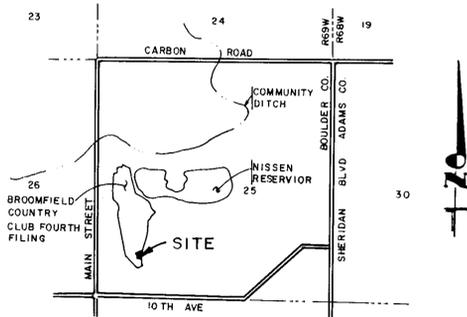


BROOMFIELD COUNTRY CLUB FIFTH FILING

A REPLAT OF LOT 17, BLOCK 2 AND OUTLOT B OF BROOMFIELD COUNTRY CLUB FOURTH FILING
WEST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF BROOMFIELD COUNTRY CLUB FIFTH FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 17, BLOCK 2 AND OUTLOT B OF BROOMFIELD COUNTRY CLUB FOURTH FILING AS RECORDED AT RECEPTION NO. 624288 IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE SAID PARCEL LYING IN THE WEST HALF 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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, SAID BLOCK 2;

THENCE N73°36'47"W ALONG THE NORTHERLY LINE OF SAID LOT 18, NON-RADIAL TO THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 113.35 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING THE EASTERLY LINE OF OAKHURST DRIVE HAVING A CENTRAL ANGLE OF 75°44'47", A RADIUS OF 45.00 FEET, A CHORD BEARING OF N08°38'48"W A DISTANCE OF 55.25 FEET, AND AN ARC LENGTH OF 59.49 FEET;
THENCE N53°04'26"E ALONG THE SOUTHEASTERLY LINE OF LOT 16, SAID BLOCK 2, NON-RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 126.38 FEET;
THENCE ALONG THE EASTERLY LINE OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING THE FOLLOWING TWO (2) COURSES;

- 1) S13°00'00"E A DISTANCE OF 43.20 FEET;
- 2) THENCE S03°00'00"E A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 11,750 SQUARE FEET, 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 FIFTH FILING" AND BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS THE UTILITY EASEMENTS FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, MAINTENANCE, AND USE OF ANY AND ALL PUBLIC FACILITIES INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, NATURAL GAS AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AND DOES FURTHER GRANT AND CONVEY TO THE CITY OF BROOMFIELD A 30 FOOT WIDE EASEMENT FOR CONVEYANCE OF STORM WATERS AND DRAINAGE, AND FOR INSTALLATION OF FACILITIES FOR SUCH PURPOSE, AS SHOWN HEREON.

OWNERS CERTIFICATE

WITNESS MY HAND AND SEAL THIS 2nd DAY OF DECEMBER, 1987. EAGLE TRACE, INC., A COLORADO CORPORATION.

Robert B. Toof, Jr.
ROBERT B. TOOF, JR. PRESIDENT

ACKNOWLEDGEMENT

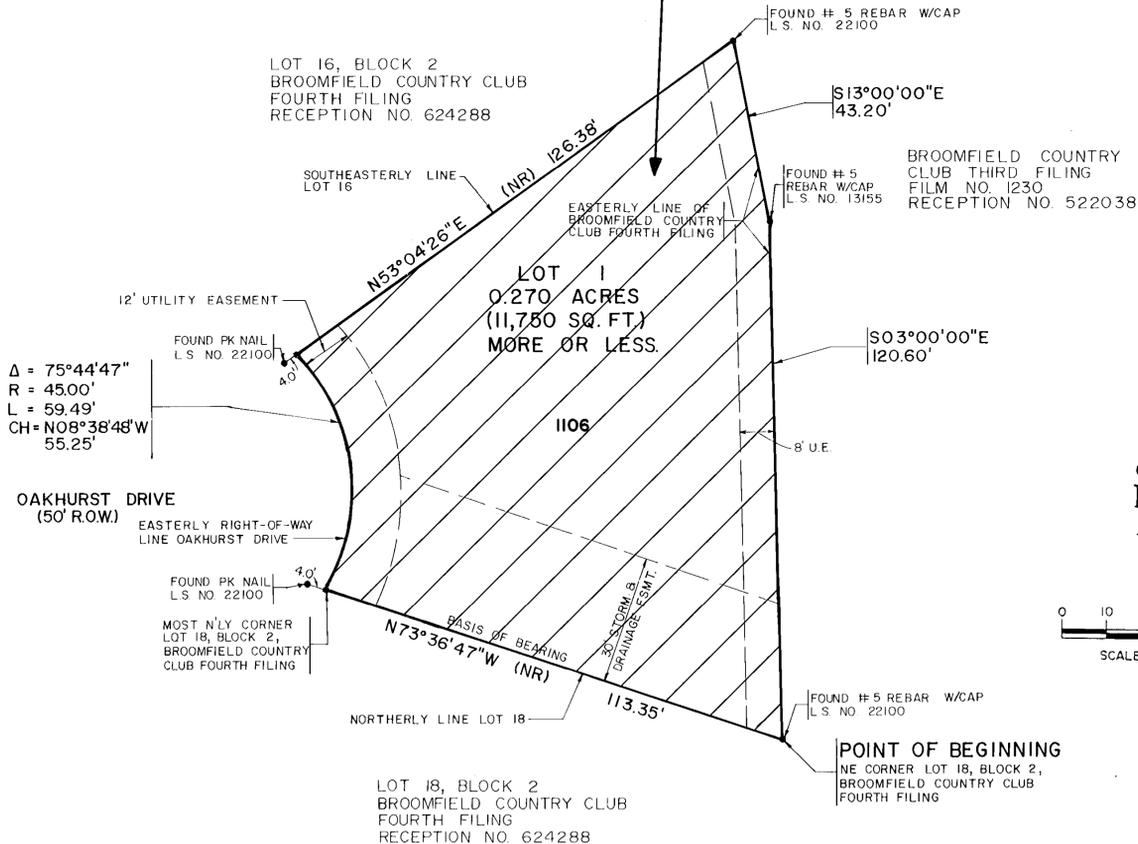
STATE OF COLORADO)
COUNTY OF BOULDER)SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF DECEMBER, 1987, BY ROBERT B. TOOF, JR. PRESIDENT OF EAGLE TRACE, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES: October 14 1990

