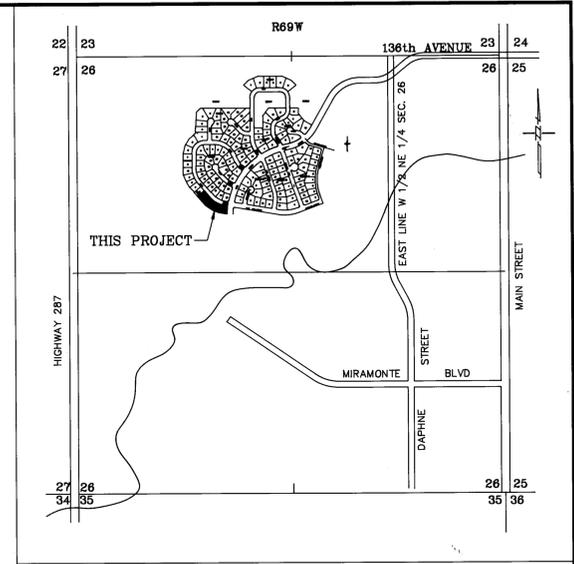


# RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 2 MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 1 THRU 5 BLOCK M

A PART OF THE NORTH ONE-HALF OF SECTION 26, T1S, R69W OF THE 6TH P.M.  
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



OVERALL VICINITY MAP  
1" = 1000'

**LEGAL DESCRIPTION**

BEGINNING AT THE SOUTH EASTERLY CORNER OF LOT 1, BLOCK M, SAID CORNER BEARS S 46°44'57" W, A DISTANCE OF 2814.74 FEET, FROM THE NE. CORNER OF THE W 1/2, OF THE N.E. 1/4 OF SECTION 26, T.1 S, R.69 W, SECTION 26, OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO.

THENCE: N 81°03'31" W, A DISTANCE OF 104.02 FEET.  
THENCE: N 65°58'49" W, A DISTANCE OF 87.77 FEET.  
THENCE: N 55°16'30" W, A DISTANCE OF 88.06 FEET.  
THENCE: N 41°23'47" W, A DISTANCE OF 148.46 FEET.  
THENCE: N 48°36'13" E, A DISTANCE OF 104.41 FEET.  
THENCE: S 41°23'47" E, A DISTANCE OF 107.00 FEET.

THENCE: ALONG A TANGENT CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 39°07'13", A RADIUS OF 295.00 FEET, AN ARC LENGTH OF 201.42 FEET, A CHORD WHICH BEARS S 60°57'31" E, A DISTANCE OF 197.52 FEET.

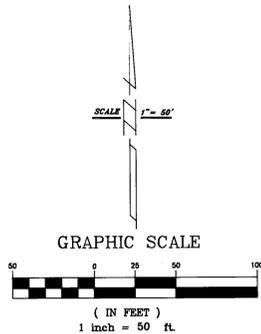
THENCE: S 80°31'00" E, A DISTANCE OF 25.89 FEET.

THENCE: ALONG A TANGENT CURVE TO THE RIGHT, CONTAINING AN INTERIOR ANGLE OF 87°28'19", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.90 FEET, A CHORD WHICH BEARS S 36°46'51" E, A DISTANCE OF 20.74 FEET.

THENCE: ALONG A TANGENT CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 05°32'43", A RADIUS OF 885.00 FEET, AN ARC LENGTH OF 85.65 FEET, A CHORD WHICH BEARS S 04°10'57" W, A DISTANCE OF 85.62 FEET TO THE POINT OF BEGINNING.

