

Recorded 8/28/2007 at
Receipt No 2007011216

MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT

A REPLAT OF TRACT B, COLUMBINE MEADOWS AND LOT 2, COLUMBINE MEADOWS FILING NO. 2-REPLAT 'A'

A PORTION OF THE N 1/2 OF THE NW 1/4, SECTION 32, T1S, R68W, OF THE 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 3

NOTES:

- BEARINGS ARE BASED ON CITY OF BROOMFIELD G.P.S. CONTROL POINTS: GPS NO. 6 AND DI CIERO, SOUTH 89°43'06" EAST, AS SHOWN ON SHEET 2 OF 3.
- FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-233384-OR2, DATED MAY 10, 2006, AT 7:30 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 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 CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BENCHMARK: CITY OF BROOMFIELD G.P.S. CONTROL POINT No. 6, ELEVATION: 5310.008' DATUM: N.A.V.D.-88
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C 2-1, 1:50,000 AS DEFINED IN THE "GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GSP RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- AS REQUIRED BY THE CITY AND COUNTY OF BROOMFIELD THE BEARINGS FOR THIS PLAT ARE BASED ON CITY GIS LAND POSITIONS "No. 6" AND "DI CIERO" AS BEARING SOUTH 89°43'06" EAST. THE COMBINED MODIFICATION FACTOR USED FOR THIS PLAT IS 0.999720895
- FLOOD INFORMATION: SITE LIES WITHIN ZONES AE AND ZONE X AS SHOWN HEREON, AS PER F.I.R.M. #080730091F REVISED AUGUST 18, 2004 AND F.I.R.M. #0805730092F REVISED AUGUST 18, 2004. ZONES SHOWN HEREON WERE DIGITIZED FROM THE ABOVE MENTIONED MAPS AND LOCATIONS ARE APPROXIMATE.
ZONE AE = AREAS WHERE BASE FLOOD ELEVATIONS ARE DETERMINED.
ZONE X (SHADED-OTHER FLOOD AREAS) = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X (UNSHADED-OTHER AREAS) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TRACT A IS DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR ACCESS, OPEN LANDS, AND DRAINAGE. LANDSCAPING WITHIN TRACT A WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER. MAINTENANCE OF THE 8' CONCRETE TRAIL WILL BE BY THE CITY AND COUNTY OF BROOMFIELD.
- TRACT B IS DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR ACCESS, OPEN LANDS AND DRAINAGE. LANDSCAPING WITHIN TRACT B WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER. MAINTENANCE OF THE 8' TRAIL WILL BE BY THE CITY AND COUNTY OF BROOMFIELD.

DEDICATION AND OWNERSHIP:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PORTION OF THE N1/2 OF THE NW1/4, SECTION 32, T1S, R68W, OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. SAID PARCEL BEING THE REMAINDER OF TRACT B, COLUMBINE MEADOWS AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT FILE 16, MAP 242, RECEPTION NUMBER B565078 AND ALL OF COLUMBINE MEADOWS FILING NO. 2 - REPLAT "A" AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT FILE 16, MAP 803, RECEPTION NUMBER B860060 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE S89°34'21"E ALONG THE NORTH LINE SAID NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 74.10 FEET; THENCE S00°25'39"W A DISTANCE OF 48.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT B, COLUMBINE MEADOWS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE S89°34'21"E ALONG THE NORTH LINE OF SAID TRACT B, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WEST 128TH AVENUE, A DISTANCE OF 907.22 FEET TO THE NORTHEAST CORNER SAID TRACT B;

THENCE S00°30'47"W ALONG THE EASTERLY LINE OF SAID TRACT B, A DISTANCE OF 501.60 FEET;

THENCE N89°44'30"W ALONG THE EASTERLY LINE OF SAID TRACT B, A DISTANCE OF 120.00 FEET;

THENCE S00°23'32"W ALONG THE EASTERLY LINE OF SAID TRACT B, A DISTANCE OF 770.20 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE N89°40'17"W ALONG THE SOUTH LINE OF SAID TRACT B, A DISTANCE OF 793.30 FEET TO THE EAST RIGHT OF LINE OF LOWELL BOULEVARD;

