THE OVERLOOK DISTRICT - FILING NO. 1 A REPLAT OF A PORTION OF LOT 1 AND A REPLAT OF LOTS 2 AND 3, W.B. ANDERSON SUBDIVISION, RECEPTION NO. 1836419

on 4/2/2002. Reception No. 2002004336

LOCATED IN THE SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.
CITY OF BROOMFIELD, COUNTY OF BOULDER, COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21 THENCE DEPARTING SAID LINE NOO'10'58"W, 30.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CARBON ROAD ALSO BEING THE TRUE POINT OF COURSES: 1) THENCE NO0°00'13"W, 623.53 FEET; 2) THENCE S89°47'12"W, 241.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 96TH N89°45'40"E, 2605.19 FEET; 2) THENCE S00°02'33"W, 635.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CARBON ROAD; THENCE ALONG SAID LINE S89°49'02"W. 2363.57 FEET TO THE TRUE POINT OF BEGINNING

EXCEPT RAILROAD RIGHTS OF WAY RECORDED IN BOOK 149 AT PAGE 245, IN BOOK 296 AT PAGE 481 AND PLAT RATIFICATION RECORDED DECEMBER 03. 1999 AT RECEPTION NO. 2003717.

SAID PARCEL CONTAINS 34.500 ACRES (1,502,810 SQUARE FEET), MORE OR LESS.

THE NAME AND STYLE OF THE OVERLOOK DISTRICT; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE. TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

PLAT NOTES:

- 1. BASIS OF BEARING: CITY OF BROOMFIELD GIS LAND POSITION GPS 10 AND NGS M413: BEARING = N68°46'09"E
- 2. 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.
- 3. " " DESIGNATES BOUNDARY CORNERS OF SUBDIVISION MONUMENTED WITH A #4 REBAR WITH CAP LS. #26298, UNLESS SHOWN OTHERWISE.
- 4. A CROSS ACCESS EASEMENT IS PROVIDED ACROSS LOTS 1, 2, 3, 4 AND 5, BLOCK 1 TO ALLOW FOR THE USE OF DRIVES AND PARKING BETWEEN THESE LOTS.
- 5. A CROSS ACCESS EASEMENT IS PROVIDED ACROSS LOTS 1, 2, 3, 4 AND 5, BLOCK 2 TO ALLOW FOR THE USE OF DRIVES BETWEEN THESE LOTS. A CROSS PARKING EASEMENT IS PROVIDED ACROSS LOTS 4 AND 5, BLOCK 2 TO ALLOW FOR THE USE OF PARKING BETWEEN THESE LOTS.
- 6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

OWNER:

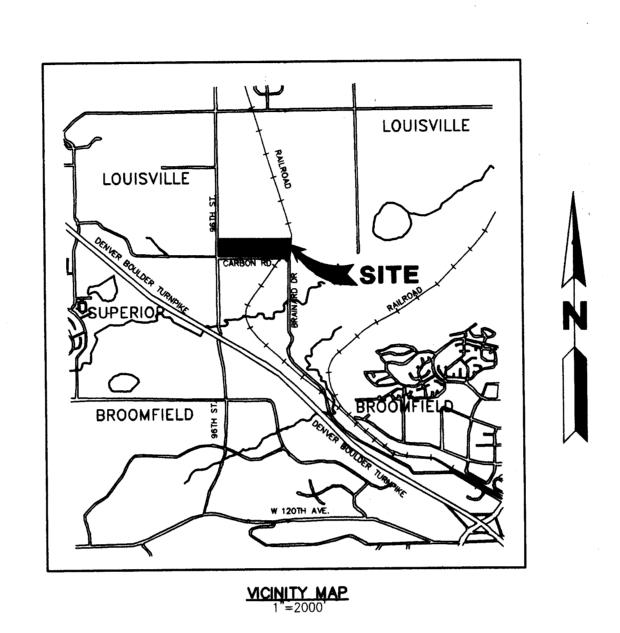
CARBON PROPERTIES, LLC 1723 EAST 58TH AVENUE DENVER. CO 80216 CONTACT: JOSEPH TALARICO PHONE: (303) 433-3199

DEVELOPER

WESTBROOK DEVELOPMENT PARTNERS, INC. 5300 DTC PKWY SUITE 360 ENGLEWOOD, CO 80111 CONTACT: DAN STRAMMIELLO PHONE: (303) 721-6847

SURVEYOR:

MARTIN/MARTIN CONSULTING ENGINEERS 4251 KIPLING ST. WHEAT RIDGE, CO. 80034 CONTACT: JOHN MOORE PHONE: (303) 431-6100 FAX: (303) 431-4028



EXECUTED THIS	DAY OF	, 20		
OWNER: CARBON P	ROPERTIES, LLC			
ATTEST: BY: Journ J. S TITLE: Member	transell			
TITLE: Member				
STATE OF)) SS			, o eq.
COUNTY OF	Ć		- A.D. 00 O. DV D	- 1 A Strau
		CARBON PROPERTIES, LLC, A CO		
WITNESS MY HAND AN		MISSION EXPIRES 9110:		
		POLANDE S NOTARY PUBLIC	Jan	
SUBDIVIDER: WEST	BROOK DEVELOPMENT PAR	TNERS, INC.	St. Cotto.	
ATTEST: BY: Down A. S. TITLE: President	trancell			
TITLE: Presiden	4			
STATE OF)			· · · · · · · · · · · · · · · · · · ·

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF SCOKENDER, A.D. 20 01, BY Donato A. Starmiello

FOR WESTBROOK DEVELOPMENT PARTNERS, INC., A COLORADO CORPORATION

COUNTY OF

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

ATTORNEY'S CERTIFICATE:

ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION

Busan R. Fr. , REGISTRATION NO. 8015 , DATE: 11-8-01

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE

25th DAY OF JUNE, 2001.

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS ______, DAY OF AUGUST_____, 200

SURVEYOR'S CERTIFICATE:

, Lendo W. Reliment, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEYS REPRESENTED BY THIS PLAT WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

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NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEYBE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO BROOMFIELD) SS COUNTY OF BOULDER I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK __.M., THIS ___ DAY OF ____ A.D., 2001 AND IS DULY RECORDED IN FEE _____ PAID PLAN FILE _____ RECEPTION NO. ____

DECODDE	- D		
RECORDE	_K		

REV. 08-10-01 REV. 07-30-01 REV. 07-12-01 REV. 06-20-01 REV. 06-08-0 REV. 04-19-01 REV. 04-17-01 REV. 02-22-01 REV. 10-28-00 AUG. 25, 2000

MARTIN/MARTIN Consulting Engineers

4251 Kipling St. Wheat Ridge, CO (303) 431-6100

THE OVERLOOK DISTRICT FILING NO. 1 SHEET 1 OF 2

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SHEET 2 OF 2

