A REPLAT OF OUTLOT 'A', BROOMFIELD COUNTRY CLUB, FILING NO. 10 LOCATED IN THE NORTH 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

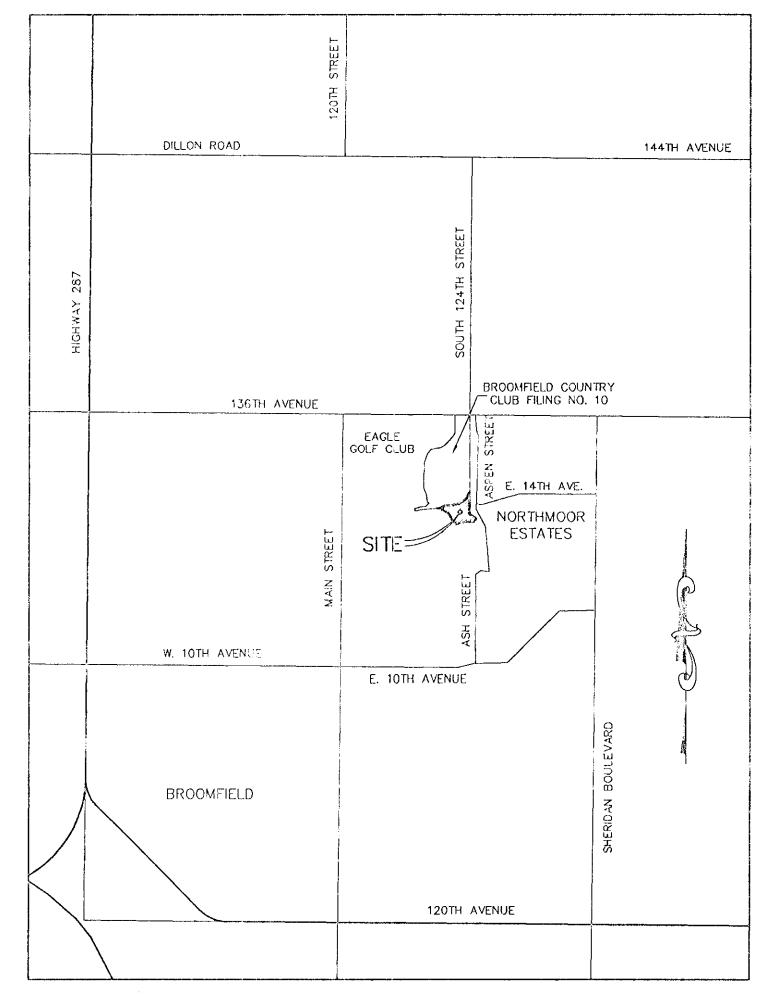
## LEGAL DESCRIPTION AND DEDICATION:

EY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF OUTLOT 'A', PROCMFIELD COUNTRY CLUB, FILING NO. 10, LOCATED IN THE NORTH CNE-HALF 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 NORTH QUARTER CORNER OF SAID SECTION 25 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 TO BEAR N. 89'30'27" W. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S. 00'00'51" E. ALONG THE NORTH-SOUTH CENTERLINE CF SAID SECTION 25, AS SHOWN ON THE RECORDED PLAT OF "BROOMFIELD COUNTRY CLUB, FILING NO. 10", A DISTANCE OF 1,705.15 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'A'; BROOMFIELD COUNTRY CLUB, FILING NO. 10, RECORDED UNDER RECEPTION NO. 1749436, AND THE POINT CF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID OUTLOT 'A' THE FOLLOWING COURSES: S. 00'00'51" E., A DISTANCE OF 47).28 FEET; THENCE S. 54'39'16" E., A DISTANCE OF 158.80 FEET; THENCE S. 35'20'44" W., A DISTANCE OF 83.04 FEST; THENCE S. 87"10"37" W., A DISTANCE OF 215.91 FEST; THENCE S. 75'25'07" W., A DISTANCE OF 153.35 FEET; THENCE N. 41'07'17" W., A D'STANCE OF 139.25 FEET; THENCE N. 27'07'12" W., A DISTANCE OF 118.94 FEET; THENCE N. 58'30'02" W., A DISTANCE OF 149.90 FEET; THENCE N. 00 09'54" E., A DISTANCE OF 30.55 FEET; THENCE N. 89'46'35" W., A DISTANCE OF 110.29 FEET; THENCE N. 83°02'16" E. A DISTANCE OF 9.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38'49'13" AND A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 155.83 FEET (CHORD BEARS N. 66'35'10" E.); THENCE S. 88'10'18" E., A DISTANCE OF 15.36 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08'02'49" AND A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 47.75 FEET; THENCE N. 83'46'53" E., A DISTANCE OF 119.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26'30'10" AND A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 215.09 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37'43'15" AND A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 190.92 FEET; THENCE N. 19'33'28" E., A DISTANCE OF 60.20 FEET TO THE POINT OF BEGINNING, CONTAINING 209,451 SQUARE FEET, OR 4.808 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIMCED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF EROCMFIELD COUNTRY CLUB FILING NO. 11, AND GRANTS TO THE CITY OF BRODMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP 1"=2000'

