CARBON ROAD (136 th)

COMMUNITY B SUNTON

BROOMFIELD
COUNTRY CLUB
FOURTH FILING

BROOMFIELD
HIGH SCHOOL

E. 10 th AVE.

OAR

NYONAY

BLVO.

35

SCALE: I" = 2000'

120 TH AVE

DEDICATIO

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF BROOMFIELD COUNTRY CLUB SIXTH FILING, PROPERTY DESCRIPTION AS FOLLOWS: A PARCEL OF LAND, BEING A RESUBDIVISION OF LOTS 6 THROUGH 23 AND LOT 25, BLOCK 3, BROOMFIELD COUNTRY CLUB FOURTH FILING AS RECORDED AT RECEPTION NUMBER 624288 IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE, LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 3, OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING, BEING THE POINT OF BEGINNING; THENCE N78°00'00"E ALONG THE SOUTHERLY PROPERTY LINE OF LOTS 26, 28 AND 29, BLOCK 3 OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING A DISTANCE OF 260 OO FEFT.

THENCE NI2°38'43"E ALONG THE EASTERLY PROPERTY LINE OF LOTS 29, 30 AND 31, BLOCK 3 OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING A DISTANCE OF 207.79 FEET;
THENCE S88°30'56"E ALONG THE SOUTHERLY PROPERTY LINE OF LOT 5, BLOCK 3 OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING A DISTANCE OF 124.24 FEET;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF CLUBHOUSE DRIVE AS RECORDED ON THE PLAT OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING THE FOLLOWING SIX (6) COURSES;

1.) ALONG THE ARC OF A CURVE TO THE RIGHT BEING RADIAL TO THE PREVIOUSLY DESCRIBED COURSE HAVING A CENTRAL ANGLE OF 4°31'56",

A RADIUS OF 145.00 FEET, A CHORD BEARING SO3°45'02"W A DISTANCE OF 11.47 FEET;

2.) SO6°01'01"W ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED AND FOLLOWING CURVES A DISTANCE OF 19.69 FEET;

3.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°30'11", A RADIUS OF 108.75 FEET, A CHORD BEARING S20°16'06"W A DISTANCE OF 53.54 FEET, AND AN ARC DISTANCE OF 54.10 FEET;

4.) S34°31'12"W ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 20.00 FEET;

5.) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°31'11", A RADIUS OF 175.00 FEET, A CHORD BEARING S14°15'37"W A DISTANCE OF 121.20 FEET, AND AN ARC DISTANCE OF 123.76 FEET;

6.) SO6°00'00"E ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED

THENCE ALONG THE RIGHT-OF-WAY LINE OF WELLSHIRE CIRCLE AS SHOWN ON THE PLAT OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING THE FOLLOWING SEVEN (7) COURSES;

1.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 102°00'00", A RADIUS OF 18.00 FEET, A CHORD BEARING \$45°00'00"W A DISTANCE OF 27.98 FEET, AND AN ARC DISTANCE OF 32.04 FEET;

2.) N84°00'00"W ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 34.21 FEET;

3.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46°57'27", A RADIUS OF 18.00 FEET, A CHORD BEARING N60°31'17"W A DISTANCE OF 14.34 FEET, AND AN ARC DISTANCE OF 14.75 FEET;

4.) ALONG THE ARC OF A CURVE TO THE LEFT BEING TANGENT WITH THE

AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 128.56 FEET;

PREVIOUSLY DESCRIBED AND FOLLOWING DESCRIBED CURVES HAVING A CENTRAL ANGLE OF 273°54'55", A RADIUS OF 45.00 FEET, A CHORD BEARING SO6°00'00"W A DISTANCE OF 61.43 FEET, AND AN ARC DISTANCE OF 215.13 FEET;

5.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46°57'27", A RADIUS OF 18.00 FEET, A CHORD BEARING N72°31'16"E A DISTANCE OF 14.34 FEET, AND AN ARC DISTANCE OF 14.75 FEET;

6.) S84°00'00"E ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 34.21 FEET;

