BROOMFIELD COUNTRY CLUB SECOND FILING A PART OF THE WEST ONE HALF OF SECTION 25, T.I'S., R.69W OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO BROOMFIELD COUNTRY CLUB SÉCOND FILING-Dunsford Way WEST 1/4 CORNER OF SECTION 25, T.IS., R.69W, OF THE 6th P.M. VICINITY MAP NO SCALE Dunsford Way COMMUNITY DITCH R.O.W. 459.90 14TH AVENUE BROOMFIELD COUNTRY CLUB FIRST FILING

MARK II ENGINEERING, INC. P.O. BOX 444 BROOMFIELD, COLORADO 80020

- 1. o INDICATE A 1/2 INCH REBAR WITH A PLASTIC CAP BEARING L.S. NO. 5619. 2. THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST

- 7. ALL REAR LOT LINE EASEMENTS ARE 'TEN (IO) FEET IN WIDTH UNLESS OTHERWISE NOTED.
- 8. OUTLOT "A" IS A UTILITY EASEMENT.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THE VEST ONE-HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE

DISTANCE OF 628.28 FEET; THENCE N89°44'05"E A DISTANCE OF 50.00 FEET; THENCE N46°00'00"E A DISTANCE OF 220.79 FEET; TO THE PUBLIC, THE STREETS AS SHOWN HEREON, AND THE DRAINAGE AND UTILITY EASEMENTS HEREON, AND DO HEREBY DEDICATE TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY THE COMMUNITY DITCH RIGHT OF WAY AS SHOWN HEREON.

WITNESS OUR HANDS AND SEALS THIS 2. Its DAY OF September, 1979

COUNTRY CLUB ASSOCIATES, A LIMITED PARTHERSHIP

STATE OF COLORADO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF Steveley, 1979, BY JAMES H. TULL, GENERAL PARTNER AND STEVEN B. EHRHART, GENERAL PARTNER OF COUNTRY CLUB ASSOCIATES, A LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL. HY COMMISSION EXPIRES CONTRACTOR STATEMENTS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 18 DAY OF OCT, 1979, AT 9:11 O'CLOCK

A.M. AND WAS RECORDED IN PLAT FILE? 9 F - 2 #, AT MAP 7 RECEPTION NO. 365 755. From 1088.

Charlotte Harton

County Clerk and Recorder