FROW ALL MEN BY THESE PRESENTS that the undersigned, being the seast of a part of THE OUTLOOF FILLYS NO. 4, together with a parcel of land, but located in s the East 1.7 of the East 1/2 of Section 3, Lownship 1 and 5, make 69 West of the 6th Principle Meridian, City of Broomfield, Count of Boulder. State of colorado, being more particularly described a followit-

Commencing at the Southeast corner of said Section 23; themas 5 89753*38" W along the South line of the Southeast quarter of said hection 23 a distance of 1311.27 feet to the Southwest corner of the East half it the sutheast Quarter; thence N 00°21'54" E along the West line of said East half of the Southeast Courter a distance of 1,150.00 feet to the POINT OF BESIMBLES, said point also being the Northwest corner of THE OUTLOOK FILING NO. 2, a subdivision plat of record in the Boulder County records; thence continuing N 00"21"54" E along said West line a distance of 418.64 feet; thence S 89 38'06" E a distance of 154.53 feet; thence \$ 30°14'51" E a distance of 110.00 feet; thence S $46^{\circ}07'01''$ E a distance of 49.80 feet; thence S 22''07'56'' E a distance of 123.70 feet; thence S 69°58'18" E a distance of 47.00 feet; thence S 27°51'17" E a distance of 162.76 feet to the Northeast line of THE OUTLOOK FILING NO. 4, a subdivision plat of record in the Boulder County records; thence S 38°32'11" E along said Northeast line a distance of 88.9% feet; thence continuing along said Northeast line S 63°17'21" E a distance of 7.00 feet to the Northwesterly corner of Lot 3, Block 2 of said THE OUTLOOK FILING NO. 4; thence S S 26°42'39"W along the Northwesterly line of said Lot 3, Block 2, a distance of 80.00 feet to the Northeasterly Right-of-Way line of Berthoud Trail, as dedicated by said THE OUTLOOK FILING NO. 4; thence N 63°17'21" W along said Northeasterly Bight-of-Way line a distance of 68.00 feet to a point of a curve; thence continuing along said Northeasterly Right-of-Way line along the are of said curve concave Northeasterly, having a central angle of 39 15'00", a radius of 77.50 feet, and an arc length of 53.09 feet; thence S 65.5 139" W along the Northwesterly Right-of-Way line of said Berthoud Trail, radial to the aforementioned curve a distance of 45.00 feet to a point on the Southwesterly Rightof-Way line of said Berthoud Trail, said point also being a point on a non-tangent curve; thence along said Southwesterly Right-of-Way line, along the arc of said non tangent curve in a Southeasterly direction, said curve being concave to the Northeast, having a central angle of 39°15'00", a radius of 122.50 feet, an arc length of 83.92 feet, and whose chord bears S 43°39'51" F. a chord distance of 82.29 feet to a point of tangent; thence continuing along said Southwesterly Right-of-Way line, along said tangent, S 63°17'21" E a distance of 165.00 feet to a point of a curve; thence continuing along said Southwesterly Right-of-Way line, and along the South right-of-way line of said Berthoud Trail, along the arc of said curve, concave to the North, having a central angle of 33°27'12", a radius of 197.50 feet, an arc length of 115.32 feet to the Northwest corner of Lot 1, Block 1 of said THE OUTLOOK FILING NO. 4; thence S 06°44'33" E along the Westerly line of said Lot 1, Block 1, a distance of 100.00 feet to the South line of said THE OUTLOOK FILING NO 4; thence S 73°23'05" W along said South line a distance of 37.00 feet; thence continuing along said South line. N 89°04'34" W a distance of 34.83 feet; thence continuing along said South line N 78°51'32" W a distance of 71.82 feet; thence continuing along said South line N 63°17'21" W a distance of 170.05 feet; then continuing along said South line , and along the North line of said THE OUTLOOK FILING NO. 2 N 47°59'35" W a distance of 253.35 feet; thence continuing along said North line N 42°08'00" W a distance of 112.11 feet; thence continuing along said North line N 89°38'06" W a distance of 75.00 feet, more or less, to the POINT OF BEGINNING, containing 4.615 acres, more or less.

