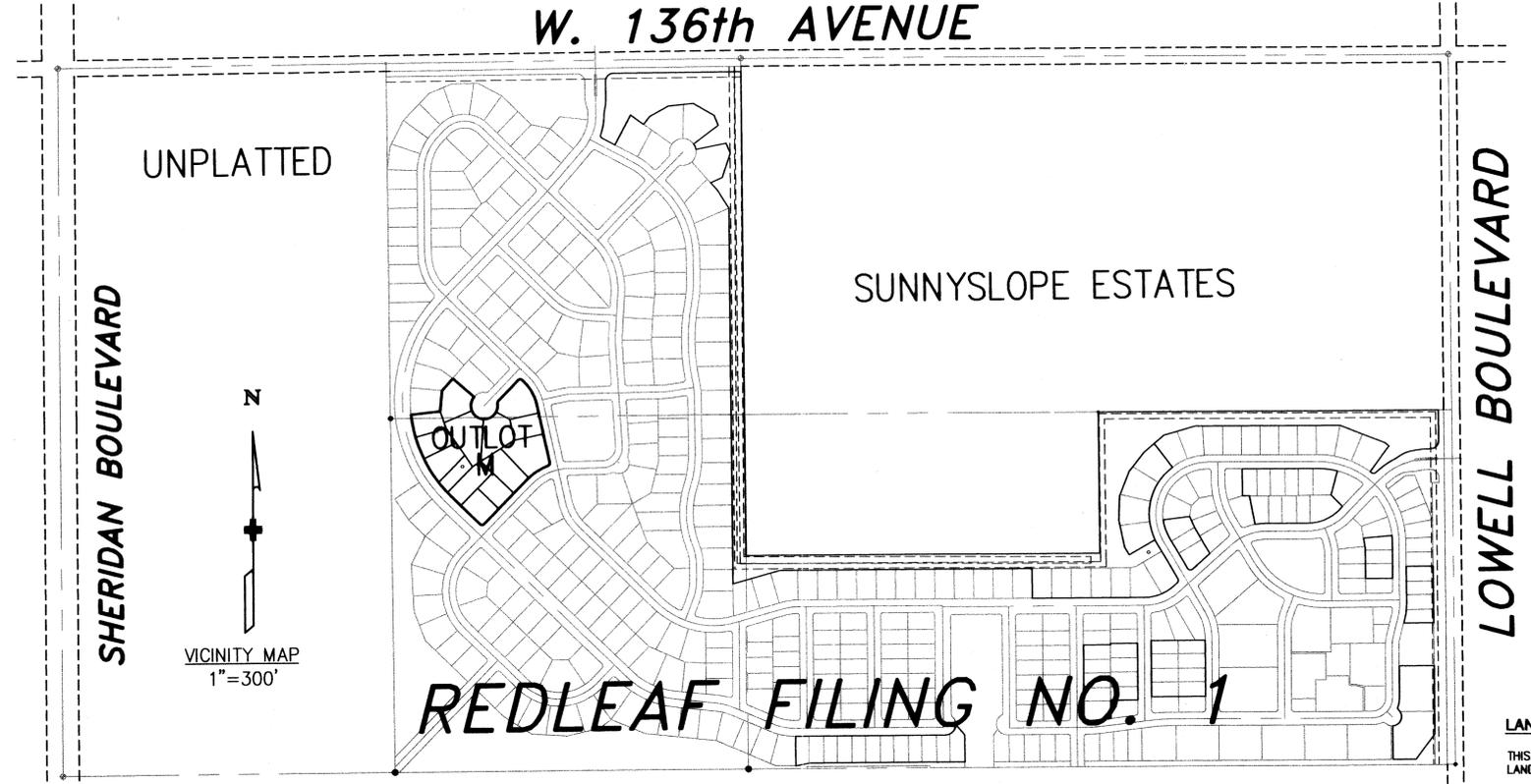


Reception # 2004017444
29 NOV 2004

REDLEAF FILING NO.1 - REPLAT F

A REPLAT OF OUTLOT M OF REDLEAF FILING NO. 1
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER
OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

W. 136th AVENUE



SHEET INDEX
 SHEET 1 COVER
 SHEET 2 GPS TIES
 SHEET 3 REPLAT OF OUTLOT M

CITY AND COUNTY OF BROOMFIELD

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF OUTLOT M, REDLEAF FILING NO. 1; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 CONTAINING 167,149 SQUARE FEET OR 3.837 ACRES, MORE OR LESS.
 HAS LAID OUT, PLATTED AND RESUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "REDLEAF FILING NO. 1 - REPLAT F"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND ALL OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY AND COUNTY 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER AND SUBDIVIDER: RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

BY: Charles R. Bellock, PRESIDENT
 ATTEST: Lewis G. Holsclaw, SECRETARY
 BY: LEWIS G. HOLTSCLAW, SECRETARY

STATE OF COLORADO)
 COUNTY OF Boulder)SS
 CITY OF Boulder)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December, 2004

BY CHARLES R. BELLOCK AS PRESIDENT AND LEWIS G. HOLTSCLAW AS SECRETARY, RED LEAF DEVELOPMENT COMPANY, INC.

