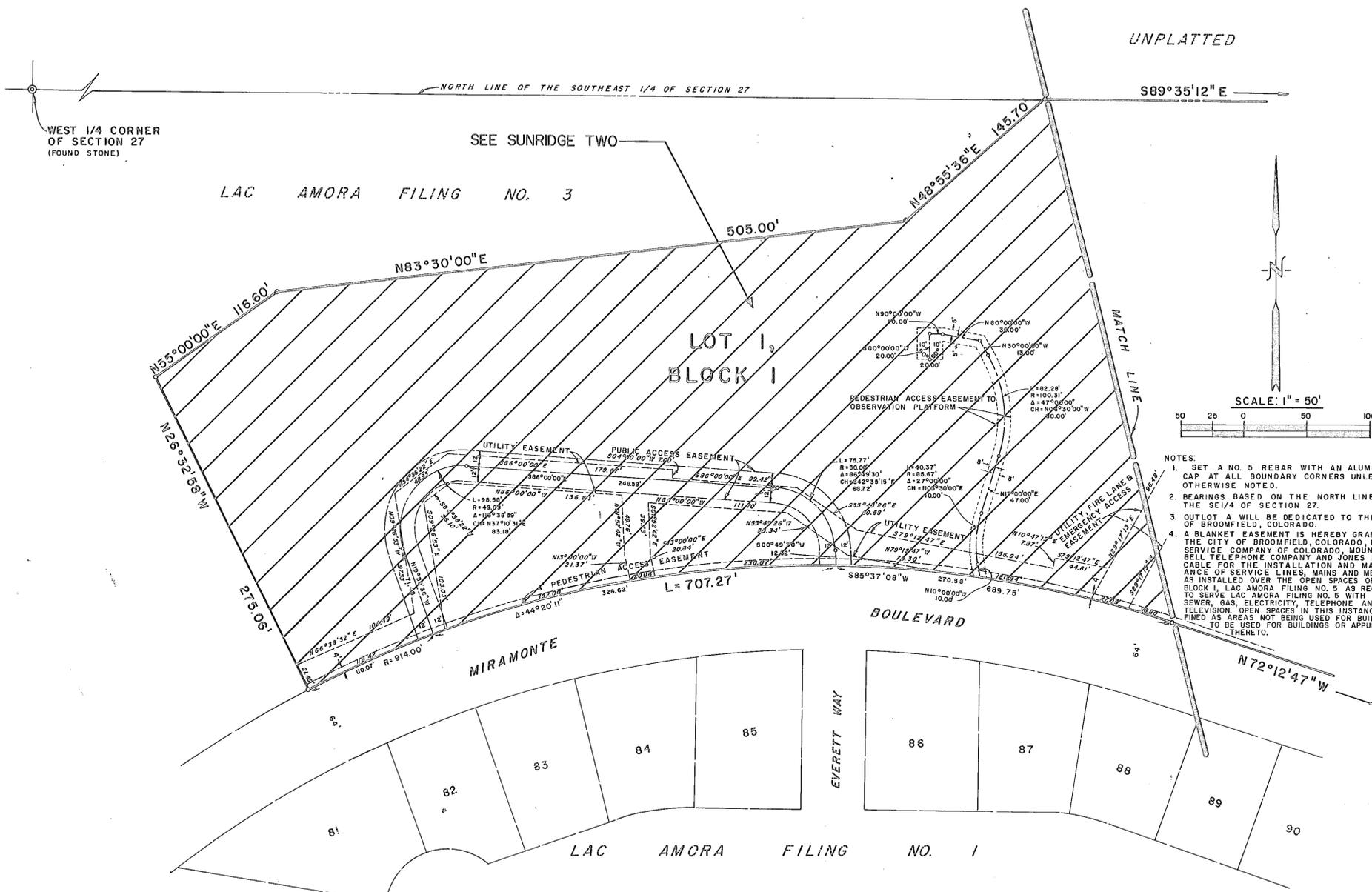


LAC AMORA FILING NO. 5

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION, BEING THE SOLE OWNER OF THAT REAL PROPERTY LOCATED IN SECTION 27, 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 EAST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 89°35'12" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°17'13" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 27, A DISTANCE OF 353.87 FEET; THENCE SOUTH 70°35'48" WEST A DISTANCE OF 391.88 FEET; THENCE SOUTH 12°30'00" WEST, A DISTANCE OF 90.00 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 4 COURSES: (1) NORTH 89°42'47" WEST, A DISTANCE OF 112.00 FEET TO A POINT OF CURVE; (2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°30'00", A RADIUS OF 226.00 FEET, AND AN ARC LENGTH OF 69.03 FEET TO A POINT OF TANGENT; (3) NORTH 72°12'47" WEST, ALONG SAID TANGENT, A DISTANCE OF 510.00 FEET TO A POINT OF CURVE; (4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°20'11", A RADIUS OF 914.00 FEET, AND AN ARC LENGTH OF 707.27 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF LAC AMORA FILING NO. 3; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY LINE OF LAC AMORA FILING NO. 3, THE FOLLOWING 4 COURSES: (1) NORTH 26°32'58" WEST, A DISTANCE OF 275.06 FEET; (2) NORTH 55°00'00" EAST, A DISTANCE OF 116.60 FEET; (3) NORTH 83°30'00" EAST, A DISTANCE OF 505.00 FEET; (4) NORTH 48°55'36" EAST, A DISTANCE OF 145.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 89°35'12" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,160.00 FEET TO THE TRUE POINT OF BEGINNING.

HAS BY THESE PRESENTS, LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOT AND BLOCK, UNDER THE NAME AND STYLE OF LAC AMORA FILING NO. 5 AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD THE FOLLOWING AS SHOWN THEREON: THE EASEMENTS FOR THE PURPOSES OF PERMITTING THE INSTALLATION OPERATION, MAINTENANCE AND USE OF ANY AND ALL PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, SIGNS, PEDESTRIAN ACCESS, PEDESTRIAN ACCESS TO OBSERVATION PLATFORM, PUBLIC ACCESS, FIRE LANE AND EMERGENCY ACCESS, TELEPHONE AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES, THERETO.