7.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 102°00'00", A RADIUS OF 18.00 FEET, A CHORD BEARING S33°00'00"E

A DISTANCE OF 27.98 FEET, AND AN ARC DISTANCE OF 32.04 FEET;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE AS SHOWN ON THE PLAT OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING THE FOLLOWING THREE (3) COURSES;

1.) S18°00'00"W ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 234.58 FEET;

2.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°00'00", A RADIUS OF 125.00 FEET, A CHORD BEARING S48°00'00"W A DISTANCE OF 125.00 FEET, AND AN ARC DISTANCE OF 130.90 FEET;

3.) S78°00'00"W ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 75.67 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OAKHURST DRIVE AS SHOWN ON

THE PLAT OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING THE FOLLOWING TWO
(2) COURSES;

I.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 18.00 FEET, A CHORD BEARING N57°00'00"W

A DISTANCE OF 25.46 FEET, AND AN ARC DISTANCE OF 28.27 FEET;

2.) N12°00'00"W ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 362.00 FEET:

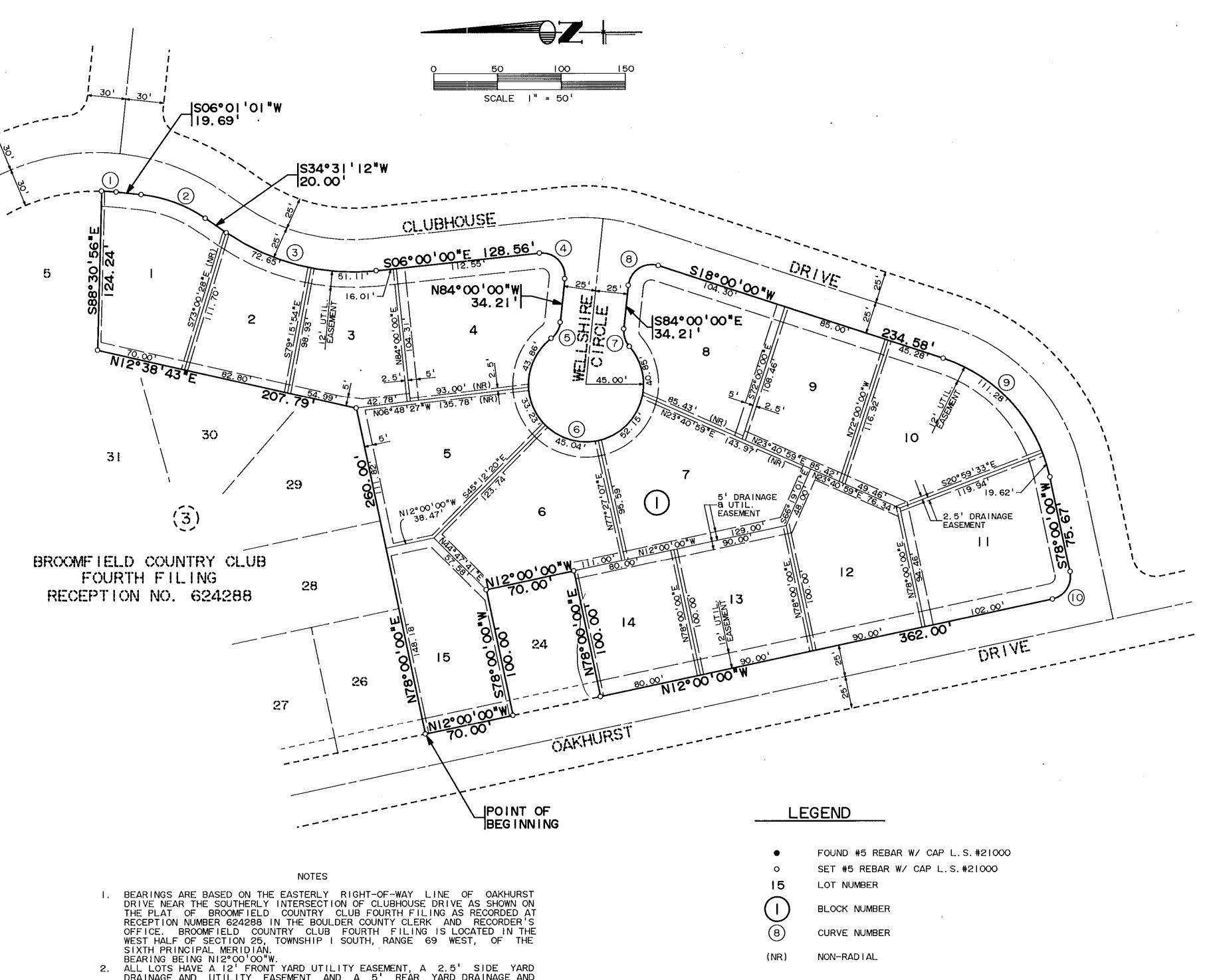
2.) N12°00'00"W ALONG A LINE TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 362.00 FEET;
THENCE ALONG THE PROPERTY LINE OF LOT 24, BLOCK 3 OF SAID BROOMFIELD COUNTRY CLUB FOURTH FILING THE FOLLOWING THREE (3) COURSES;
1.) N78°00'00"E A DISTANCE OF 100.00 FEET;
2.) N12°00'00"W A DISTANCE OF 70.00 FEET;