Have laid out, subdivided and platted the same into Lots, Blocks and Tracts under the name and style of THE OUTLOOK FILING NO. 5, and do by these presents grant and convey to the City of Broomfield and its assigns the street, 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. And do further by these presents grant and convey to the City of Broomfield and its assigns Tract A for public open space.

Owner and Subdivider

The Outlook Development Company 145 Wolf Creek Trail Broomfield, Colorado 80020

STATE OF COLORADO

COUNTY OF BOULDER

The foregoing instrument was acknowledged before me this the day of June A.D., 1989 by Charles C. Shinn Jr., President of THE OUTLOOK DEVELOPMENT COMPANY, INC. My commission expires 11-16-90

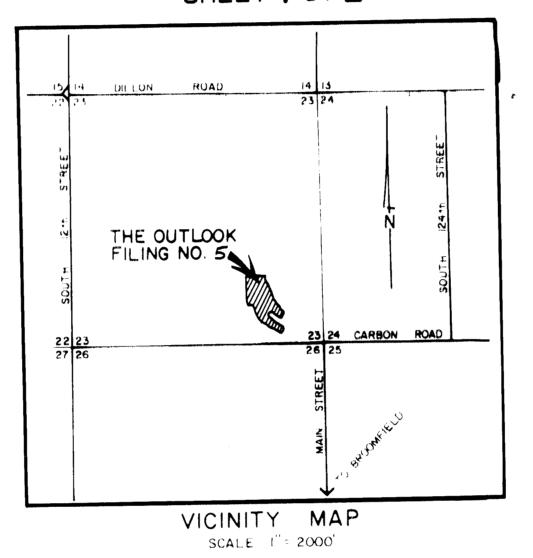
) ss

6363 W.120th Ave

A RESUBDIVISION OF LOTS 2-8 OF BLOCK 1, & LOTS 4 & 5
OF BLOCK 2 OF THE OUTLOOK FILING 4 TOGETHER WITH A PARCEL
OF LAND, BOTH LOCATED IN THE E.1/2 OF THE E.1/2, SECTION
23, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT

SHEET 1 of 2



ATTORNEY'S CERTIFICATE

MICHAELD SHAW, an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons representing The Outlook Development Company Inc., Columbia Savings, and the Central Bank of Broomfield, are the owners or holders of Deeds of Trust in fee simple, free and clear of all liens and encumbrances of a portion of the parcel of land being dedicated for streets, easements and Rights-of-Way shown on this Plat, and not previously dedicated for public use.

SURVEYOR'S CERTIFICATE

!, Larry W. Hagan 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 19 day of MAY 1989, of the above described property.

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. 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 tederal savings and loan association.

NOTORIAL CERTIFICATE

STATE OF COLORADO COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 25th day of Sept., A.D., 1989, by Robert Alexander as Michael T. Price as Vice Pres. of Columbia Savings, a federal savings and loan association.

My Commission expires May 14, 1990 Smillesch

Central Bank of Broomfield. a banking corporation

NOTORIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this bth day of June, A.D., 1989, by Brad W. Oakes as Assistant Vice President of Central Bank of Broomfield, a banking corporation.

