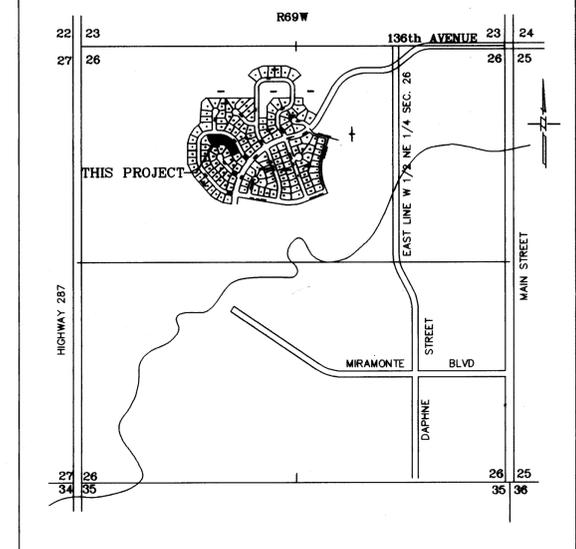
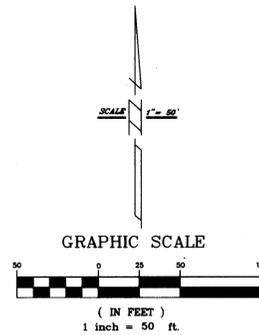


RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 3 MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 3 THRU 7 BLOCK P
RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 1
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'