MY COMMISSION EXPIRES: 7/30/06
WITNESS MY HAND AND OFFICIAL SEAL

Jessica Clark
 NOTARY PUBLIC

LENDER: KEYBANK, NA

BY: Tammy Vaccaro
 BY: Tammy Vaccaro, AVP

STATE OF COLORADO)
 COUNTY OF Denver)SS
 CITY OF Colorado)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November, 2004

BY Tammy Vaccaro AS AVP

MY COMMISSION EXPIRES: 4-10-06
WITNESS MY HAND AND OFFICIAL SEAL

Cipriana Patterson
 NOTARY PUBLIC

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD CVL CONSULTANTS, INC. RELIED UPON COMMITMENT NUMBER FB870055575 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: MARCH 26, 2004 AT 5:00 P.M.
- OUTLOT X IS RESERVED FOR UTILITY EASEMENTS, DRAINAGE AND OPEN LAND AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- BASIS OF BEARINGS: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE LINE BETWEEN NGS MONUMENTS NGS-L413 AND NGS-V411 AS BEARING SOUTH 38°18'41" EAST.
- DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO THE FRONT AND REAR LOT LINES, WIDTH AS SHOWN.
- FIVE FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO THE SIDE LOT LINES.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

ATTORNEY'S CERTIFICATE:

I, Alan S. Lott, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREETS, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Alan S. Lott
 ATTORNEY AT LAW
 DATE: 11-12-04
318
 REGISTRATION NUMBER

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS REPLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE COMMISSION THIS 13th DAY OF September, 2004, A.D.

John Maloney CHAIRMAN
Debra L. Craymond SECRETARY

CITY COUNCIL CERTIFICATE:

THIS REPLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, THIS 26th DAY OF October, 2004, A.D.

Harvey Stewart MAYOR
Dick May CITY CLERK

SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT, REDLEAF FILING NO. 1 - REPLAT F, TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

George A. Robinson
 FOR AND ON BEHALF OF CVL
 CONSULTANTS OF COLORADO, INC.

REDLEAF FILING NO.1 - REPLAT F
 OWNER/SUBDIVIDER
 RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION
 2500 Arapahoe Ave., Suite 220
 Boulder, Co. 80302

