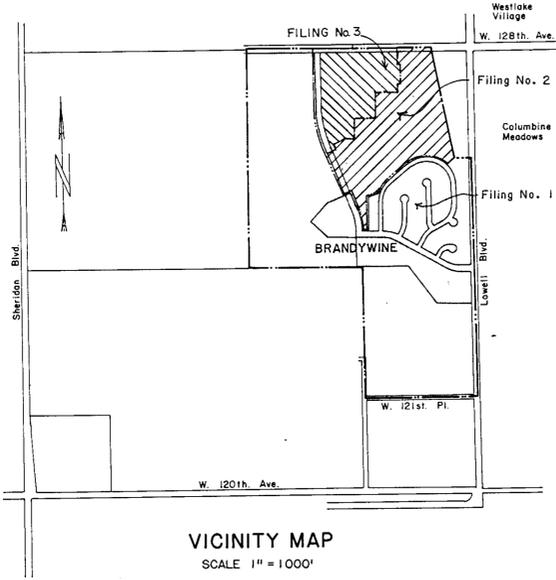


BRANDYWINE SUBDIVISION FILING NO. 3

PART OF THE EAST HALF OF SECTION 31, T1S, R68W OF THE 6TH. PM. & A
REPLAT OF BRANDYWINE SUBDIVISION FILING NO. 1 CITY OF BROOMFIELD,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2



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, 1321.85 feet;
thence N89°57'22"W along the Northerly line of Block 9 of said Brandywine Subdivision Filing No. 1, 225.00 feet to the East line of Brandywine Subdivision Filing No. 2;
thence N09°33'01"W along the East line of said subdivision, 1341.54 feet to the North line of said Section 31;
thence N89°49'50"W along said North line, 397.04 feet to the Point of Beginning, said point being the Northwest corner of said Brandywine Subdivision Filing No. 2;
thence N89°49'50"W along the North line of said Section 31, 987.47 feet;
thence S00°10'40"W, 48.00 feet to a point on a curve;
thence along said curve to the right having a radius of 30.00 feet, a central angle of 90°00'30", (a chord which bears S44°49'35"E, 42.43 feet), 47.13 feet to a point of tangency;
thence S00°10'40"W along said tangent, 34.80 feet;
thence S05°31'58"E, 100.50 feet;
thence S00°10'40"W, 621.51 feet to a point of curve;
thence along said curve to the left having a radius of 673.50 feet, a central angle of 22°15'33", 261.65 feet to a point of tangency;
thence S22°04'53"E along said tangent, 142.12 feet to the northerly line of said Brandywine Subdivision Filing No. 2;
thence along said northerly line, the following twenty-four (24) courses:

1. thence N67°55'07"E, 47.00 feet to a point on a curve;
2. 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), 32.20 feet to a point of tangency;
3. thence N67°55'07"E along said tangent, 57.00 feet;
4. thence N22°04'53"E, 105.00 feet;
5. thence N67°55'07"E, 148.76 feet;
6. thence N75°40'50"E, 120.14 feet to a point on a curve;
7. thence along said curve to the left having a radius of 391.23 feet, a central angle of 02°19'05", (a chord which bears S13°09'38"E, 15.83 feet), 15.83 feet;
8. thence N75°40'50"E, 85.00 feet;
9. thence N10°04'23"W, 45.35 feet;
10. thence N03°32'46"E, 56.50 feet;
11. thence N00°10'40"E, 96.00 feet;
12. thence S89°49'20"W, 90.00 feet;
13. thence N00°10'40"E, 1.66 feet;
14. thence S89°49'20"W, 102.22 feet;
15. thence N78°23'13"E, 33.49 feet;
16. thence N00°10'40"E, 294.49 feet;
17. thence S89°49'20"W, 226.00 feet;
18. thence N00°10'40"E, 135.00 feet;
19. thence S89°49'20"W, 7.00 feet;
20. thence N00°10'40"E, 90.00 feet;
21. thence N89°49'20"W, 10.00 feet;
22. thence N00°10'40"E, 90.00 feet;
23. thence N89°49'20"W, 10.00 feet;
24. thence N00°10'40"E, 192.94 feet to the Point of Beginning, containing 19.7832 acres, more or less.

Has laid out, platted and subdivided the above described land into lots, blocks, streets and tracts under the name and style of "Brandywine Subdivision Filing No. 3", 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 those portions of the real property which are labeled as assessments on the accompanying plat to the City of Broomfield and its assigns as assessments for the installation and maintenance of all utility services. Tracts A and B are hereby dedicated to the City of Broomfield

ATTORNEY'S CERTIFICATE

I, Anthony J. Ralston, attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the tracts and public ways shown on this Plat are the owners thereof in fee simple, free and clear of all encumbrances. This certification may be relied upon by the City of Broomfield, or by any other person.

BRANDYWINE PARTNERS,
a Colorado General Partnership

By: COLUMBINE HOMES, INC.,
a Colorado Corporation,
General Partner

By: William M. Butler,
President

By: ROSS INVESTMENT GROUP-
BRANDYWINE NO. 1,
L.P.D.,
a Colorado Limited Partnership,
General Partner

By: ROSS INVESTMENT GROUP,
INC.,
a Colorado Corporation,
General Partner

By: Robert M. Inman,
Vice President

STATE OF COLORADO)
COUNTY OF Denver) ss.

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, L.P.D., 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
Charles Y. Berg
Notary Public

STATE OF COLORADO)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 14th 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: 3-31-87
Robert M. Inman
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. 3.

U.S. HOME CORPORATION, a Delaware Corporation

By: Ronald E. Foster,
Division President

By: Dennis L. Heasty,
Division Secretary

STATE OF COLORADO)
COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me this 18th day of October, A.D., 1985, by Ronald E. Foster, Division President and Dennis L. Heasty, Division Secretary of U.S. Home Corporation, a Delaware Corporation.

WITNESS my hand and official seal.
My Commission Expires: 10-6-86
John R. Langost
Notary Public

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 2:06 P.M., in Book No. 7017678 File 16 Map 373 Reception No. 1117678

William S. Kohl Deputy
Kay Subaguchi Deputy

ADAMS COUNTY CLERK & RECORDER

Approved by Jones Interchange, Inc. Mark Adams

Approved by Mountain Bell Telephone Co. Darryl A. Vande

Approved by Public Service Co. of Colorado. James C. Jones

Approved by Broomfield City Engineer. John Evans 12-4-85

This Plat approved by the City of Broomfield, Colorado, Planning Commission this 15th day of October, A.D., 1985.

James E. Examin Chairman
Thomas Thayer Secretary

Accepted and approved as a 10th day of the City Council of the City of Broomfield, Colorado this 10th day of December, A.D., 1985.

Greg Brown City Clerk
Walter P. Ogden Mayor

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 10-18-85
Registered Land Surveyor #12405 DATE

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

