

BRANDYWINE SUBDIVISION FILING NO. 2

PART OF THE EAST HALF OF SECTION 31, T1S, R68W OF THE 6TH. P.M. & A REPLAT OF A PORTION OF BRANDYWINE SUBDIVISION FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

BRANDYWINE PARTNERS, a Colorado General Partnership
By: COLUMBINE HOMES, INC., a Colorado Corporation, General Partner
By: *William M. Butler*, President

ATTEST:
Rosemarie Claffey

By: ROSS INVESTMENT GROUP-BRANDYWINE NO. 1, LTD., a Colorado Limited Partnership, General Partner
By: ROSS INVESTMENT GROUP, INC., a Colorado Corporation, General Partner
By: *Robert M. Inman*, Vice President

ATTEST:
Robert L. Delama

STATE OF COLORADO)
COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 17th day of October, 1985, by Robert M. Inman as Vice President of Ross Investment Group, Inc., General Partner of Ross Investment Group-Brandywine No. 1, Ltd., a Colorado Limited Partnership, General Partner of Brandywine Partners, a Colorado General Partnership.

WITNESS my hand and official seal.
My Commission Expires: 11-22-86
Clayton L. Bick
Notary Public

STATE OF COLORADO)
COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 17th day of October, 1985, by William M. Butler, President of Columbine Homes, Inc., a Colorado Corporation, General Partner of Brandywine Partners, a Colorado General Partnership.

WITNESS my hand and official seal.
My Commission Expires: 3-31-88
Rosemarie Claffey
Notary Public

HOLDER OF DEED OF TRUST, hereby consents to the execution of this plat and Subdivision Agreement, with respect to Brandywine Subdivision Filing No. 2.

U.S. HOME CORPORATION, a Delaware Corporation

Donald E. Foster, Division President
Dennis L. Healy, Division Secretary

STATE OF COLORADO)
COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me this 8th day of October, 1985, by Ronald E. Foster, Division President and Dennis L. Healy, Division Secretary of U.S. Home Corporation, a Delaware Corporation.

WITNESS my hand and official seal.
My Commission Expires: October 6, 1986
John R. Janges
Notary Public

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of a tract of land described as a part of the East Half of Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, and a portion of Brandywine Subdivision Filing No. 1, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the East quarter corner of said Section 31; thence N00°21'40"W along the East line of said Section 31, 1221.25 feet; thence S89°57'22"W along the Northerly line of Block 9 of said Brandywine Subdivision Filing No. 1, 225.00 feet to the Point of Beginning, said point being the Northerly corner of Lot 10, of said Block 9; thence S40°12'50"W along the northerly line of said Lot 10, 130.86 feet to a point on a curve on the northerly right-of-way of Maria Circle as platted in said Brandywine Subdivision Filing No. 1; thence along the northerly right-of-way of said Maria Circle the following three (3) courses:
1. thence along said curve to the left, having a radius of 329.97 feet, a central angle of 78°16'26", (a chord which bears N88°51'47"W, 416.54 feet, 450.78 feet to a point of tangency;
2. thence S22°00'00"W along said tangent, 324.09 feet to a point of curve;
3. thence along said curve to the left having a radius of 275.00 feet, a central angle of 34°55'42", 167.64 feet to the Northeast corner of Lot 6, Block 2 of said subdivision;
thence S68°39'23"W along the northerly line of said Lot 6, 141.89 feet to the Northwest corner of said Lot 6; thence S00°04'53"E along the West line of said Block 2, 420.00 feet to the North right-of-way of West 124th Avenue as platted in said subdivision; thence S89°55'07"W along said North line, 52.00 feet to a point of curve; thence along said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", 39.27 feet to a point of tangency, said point being on the easterly line of Perry Street as platted in said subdivision; thence S82°04'53"W along said tangent and along said easterly line, 200.00 feet; thence S81°55'07"W, 70.00 feet to a point on the West line of Perry Street; thence N15°31'16"W, 100.66 feet; thence S22°04'53"W, 311.48 feet; thence N67°55'07"E, 47.00 feet to a point on a curve; thence along said curve to the left having a radius of 20.50 feet, a central angle of 90°00'00", (a chord which bears S67°04'53"E, 28.99 feet); thence S22°04'53"W, 105.00 feet; thence N67°55'07"E, 148.78 feet; thence N77°55'55"E, 120.14 feet to a point on a curve; thence along said curve to the left having a radius of 391.25 feet, a central angle of 02°19'05", (a chord which bears S13°09'38"E, 15.83 feet); thence N75°40'50"E, 85.00 feet; thence N10°04'23"W, 45.35 feet; thence S89°49'20"E, 226.00 feet; thence N00°10'40"E, 96.00 feet; thence S89°49'20"E, 90.00 feet; thence N00°10'40"E, 1.66 feet; thence S89°49'20"E, 102.22 feet; thence N78°23'13"E, 33.49 feet; thence N10°04'23"W, 294.49 feet; thence S89°49'20"E, 226.00 feet; thence N00°10'40"E, 10.00 feet; thence S89°49'20"E, 7.00 feet; thence N00°10'40"E, 90.00 feet; thence S89°49'20"E, 24.54 feet; thence N00°10'40"E, 90.00 feet; thence S89°49'20"E, 135.00 feet; thence N00°10'40"E, 192.00 feet to the North line of said Section 31; thence S89°49'20"E along said North line, 397.04 feet to the Northeast corner of said Brandywine Subdivision Filing No. 1; thence S03°33'01"E along the easterly line of said Brandywine Subdivision Filing No. 1, 1341.54 feet to the Point of Beginning, containing 32.400 acres, more or less.