3.) \$78°00'00"W A DISTANCE OF 100.00 FEET;
THENCE NI2°00'00"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID OAKHURST DRIVE A DISTANCE OF 70.00 FEET, TO THE POINT OF BEGINNING;
CONTAINING 3.625 ACRES (157,900 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 SIXTH 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, TELLYSION CABLES, CONDUITS AND POLES,

TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

A RESUBDIVISION OF LOTS 6 THROUGH 23 AND 25, BLOCK 3, BROOMFIELD COUNTRY CLUB FOURTH FILING, PART OF SECTION 25, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET I OF I



2. ALL LOTS HAVE A 12' FRONT YARD UTILITY EASEMENT, A 2.5' SIDE YARD DRAINAGE AND UTILITY EASEMENT AND A 5' REAR YARD DRAINAGE AND UTILITY EASEMENT, AS SHOWN. 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, 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. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, MERRICK & COMPANY RELIED UPON TITLE COMMITMENT NUMBER BLO4172-T. PREPARED BY SECURITY TITLE GUARANTY COMPANY, AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, DATED, MAY 10, 1988. SEE SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT FOR THE EXCEPTIONS TAKEN BY THE TITLE INSURANCE COMPANY, TWO SPECIFIC EXCEPTIONS ARE,
A. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED NOVEMBER 25, 1985 ON FILM 1383 AT RECEPTION NO. 727534 UPON THE TERMS AND CONDITIONS SET FORTH IN INSTRUMENT OVER THE (VARIOUS EASEMENTS) FEET OF THE LAND. B. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSE GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED SEPTEMBER 25, 1986 ON FILM 1432 AT RECEPTION NO. 791795 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT OVER THE (VARIOUS EASEMENTS) FEET

CURVE TABLE CHORD CHORD CURVE LENGTH BEARING LENGTH DELTA RADIUS 4°31'56" S03°45'02"W 145.00 54. 10' 123. 76' 32. 04' 14. 75' 108.75 175.00 28°30'11" S20° 16'06"W 53.54 40°31'11 S14° 15' 37"W 121.20 102°00'00' 18.00 S45°00'00"W 46°57'27" N60°31'17"W 14.34 18.00 2|5.|3' |4.75 273°54'55" S06°00'00"W 46°57'27" 18,00 N72°31'16"E 14.34 27. 98 1 125. 00 1 32.04 S33°00'00"E 102°00'00' 18.00 130.90' 28.27' S48°00'00"W 60°00'00" 125.00 N57°00'00"W 90°00'00'