THENCE N00°25'48"W ALONG SAID EAST RIGHT OF WAY LINE OF LOWELL BOULEVARD AND SAID WEST LINE OF TRACT B, A DISTANCE OF 601.66 FEET TO THE SOUTHWEST CORNER OF SAID COLUMBINE MEADOWS FILING NO. 2-REPLAT "A";

THENCE N00°25'42"W, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF LOWELL BOULEVARD AND ALONG THE WEST LINE OF SAID LOT 2 COLUMBINE MEADOWS, A DISTANCE OF 22.00 FEET TO THE NORTHWEST CORNER SAID LOT 2 COLUMBINE MEADOWS AT SAID EAST RIGHT OF WAY LINE OF LOWELL BOULEVARD;

THENCE THE FOLLOWING THREE COURSES ALONG THE COMMON LINES BETWEEN LOT 2 AND LOT 3 OF SAID COLUMBINE MEADOWS FILING NO. 2-REPLAT "A";

- 1) S89°34'48"E, A DISTANCE OF 259.24 FEET;
- 2) N00°25'12"E, A DISTANCE OF 207.02 FEET;
- 3) N44°26'29"W, A DISTANCE OF 15.00 FEET;

THENCE THE FOLLOWING THREE COURSES ALONG THE COMMON LINES BETWEEN LOT 2 AND LOT 1 OF SAID COLUMBINE MEADOWS FILING NO. 2-REPLAT "A";

- 1) N45°32'30"E, A DISTANCE OF 52.05 FEET;
- 2) N44°27'30"W, A DISTANCE OF 76.36 FEET;
- 3) N00°25'20"E, A DISTANCE OF 49.51 FEET TO THE NORTH LINE OF SAID LOTS 2 AND 1;

THENCE N89°34'48"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 236.96 FEET TO THE NORTHWEST CORNER OF SAID FILING NO. 2-REPLAT "A", SAID POINT ALSO BEING ON SAID EAST RIGHT OF WAY LINE OF LOWELL BOULEVARD;

THENCE N00°25'42"W ALONG THE WEST LINE SAID TRACT B, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF LOWELL BOULEVARD, A DISTANCE OF 266.58 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°51'21", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.64 FEET AND A CHORD OF N44°59'58"E, 35.62 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 22.71 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE RIGHT-OF-WAY AND OPEN LANDS AND DRAINAGE TRACTS A AND B AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

CICCARELLI ENTERPRISES, L.L.L.P., A COLORADO LIMITED LIABILITY COMPANY

Donna Ciccarelli - Manager
BY:

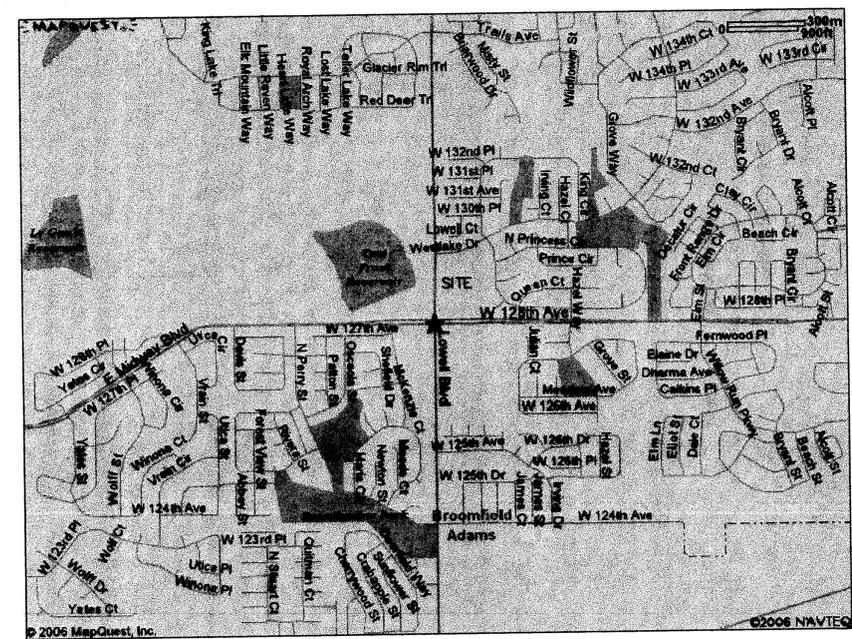


NOTARY:

STATE OF COLORADO)
COUNTY OF JEFFERSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August 2007 BY DONNA CICCARELLI, AS MANAGER OF CICCARELLI ENTERPRISES, L.L.L.P.

WITNESS MY HAND AND OFFICIAL SEAL
Shelly Wilson
MY COMMISSION EXPIRES 6-15-09
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

CONSENT OF LENDER:

COLORADO BUSINESS BANK, N.A. HEREBY CONSENTS TO THE DEDICATION, GRANT AND CONVEYANCE OF THE STREETS, RIGHTS-OF-WAY AND PUBLIC WAYS AS SHOWN ON THIS PLAT, BY THE OWNER OF THE HEREON DESCRIBED REAL PROPERTY.

COLORADO BUSINESS BANK, N.A.

BY: *Scott J. Meyer*
TITLE: *V. President*

NOTARY:

STATE OF COLORADO)
COUNTY OF JEFFERSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August 2007 BY Scott J. Meyer AS V. President OF COLORADO BUSINESS BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL
Valerie D Simpson
MY COMMISSION EXPIRES 01/15/08
NOTARY PUBLIC

My Commission Expires 06/07/2008

SURVEYOR'S CERTIFICATE:

I, *Jeffery J. Mackenna*, REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF MOUNTAIN TERRACE WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SURVEY AND THE SURVEY THEREOF.

DATE: 8-20-07
JEFFERY J. MACKENNA
COLORADO REGISTERED LAND SURVEYOR NO. 34183

ATTORNEY'S CERTIFICATE:

I, *Michael A. Littman*, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THAT DEED OF TRUST TO COLORADO BUSINESS BANK, N.A. WHICH ENTITY JOINS AND CONSENTS TO THIS PLAT BY SIGNATURE HEREON, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Michael A. Littman, REGISTRATION NO. 4335 DATE: 3/16/2007.

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 21st DAY OF April 2007.

John Stokes CHAIRMAN
Scott Longenecker SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 20th DAY OF July 2007.