EXECUTED THIS 20 DAY OF SEPTEMBER, 1984, McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.

THOMAS R. HOYT AS PRESIDENT

CAROLINE HOYT AS SECRETARY

ACKNOWLEDGEMENT

STATE OF COLORADO) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October, 1984, BY THOMAS R. HOYT AS PRESIDENT AND BY CAROLINE HOYT AS SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL,
MY COMMISSION EXPIRES June 4, 1986

NOTARY PUBLIC

ADDRESS: 4730 Table Mesa Drive
Boulder, Co. 80303

ATTORNEY'S CERTIFICATE

I, C.R. Brauch, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSON DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT IS THE OWNER THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL ENCUMBRANCES.

ATTORNEY

CITY OF BROOMFIELD APPROVALS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 4th DAY OF SEPTEMBER, 1984.

CHAIRMAN

SECRETARY

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF EASEMENTS SHOWN HEREON, AND IS ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 25th DAY OF SEPTEMBER, 1984.

MAYOR

CITY CLERK

APPROVED BY THE CITY ENGINEER OF BROOMFIELD, COLORADO THIS 12 DAY OF October, 1984.

CITY ENGINEER

APPROVED BY THE MOUNTAIN BELL COMPANY THIS 30 DAY OF October, 1984.

REPRESENTATIVE

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS 28 DAY OF SEPT., 1984.

REPRESENTATIVE

APPROVED BY JONES, INTERCABLE THIS 10th DAY OF October, 1984.

REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF LAC AMORA FILING NO. 5 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Charles R. Melvin
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 22576

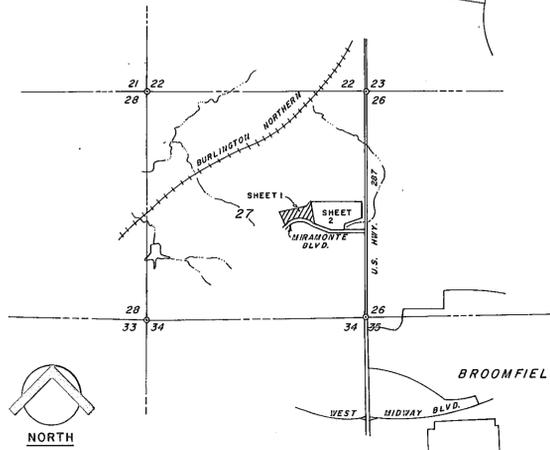
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF BOULDER)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:30 P.M., THIS 21st DAY OF October, 1984, AND IS DULY RECORDED IN PLANFILE F.H.P. 424103 FILM 1325 FEES PAID \$22.00

