

# BROOMFIELD COUNTRY CLUB THIRD FILING

A RESUBDIVISION OF A PART OF A REPLAT OF BROOMFIELD COUNTRY CLUB FIRST FILING AND A SUBDIVISION OF A PART OF SECTION 25, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 1 OF 2.

### NOTES:

- Bearings are based on the bearing of the West line of the Northwest quarter of Section 25, Township 1 South, Range 69 West of the 6th Principal Meridian, from the West quarter corner of the Northwest corner of said Section 25, being North 00° 15' 42" West. This basis of bearings conforms to the basis of bearings established on the Section 25, Township 1 South, Range 69 West annexation map.
- The easement areas within each lot are to be continuously maintained by the owners of the lot, excepting the City of Broomfield from responsibility.
- According to Colorado law, one 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.

### DEDICATION:

Know all men by these presents that the undersigned, being the owners of two parcels of land, being part of Section 25, Township 1 South, Range 69 West of the 6th Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, more particularly described as follows:

### Parcel 1:

A parcel of land being a part of the Northwest 1/4 of Section 25, Township 1 South, Range 69 West, of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 25;  
THENCE S89° 36' 30" E along the north line of the Northwest 1/4 of said Section 25 a distance of 1720.20 feet to a point whence the North 1/4 corner of said Section 25 bears S89° 36' 30" E a distance of 953.85 feet;  
THENCE S00° 23' 30" W a distance of 30.00 feet to the POINT OF BEGINNING;  
THENCE S89° 36' 30" E along a line 30.00 feet south of and parallel with the north line of the Northwest 1/4 of said Section 25 a distance of 644.31 feet;  
THENCE S00° 23' 30" W a distance of 409.31 feet;  
THENCE S28° 22' 45" W a distance of 90.00 feet;  
THENCE S45° 22' 45" W a distance of 230.00 feet;  
THENCE S14° 37' 15" E along a line non-radial to the following described curve a distance of 45.00 feet to a point on a curve;  
THENCE southwestwardly along the arc of said curve to the left, having a chord which bears S66° 22' 45" W a distance of 116.95 feet, a central angle of 34° 00' 00", and a radius of 200.00 feet, a distance of 118.88 feet;  
THENCE N57° 37' 15" W along a line non-tangent to the previously described curve a distance of 135.00 feet;  
THENCE S32° 22' 45" W a distance of 475.00 feet;  
THENCE S04° 37' 15" E a distance of 40.00 feet;  
THENCE S57° 37' 15" E along a line radial to the following described curve a distance of 80.00 feet to a point on a curve;  
THENCE southerly along the arc of said curve to the left, having a chord which bears S06° 07' 15" E a distance of 211.56 feet, a central angle of 77° 00' 00", and a radius of 170.00 feet, a distance of 228.46 feet;  
THENCE S45° 22' 45" W along a line radial to the previously described curve a distance of 90.00 feet;  
THENCE S04° 33' 55" E a distance of 562.35 feet to a point on the southerly right-of-way line of the Community Ditch;  
THENCE along the southerly right-of-way line of said Community Ditch the following two (2) courses:

- S83° 20' 00" W a distance of 145.30 feet;
- thence N88° 00' 00" W a distance of 102.59 feet to a point on the southeasterly boundary line of the Broomfield Country Club Second Filing, said point also being on the northeasterly boundary line of the Replat of the Broomfield Country Club First Filing;

THENCE along the boundary line of said Broomfield Country Club Second Filing as presently monumented, the following eight (8) courses:

- N61° 29' 42" W a distance of 145.34 feet;
- thence N09° 31' 05" W a distance of 97.75 feet;
- thence N30° 34' 59" W a distance of 79.97 feet;
- thence N09° 30' 50" W a distance of 591.79 feet;
- thence S80° 28' 54" W a distance of 101.89 feet;
- thence S49° 43' 22" W a distance of 677.10 feet;
- thence S48° 59' 22" W a distance of 65.00 feet to a point on the northerly boundary line of the Replat of the Broomfield Country Club First Filing, as presently monumented, said point also being the southerly right-of-way line of said Community Ditch;
- thence S43° 00' 38" E along the southerly right-of-way line of said Community Ditch, said line also being a portion of the northerly boundary line of said First Filing, a distance of 48.84 feet, to the most northerly corner of Lot 1, Block 3, of said First Filing;

THENCE along the westerly line of Lot 1, Block 5 of said First Filing, as presently monumented, the following two (2) courses:

- S46° 58' 50" W a distance of 107.79 feet;
- thence S25° 39' 59" E along a line radial to the following described curve a distance of 12.61 feet to a point on a curve on the westerly right-of-way line of East 14th Court;

THENCE southwestwardly along the westerly right-of-way line of said East 14th Court along the arc of said curve to the left, having a chord which bears S43° 28' 08" W a distance of 32.11 feet, a central angle of 41° 47' 59", and a radius of 45.00 feet, a distance of 32.83 feet to a corner of Lot 1, Block 6 of said First Filing;

THENCE along the northerly and westerly lines of Lot 1, Block 6 of the First Filing, as presently monumented, the following two (2) courses:

- N67° 27' 51" W along a line radial to the previously described curve a distance of 4.42 feet;
- thence S46° 58' 50" W a distance of 104.53 feet to the most northerly corner of Lot 8, Block 6 of said First Filing;

THENCE along the westerly line of Lot 8, Block 6 of said First Filing, as presently monumented, the following two (2) courses:

- continuing S46° 58' 50" W a distance of 104.53 feet;
- thence S18° 34' 30" E along a line radial to the following described curve a distance of 4.42 feet to a point on a curve on the westerly right-of-way line of East 14th Place;

THENCE southwestwardly along the westerly right-of-way line of said East 14th Place, as presently monumented, along the arc of said curve to the left, having a chord which bears S46° 58' 50" W a distance of 37.24 feet, a central angle of 48° 53' 21", and a radius of 45.00 feet, a distance of 38.40 feet to a corner of Lot 1, Block 7 of said First Filing;

THENCE along the northerly and westerly line of Lot 1, Block 7 of said First Filing, as presently monumented, the following two (2) courses:

- N67° 27' 51" W along a line radial to the following described curve a distance of 4.42 feet;
- thence S46° 58' 50" W a distance of 104.52 feet to the westerly corner of Lot 1, Block 7 of said Subdivision;

THENCE continuing S46° 58' 50" W along a line non-radial to the following described curve, a distance of 61.82 feet to a point on a curve on the northerly right-of-way line of East 14th Avenue, as presently monumented;

THENCE westerly along the northerly right-of-way line of East 14th Avenue, as presently monumented, the following two (2) courses:

- along the arc of said curve to the left, having a chord which bears N81° 30' 03" W a distance of 91.84 feet, a central angle of 17° 31' 18", and a radius of 301.48 feet, a distance of 92.20 feet to a point of tangent;
- thence S89° 44' 18" W along said tangent a distance of 35.00 feet to a point of curve;

THENCE along the arc of a curve to the right, having a chord which bears N45° 15' 43" W a distance of 21.21 feet, a central angle of 90° 00' 00", and a radius of 15.00 feet, a distance of 23.56 feet to a point of tangent on the easterly right-of-way line of Main Street;

THENCE N00° 15' 42" W along the easterly right-of-way line of Main Street, being a line 50.00 feet east of and parallel with the west line of the NW 1/4 of said Section 25, a distance of 100.00 feet to a point on the northerly boundary line of the Replat of the Broomfield Country Club First Filing;

THENCE S89° 44' 18" W along the northerly boundary line of said First Filing a distance of 20.00 feet;