Kenn Stewart MAYOR
Paul [Signature] CITY CLERK

SHEET INDEX

- COVER SHEET
- GEODETIC SURVEY POINTS
- FINAL PLAT MAP

PREPARED: 10/10/06
REVISIONS: 2/20/07,
3/30/07, 5/31/07,
6/21/07, 8/3/07,
8/16/07

JCM DEVELOPMENT, LLC
LAND DEVELOPMENT / ENGINEERING
CONSTRUCTION MANAGEMENT

8300 GARLAND DRIVE
ARVADA, CO 80005
PHONE: 303 431-1921
FAX: 303-463-9593

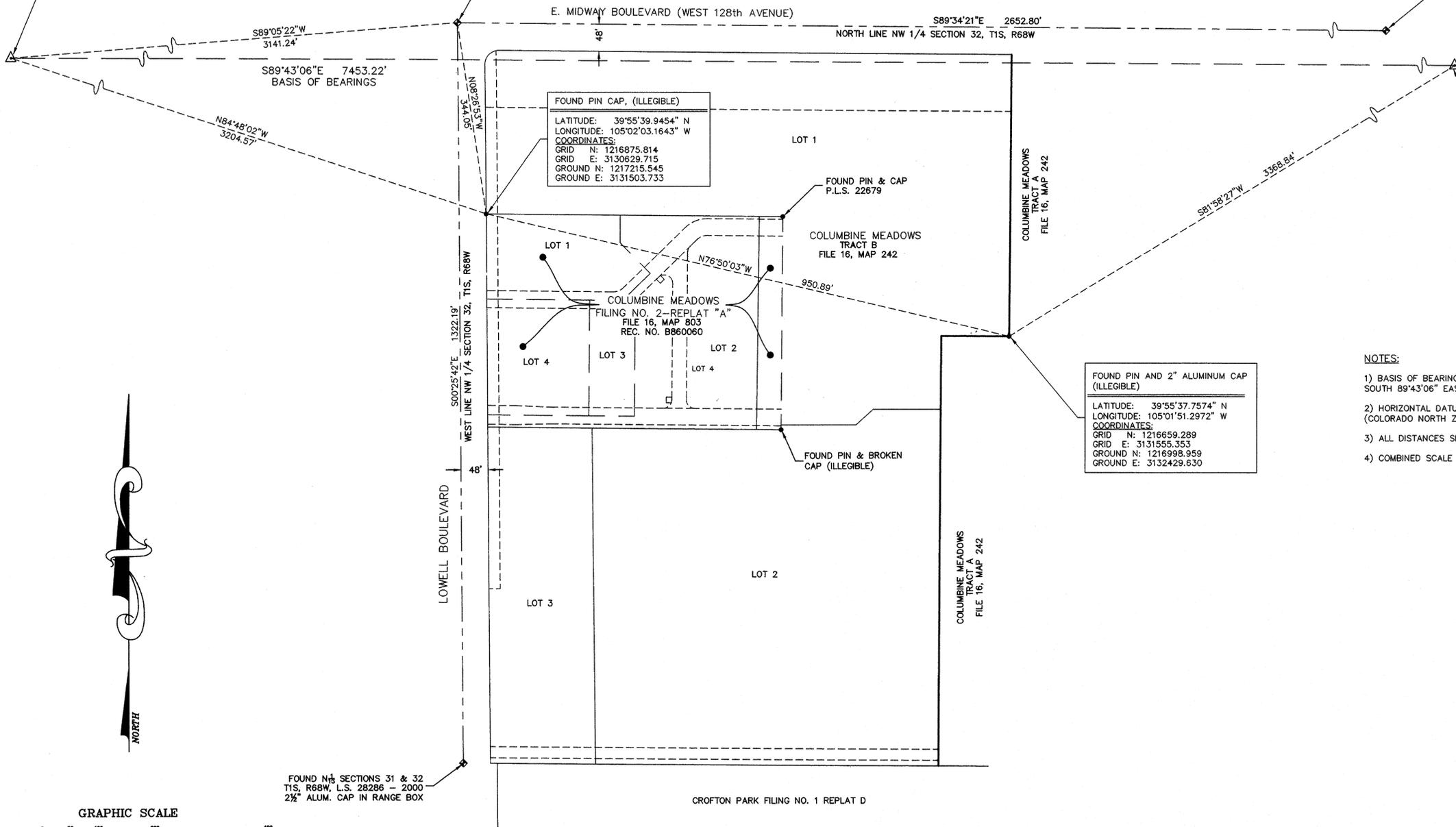
MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT

A REPLAT OF TRACT B, COLUMBINE MEADOWS AND LOT 2, COLUMBINE MEADOWS FILING NO. 2-REPLAT 'A'
 A PORTION OF THE N 1/2 OF THE NW 1/4, SECTION 32, T1S, R68W, OF THE 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 PAGE 2 OF 3

CITY AND COUNTY OF BROOMFIELD
 GPS POINT: No. 6
 FOUND 3/4" ALUM. CAP STAMPED
 "CITY OF BROOMFIELD, 1995, GPS"
 LATITUDE: 39°55'42.9782" N
 LONGITUDE: 105°02'44.0995" W
 COORDINATES:
 GRID N: 1217166.133
 GRID E: 3127439.219
 GROUND N: 1217505.945
 GROUND E: 3128312.347

FOUND NW CORNER OF THE
 NW 1/4 SECTION 32 T1S, R68W,
 1" AXLE IN RANGE BOX
 LATITUDE: 39°55'43.3103" N
 LONGITUDE: 105°02'03.7900" W
 COORDINATES:
 GRID N: 1217216.031
 GRID E: 3130579.184
 GROUND N: 1217555.857
 GROUND E: 3131453.188

