BROOMFIELD COUNTRY CLUB FOURTH FILING

A SUBDIVISION OF 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.

SHEET 10F 2

- 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 SIXTH PRINCIPAL MERIDIAN, FROM THE WEST QUARTER CORNER OF THE NORTHWEST CORNER OF SAID SECTION 25, BEING NORTH 00°15'42" WEST, AS SHOWN ON THE FINAL PLAT OF BROOM-FIELD COUNTRY CLUB THIRD FILING, FILM NO. 1230, RECEPTION NO. 522038, BOULDER COUNTY RECORDS.
- THE EASEMENT AREAS WITH EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNERS OF THE LOT, EXCEPTING THE CITY OF BROOMFIELD FROM RESPONSIBILITY.
- 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 SURYEY 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 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE WEST 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 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS S00°21'40"E A DISTANCE OF 2,558.43 FEET;

THENCE S00°21'40"E ALONG THE WESTERLY LINE OF SAID SECTION 25 A DISTANCE OF 18.04 FEET;

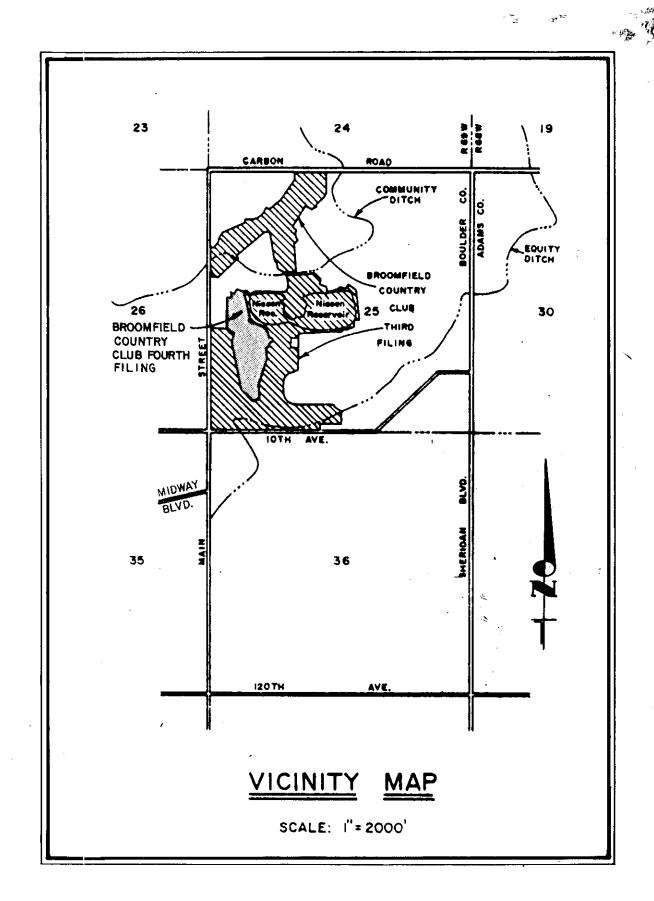
THENCE N89°37'48"E ALONG THE NORTHERLY BOUNDARY OF A PARCEL OF LAND, RECORDED IN FILM NO. 557 AT RECEPTION NO. 804425, AND THE SOUTHERLY BOUNDARY OF BROOMFIELD COUNTRY CLUB FIRST FILING, RECORDED IN FILM NO. 1011 AT RECEPTION NO. 280572, A DISTANCE OF 380.15 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND RE-CORDED IN FILM NO. 557 AT RECEPTION NO. 804425, SAID POINT BEING THE POINT OF BEGINNING:

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

- 1) N82°27'36"E ALONG A LINE RADIAL TO THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 61.29 FEET;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°23'08", A RADIUS OF 403.15 FEET, A CHORD BEARING OF N00°39'10"E, A CHORD DISTANCE OF 114.90 FEET, AN ARC LENGTH OF 115.29 FEET;
- 3) THENCE S81°09'16"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 62.04 FEET;
- 4) THENCE N56°30'41"E A DISTANCE OF 115.97 FEET;
- THENCE S78°56'49"E A DISTANCE OF 129.95 FEET TO THE BOUNDARY OF LOT 2, BROOMFIELD COUNTRY CLUB THIRD FILING AS RECORDED IN FILM NO. 1230 AT RECEPTION NO.

THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHTEEN (18) COURSES:

- \$13 °00'40"E A DISTANCE OF 454.98 FEET;
- 2) THENCE S17 °00'00"W A DISTANCE OF 80.00 FEET;
- THENCE S73°00'00"E ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 215.00 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°00'00", A RADIUS OF 300.00 FEET, A CHORD BEARING OF \$46°00'00"E, A CHORD DISTANCE OF 272.39 FEET, AND AN ARC LENGTH OF 282.74 FEET;
- THENCE S19°00'00"E ALONG A LINE TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 76.75



- 6) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 76°39'27", A RADIUS OF 15.00 FEET, A CHORD BEARING OF \$57°19'44"E, AND A CHORD DISTANCE OF 18.61 FEET, AN ARC LENGTH OF 20.07 FEET, SAID CURVE TANGENT WITH THE FOLLOWING DESCRIBED CURVE;
- 7) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 204°39'27", A RADIUS OF 50.00 FEET, A CHORD BEARING OF S06°40'16"W, A CHORD DISTANCE OF 97.69 FEET, AN ARC LENGTH OF 178.60 FEET;
- 8) THENCE S19°00'00"W ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 100.00 FEET;
- 9) THENCE S63 °00'00"W A DISTANCE OF 55.00 FEET;
- 10) THENCE S06 °00'00"E A DISTANCE OF 210.00 FEET;
- 11) THENCE S18 °00'00"W DISTANCE OF 535.00 FEET;
- 12) THENCE S13 °00'00"E A DISTANCE OF 65.00 FEET;
- 13) THENCE S03 °00'00"E A DISTANCE OF 220.00 FEET;
- 14) THENCE S70 00000"W A DISTANCE OF 160.00 FEET;
- 15) THENCE N45 °00'00"W A DISTANCE OF 330.00 FEET;
- 16) THENCE N12 °00'00"W A DISTANCE OF 920.00 FEET:
- 17) THENCE N11 °00'00"E A DISTANCE OF 230.00 FEET;
- THENCE N53°08'45"W A DISTANCE OF 155.37 FEET TO THE EASTERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN FILM NO. 557 AT RECEPTION NO. 804425;

THENCE NO0°21'52"W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 521.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 25.166 ACRES, MORE OR LESS.

HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "BROOMFIELD COUNTRY CLUB FOURTH FILING" AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF BROOMFIELD THE STREET RIGHT-OF-WAY AS SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON, OUTLOT A FOR UTILITY AND PEDESTRIAN PURPOSES, AND OUTLOT B FOR STORM SEWER AND DRAINAGE PURPOSES.

ATTORNEY'S CERTIFICATE

GARY H. LEVINE, 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 TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THE FOLLOWING:

- I. THOSE ENCUMBRANCES SHOWN HEREON 2. THAT CERTAIN PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED FEBRUARY 10, 1978 IN FILM 996 AT RECEPTION NO. 264897 AND AMENDED BY INSTRUMENT RECORDED JUNE 21, 1982 IN FILM 1211 AT RECEPTION NO. 499426 AND RE-RECORDED JULY 12, 1982 IN FILM 1213 AT RECEPTION NO. 502306;
- 3. THAT CERTAIN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED MARCH 12, 1979 IN FILM 1053 AT RECEPTION
- THAT CERTAIN SUBDIVISION AGREEMENT FOR BROOMFIELD COUNTRY CLUB 4TH FILING DATED THE 22 DAY OF May , 1984, RECORDED ON THE 31 ST DAY OF MON, 1984, IN FILM 30 4 AT RECEPTION NO.
- PROPERTY CONTAINED IN THE SUBDIVISION AGREEMENT RECORDED DECEMBER 1,1982 IN FILM 1230 AT RECEPTION NO. 522037.
- 6. THAT CERTAIN AGREEMENT WITH THE CITY OF BROOMFIELD, COLORADO, RECORDED JULY 6. 1979 IN FILM 1071 AT RECEPTION NO. 346612

I FURTHER CERTIFY THAT DEDICATORS OWN ALL PUBLIC WAYS AND AREAS SHOWN ON THIS PLAT, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

OWNER'S CERTIFICATE:

WITNESS MY HAND AND SEAL THIS 25th DAY OF May 1984. BORYLA & CO., A COLORADO GENERAL PARTNERSHIP.

STATE OF Colorado

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May, 1984, BY VINCENT J. BORYLA, A GENERAL PARTNER OF BORYLA & CO., A COLORADO GENERAL PARTNERSHIP.

September 23, 1987

SURVEYOR'S CERTIFICATE:

, NELSON L. O'CONN**O**R, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BROOMFIELD COUNTRY CLUB FOURTH FILING WAS MADE UNDERWINGUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND ACCURATELY AND SHOWS SAID

TRACTS AND THE MONUMENTS DO ACTUALLY PROFESSIONAL AND SURVEYS #22100 FOR AND ON BEACH FOR MEDICK & COMPANY

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS DAY OF 1984. COLORADO, THIS

CHĂIŘMAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 22 VO DAY OF May, 1984;

PUBLIC SERVICE COMPANY OF

JONES INTERCABLE MOUNTAIN STATES //ELEPHONE

RECORDER'S CERTIFICATE:

COLORADO



JOB 298-4931 DATE 5-14-84 SH ! OF 2

BROOMFIELD COUNTRY CLUB FOURTH FILING

A SUBDIVISION OF A PART OF SECTION 25, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