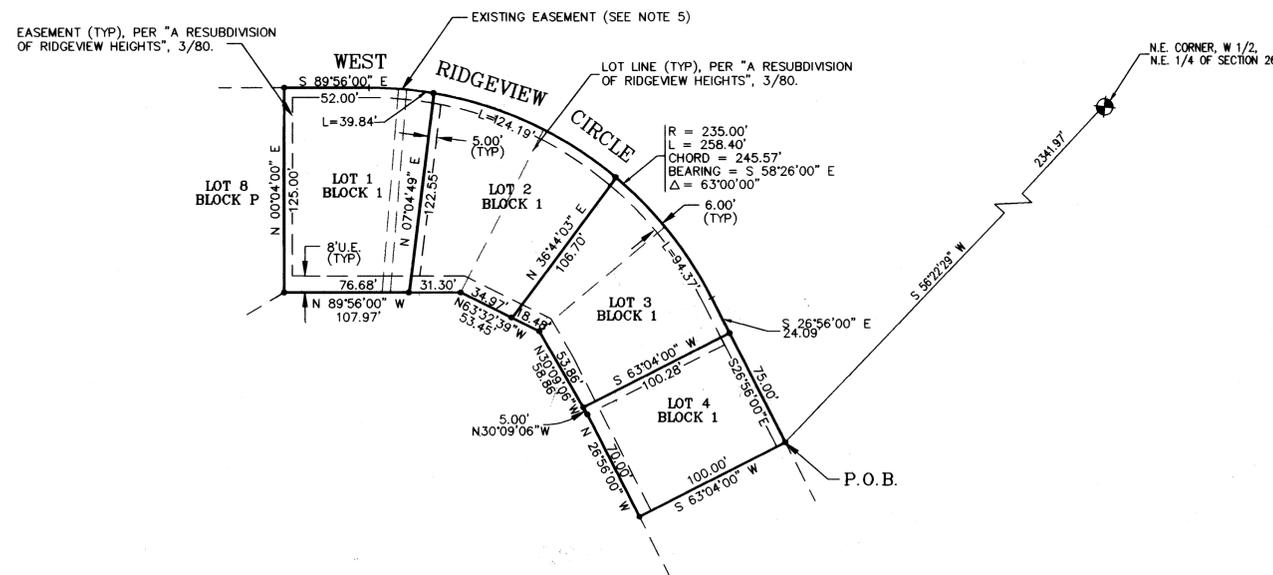


LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, ALSO BEING A PART OF BLOCK P RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EASTERLY CORNER OF LOT 4, BLOCK 1 WHICH BEARS S56°22'29"W, A DISTANCE OF 2341.97 FEET FROM THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 26; THENCE S63°04'00"W A DISTANCE OF 100.00 FEET TO A POINT; THENCE N26°56'00"W A DISTANCE OF 70.00 FEET TO A POINT; THENCE N30°09'06"W A DISTANCE OF 58.86 FEET TO A POINT; THENCE N63°32'39"W A DISTANCE OF 53.45 FEET TO A POINT; THENCE N89°56'00"W A DISTANCE OF 107.97 FEET TO A POINT; THENCE N00°04'00"E A DISTANCE OF 125.00 FEET TO A POINT; THENCE S89°56'00"E A DISTANCE OF 52.00 FEET TO A POINT OF CURVATURE; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 63°00'00", AN ARC LENGTH OF 258.40 FEET, AND A CHORD BEARING S58°26'00"E A DISTANCE OF 245.57 FEET TO A POINT OF TANGENCY; THENCE S26°56'00"E A DISTANCE OF 99.09 FEET TO THE POINT OF BEGINNING, CONTAINING 38,437 SQUARE FEET OR 0.882 ACRES MORE OR LESS.

ALSO KNOWN AS LOTS 3 THRU 7, BLOCK P RIDGEVIEW HEIGHTS SUBDIVISION FILING #1 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.



NOTES

UTILITY EASEMENT ACKNOWLEDGEMENT

- THOSE 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, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO; TOGETHER WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHT OF WAY ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- ALL EASEMENTS LABELED U.E. ARE 8 FEET IN WIDTH ALONG REAR LOT LINES, 5 FEET IN WIDTH ALONG SIDE LOT LINES WHERE SHOWN, OR OTHERWISE SHOWN.
- BEARINGS ARE BASED ON THE REAR LOT LINE OF LOTS 6 & 7 BLOCK P, RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 1, BEING N89°56'00"W BETWEEN MONUMENTS SHOWN HEREON, AS RECORDED ON THE PLAT OF RIDGEVIEW HEIGHTS DECEMBER 20TH, 1978 IN THE COUNTY OF BOULDER.
- DENOTES #5 REBAR AND CAP SET L.S. 13487.
- EXISTING PUBLIC SERVICE EASEMENT, BETWEEN LOTS 6 AND 7 BLOCK P, RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 1, TO BE VACATED BEFORE ACCEPTANCE OF FINAL PLAT. THE PROPOSED PUBLIC SERVICE EASEMENT ON THE COMMON LOT LINE BETWEEN LOTS 2 AND 3, BLOCK 1 OF RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 3, TO BE DEDICATED TO PUBLIC SERVICE BY SEPARATE INSTRUMENT.

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. 3 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Donald J. Gillard
DONALD J. GILLARD DATE REGISTERED 27-96 PROFESSIONAL LAND SURVEYOR PLS NO. 13487

NOTICE: ACCORDING TO COLORADO LAW, YOU MAY 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 1:18 P.M., THIS 4TH DAY OF MARCH A.D., 1996, FILED IN FILE MAP AND RECEPTION NO. 1588298.
P-36-F-2 #6
FILE NO. 2110

FEES \$11.00 PAID

RECORDER Charlotte Houston
BY Rosanna Lopez
DEPUTY

OWNER LOTS 3-7, BLOCK P

BY U.S. HOME CORPORATION,
STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF Feb 1996

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

Aug 26, 1997

ADDRESS: 5970 S Greenwood Plaza Blvd.
Englewood, CO 80111

OWNER LOTS 3-7, BLOCK P: U.S. HOME CORPORATION
5970 GREENWOOD PLAZA
BLVD., SUITE 310
ENGLEWOOD, COLORADO 80111
TEL: 303-779-6100

SURVEYOR & ENGINEER: Futura Engineering Inc.
12741 E. Coley Ave. Suite 126
ENGLEWOOD, COLORADO 80111
TELE. # (303) 649-9292

APPROVALS

K. Stoltz 2/29/96
PLANNING DIRECTOR DATE
J. Ball 2-29-96
CITY ENGINEER DATE
George S. Cicio 2-29-96
CITY MANAGER DATE

Futura Engineering Inc.
Engineering Consultants and Surveyors

12741 E. Coley Ave. Suite 126
Englewood, Colorado 80111 - (303) 649-9292
FAX (303) 649-9499
PROJECT NO. 02-670.05