FOUND NW CORNER OF THE
 SECTION 32 T1S, R68W,
 2 1/2" ALUM. CAP. IN GRASS MEDIAN
 STAMPED "FRANK R. DREXEL, 2149"
 LATITUDE: 39°55'42.9758" N
 LONGITUDE: 105°01'29.7492" W
 COORDINATES:
 GRID N: 1217196.246
 GRID E: 3133231.171
 GROUND N: 1217536.066
 GROUND E: 3134105.916



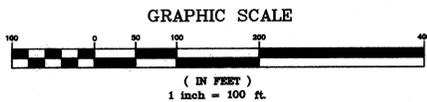
FOUND PIN CAP, (ILLEGIBLE)
 LATITUDE: 39°55'39.9454" N
 LONGITUDE: 105°02'03.1643" W
 COORDINATES:
 GRID N: 1216875.814
 GRID E: 3130829.715
 GROUND N: 1217215.545
 GROUND E: 3131503.733

CITY AND COUNTY OF BROOMFIELD
 GPS POINT: DI CIERO
 FOUND 3/4" ALUM. CAP STAMPED
 "CITY OF BROOMFIELD, DI CIERO, No. 14"
 LATITUDE: 39°55'42.22788" N
 LONGITUDE: 105°01'08.45690" W
 COORDINATES:
 GRID N: 1217129.510
 GRID E: 3134890.266
 GROUND N: 1217469.312
 GROUND E: 3135765.474

FOUND PIN AND 2" ALUMINUM CAP
 (ILLEGIBLE)
 LATITUDE: 39°55'37.7574" N
 LONGITUDE: 105°01'51.2972" W
 COORDINATES:
 GRID N: 1216659.289
 GRID E: 3131555.353
 GROUND N: 1216999.959
 GROUND E: 3132429.630

NOTES:

- 1) BASIS OF BEARINGS: CITY OF BROOMFIELD G.P.S. CONTROL POINTS, GPS No. 6 AND DI CIERO, SOUTH 89°43'06" EAST, AS SHOWN HEREON.
- 2) HORIZONTAL DATUM: NAD 83/92-H.A.R.N. BASED S.P.C.S. (COLORADO NORTH ZONE 0501 U.S. SURVEY FEET)
- 3) ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE DISTANCES.
- 4) COMBINED SCALE FACTOR: 0.999720895 (MODIFIED STATE PLANE TO STATE PLANE)