John J. Subitica
NOTARY PUBLIC

ADDRESS: 400 Clubhouse Dr.
Broomfield, CO.



$\Delta = 75^{\circ}44'47''$
 $R = 45.00'$
 $L = 59.49'$
 $CH = N08^{\circ}38'48''W$
 $55.25'$

OAKHURST DRIVE
(50' R.O.W.)

MOST N'LY CORNER
LOT 18, BLOCK 2,
BROOMFIELD COUNTRY CLUB
FOURTH FILING

LOT 18, BLOCK 2
BROOMFIELD COUNTRY CLUB
FOURTH FILING
RECEPTION NO. 624288

MORTGAGEE

MELLON FINANCIAL SERVICES CORPORATION #9
HEREBY CONSENTS TO AND JOINS IN THE EXECUTION OF THIS PLAT.

STATE OF COLORADO)
COUNTY OF BOULDER)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF DECEMBER, 1987 BY Robert B. Toof, Jr., AS President, OF MELLON FINANCIAL SERVICES CORPORATION #9.

WITNESS MY HAND AND OFFICIAL SEAL.

John J. Subitica
NOTARY PUBLIC

ADDRESS: 400 Clubhouse Dr.
Broomfield, CO.

ATTORNEY'S CERTIFICATE

I, 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 OF ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT FOR THE MELLON FINANCIAL SERVICES CORPORATION #9 MORTGAGE NOTED HEREON (THE CONSENT OF MELLON FINANCIAL SERVICES #9 HAVING BEEN GIVEN HEREON).

DATED THIS 2nd DAY OF DECEMBER, 1987.

Gary H. Levine
ATTORNEY

CITY OF BROOMFIELD APPROVALS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO THIS 12th DAY OF March, 1988.

John J. Subitica CHAIRMAN
John J. Subitica SECRETARY

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF EASEMENTS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 12th DAY OF March, 1988.

John J. Subitica MAYOR
John J. Subitica CITY CLERK

APPROVED BY THE CITY ENGINEER OF BROOMFIELD, COLORADO THIS 5th DAY OF March, 1988.

John J. Subitica
CITY ENGINEER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 4:09 O'CLOCK P.M., THIS 2nd DAY OF March, 1988, AND IS DULY RECORDED IN PLAN FILE P-276-1 ON FILE # 1 FILED 1518 AS RECEPTION NO. 905758.

FEES PAID \$ 10.90

Charlotte Houston RECORDER
William R. Kuhn DEPUTY

APPROVED BY THE MOUNTAIN BELL COMPANY OF COLORADO THIS _____ DAY OF _____, 1987.

REPRESENTATIVE

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS _____ DAY OF _____, 1987.

APPROVED BY JONES INTERCABLE THIS _____ DAY OF _____, 1987.

REPRESENTATIVE

1. BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 18, BLOCK 2 OF BROOMFIELD COUNTRY CLUB FOURTH FILING AS RECORDED AT RECEPTION NO. 624288 IN THE BOULDER CLERK AND RECORDER'S OFFICE LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING N73°36'47"W.
2. THE EASEMENT AREAS WITHIN EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNERS OF THE LOT, EXCEPTING THE CITY OF BROOMFIELD FROM RESPONSIBILITY.
3. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 THE CERTIFICATION SHOWN HEREON.
4. BY APPROVAL OF THIS PLAT THE CITY OF BROOMFIELD, COLORADO, RELEASES, RELINQUISHES, QUITCLAIMS, AND RESCINDS ANY PRIOR ACCEPTANCE OF, DEDICATION OF, AND ANY CLAIM TO OWNERSHIP TO OUTLOT B ARISING UNDER THE PLAT OF BROOMFIELD COUNTRY CLUB FOURTH FILING IN FAVOR OF THE DEDICATOR HEREOF.

SURVEYOR'S CERTIFICATE

I, NELSON L. O'CONNOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS BROOMFIELD COUNTRY CLUB FIFTH FILING, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Nelson L. O'Connor
NELSON L. O'CONNOR
P.L.S. NO. 22100
DATE: 11-17-87 22100
JOB NO. 298-493
FOR AND ON BEHALF OF
MERRICK AND COMPANY

SCALE 1" = 20'

DRAWN ES

CHECKED ES 11/17/87

APPROVED ALL