THENCE N00° 15' 42" W along a line 30.00 feet east of and parallel with the west line of the Northwest 1/4 of said Section 25 a distance of 489.75 feet;

THENCE N89° 44' 18" E a distance of 79.93 feet;

THENCE N34° 48' 30" E a distance of 138.96 feet;

THENCE N07° 09' 18" W along a line non-radial to the following described curve, a distance of 50.00 feet to a point on a curve;

THENCE northeasterly along the arc of said curve to the left, having a chord which bears N40° 20' 45" E a distance of 54.79 feet, a central angle of 75° 00' 00", and a radius of 45.00 feet, a distance of 58.90 feet;

THENCE N30° 13' 08" E along a line non-tangent to the previously described curve a distance of 120.72 feet;

THENCE N66° 22' 45" E a distance of 475.00 feet;

THENCE N50° 22' 45" E a distance of 290.00 feet;

THENCE N34° 22' 45" E a distance of 500.00 feet;

THENCE N00° 23' 30" E a distance of 144.45 feet to the POINT OF BEGINNING, containing 42.513 acres (1,351,877 square feet), more or less.

**Parcel 2:**  
A parcel of land being a part of Section 25, Township 1 South, Range 69 West, of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, being more particularly described as follows:

COMMENCING at the southwest corner of said Section 25;  
THENCE N00° 21' 40" W along the west line of the Southwest 1/4 of said Section 25 a distance of 60.00 feet to a point whence the West 1/4 corner of said Section 25 bears N00° 21' 40" W a distance of 2,558.43 feet;

THENCE S89° 37' 25" E along a line 60.00 feet north of and parallel with the south line of the Southwest 1/4 of said Section 25 a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE N00° 21' 40" W along a line 30.00 feet east of and parallel with the west line of the Southwest 1/4 of said Section 25 a distance of 2040.77 feet, to a point on the south boundary line of that parcel of land as described on Film No. 557, Reception No. 804425, County of Boulder records;

THENCE along the southerly boundary line of said parcel the following two (2) courses:

- S89° 05' 52" E a distance of 249.48 feet to a point on a curve;
- thence along the arc of said curve to the right, having a chord which bears S81° 11' 53" E a distance of 102.06 feet, a central angle of 15° 47' 53", a radius of 371.34 feet, a distance of 102.39 feet;

THENCE S53° 08' 45" E along a line non-tangent to the previously described curve a distance of 155.37 feet;

THENCE S11° 00' 00" W a distance of 230.00 feet;

THENCE S12° 00' 00" E a distance of 320.00 feet;

THENCE S45° 00' 00" E a distance of 330.00 feet;

THENCE N70° 00' 00" E a distance of 160.00 feet;

THENCE N03° 00' 00" W a distance of 220.00 feet;

THENCE N13° 00' 00" W a distance of 65.00 feet;

THENCE N18° 00' 00" E a distance of 535.00 feet;

THENCE N06° 00' 00" W a distance of 210.00 feet;

THENCE N63° 00' 00" E a distance of 55.00 feet;

THENCE N19° 00' 00" E along a line radial to the following described curve a distance of 100.00 feet to a point on a curve;

THENCE northeasterly along the arc of said curve to the left, having a chord which bears N06° 40' 18" E a distance of 97.69 feet, a central angle of 204° 39' 27", a radius of 50.00 feet, a distance of 178.60 feet to a point of reverse curve;

THENCE along the arc of said reverse curve to the right, having a chord which bears N57° 19' 44" W a distance of 18.61 feet, a central angle of 76° 39' 27", a radius of 15.00 feet, a distance of 20.07 feet to a point of tangent;

THENCE N19° 00' 00" W along said tangent a distance of 76.75 feet to a point of curve;

THENCE along the arc of a curve to the left having a chord which bears N46° 00' 00" W a distance of 272.39 feet, a central angle of 54° 00' 00", a radius of 300.00 feet, a distance of 292.74 feet to a point of tangent;