JOB NO. 00800301
 DATE: 09/23/04

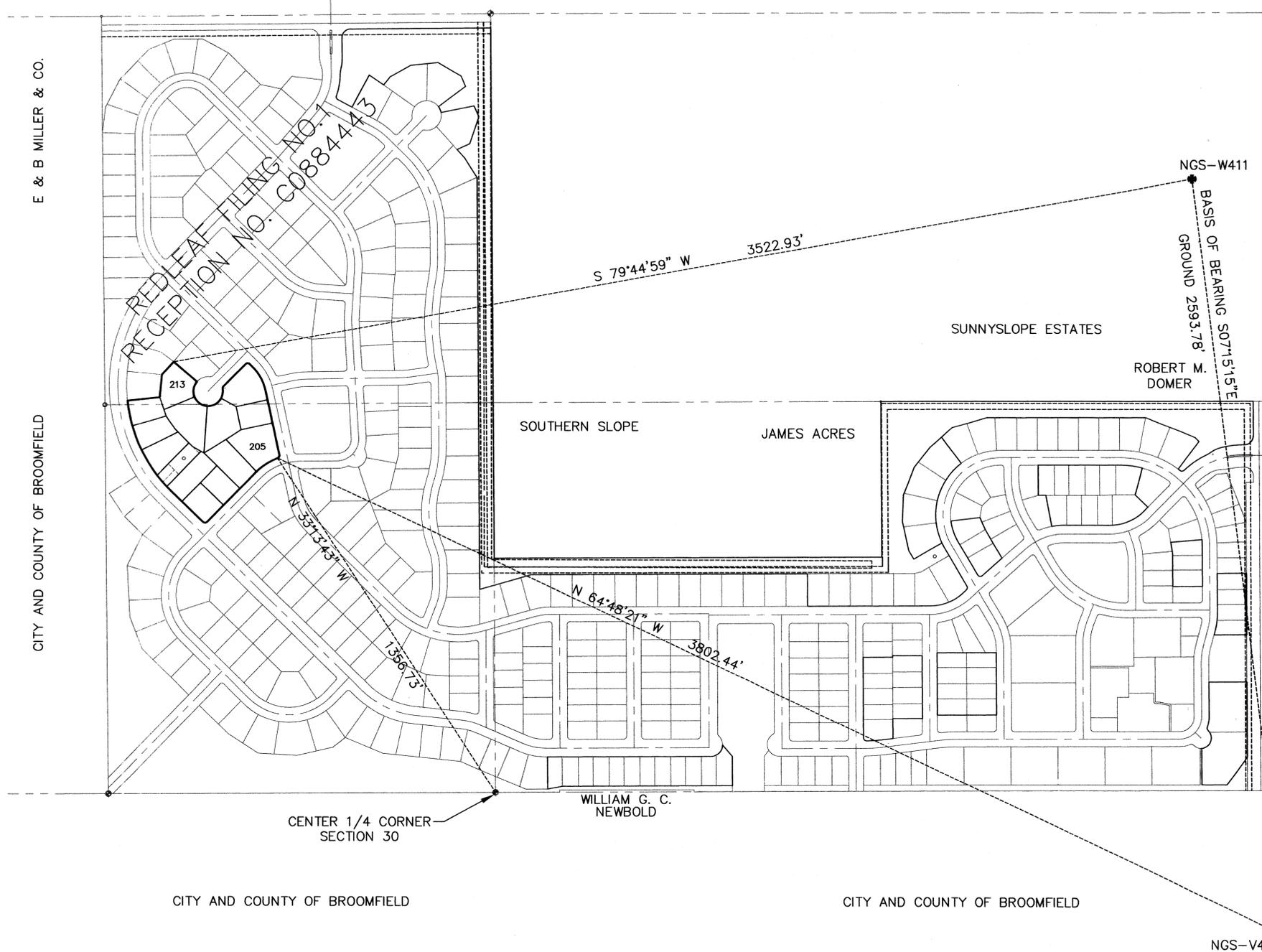
SHEET 1 OF 3

CVL
 CONSULTANTS OF COLORADO, INC.
 7901 E. Bellevue Avenue, Suite 150
 Englewood, CO 80111
 Tel: (720) 482-9526
 Fax: (720) 482-9546

REDLEAF FILING NO.1 – REPLAT F

A REPLAT OF OUTLOT M OF REDLEAF FILING NO. 1
 A PART OF THE EAST HALF OF THE NORTHWEST QUARTER
 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

W. 136th AVENUE



NGS-V411
 GROUND N:1219707.36 E:3131507.11
 GRID N:1219362.98 E:3130622.93
 LATITUDE: N 39°56'04.5255"
 LONGITUDE: W 105°02'03.0837"

NGS-W411
 GROUND N:1222280.39 E:3131179.60
 GRID N:1221935.27 E:3130295.50
 LATITUDE: N 39°56'29.9634"
 LONGITUDE: W 105°02'07.1140"

CENTER 1/4 COR SEC 30
 GROUND N:1220191.12 E:3128909.87
 GRID N:1219846.80 E:3127926.44
 LATITUDE: N 39°56'09.4435"
 LONGITUDE: W 105°02'37.6680"

NORTH CORNER 213
 GROUND N:1221653.48 E:3127712.89
 GRID N:1221308.55 E:3126829.79
 LATITUDE: N 39°56'23.9469"
 LONGITUDE: W 105°02'51.6512"

SE COR 205
 GROUND N:1221328.02 E:3128066.40
 GRID N:1220961.18 E:3127183.20
 LATITUDE: N 39°56'20.6938"
 LONGITUDE: W 105°02'47.1354"

The Colorado Coordinate System hereon shown is defined as Second Order, Class 1, 1:50,000 as described in the "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.

To reduce Ground Modified Coordinates to State Plane Grid, a conversion factor of 0.99971765 is applied.
 Ground x 0.99971765 = Grid.

REDLEAF FILING NO.1 – REPLAT F	
<u>OWNER/SUBDIVIDER</u>	
RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION 2500 Arapahoe Ave., Suite 220 Boulder, Co. 80302	
JOB NO. 00800301 DATE: 09/23/04	7901 E. Belleview Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9556 Fax: (720) 482-9546
SHEET 2 OF 3	CYL CONSULTANTS OF COLORADO, INC. CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING

REDLEAF FILING NO.1 – REPLAT F

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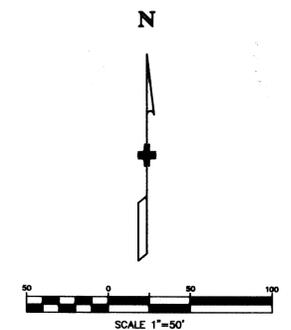
LEGEND

- REBAR AND CAP LS# 16406
- 1' OFFSET BRASS TAG SET IN SIDEWALK

*ABANDONED GAS WELL

A round brass plaque which reads as follows:
 "Kerr-McGee"
 "Hutton #1-30"
 "Gas Well"
 "NW1/4 Sec 30"
 "T1S R68W"
 "2004"
 has been set into a 24"X 24" concrete slab approximately 6" from the location of the abandoned well head.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	230°34'23"	50.00	201.21	S74°17'47"E	90.42
C2	53°55'11"	10.00	9.41	S17°22'37"W	9.07
C3	90°00'00"	10.00	15.71	S89°20'13"W	14.14
C4	81°10'32"	10.00	14.17	N28°19'09"E	13.01
C5	24°34'12"	220.34	94.49	S56°37'19"W	93.76
C6	90°00'00"	10.00	15.71	N89°20'13"E	14.14



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SHEET 3 OF 3

CYL
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 CIVIL ENGINEERING - LAND ENGINEERING - LAND PLANNING

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