HOLDER OF DEED OF TRUST

VECTRA BANK COLOBADO, NA A NATIONAL PANKING ASSOCIATION

OWNERS:

EAGLE TRACE III, LLC.

BY: BGDV, LLC. MEMBER

3Y: ROBERT P. GERLOFS MANAGING MEMBER

STATE OF COLORADO )

COUNTY OF POULDER OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF COACH 2000 BY ROBERT P. GERLOFS.

WITNESS MY HAND AND NOTARIAL SEAL. MY COMMISSION EXPIRES 61-01-2055





**ACKNOWLEDGMENT** ARAPANCE. COUNTY BOULDER

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Douglas !.. Page

AS Vice Desident OF VECTRA BANK COLORADO, NA. THIS 27th DAY OF

<u>March</u> ... AD., 2000.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 12/10/2000



OWNER

EAGLE TRACE III, LLC. 2660 W. LONG CIRCLE LITTLETON, COLORADO 80120

SURVEYOR

FORESIGHT WEST SURVEYING 4100 E. MISSISSIPPI AVE., STE. 1200 GLENDALE, COLORADO 80246

NOTES:

1. BASIS OF BEARINGS: NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, TIS, F69W, 67H P.M. SEARS N.89'30'27"W. RELATIVE TO TRUE MERIDIAN, AS DEPICTED HEREON.

2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION EASED 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.

3. OUTLOT A THRU D SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE USED FOR STREETS, LANDSCAPING, DRAINAGE AND UTILITIES.

4. OUTLOTS E AND F SHALL BE DEEDED TO ADJOINING PROPERTY OWNERS.

5. SOURCE FROM WHICH RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE OBTAINED CLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. W309744, WITH AN EFFECTIVE DATE OF JULY 14, 1997.

ATTORNEY'S CERTIFICATE

HORRY J HERRING \_\_\_, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

1 | BUMA, REGISTRATION NO. \_\_\_8380 \_\_\_, DATE: 3/88/00 \_\_\_

SURVEYOR'S CERTIFICATE

I, LESTER J. LUDEMAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO. DO HEREBY CERTIFY THAT THE SURVEY OF BROOMFIELD COUNTRY CLUB FILING NO. 11 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT 12-30-27, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

LESTER J. LUDEMAN REGISTERED COLORADO LAND SURVEYOR

3/27/2,000

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS \_\_\_\_\_\_ DAY OF

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT  $-\frac{\gamma^2 \cdot \Theta_1^2}{2}$ O'CLOCK M., THIS 19-12 DAY OF May A.D., 2000, AND IS RECORDED

IN PLAN FILE \_\_\_\_\_\_, RECEPTION NO. 2046494.