Has said out, platted and subdivided the above described land into lots, blocks, streets and a tract under the name and style of "Brandywine Subdivision Filing No. 2", and by these presents does hereby dedicate all of the streets as shown on the accompanying plat to the City of Broomfield and does hereby dedicate these portions of the real property which are labeled as easements on the accompanying plat to the City of Broomfield and its assigns as easements for the installation and maintenance of all utility services. Tract A is hereby dedicated to the City of Broomfield.

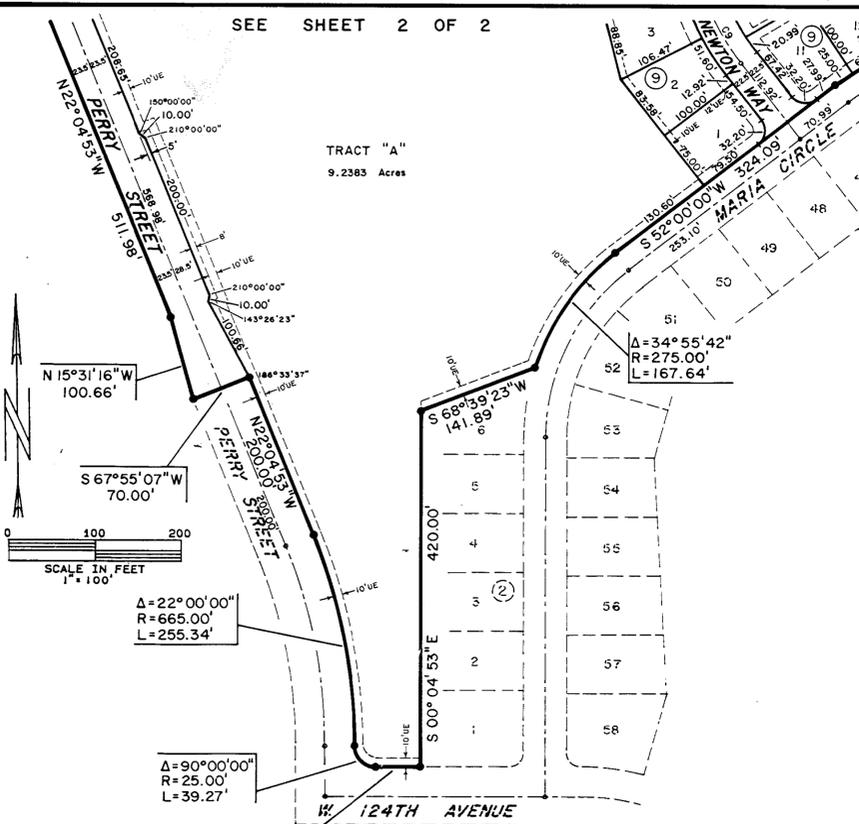
ATTORNEY'S CERTIFICATE:

I, *William J. Baker*, an attorney admitted to practice in the State of Colorado do hereby certify that the name and style of "Brandywine Subdivision Filing No. 2", and by these presents does hereby dedicate all of the streets as shown on this Plat are the owners thereof in fee simple, free and clear of all encumbrances. This Certification may be verified upon by the City of Broomfield, Colorado.

RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS) ss.
I hereby certify that this instrument was filed for record in my office on the 17th day of October, 1985, at 2:00 P.M., in Book No. 61774.