FOUND N 1/4 SECTIONS 31 & 32
 T1S, R68W, L.S. 28286 - 2000
 2 1/2" ALUM. CAP IN RANGE BOX

PREPARED: 10/10/06
 REVISIONS: 2/20/07,
 3/30/07, 5/31/07

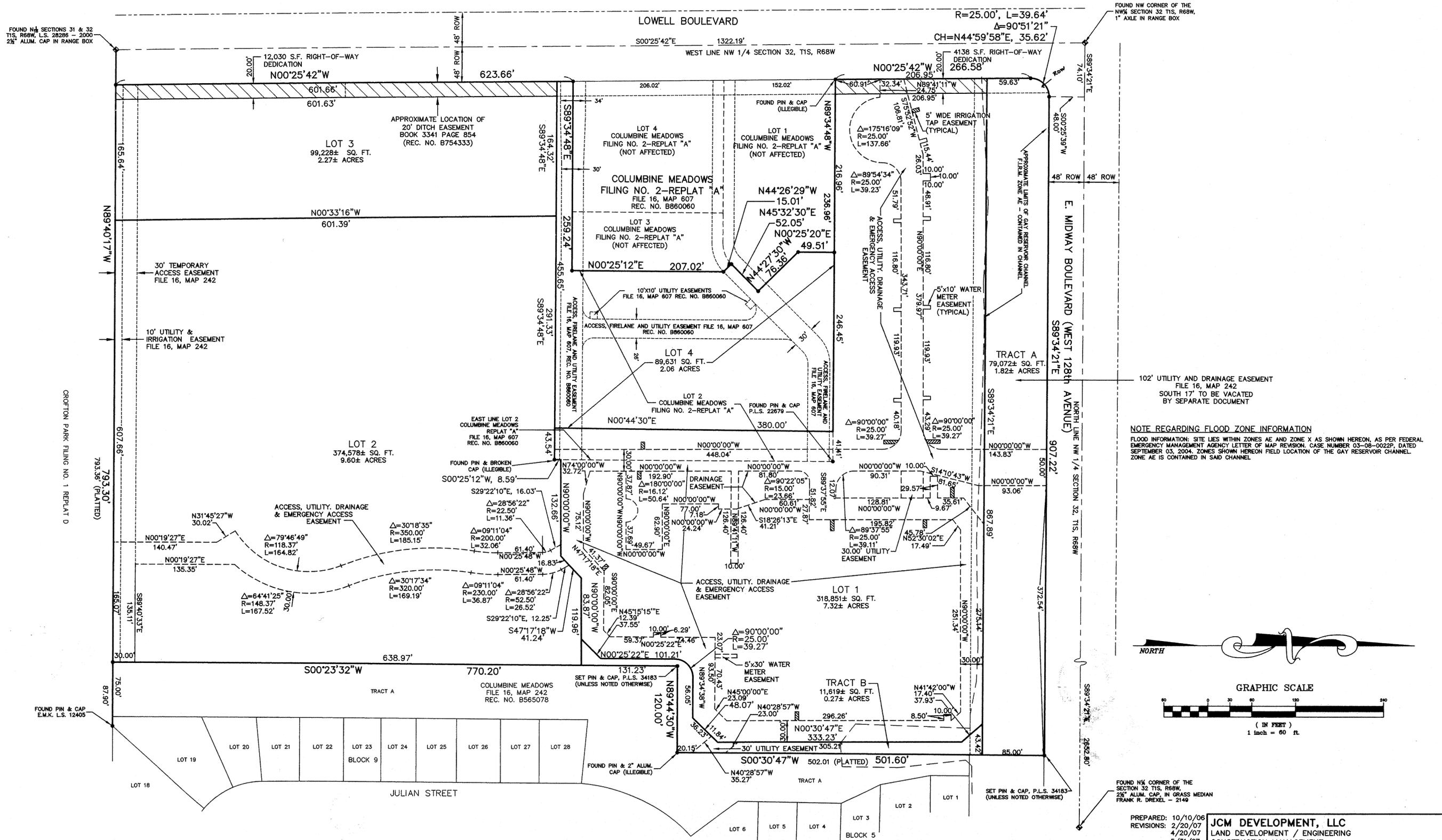
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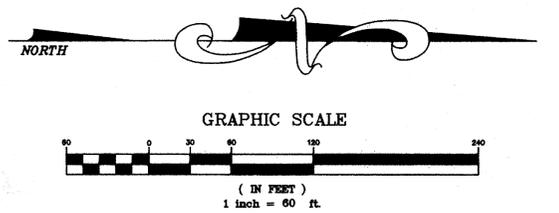
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 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 3 OF 3



FOUND NW CORNER OF THE NW 1/4 SECTION 32, T1S, R68W, 1" AXLE IN RANGE BOX

NOTE REGARDING FLOOD ZONE INFORMATION
 FLOOD INFORMATION: SITE LIES WITHIN ZONES AE AND ZONE X AS SHOWN HEREON, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION, CASE NUMBER 03-08-0022P, DATED SEPTEMBER 03, 2004. ZONES SHOWN HEREON FIELD LOCATION OF THE GAY RESERVOIR CHANNEL. ZONE AE IS CONTAINED IN SAID CHANNEL.



FOUND NW CORNER OF THE SECTION 32, T1S, R68W, 2 1/2" ALUM. CAP. IN GRASS MEDIAN FRANK R. DREXEL - 2149

PREPARED: 10/10/06
 REVISIONS: 2/20/07
 4/20/07
 5/31/07
 6/21/07

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