FILE \_\_\_\_\_. FILM \_\_\_\_\_. NO. \_\_\_\_\_. FEES \$ 20 PAID. Charlotte Tous ON

PREPARED BY: PARAGON ENGINEERING CONSULTANTS, INC. 5575 SOUTH SYCAMORE, STE. 103 LITTLETON, CO. 80120 (303) 794-8604

# BROOMFIELD COUNTRY CLUB, FILING NO. 11 FINAL PLAT

A REPLAT OF OUTLOT 'A', BROOMFIELD COUNTRY CLUB, FILING NO. 10 LOCATED IN THE NORTH 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

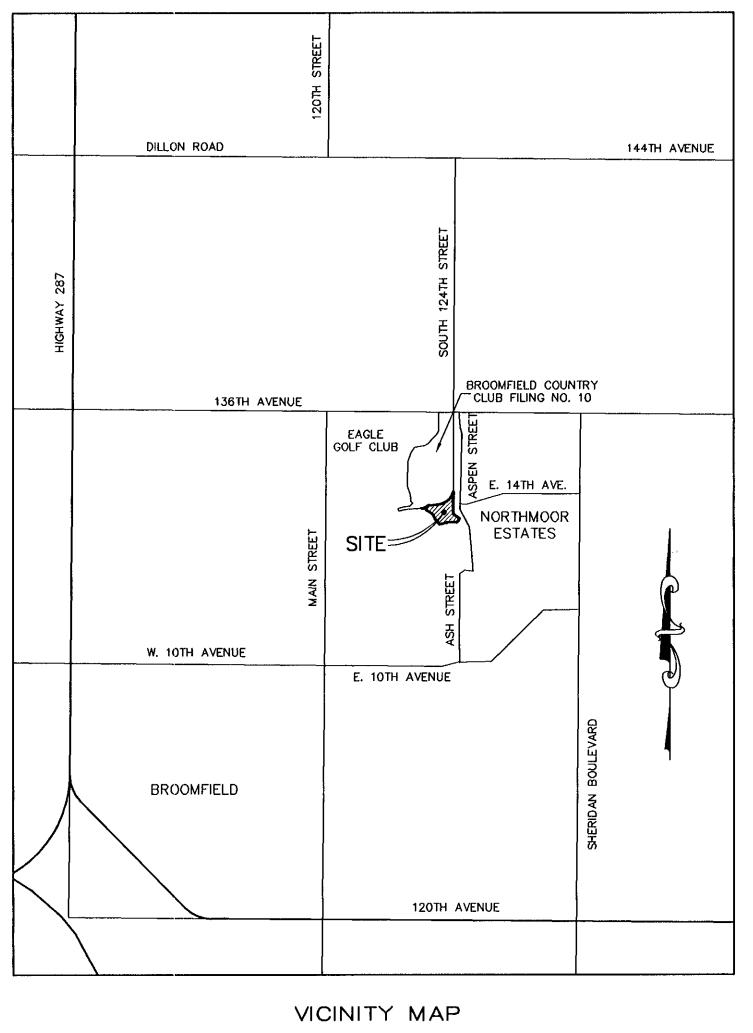
## LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF OUTLOT 'A', BROOMFIELD COUNTRY CLUB, FILING NO. 10, LOCATED IN THE NORTH 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 TO BEAR N. 89'30'27" W. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S. 00°00'51" E. ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25, AS SHOWN ON THE RECORDED PLAT OF "BROOMFIELD COUNTRY CLUB, FILING NO. 10", A DISTANCE OF 1,705.15 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'A'; BROOMFIELD COUNTRY CLUB, FILING NO. 10, RECORDED UNDER RECEPTION NO. 1749436, AND THE POINT

THENCE ALONG THE BOUNDARY OF SAID OUTLOT 'A' THE FOLLOWING COURSES: S. 00°00'51" E., A DISTANCE OF 470.28 FEET; THENCE S. 54°39'16" E., A DISTANCE OF 158.80 FEET; THENCE S. 35'20'44" W., A DISTANCE OF 83.04 FEET; THENCE S. 87'10'37" W., A DISTANCE OF 215.91 FEET; THENCE S. 75°25'07" W., A DISTANCE OF 156.35 FEET; THENCE N. 41°07'17" W., A DISTANCE OF 139.25 FEET; THENCE N. 27°07'12" W., A DISTANCE OF 118.94 FEET; THENCE N. 58'30'02" W., A DISTANCE OF 149.90 FEET; THENCE N. 00 09'54" E., A DISTANCE OF 39.55 FEET; THENCE N. 89'46'35" W., A DISTANCE OF 110.29 FEET; THENCE N. 83'02'16" E. A DISTANCE OF 9.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38'49'13" AND A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 155.83 FEET (CHORD BEARS N. 66'36'10" E.); THENCE S. 88'10'18" E., A DISTANCE OF 15.36 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08'02'49" AND A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 47.75 FEET; THENCE N. 83'46'53" E., A DISTANCE OF 119.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26'30'10" AND A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 215.09 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°43'15" AND A RADIUS OF 290.00 FEET. AN ARC DISTANCE OF 190.92 FEET: THENCE N. 19'33'28" E., A DISTANCE OF 60.20 FEET TO THE POINT OF BEGINNING. CONTAINING 209,451 SQUARE FEET, OR 4.808 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD COUNTRY CLUB FILING NO. 11. AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES



1"=2000'

HOLDER OF DEED OF TRUST

VECTRA BANK COLORADO, MA A NATIONAL BANKING ASSOCIATION

EAGLE TRACE III, LLC.

**OWNERS:** 

BY: BGDV, LLC. MEMBER

BY: ROBERT P. GERLOFS

STATE OF COLORADO ) COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5

MY HAND AND NOTARIAL SEAL. COMMISSION EXPIRES 1-1-2003

## ACKNOWLEDGMENT

\_\_\_\_\_. AD., 2000.

COUNTY BOULDER STATE OF COLORADO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_\_ AS \_\_\_\_\_ OF VECTRA BANK COLORADO, NA. THIS \_\_\_\_\_ DAY OF

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_\_\_\_NOTARY PUBLIC

## OWNER

EAGLE TRACE III, LLC. 2660 W. LONG CIRCLE LITTLETON, COLORADO 80120

## SURVEYOR

FORESIGHT WEST SURVEYING 4100 E. MISSISSIPPI AVE., STE. 1200 GLENDALE, COLORADO 80246

## NOTES:

- BASIS OF BEARINGS: NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, T1S, R69W, 6TH P.M. BEARS N.89°30'27"W. RELATIVE TO TRUE MERIDIAN, AS DEPICTED HEREON.
- NOTICE: 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.
- OUTLOT A THRU D SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE USED FOR STREETS, LANDSCAPING, DRAINAGE AND UTILITIES.
- 4. OUTLOTS E AND F SHALL BE DEEDED TO ADJOINING PROPERTY OWNERS.
- SOURCE FROM WHICH RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE OBTAINED: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. W309744, WITH AN EFFECTIVE DATE OF JULY 14, 1997.

#### ATTORNEY'S CERTIFICATE

Wendy J' //decing\_, an attorney at Law Licensed to practice in the STATE OF COLORADO, REPRESENT TO THE CITY BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Except as noted hereon /////////// REGISTRATION NO. \_\_\_\_8380\_\_\_

### SURVEYOR'S CERTIFICATE

I, LESTER J. LUDEMAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BROOMFIELD COUNTRY CLUB FILING NO. 11 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT 12-30-97, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

The	the Salm
LESTER J. LUDEMAN REGISTERED COLORADO LAND SURVEYOR	3-27-2K
25636	3-27-2000

**APPROVALS:** 

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS \_28\_\_ DAY OF FEBRUARY\_\_\_\_\_\_, 2000.

DATE

	1/-0
alu marero	Luster Curderson
CHAIRMAN	SECRETARY

## CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 28 DAY OF

\_\_\_\_\_\_\_, 2000.

YOR PROTEM	Stovall	<u> Vicki Mare</u> CITY CLERK
/ /		

CLERK	AND	RECORDERS	CERTIFICATE	

STATE OF COLORADO) )ss. COUNTY OF BOULDER)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT
O'CLOCKM., THIS DAY OFA.D., 2000, AND IS RECORDE
IN PLAN FILE, RECEPTION NO

FILE	FILM	·	NO.	***************************************	
ברכ <b>ל</b>	DAID				

RECORDER

DEPUTY

PREPARED BY: PARAGON ENGINEERING CONSULTANTS, INC.

LITTLETON, CO. 80120 (303) 794-8604

5575 SOUTH SYCAMORE, STE. 103

SHEET 1 OF 2