William Baker, Deputy
Ray Subaqueo, Deputy
ADAMS COUNTY CLERK & RECORDING

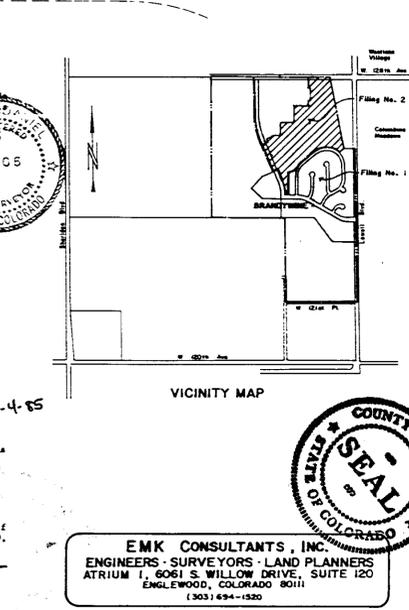


SURVEYOR'S CERTIFICATE:
I, Jon S. McDaniel, a Registered Land Surveyor in the State of Colorado, do hereby certify that I have surveyed the above described property and that this Plat is a true representation of said survey.
Jon S. McDaniel, Registered Land Surveyor #12405
DATE: 12-4-85
STATE OF COLORADO

Approved by Jones Interchange, Inc. *Mark Adams*
Approved by Mountain Bell Telephone Co. *Larry A. Vowles*
Approved by Public Service Co. of Colorado *Wayne C. Breen*
Approved by Broomfield City Engineer *Don E. Peterson* 12-4-85

This Plat approved by the City of Broomfield, Colorado, Planning Commission this 19th day of October, 1985.
David E. Bussan, Secretary
Thomas Thompson, Chairman

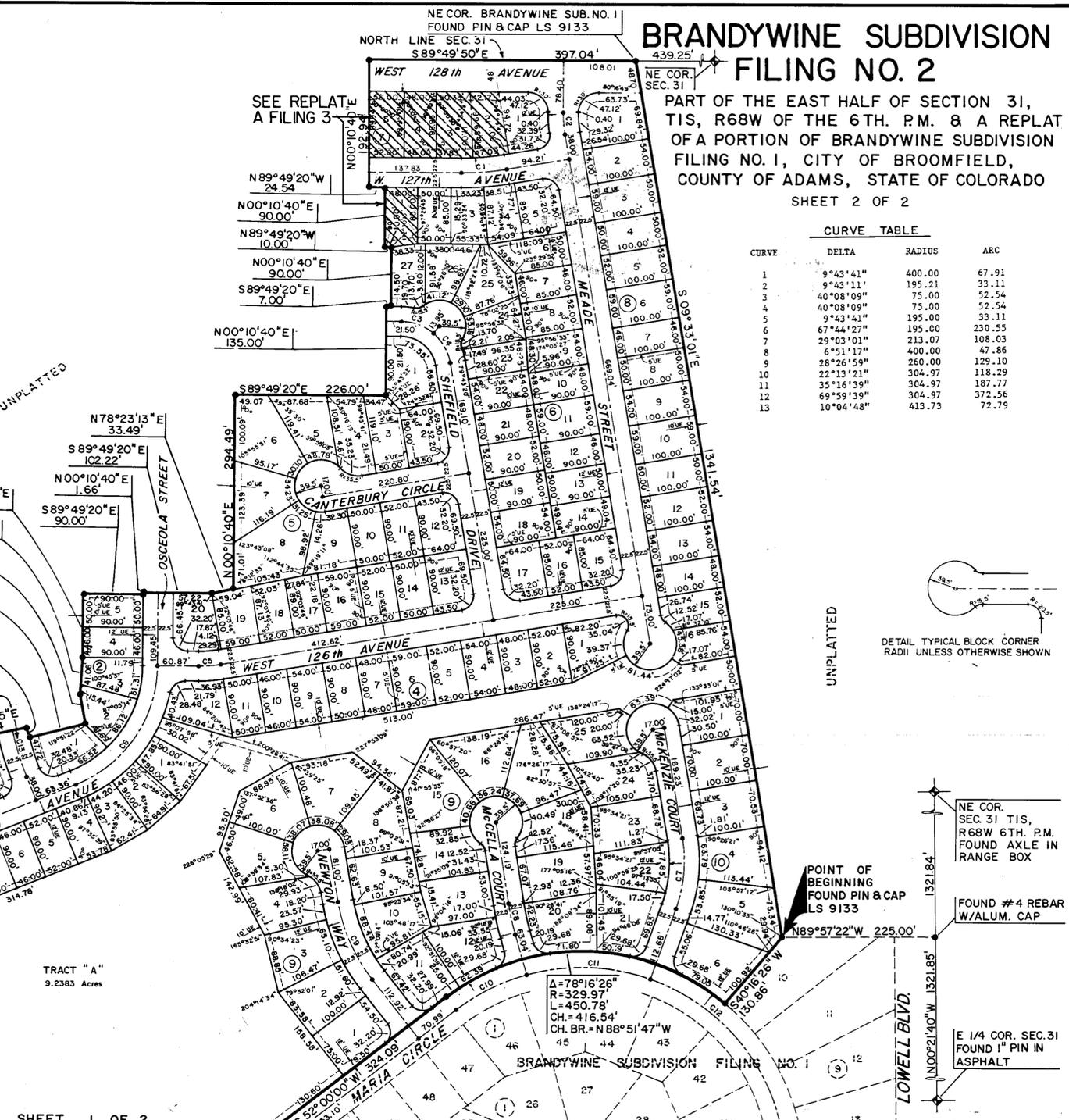
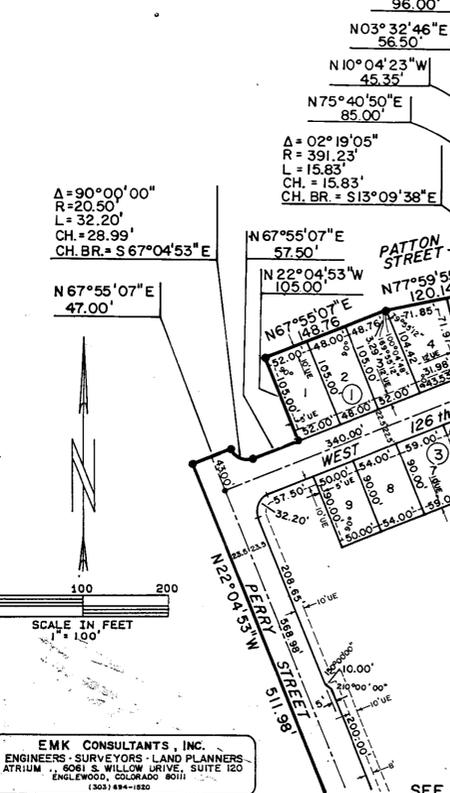
Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 19th day of December, 1985, A.D.
Chay Brown, City Clerk
Matha Ogada, Mayor