THENCE N73° 00' 00" W along said tangent a distance of 215.00 feet;

THENCE N17° 00' 00" E a distance of 80.00 feet;

THENCE N13° 00' 00" W a distance of 454.98 feet to a point on the southerly boundary line of the Replat of the Broomfield Country Club First Filing, as presently monumented;

THENCE along the southerly and easterly boundary lines of said First Filing, as presently monumented, the following seventeen (17) courses:

THENCE N33° 05' 14" W a distance of 69.75 feet;

thence N39° 42' 19" E along a line radial to the following described curve a distance of 51.20 feet to a point on a curve;

thence southeasterly along the arc of said curve to the left, having a chord which bears S86° 52' 05" E a distance of 53.63 feet, a central angle of 73° 08' 49", a radius of 45.00 feet, a distance of 57.45 feet;

thence S33° 26' 30" E along a line radial to the previously described curve a distance of 89.97 feet;

thence N52° 33' 51" E a distance of 100.54 feet;

thence S88° 00' 23" E a distance of 80.02 feet;

thence N48° 57' 50" E along a line radial to the following described curve a distance of 18.59 feet to a point on a curve;

thence northeasterly along the arc of said curve to the left, having a chord which bears N88° 48' 36" E a distance of 67.04 feet, a central angle of 96° 18' 28", a radius of 45.00 feet, a distance of 75.64 feet;

thence S49° 20' 38" E along a line radial to the previously described curve a distance of 19.01 feet;

thence S88° 00' 23" E a distance of 164.94 feet;

thence N52° 39' 49" E along a line radial to the following described curve a distance of 32.91 feet to a point on a curve;

thence southeasterly along the arc of said curve to the left, having a chord which bears S38° 54' 40" E along a line radial to the previously described curve a distance of 11.21 feet;

thence S88° 00' 23" E a distance of 179.94 feet;

thence N37° 27' 22" E a distance of 96.45 feet;

thence N02° 05' 14" E a distance of 119.96 feet;

thence N16° 08' 22" W a distance of 129.92 feet;

THENCE N73° 51' 38" E a distance of 28.42 feet to a point of curve;

THENCE along the arc of said curve to the right, having a chord which bears N80° 22' 12" E a distance of 45.31 feet, a central angle of 13° 00' 26", a radius of 200.00 feet, a distance of 45.40 feet to a point of tangent;

THENCE N88° 52' 45" E along said tangent a distance of 383.08 feet to a point of curve;

THENCE along the arc of said curve to the left, having a chord which bears N74° 18' 14" E a distance of 91.44 feet, a central angle of 25° 09' 03", a radius of 210.00 feet, a distance of 92.18 feet to a point of reverse curve;

THENCE along the arc of said reverse curve to the right, having a chord which bears S83° 11' 46" E a distance of 17.24 feet, a central angle of 70° 09' 03", a radius of 15.00 feet, a distance of 18.37 feet to a point of tangent;

THENCE S48° 07' 15" E along said tangent a distance of 159.19 feet to a point of curve;

THENCE along the arc of said curve to the left, having a chord which bears S53° 37' 15" E a distance of 30.87 feet, a central angle of 11° 00' 00", and a radius of 160.00 feet, a distance of 30.72 feet to a point of tangent;

THENCE S19° 32' 45" W a distance of 105.00 feet;

THENCE S70° 07' 15" E a distance of 140.00 feet;

THENCE S13° 07' 15" E a distance of 90.00 feet;

THENCE N77° 57' 41" E a distance of 191.51 feet to a point of curve;

THENCE northeasterly along the arc of said curve to the left, having a chord which bears N61° 22' 45" E a distance of 69.45 feet, a central angle of 101° 00' 00", a radius of 45.00 feet, a distance of 79.33 feet;

THENCE S79° 07' 15" E along a line radial to the previously described curve a distance of 120.00 feet;

### OWNER'S CERTIFICATE:

Witness our hands and seals this 7<sup>th</sup> day of Sept. 1982, Boryla and Company, a Colorado General Partnership.

