LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING THE OWNER OF THE REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6th PRINCIPAL MERIDIAN, COUTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

(BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SECTION 6, T2S. R69W, OF THE 6TH P.M., BEARS NO0'38'16"W)

COMMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, THENCE N88'52'47"E ALONG THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 6, A DISTANCE OF 46.40 FEET TO A POINT ON THE EAST LINE OF INDIANA STREET AS DESCRIBED IN BOOK 1768 AT PAGE 98, COUNTY OF JEFFERSON, STATE OF COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NOO'30'59"W ALONG THE EAST LINE OF INDIANA STREET AS DESCRIBED IN SAID BOOK 1768 AT PAGE 98, A DISTANCE OF 659.63 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 1864 AT PAGE 313, COUNTY OF JEFFERSON, STATE OF COLORADO;

THENCE N89°50'31"E ALONG THE SOUTH LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID BOOK 1864 AT PAGE 313 A DISTANCE OF 1252.23 FEET TO THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN RECEPTION NO. 83089547, COUNTY OF JEFFERSON, STATE OF COLORADO;

THENCE S00°06'46"E ALONG THE WEST LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID RECEPTION NO. 83089547 A DISTANCE OF 638.67 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6;

THENCE S88'52'47"W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 A DISTANCE OF 1247.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 802,886 SQ. FT., OR 18.432 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT HERETO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "WINDY RIDGE"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS (AND OUTLOTS/ PARCELS) AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

STATE OF COLORADO

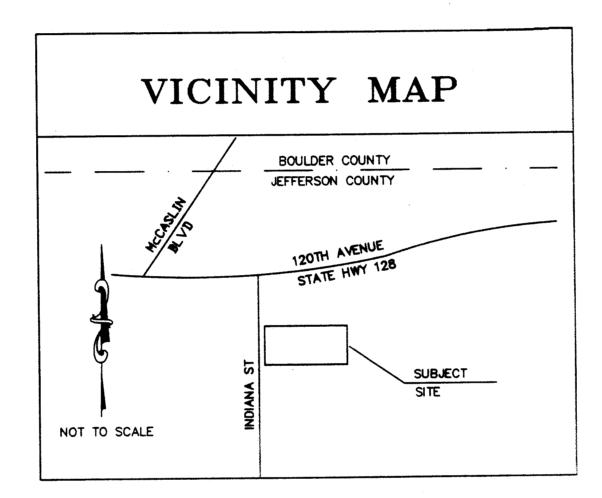
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Gordon 6. Ballinger & Bety L Bullinger Before ME THIS ______ DAY OF MARCH, 1998
WITNESS MY HAND AND OFFICE ... 1998 WITNESS MY HAND AND OFFICIAL SEAL

JEAN A. WENDELL Notary Public State of Colorado

STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Michael A. Ware & Jeanne L. Ware BEFORE ME THIS LLO DAY OF MATCH, 1998 WITNESS MY HAND AND OFFICIAL SEAL

JEAN A. WENDELL Notary Public State of Colorado



- 1. BASIS OF BEARINGS FOR THIS SURVEY THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6. T2S, R69W, BEARS NO0°38'16"W.
- 2. INDICATES A SET 5/8 INCH REINFORCING BAR WITH ALUMINUM CAP STAMPED ALPHA & OMEGA CON 10734
- 3. DATE OF PREPARATION DECEMBER 6, 1996. REVISED NOVEMBER 1997
- 4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL

(C.R.S. 38-52-106)

SURVEYOR: ALPHA & OMEGA CONSULTANTS, INC. 4755 PARIS STREET, SUITE 30 DENVER COLORADO 80239

STATEMENT OF SURVEY

I HEREBY STATE FOR AND ON BEHALF OF ALPHA & OMEGA CONSULTANTS, INC., TO GORDON G. & BETTY L. BALLINGER AND MICHAEL A. & JEANNE L. WARE THAT THIS DRAWING IS AN ACCURATE DELINEATION OF THE SURVEY MADE UNDER MY SUPERVISION OF THE ABOVE DESCRIBED PROPERTY.

COMPLETED: NOVEMBER 6, 1996 PROFESSIONAL LAND SURVEYOR NO. 10734

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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 THE CERTIFICATION SHOWN HEREON.

APPROVALS

LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF PROOMFIELD LAND USE REVIEW COMMISSION THIS 24 DAY OF MOUCH, 1997

John Malone CHAIRMAN Kinter Lunderson

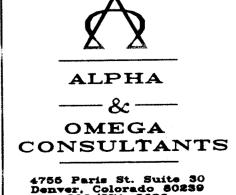
CITY COUNCIL CERTIFICATE:

RECORDER'S CERTIFICATE:

RECEPTION NO. F0575972
TIME 16:03:54 P.M.

STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON, OWN THEM IN FEE SIMPLE, FREE AND CLEAR TO ALL LIENS AND ENCLARRANCES. , Registration No. 23412 , Date: 3/16/98

3/05/98 2/17/98 11/17/97 DATE	REVISED PER CITY OF BROOMFIELD COMMENTS REVISED PER CITY OF BROOMFIELD COMMENTS REVISED LEGAL DESCRIPTION REVISION	J.M.G. J.M.G. BY
2/17/98	REVISED PER CITY OF BROOMFIELD COMMENTS	J.M.G.
3/05/98	REVISED PER CITY OF BROOMFIELD COMMENTS	J.M.G.
7 /05 /09		
3/13/98	REVISED PER TITLE COMPANY COMMENTS	J.M.G.
	3/13/98	3/13/98 REVISED PER TITLE COMPANY COMMENTS



WINDY RIDGE CORRECTED FINAL PLAT

PART OF SW 1/4 OF THE NW 1/4 OF SECTION 6, T 2 S, R 69 W OF THE 6th P.M. JEFFERSON COUNTY, COLORADO

W414-01.1 DATE 3/10/97 DWN. P.A.R.