

# THE OUTLOOK FILING NO. 4

A RESUBDIVISION OF A PART OF THE OUTLOOK FILING NO. 2, TOGETHER WITH A PARCEL OF LAND, BOTH LOCATED IN THE E 1/2 OF THE E 1/2 OF SECTION 23, T.1S., R.69W. OF THE 6th P.M.. CITY OF BROOMFIELD, COUNTY OF BOULDER, COLORADO.

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being owners of a part of THE OUTLOOK, FILING NO. 2, together with a parcel of land, both located in the E 1/2 of the E 1/2 of Section 23, 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 Southwest corner of the E 1/2 of the SE 1/4 of said section 23, said corner also being the Southwest corner of said 'the Outlook, Filing No. 2'; thence N 00° 21' 54" E along the West line of the E 1/2 of the SE 1/4 of said section 23, said line also being the west line of said 'the Outlook, filing No. 2' a distance of 1150.00 feet to the Northwest corner of said 'the Outlook filing No. 2'; thence along the North line of said 'the Outlook filing No. 2' the following 3 courses:

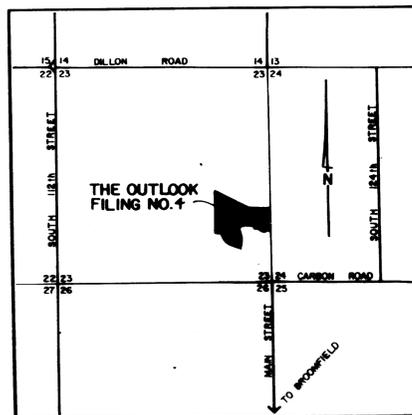
1. S 89° 38' 06" E a distance of 75.00 feet; thence
2. S 42° 08' 00" E a distance of 112.11 feet; thence
3. S 47° 59' 35" E a distance of 87.35 feet to

the POINT OF BEGINNING; thence departing said North line, N 62° 41' 30" E a distance of 106.42 feet to a point on a curve; thence along said curve to the left having a central angle of 06° 35' 11", a radius of 122.50 feet, an arc length of 14.08 feet, and whose chord bears N 27° 19' 56" W a chord distance of 14.07 feet; thence N 65° 57' 39" E a distance of 45.00 feet to a point on a curve; thence along the arc of a curve to the right having a central angle of 06° 41' 00", a radius of 252.50 feet, an arc length of 29.45 feet, and whose chord bears N 27° 09' 47" W a chord distance of 29.44 feet; thence N 59° 29' 43" E a distance of 98.00 feet; thence S 38° 32' 11" E a distance of 88.92 feet; thence S 63° 17' 21" E a distance of 133.00 feet; thence N 07° 14' 04" E a distance of 5.43 feet; thence N 32° 51' 22" E a distance of 70.88 feet to a point on the north line of said 'The Outlook Filing No. 2'; thence along said North line along the arc of a curve to the right having a central angle of 47° 30' 00", a radius of 77.50 feet, an arc length of 64.25 feet, and whose chord bears S 33° 23' 38" E, a chord distance of 62.43 feet; thence continuing along said North line, S 09° 38' 38" E a distance of 12.69 feet; thence departing said North line, continuing S 09° 38' 38" E a distance of 44.04 feet; thence S 08° 58' 40" E a distance of 86.01 feet; thence S 09° 38' 38" E a distance of 14.27 feet to a point of curve; thence along said curve to the left having a central angle of 12° 11' 59", a radius of 263.50 feet, an arc length of 56.11 feet, and whose chord bears S 15° 44' 38" E a distance of 56.00 feet; thence S 73° 23' 05" W a distance of 112.55 feet; thence N 89° 04' 34" W a distance of 34.83 feet; thence N 78° 51' 32" W a distance of 71.82 feet; thence N 63° 17' 21" W a distance of 170.05 feet; thence N 47° 59' 35" W a distance of 166.00 feet to the POINT OF BEGINNING, containing 2.296 acres, more or less.

Have laid out, subdivided and platted the same into lots and blocks, under the name and style of THE OUTLOOK FILING NO. 4, and do by these presents grant and convey to the City of Broomfield and its assigns, the streets, rights of way and 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.

## FINAL PLAT

SHEET 1 OF 2



VICINITY MAP  
SCALE 1" = 2000'

Executed this 21<sup>st</sup> day of November, 1988

OWNER AND SUBDIVIDER: THE OUTLOOK DEVELOPMENT COMPANY, INC.

By: Charles C. Shinn Jr., President

STATE OF COLORADO )  
 ) ss  
COUNTY OF BOULDER )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of November A.D., 1988 by Charles C. Shinn Jr., President of THE OUTLOOK DEVELOPMENT COMPANY, INC. My commission expires 04-21-90.

Loetta J. Kurnard  
Notary Public  
126 E. Ave  
Broomfield, Co. 80020  
Address

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.

