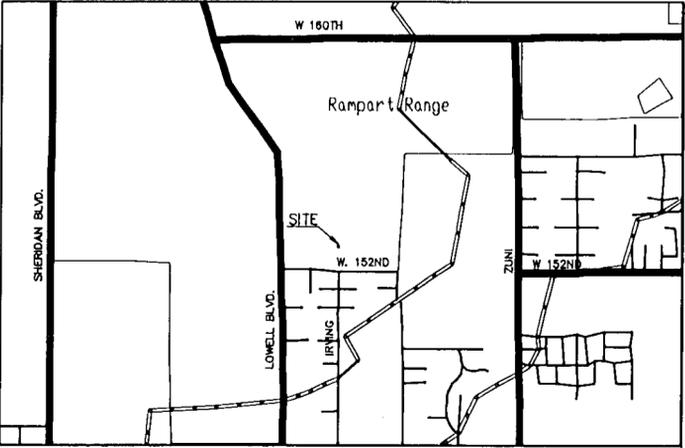


BLUE RIBBON SUBDIVISION

MINOR SUBDIVISION
A SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF THE SW 1/4 OF SECTION 8, T1S, R68W OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 7 AND A PORTION OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER; THENCE SOUTH 89°38'33" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 30.00 FEET; THENCE NORTH 00°01'14" EAST A DISTANCE OF 290.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF MUSTANG TOWER; THENCE NORTH 89°58'46" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 00°01'14" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°58'46" EAST A DISTANCE OF 125.00 FEET; THENCE SOUTH 00°01'14" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 12,500 SQUARE FEET.

SURVEYING CERTIFICATE

I, CREIGHTON R. MOORE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION IN CONFORMANCE WITH TITLE 38, ARTICLE 51 OF THE COLORADO REVISED STATUTES, AS AMENDED.

CREIGHTON R. MOORE
PLS 10945
PROFESSIONAL LAND SURVEYOR
10945
18-96

OWNERSHIP

Virginia Louise Brozovich
VIRGINIA LOUISE BROZOVICH
James Nicholas Brozovich
JAMES NICHOLAS BROZOVICH
Karen Louise Besser
KAREN LOUISE BESSER
Nancy Diane Hancock
NANCY DIANE HANCOCK

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 04 DAY OF October, A.D., 19 96, BY VIRGINIA LOUISE BROZOVICH, JAMES NICHOLAS BROZOVICH, KAREN LOUISE BESSER AND NANCY DIANE HANCOCK AS OWNERS.

MY COMMISSION EXPIRES: June 10, 2000

WITNESS MY HAND AND SEAL Alan P. Hawkins
NOTARY PUBLIC
Highlands Ranch
ADDRESS

NOTES

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 THE CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS - ASSUMED BETWEEN THE SW COR. SE 1/4, SW 1/4 SEC. 8, BEING A 5/8" REBAR AND 1 1/2" ALUM. CAP PLS 10945, AND THE S 1/4 COR. SEC. 8, BEING A 3" ALUM. CAP PLS 17669. S 89°38'33"E 1320.25'

• = SET 5/8" REBAR WITH PLASTIC CAP PLS 10945.

DATE OF SURVEY: APRIL 20, 1996

DATE OF PREPARATION: MAY 16, 1996

ALAN P. HAWKINS
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 6/10/2000

APPROVALS

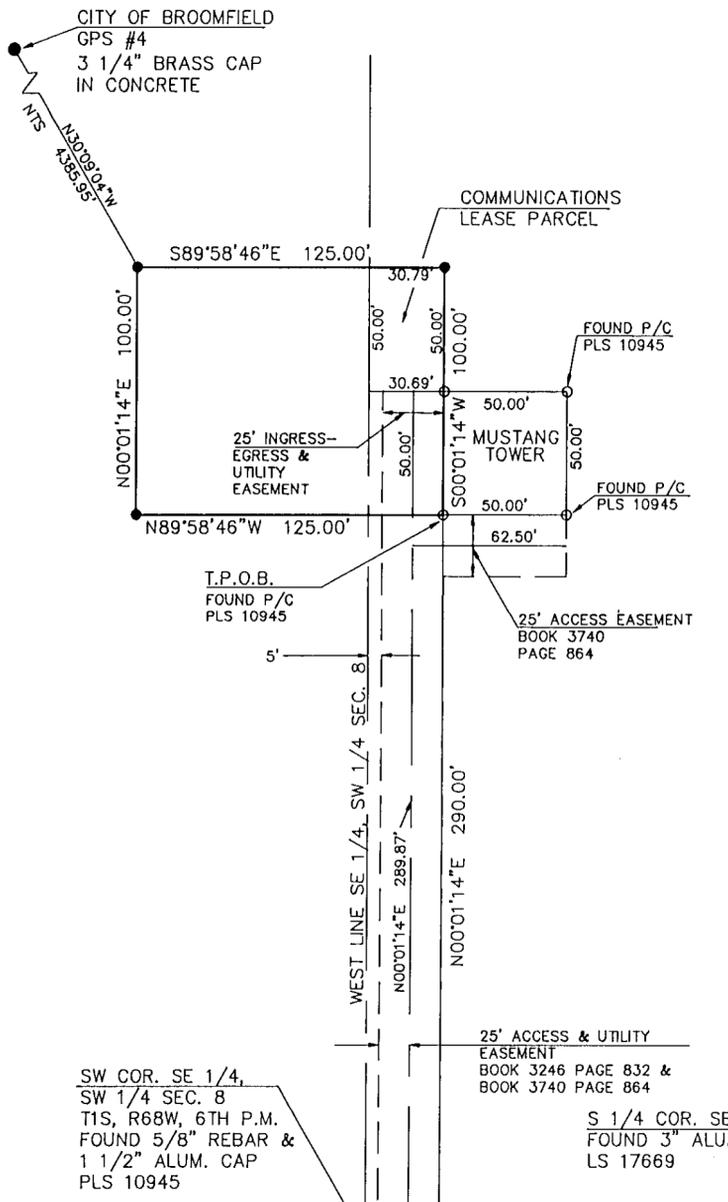
[Signature]
PLANNING DIRECTOR
DATE 5-16-96
[Signature]
CITY ENGINEER
DATE 10-28-96
[Signature]
CITY MANAGER
DATE 10-27-96

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT NOVEMBER .M. ON THE 15 DAY OF NOVEMBER, A.D., 19 96.

BY: _____ DEPUTY COUNTY CLERK AND RECORDER



PREPARED BY:
C. R. MOORE LAND SURVEYING
P. O. BOX 5153
ARVADA, CO. 80005