Vincent J. Boryla  
Vincent J. Boryla, a General Partner

State of Colorado )  
County of Boulder ) SS

The foregoing was acknowledged before me this 7<sup>th</sup> day of Sept. 1982, by Vincent J. Boryla, General Partner of Boryla and Company, a Colorado General Partnership.

My commission expires 9-3-84  
Mary Frances Baker  
Notary Public

Address: 46 Hardacre Office Center  
Broomfield, Colo 80020

### SURVEYOR'S CERTIFICATE:

I, Doyle G. Abrahamson, a registered land surveyor in the State of Colorado, do hereby certify that the survey of Broomfield Country Club Third Filing was made under my supervision and the accompanying plat accurately and properly shows said tracts and the monuments do actually exist.

By: Doyle G. Abrahamson  
Doyle G. Abrahamson, L.S. No. 13155



### ATTORNEY'S CERTIFICATE:

I, Francis P. King, an attorney at law, duly licensed to practice before the Courts of Record of the State of Colorado, do hereby certify that I have examined the title of all lands hereinabove dedicated and shown upon the within plat, and that title to such land is in the dedicators, free and clear of all liens and encumbrances, except as shown hereon. Dated this 22 day of November, 1982.

By: Francis P. King

### APPROVALS:

Approved by the Planning Commission of the City of Broomfield, Colorado, this day of April, 1982.

John G. Smyce Chairman  
Boody J. Hendrickson Secretary

Approved by the City Council of the City of Broomfield, Colorado, this 22<sup>nd</sup> day of November, 1982.

Walter R. Snyder Mayor  
Ray Brown City Clerk

Michael S. Diller Public Service Company of Colorado  
Janice P. Dunster Mountain States Telephone Exchange

David Eugene Johnson, P.E. Broomfield City Engineer

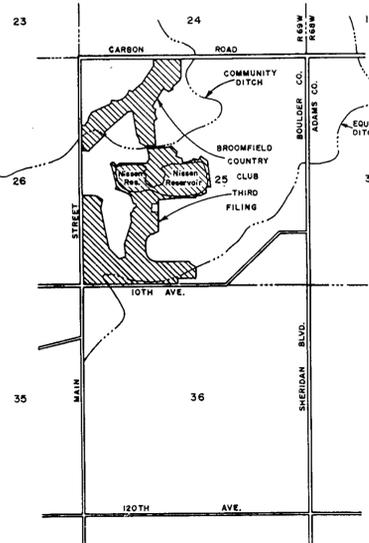
### RECORDERS' CERTIFICATE:

I hereby certify that this plat was filed in my office on this 19<sup>th</sup> day of December, 1982, at 8:58 o'clock A.M., and was recorded in Plat File 213 F-2 Map 1011, Reception No. 522038 Film 1200. Filing Fee \$20.00

By: Charles H. West  
County Clerk and Recorder

PLAN FILE P-13 F-2 #10411

Have laid out and platted the above described parcel of land as shown hereon under the name and style of "Broomfield Country Club Third Filing" and by these presents do hereby dedicate to the public the street right-of-way as shown hereon, and the drainage and utility easements as shown hereon.



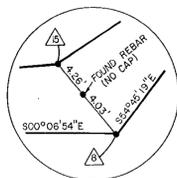
VICINITY MAP

SCALE: 1" = 2000'



# BROOMFIELD COUNTRY CLUB THIRD FILING

A RESUBDIVISION OF A PART OF A REPLAT OF BROOMFIELD COUNTRY CLUB FIRST FILING AND A SUBDIVISION OF A PART OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