### ATTORNEY'S CERTIFICATE

I, MICHAEL D. SHAW, an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons dedicating the streets, easements and rights of way shown on this plat, and not previously dedicated for public use, are the owners thereof in fee simple, free and clear of all liens and encumbrances.

Michael D. Shaw 5914  
Attorney at Law Reg. No.

### SURVEYOR'S CERTIFICATE

I, Ronald Lee Powers, a registered Land Surveyor in the State of Colorado do hereby certify that a field survey has been made; and to the best of my professional knowledge, belief and opinion, this is a true and accurate plat of the survey prepared under my supervision this 21<sup>st</sup> day of NOVEMBER, 1988, of the above described property.

By: Ronald Lee Powers  
Ronald Lee Powers RLS 16427  
For and on behalf of Costin Engineering Company



**Costin Engineering**  
CIVIL ENGINEERING AND LAND SURVEYING  
55 INVERNESS DRIVE EAST SUITE 110 ENGLEWOOD, COLORADO 80118  
TELEPHONE: (303) 788-5888

The undersigned holders of Deeds of Trust join in this plat and the dedications made herein, and consent to the owner's execution of a subdivision agreement in connection with this plat.

### HOLDERS OF DEEDS OF TRUST

Columbia Savings, a federal savings and loan association.

By: Robert Alexander Patrick E. Purcell, Vice President



### NOTARIAL CERTIFICATE

STATE OF COLORADO )  
 ) ss  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 22nd day of November, A.D., 1988, by Robert Alexander Patrick E. Purcell as Vice President of Columbia Savings, a federal savings and loan association.

My Commission expires May 14, 1990 Adam Wesch  
Notary Public



Central Bank of Broomfield, a banking corporation

By: Brad W. Oakes AVP  
Brad W. Oakes  
Assistant Vice President

My Commission Expires May 14, 1990

### NOTARIAL CERTIFICATE

STATE OF COLORADO )  
 ) ss  
COUNTY OF BOULDER )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of November, A.D., 1988, by Brad W. Oakes as Assistant Vice President of Central Bank of Broomfield, a banking corporation.

My commission expires 04-21-90 Loetta J. Kurnard  
Notary Public

### PLANNING COMMISSION CERTIFICATE

Approved by the Planning Commission of the City of Broomfield this 15<sup>th</sup> day of November, A.D., 1988.

Diane E. Baumann Henry Stoff  
Secretary Chairman

### CITY COUNCIL CERTIFICATES

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 22<sup>nd</sup> day of November, A.D., 1988.

Dicki Mares John J. Smith  
City Clerk Mayor

### RECORDER'S CERTIFICATE

State of Colorado )  
 ) ss  
County of Boulder )

I hereby certify that this instrument was filed for record in my office at 10:01 o'clock this 21<sup>st</sup> day of NOVEMBER, A.D., 1988, and is duly recorded in Plan 9-22-84 44647.

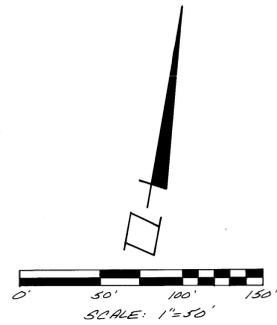
File 1564 Reception 964574  
Fee \$ 20.00 PAID

Charlotte Houston  
Clerk and Recorder

Brad Taylor  
Deputy

# THE OUTLOOK FILING NO. 4

A RESUBDIVISION OF A PART OF THE OUTLOOK FILING NO. 2, TOGETHER WITH A PARCEL OF LAND, BOTH LOCATED IN THE E 1/2 OF THE E 1/2 OF SECTION 23, T.1S., R.69W. OF THE 6th P.M.. CITY OF BROOMFIELD, COUNTY OF BOULDER, COLORADO.

