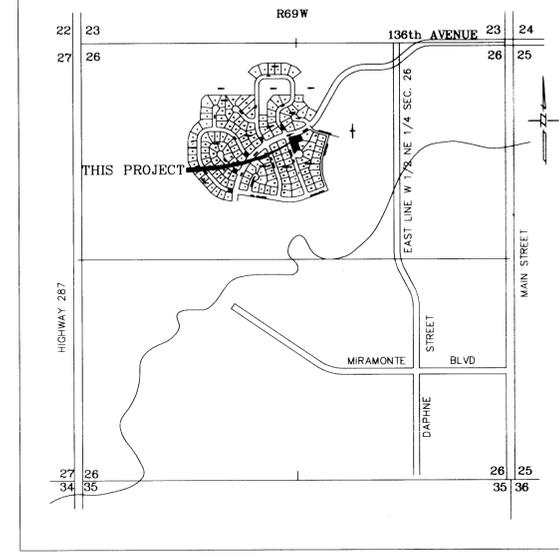


RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 4

MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 12 AND 13 BLOCK J 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 J RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EASTERLY CORNER OF LOT 12, BLOCK J WHICH BEARS S47°18'04"W, A DISTANCE OF 1641.80 FEET, FROM THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 26; THENCE S21°15'38"E A DISTANCE OF 80.00 FEET TO A POINT; THENCE S71°10'13"W A DISTANCE OF 66.79 FEET TO A POINT; THENCE S18°49'47"E A DISTANCE OF 102.51 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 91°00'12", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 79.42 FEET, A CHORD WHICH BEARS S62°32'32"W, A CHORD DISTANCE OF 71.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONTAINING AN INTERIOR ANGLE OF 144°06'17", A RADIUS OF 8.00 FEET, AND AN ARC LENGTH OF 20.12 FEET, A CHORD WHICH BEARS S89°07'05"W, A DISTANCE OF 15.22 FEET TO A POINT OF TANGENCY; THENCE N18°49'47"W, A DISTANCE OF 182.14 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONTAINING AN INTERIOR ANGLE OF 96°08'32", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 25.17 FEET, A CHORD WHICH BEARS N29°14'29"E, A DISTANCE OF 22.32 FEET TO A POINT OF TANGENCY; THENCE N77°18'10"E, A DISTANCE OF 58.26 FEET TO POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 08°33'44", A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 73.98 FEET, A CHORD WHICH BEARS N73°01'02"E, A CHORD DISTANCE OF 73.90 FEET TO THE POINT OF BEGINNING, CONTAINING 20,969 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

ALSO KNOWN AS LOTS 12 THRU 13, BLOCK J, RIDGEVIEW HEIGHTS SUBDIVISION, FILING #1 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES

UTILITY EASEMENT ACKNOWLEDGEMENT

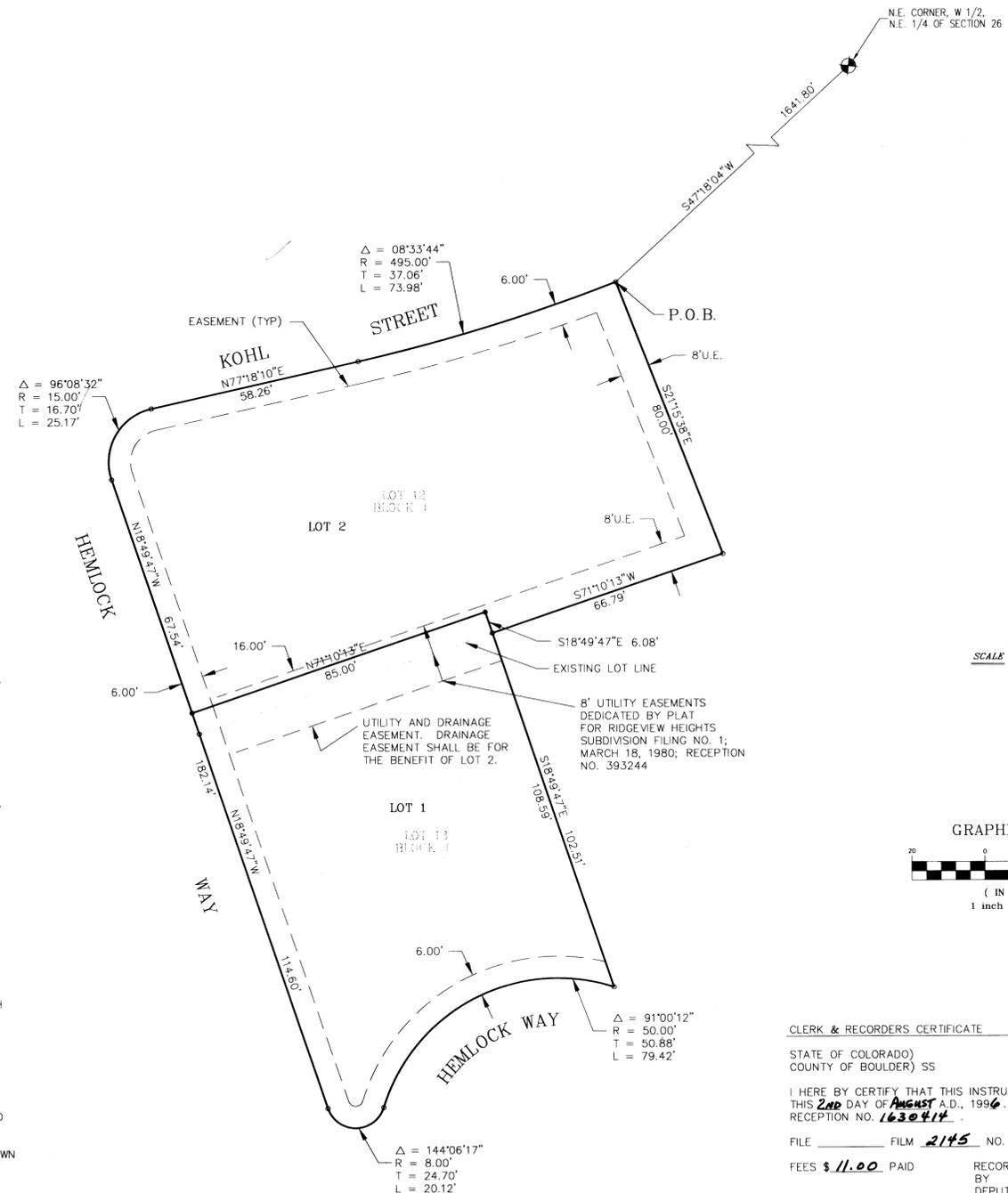
- THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS U.E. ON THIS PLAT ARE UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, DRAINAGE SWALES, NATURAL GAS LINES, WATER LINES, TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO; TOGETHER WITH A 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, 8 FEET IN WIDTH ALONG SIDE LOT LINES WHERE SHOWN, OR OTHERWISE SHOWN.
- BEARINGS ARE BASED ON THE REAR LOT LINE OF LOT 13 BLOCK J, RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 1, BEING N71°10'13"E 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.
- DENOTES FOUND PINS.

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. 4 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, STATE REGISTERED PROFESSIONAL LAND SURVEYOR PLS NO. 13487
JUNE 26, 1996

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.



OWNER LOTS 12 & 13, BLOCK J

BY U.S. HOME CORPORATION,
STATE OF COLORADO)
COUNTY OF BOULDER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF August 26, 1996
WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES August 26, 1997
ADDRESS: 6000 S. Greenwood Plaza Blvd.
Englewood, CO 80111

OWNER LOTS 12 & 13, BLOCK J: 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
TEL.# (303) 649-9292

APPROVALS
PLANNING DIRECTOR: 7/30/96
CITY ENGINEER: 7/30/96
CITY MANAGER: 7-31-96

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:50 O'CLOCK A.M., THIS 2ND DAY OF AUGUST A.D., 1996. FILED IN FILE MAP AND P-37 F-3 #49
RECEPTION NO. 1630414
FILE _____ FILM 2145 NO. _____
FEES \$11.00 PAID RECORDER CHARLOTTE HENSTON
BY DEPUTY ROSEAN REEST

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