Recorder

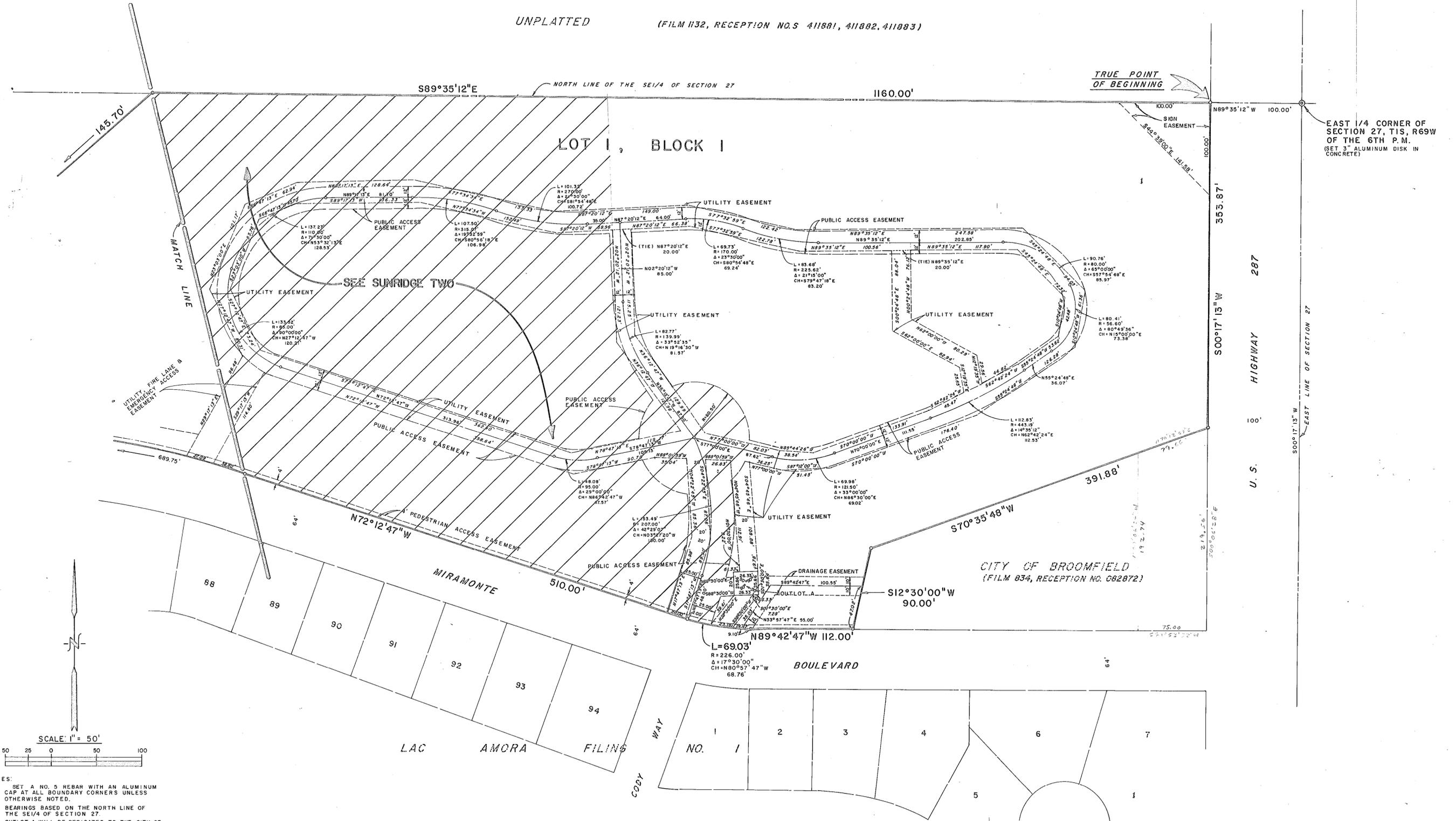
Deputy



LAC AMORA FILING NO. 5

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

UNPLATTED (FILM 1132, RECEPTION NOS 411881, 411882, 411883)



EAST 1/4 CORNER OF SECTION 27, T1S, R69W OF THE 6TH P.M. (SET 3" ALUMINUM DISK IN CONCRETE)

- NOTES:
1. SET A NO. 5 REBAR WITH AN ALUMINUM CAP AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 2. BEARINGS BASED ON THE NORTH LINE OF THE SE 1/4 OF SECTION 27.
 3. OUTLOT A WILL BE DEDICATED TO THE CITY OF BROOMFIELD, COLORADO.
 4. A BLANKET EASEMENT IS HEREBY GRANTED TO THE CITY OF BROOMFIELD, COLORADO, PUBLIC SERVICE COMPANY OF COLORADO, MOUNTAIN BELL TELEPHONE COMPANY AND JONES INTER-CABLE FOR THE INSTALLATION AND MAINTENANCE OF SERVICE LINES, MAINS AND METERS AS INSTALLED OVER THE OPEN SPACES OF LOT 1, BLOCK 1, LAC AMORA FILING NO. 5 AS REQUIRED TO SERVE LAC AMORA FILING NO. 5 WITH WATER, SANITARY SEWER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION. OPEN SPACES IN THIS INSTANCE IS DEFINED AS AREAS NOT BEING USED FOR BUILDINGS OR TO BE USED FOR BUILDINGS OR APPURTENANCES THERE TO.