My commission expires 14690 . Lowera Frembo

PLANNING COMMISSION CERTIFICATE

Approved by the Planning Commission of the City of Broomfield this Lath day of

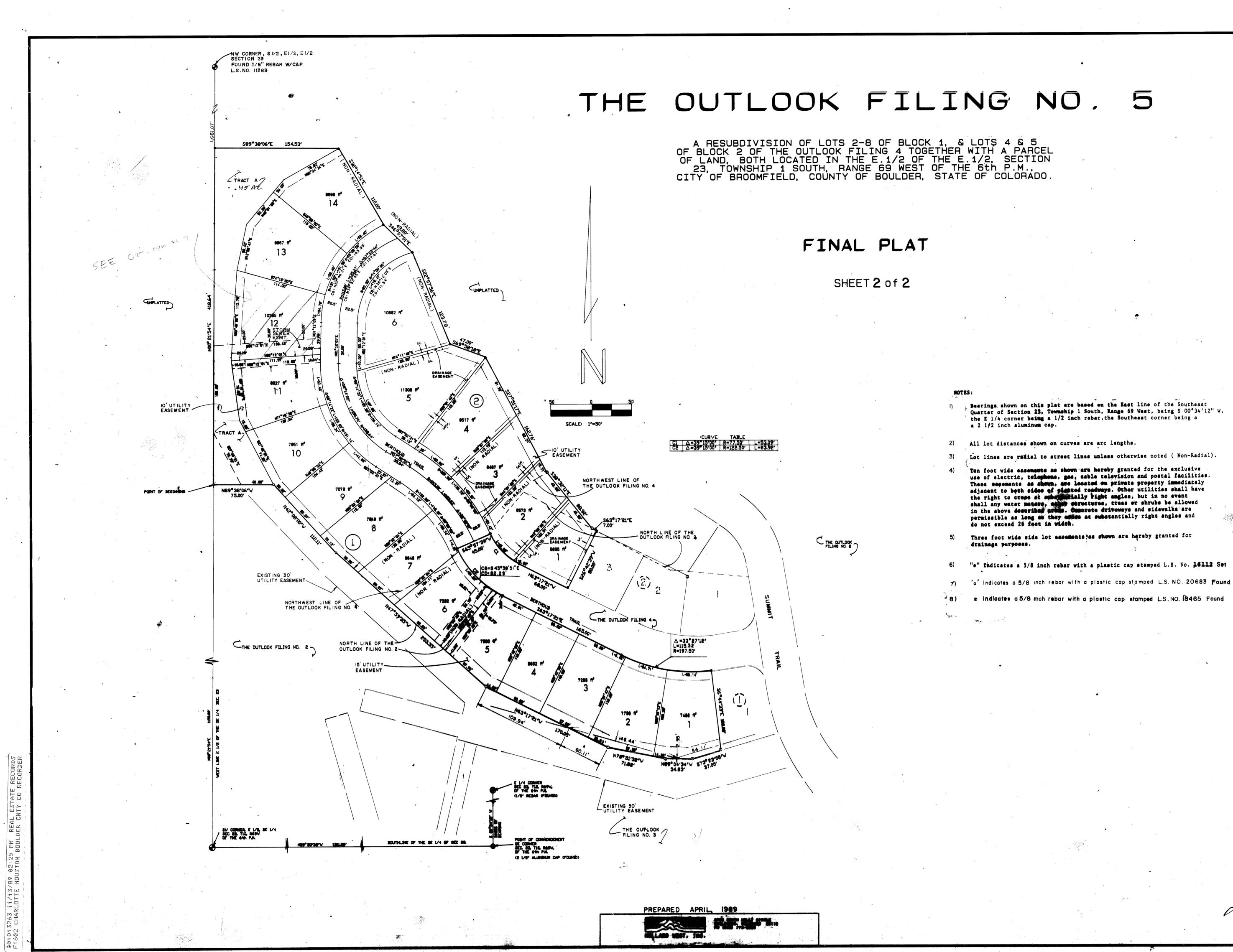
CITY COUNCIL CERTIFICATES

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 27th day of June, A.D., 1989.

RECORDER'S CERTIFICATE

County of Boulder

I hereby certify that this instrument was filed for record in my office at $2.25 \, \text{pg}$ clock this 13^{14} day of November A.D., 1999, and is duly recorded in Plan $0.24 \, \text{F-} 1422423$.



T6712 ***

WE STERED TO SURVEY OF COLUMNIA OF COLUMNIA IN THE COLUMNIA IN THE