CLERK AND RECORDER'S CERTIFICAT BOULDER COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO AT 10:07 0'CLOCK, A.M., THIS 13th DAY OF 10:14, 1988 A.D., AND IS DULY RECORDED IN THE PLAN FILE 1:23 F-2 = 24 ON FILM 1536 AT RECEPTION NUMBER 939696.
FEES PAID 10:00 OWNER'S STATEMENT OWNER: EAGLE TRACE, INC., A COLORADO CORPORATION ADDRESS: 1400 CLUBHOUSE DR. BROOMFIELD COLO. DATED THIS 30 DAY OF JUNE, 1988 A.D. COUNTY OF BOULDER) STATE OF COLORADO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME June 1988 A.D. WITNESS MY HAND AND OFFICIAL SEAL: 1400 Clubboure Usine Brookfill, CO. 80020 MORTGAGEE: JEFFERSON BANK & TRUST ADDRESS: 7590 W. COLFAX AU. HEREBY CONSENT TO, AND JOINS IN THE EXECUTION OF THIS PLAT. DATED THIS 307 DAY OF JUNE, 1988 A.D. UT BENEVED STATE OF COLORADO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME 1988 A.D. . « ΔΤ*Ω / ι* WITNESS MY HAND AND OFFICIAL SEAL: NOTARY PUBLIC SIGNATURE ADDRESS: 2590 W. Colfat line my Comm Espices 6-4-90 Lakewood, Co. 80215 ATTORNEY'S CERTIFICATE RNEY'S CERTIFICATE

I, MICHAEL J. BORYLA, 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 PLAT, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT FOR THE FOLLOWING: THOSE ENCUMBRANCES SHOWN HEREON; 2) THOSE ENCUMBRANCES, LIENS, COVENANTS, AND CONDITIONS AS CONTAINED ON THE RECORDED PLAT OF SAID SUBDIVISION RECORDED MAY 31, 1984 IN PLAT FILE P-15 F-4 17 AND 18 RECEPTION NO. 624288 FILM 1304; INCLUDING EXCEPTIONS ENUMERATED IN THE ATTORNEY'S CERTIFICATE ON SAID PLAT:

3) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION AGREEMENT RECORDED MAY 31, 1984 ON FILM 1304 AS RECEPTION NO. 624289 AND RERECORDED AS RECEPTION NO. 656638, AND MODIFICATION RECORDED NOVEMBER 24, 1986, ON FILM 1443 AS RECEPTION NO. 807292; 4) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AGREEMENT RECORDED MAY 31, 1984 ON FILM 1304 AS RECEPTION NO. 624290; 5) RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED MARCH 12, 1979 ON FILM 1053 AS RECEPTION NO. 326690 AND AS AMENDED BY INSTRUMENTS RECORDED SEPTEMBER 15, 1985, ON FILM 1270 AS RECEPTION NO. 575697 AND RERECORDED DECEMBER 31, 1984, ON FILM 1335 AS RECEPTION NO. 664757; 6) THE DEED OF TRUST FROM EAGLE TRACE, INC., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF BOULDER COUNTY FOR THE BENEFIT OF JEFFERSON BANK & TRUST TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$1,500,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED MARCH 3, 1988 AND RECORDED MARCH 7, 1988 ON FILM 1519 AT RECEPTION NO. 906441 AND RE-RECORDED MARCH 23, 1988 ON FILM 1521 AT RECEPTION NO. (THE CONSENT OF JEFFERSON BANK & TRUST HAVING BEEN GIVEN HEREON) nuhael J. Bongla MICHAEL J. BORYLA DATED THIS 28 DAY OF June, 1988 A.D. SURVEYOR'S CERTIFICATE , NELSON L. O'CONNOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS BROOMFIELD COUNTRY CLUB SIXTH 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, P.L.S. # 2200 PANY FOR AND ON BEHALF OF MERRICK BECAMPANY JOB NUMBER: 464-6236C2

DATED THIS 284 DAY OF June, 1988 (2) 100 MERRICK

\$00929696 07/13/88 10:07 AM REAL ESTATE RECOR

(10855 E. Bethany Drive - Aurora, Colorado 80014)
Poet Office Box 22026 - Denver, Colorado 80222

JOB 464-6236 DATE 5/31/88SH | OF

Merrick & Company - Telephone 303/751-0741