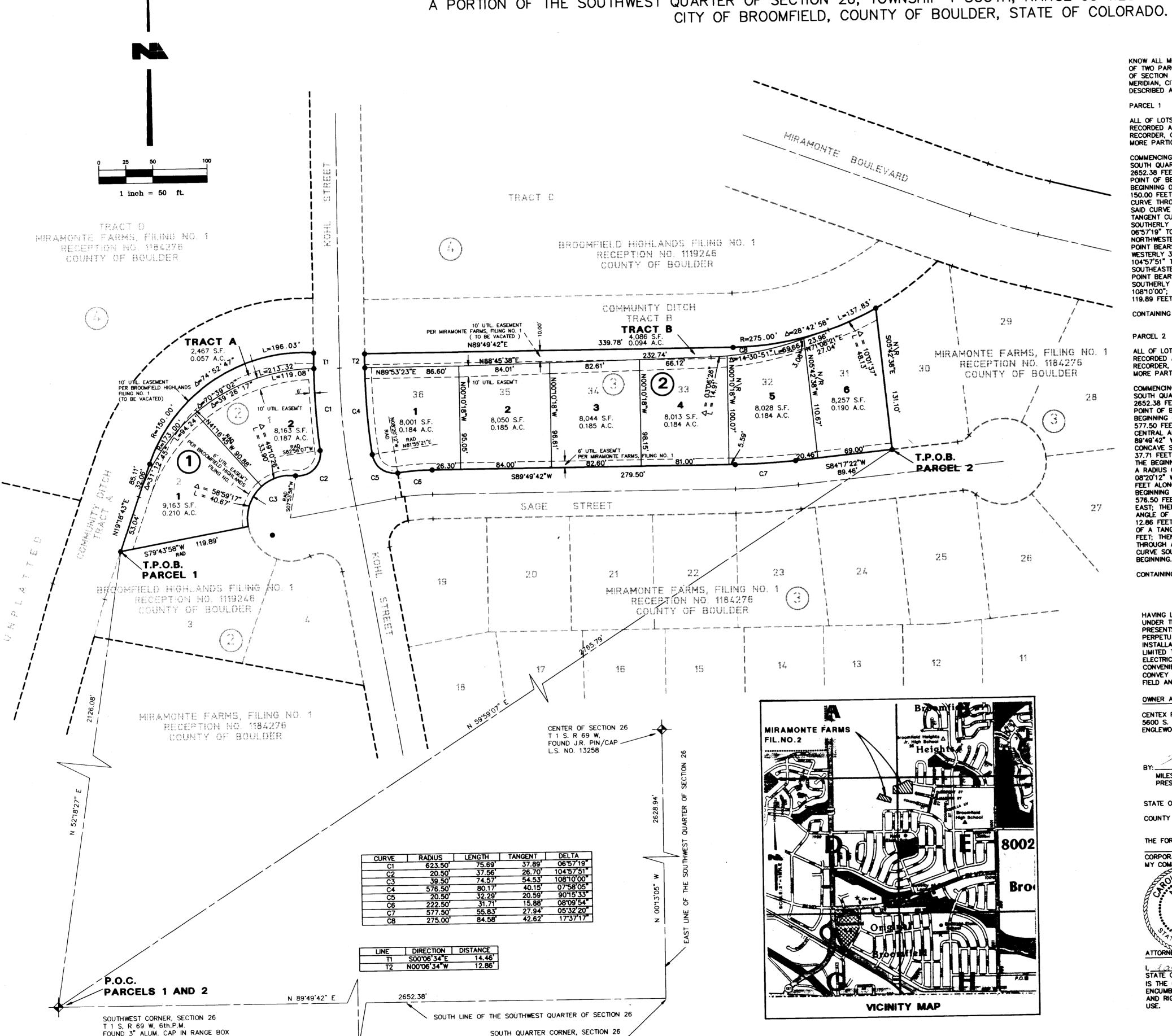
MIRAMONTE FARMS, FILING NO. 2

A VACATION AND A REPLAT OF LOTS 1 AND 2, BLOCK 2 OF BROOMFIELD HIGHLANDS FILING NO. 1, RECORDED AT RECEPTION NO. 1119246 AND LOTS 31 THROUGH 36, BLOCK 3 OF MIRAMONTE FARMS, FILING NO. 1, RECORDED AT RECEPTION NO. 1184276, IN THE OFFICE OF THE CLERK AND RECORDER, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO BEING

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,



T 1 S, R 69 W, 6th.P.M.