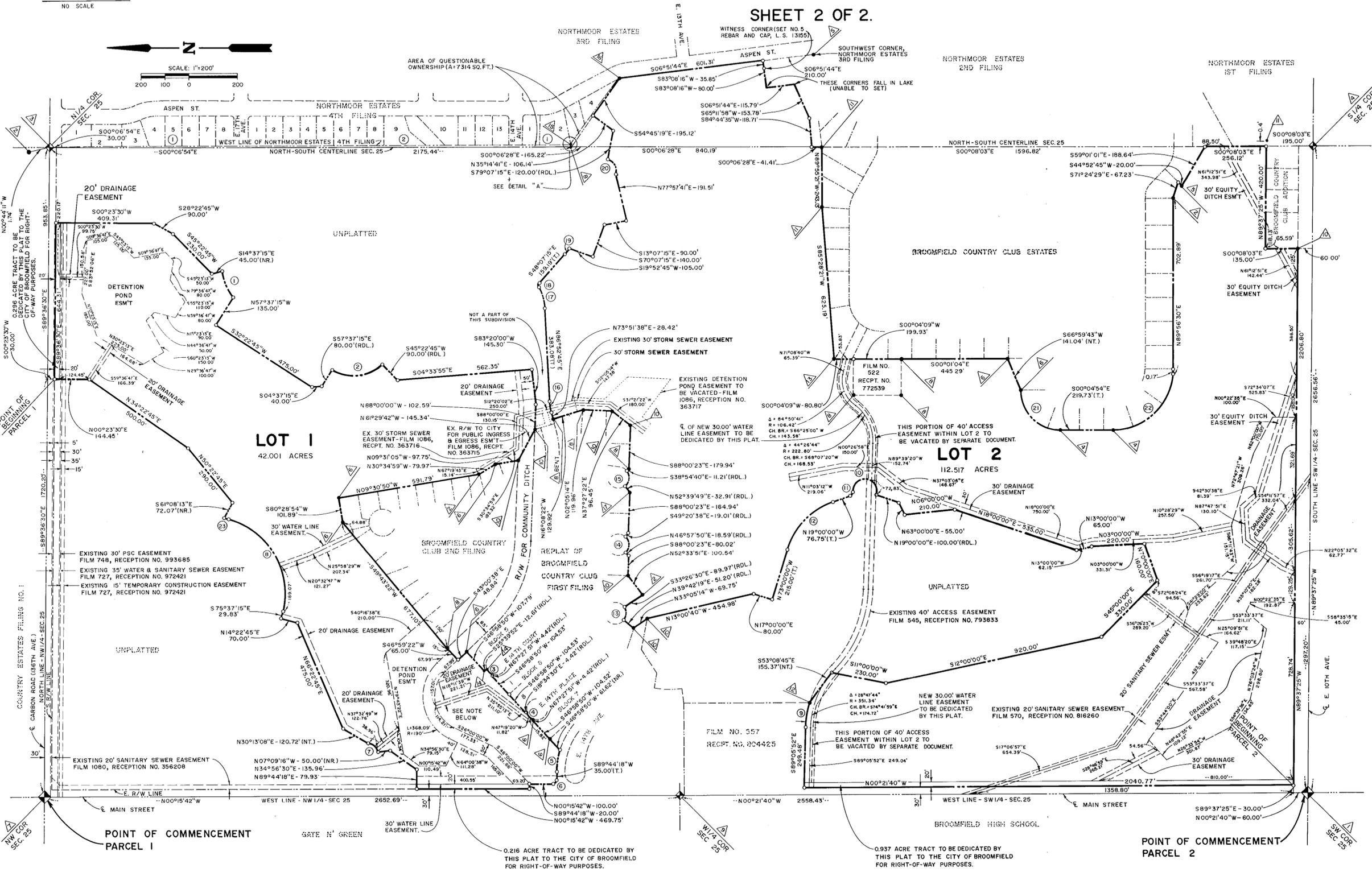


DETAIL "A"  
NO SCALE



SCALE: 1"=200'  
200 100 0 100 200

SHEET 2 OF 2.