EMK CONSULTANTS, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
ATRIUM 1, 6061 S. WILLOW DRIVE, SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 694-1520

NOTES:

- UTILITY EASEMENT ACKNOWLEDGMENT: These portions of real property which are labeled as U.E. on this plat are utility easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, storm and sanitary sewer, drainage swales, natural gas lines, water lines, telephone lines, electrical lines, cables, cable television, water meters, signs, postal facilities, conduits, and poles, together with all necessary and convenient appurtenances thereto; together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and right are to be utilized in a responsible and prudent manner.
- All easements labeled U.E. are 10 feet in width along rear lot lines, 5 feet in width along side lot lines where shown, 12' in width along front lot lines, or as otherwise shown.
- The bearings shown on this plat are based on the north line of the northwest quarter, Section 32, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being S89°15'29"E.
- This symbol "⊙" indicates a 5/8" steel pin with cap and L.S. No. 12405, unless otherwise shown.
- According to Colorado law you MUST commence any legal action based upon any defect in this survey within six 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 herein.
- There are 129 lots and 1 tract in Brandywine Subdivision Filing No. 2.
- All angles are 90° or to radial lines or the complement or supplement of the angles shown.
- Brandywine Subdivision Filing No. 2 is a replat of a portion of Brandywine Subdivision Filing No. 1. The replatted portion of Brandywine Subdivision Filing No. 1 was vacated by Resolution No. 150-85 and the streets were vacated by Ordinance No. 652.



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PART OF THE EAST HALF OF SECTION 31, T1S, R68W OF THE 6TH. P.M. & A REPLAT OF A PORTION OF BRANDYWINE SUBDIVISION FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

CURVE	DELTA	RADIUS	ARC
1	9°43'41"	400.00	67.91
2	9°43'11"	195.21	33.11
3	40°08'09"	75.00	52.54
4	40°08'09"	75.00	52.54
5	9°43'41"	195.00	33.11
6	67°44'27"	195.00	230.55
7	29°02'01"	210.00	108.03
8	6°51'17"	400.00	47.86
9	28°26'59"	260.00	129.10
10	22°13'21"	304.97	118.29
11	35°16'39"	304.97	187.77
12	69°59'39"	304.97	372.56
13	10°04'48"	413.73	72.79

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