FOUND NOTHING, SET NOTHING, CORNER

OBLITERATED BY PRIVATE RESIDENCE

2" BELOW ASPHALT STAMPED COLORADO

DEPARTMENT OF HIGHWAYS

P.L.S. NO. 10102

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF TWO PARCELS OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 AND 2, BLOCK 2 OF BROOMFIELD HIGHLANDS FILING NO. 1, RECORDED AT RECEPTION NO. 1119246 IN THE OFFICE OF THE CLERK AND RECORDER, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 89'49'42" E 2652.38 FEET; THENCE NORTH 52"8"27" EAST 2126.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 19"8"43" EAST 85.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET: THENCE NORTHEASTERLY AND EASTERLY 196.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74'52'47"; THENCE NON-TANGENT TO SAID CURVE SOUTH 00'06'34" EAST 14.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 623.50 FEET; THENCE SOUTHERLY 75.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06"57'19" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.50 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 88'56'07" WEST; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY 37.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104'57'51" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 39.50 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 07'53'58" WEST; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY 74.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108"10'00"; THENCE NON-TANGENT TO SAID CURVE SOUTH 79"43"58" WEST 119.89 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.454 ACRES MORE OR LESS

ALL OF LOTS 31 THROUGH 36, BLOCK 3 OF MIRAMONTE FARMS, FILING NO. 1, RECORDED AT RECEPTION NO. 1184276 IN THE OFFICE OF THE CLERK AND RECORDER, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 89'49'42" EAST 2652.38 FEET; THENCE NORTH 59"59"07" EAST 2765.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 84"17'22" WEST 89.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 577.50 FEET; THENCE WESTERLY 55.83 FEET ALONG SAID CURVE THROUGH A 89'49'42" WEST 279.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 222.50 FEET; THENCE WESTERLY 37.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08'09'54" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 08'20'12" WEST; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY 32.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90"5"33" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 576.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 81"55"21" EAST; THENCE NORTHERLY 80.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07'58'05"; THENCE TANGENT TO SAID CURVE NORTH 00'06'34" WEST 12.86 FEET; THENCE NORTH 89'49'42" EAST 339.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 275.00 FEET; THENCE EASTERLY AND NORTHEASTERLY 137.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28'42'58"; THENCE NON-TANGENT TO SAID CURVE SOUTH 05'42'38" EAST 131.10 FEET TO THE TRUE POINT OF

CONTAINING 1.206 ACRES MORE OR LESS.

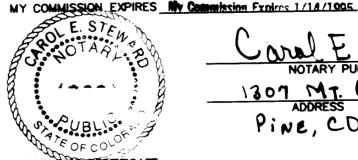
HAVING LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, BLOCKS AND TRACTS UNDER THE NAME AND STYLE OF MIRAMONTE FARMS, FILING NO. 2 AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS THE PERPETUAL EASEMENTS FOR STORM DRAINAGE AND FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE, ELECTRIC LINES, CABLE TELEVISION, POSTAL FACILITIES, AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AND DO FURTHER BY THESE PRESENTS GRANT AND CONVEY ANY RIGHTS AND INTERESTS IN TRACTS A AND B TO THE CITY OF BROOM-FIELD AND ITS ASSIGNS FOR PUBLIC USE.

OWNER AND SUBDIVIDER

CENTEX REAL ESTATE CORPORATION 5600 S. QUEBEC STREET # SUITE 310 ENGLEWOOD, COLORADO 80111

PRESIDENT STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 19 BY MILES GRANT, AS PRESIDENT OF CENTEX REAL ESTATE .



1307 MT. EUANS Blud. Pine, CD 80470

TTORNEYS CERTIFICATE:

NOLTE and ASSOCIATES
Engineers / Planners / Surveyors
8955 So. Ridgeline Boulevard, Highlands Rench, Coloredo 80126
(303) 791 - 0666

STATE OF COLORADO, HERBY CERTIFY THAT CENTEX REAL ESTATE CORPORATION IS THE OWNER IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF A PORTION OF THE LAND BEING DEDICATED FOR STREETS, EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT, AND NOT PREVIOUSLY DEDICATED FOR PUBLIC

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED TO BEAR NORTH 89'49'42" EAST.

- 1) LOT LINES ARE RADIAL TO STREET RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (NON-RADIAL -N/R).
- SIX FOOT WIDE EASEMENTS, AS SHOWN, ALONG FRONT LOT LINES AND ADJACENT TO STREETS, ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE GAS, CABLE TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS, AS SHOWN, ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUB-STANTIALLY RIGHT ANGLES. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSABLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED
- 3) TEN FOOT WIDE EASEMENTS, AS SHOWN ALONG REAR AND SIDE LOT LINES ARE HERE-BY GRANTED FOR THE USE OF ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION.
- 4) APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S.
- DENOTES FOUND #5 REBAR WITH CAP " L.S. 17666 ", UNLESS OTHERWISE

SURVEYOR'S DECLARATION

I, C. REY TENNEY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THE SURVEY OF MIRAMONTE FARMS FILING NO. 2, WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT TO THE BEST OF MY ABILITY, ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

C. Ry Tenney C. REY TENNEY, REGISTERED LAND SURVEYOR NO. 17666



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 AFTER THE DATE OF THE CERTIFICATION SHOWN

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS KIND DAY OF DECEMBER, A.D., 1992.

CITY COUNCIL CERTIFICATE:

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 12 DAY OF JONNORY

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:05 PM O'CLOCK THIS 28 TH DAY OF JANGARY, A.D., 19 93, AND IS DULY RECORDED IN PLAN PLANFILE : P-29 F-1 #1 ____ RECEPTION NO. 1261497

FEE \$ 10.00

DATE OF PREPARATION: 9-25-92