**CURVE DATA**

Curve No.	Radius	Delta	Arc Length	Chord Bearing	Chord
1.	200.00'	34°00'00"	118.88'	S66°22'45"W	116.59'
2.	170.00'	77°00'00"	228.46'	S06°07'15"E	211.66'
3.	45.00'	41°47'59"	32.83'	S43°29'08"W	32.11'
4.	45.00'	48°53'21"	38.40'	S46°58'50"W	37.24'
5.	301.48'	17°31'18"	92.20'	N81°30'03"W	91.84'
6.	15.00'	90°00'00"	23.58'	N45°15'43"W	21.21'
7.	15.00'	75°00'00"	58.90'	N40°20'45"E	54.79'
8.	310.17'	91°00'00"	193.63'	N58°52'45"E	182.46'
9.	371.34'	15°47'53"	102.39'	S81°11'53"E	102.06'
10.	50.00'	204°39'27"	178.80'	N09°40'16"W	97.69'
11.	15.00'	78°39'27"	20.07'	N57°19'44"W	18.61'
12.	300.00'	54°00'00"	282.74'	N46°00'00"W	272.39'
13.	45.00'	73°08'49"	57.45'	S86°52'05"E	53.63'
14.	45.00'	96°18'28"	75.64'	N88°48'36"E	67.04'
15.	45.00'	91°34'29"	71.92'	S83°07'25"E	64.51'
16.	200.00'	15°00'28"	45.40'	N80°22'12"E	45.31'
17.	210.00'	23°09'03"	92.18'	N74°18'14"E	91.44'
18.	15.00'	70°09'03"	18.37'	S83°11'46"E	17.24'
19.	160.00'	11°00'00"	30.72'	S53°37'15"E	30.67'
20.	45.00'	101°00'00"	79.33'	N61°22'45"E	69.45'
21.	165.12'	89°53'42"	259.08'	S44°51'57"W	232.29'
22.	249.92'	89°58'37"	392.47'	S45°04'12"E	353.36'
23.	340.00'	03°14'39"	19.23'	N15°00'05"E	19.25'

**LEGEND**

- ▲ or ◆ DENOTES MONUMENT FND AND/OR SET AS DESCRIBED BELOW.
- ▲ FND #3 Brass Cap
- ▲ FND #5 Rebar - No Cap
- ▲ FOUND 2-1/2" BRASS CAP IN CONC. MARKED "24 25 T. IS, R69W L.S. XX10" (FIRST TWO DIGITS IN L.S. NO. DESTROYED)
- ▲ FND #5 Rebar L.S. 2149
- ▲ FND #5 Rebar L.S. 4403 (BENT)
- ▲ FND #4 Rebar L.S. 4921
- ▲ FND 2-1/2" Alum. Cap
- ▲ FND #4 Rebar - No Cap
- ▲ FND 2-1/2" Brass Cap
- ▲ FND #5 Rebar L.S. 4921
- ▲ FND #5 Rebar L.S. 4403
- ▲ FND #2 Rebar - No Cap
- ▲ Set #5 Rebar - L.S. 13155 Over FND #5 Rebar L.S. 4403
- ▲ FND #5 STL. Pin L.S. 5429
- ▲ FOUND 3/4" PIPE
- DENOTES SET #5 REBAR L.S. 13155
- ▲ FOUND #5 REBAR WITH CAP. L.S. NO. DESTROYED
- ▲ SET #5 REBAR, L.S. 13155, OVER FOUND #4 REBAR - NO CAP

NOTE:  
THIS PARCEL IS A PORTION OF TRACT (C) OF "A REPLAT OF BROOMFIELD COUNTRY CLUB FIRST FILING".

**MERRICK**  
Merrick and Company • 10555 East Bethany Drive  
Denver, Colorado • Telephone 303/751-0741  
JOB 298-4277 DATE 3-23-82 SH 2 OF 2