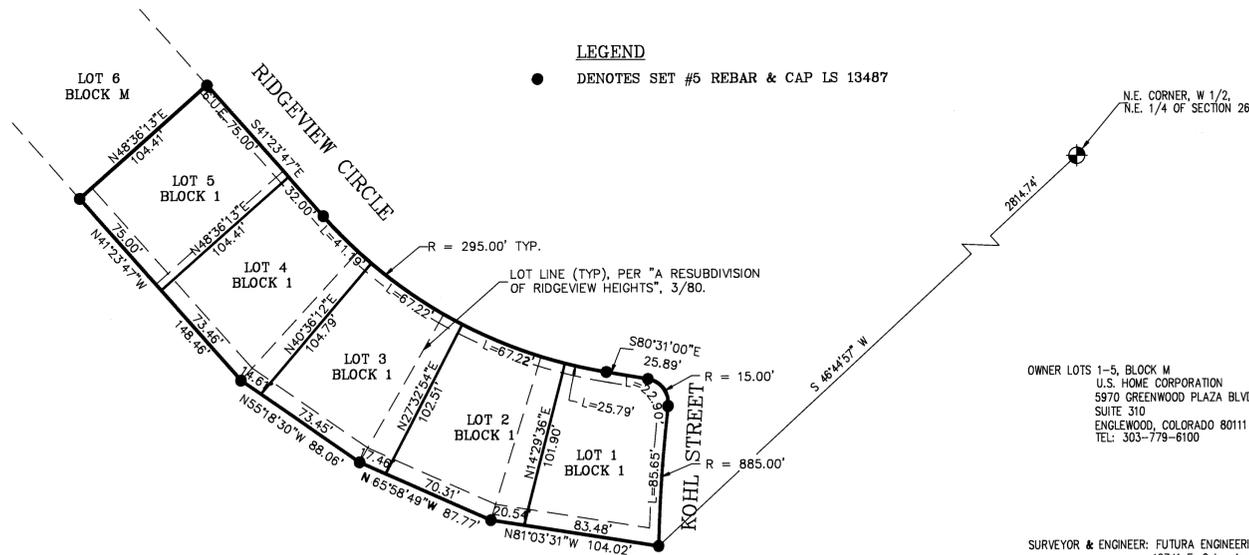
THIS PARCEL CONTAINS 39,882 SQ.FT., 0.916 AC. MORE OR LESS

ALSO KNOWN AS LOTS 1 THRU 5 BLOCK M, RIDGEVIEW HEIGHTS SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.



**LEGEND**

● DENOTES SET #5 REBAR & CAP LS 13487



OWNER LOTS 1-5, BLOCK M  
U.S. HOME CORPORATION  
5970 GREENWOOD PLAZA BLVD.  
SUITE 310  
ENGLEWOOD, COLORADO 80111  
TEL: 303-779-6100

SURVEYOR & ENGINEER: FUTURA ENGINEERING INC.  
12741 E. CALEY AVE., SUITE 126  
ENGLEWOOD, COLORADO 80111  
TEL.# (303) 649-9292

**OWNER LOTS 1-5, BLOCK M**

STATE OF COLORADO  
COUNTY OF BOULDER ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF JULY, 1994.

BY U.S. HOME CORPORATION. BY: *[Signature]*  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

*[Signature]*  
NOTARY PUBLIC  
ADDRESS: 5970 S Greenwood Plaza  
Englewood, CO 80111 Bldg # 310

Aug 24, 1997

**NOTES**

- BEARINGS ARE BASED ON THE CENTER LINE OF WEST 16TH AVENUE AT THE INTERSECTION OF KOHL STREET BEING N 80°31'00" W, AS RECORDED ON THE PLAT OF RIDGEVIEW HEIGHTS DEC. 20th 1978 IN THE COUNTY OF BOULDER, COLORADO.

**SURVEYOR'S CERTIFICATION**

I, DONALD J. GILLARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 2 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

*[Signature]* 7-11-94  
DONALD J. GILLARD DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PLS NO. 13487



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.

**CLERK & RECORDERS CERTIFICATE**

STATE OF COLORADO  
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:19 P.M., THIS 19th DAY OF JULY, A.D., 1994. FILED IN FILE # MAP AND RECEPTION NO. 144 10374 P-32 F-1 # 4 3

FILE # 1993 NO. -

FEES \$10.00 PAID RECORDER *[Signature]*  
BY DEPUTY *[Signature]*

**APPROVALS**

*[Signature]* 7-18-94  
PLANNING DIRECTOR DATE  
*[Signature]* 7-19-94  
CITY ENGINEER DATE  
*[Signature]* 7-19-94  
CITY MANAGER DATE

**Futura Engineering Inc.**  
Engineering Consultants and Surveyors

12741 E. Caley Ave. Suite 126  
Englewood, Colorado 80111 - (303) 649-9292  
FAX (303) 649-9499

PROJECT NO. 02-870.05