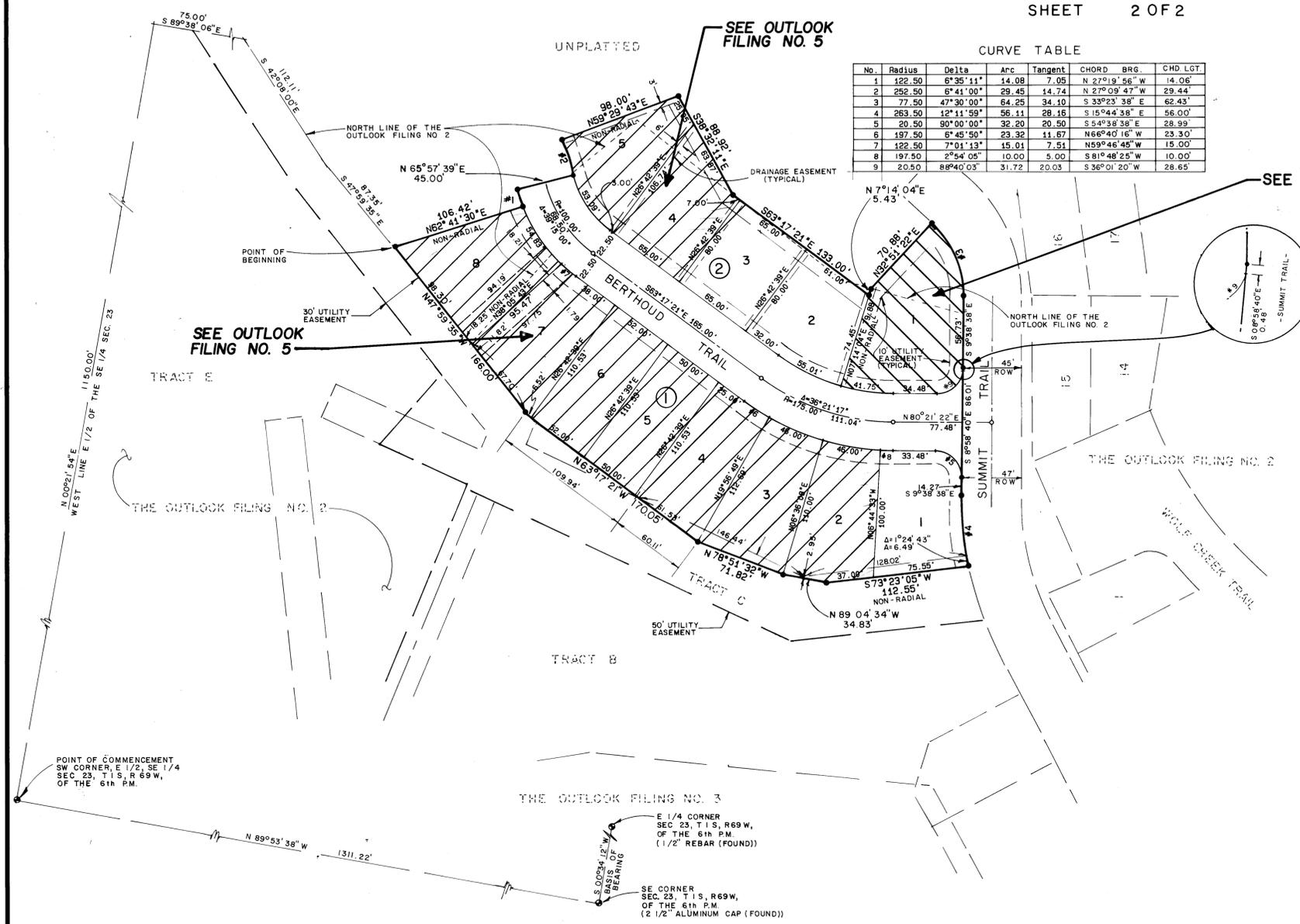


## FINAL PLAT

SHEET 2 OF 2

CURVE TABLE

No.	Radius	Delta	Arc	Tangent	CHORD BRG.	CHD LGT.
1	122.50	6°35'11"	14.08	7.05	N 27°19'56"W	14.06
2	252.50	6°41'00"	29.45	14.74	N 27°09'47"W	29.44
3	77.50	47°30'00"	64.25	34.10	S 33°23'38"E	62.43
4	263.50	12°11'59"	56.11	28.16	S 15°44'38"E	56.00
5	20.50	90°00'00"	32.20	20.50	S 5°23'38"E	28.99
6	197.50	6°45'50"	23.32	11.67	N 69°40'16"W	23.30
7	122.50	7°01'13"	15.01	7.51	N 59°46'45"W	15.00
8	197.50	2°54'05"	10.00	5.00	S 81°48'25"W	10.00
9	20.50	88°40'03"	31.72	20.03	S 36°01'20"W	28.65



NOTES:

- 1.) Bearings shown on this plat are based on the East line of the Southeast Quarter of Section 23, Township 1 South, Range 69 West, being S 00°34'12" W, the E 1/4 corner being a 1/2 inch rebar, the Southeast corner being a 2 1/2 inch aluminum cap.
- 2.) "\*" indicates a 5/8 inch rebar with a plastic cap stamped L.S. No. 16427.
- 3.) All lot distances shown on curves are arc lengths.
- 4.) Lot lines are radial to street lines unless otherwise noted ( Non-Radial).
- 5.) Ten foot wide easements as shown 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 substantially right angles, but in no event shall any water meters, other structures, trees or shrubs be allowed in the above described areas. Concrete driveways and sidewalks are permissible as long as they cross at substantially right angles and do not exceed 26 feet in width.
- 6.) Three foot wide side lot easements as shown are hereby granted for drainage purposes.

**Costin Engineering**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 56 INVERNESS DRIVE EAST SUITE 110 ENGLEWOOD, COLORADO 80112  
 TELEPHONE: (303) 799-3655