

A TRACT OF LAND LOCATED IN THE NEI/4 OF SECTION 33, TIS, R69W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EI/4 CORNER OF SAID SECTION 33, THENCE NO0°02'32"W, III3.70 FEET ALONG THE EAST LINE OF THE NEI/4 OF SAID SECTION 33 TO THE NORTHEASTERLY LINE OF BRAINARD DRIVE (BOULDER COUNTY ROAD NO. 19) CONVEYED TO THE COUNTY OF BOULDER AS DESCRIBED IN QUIT CLAIM DEED RECORDED ON FILM I303 AS RECEPTION NO. 622617 OF THE RECORDS OF BOULDER

THENCE N68°39'00"W, 25.43 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE TO A POINT OF CURVE TO THE

COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY, 252.45 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 17°01'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N60°08'30"W, 251.52 FEET;

THENCE N51°38'00"W, 395.97 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE TO THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO DELTA VACATION HOMES, INC. AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 690 AS RECEPTION NO. 935249 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE N45°27'46"E, 334.25 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 690 AS RECEPTION NO. 935249 TO THE NORTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO CHRISTENSEN INVESTMENT CO. AND ROBERT E. LAW AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1254 AT PAGE 567 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE S50°59'32"E, 194.37 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1254 AT PAGE 567;

THENCE S51°50'32"E, 206.93 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1254 AT PAGE 567 TO THE EAST LINE OF THE NEI/4 OF SAID SECTION 33;

THENCE S00°02'32"E, 364.49 FEET ALONG THE EAST LINE OF THE NEI/4 OF SAID SECTION 33 TO THE TRUE POINT OF BEGINNING.

LOT 2

A TRACT OF LAND LOCATED IN THE NEI/4 OF SAID SECTION 33, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EI/4 CORNER OF SAID SECTION 33, THENCE NO0°02'32"W, 918.95 FEET ALONG THE EAST LINE OF THE NEI/4 OF SAID SECTION 33; THENCE NORTHWESTERLY, 823.04 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 8°27'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N48°45'57"W, 822.29 FEET; THENCE N44°32'25"W, 126.97 FEET TO THE NORTHWESTERLY LINE EXTENDED SOUTHWESTERLY OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 690 AS RECEPTION NO. 935249; THENCE N45°24'28"E, 57.32 FEET ALONG THE NORTHWESTERLY LINE EXTENDED SOUTHWESTERLY AND ALONG THE NORTHWESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 690 AS RECEPTION NO. 935249 TO THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY, 168.57 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1870.00 FEET, A CENTRAL ANGLE OF 5°09'53" AND BEING SUBTENDED BY A CHORD THAT BEARS N44°33'33"W, 168.51

THENCE N41°58'37"W, 261.17 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE;

THENCE N38°01'58"W, I3I.68 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE TO A POINT OF CURVE TO THE RICHT!

THENCE NORTHWESTERLY, 171.77 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE AND ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE, SAID ARC HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16°40'53" AND BEING SUBTENDED BY A CHORD THAT BEARS N29°42'34"W, 171.17 FEET;

THENCE NORTHWESTERLY, 35.83 FEET ALONG THE NORTHEASTERLY LINE OF SAID BRAINARD DRIVE AND ALONG THE ARC OF SAID COMPOUND CURVE TO THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF BROOMFIELD AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 1284 AS RECEPTION NO. 595549 OF THE RECORDS OF BOULDER COUNTY, COLORADO, SAID ARC HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 4°16'36" AND BEING SUBTENDED BY A CHORD THAT BEARS NI9°13'50"W, 35.82

THENCE N46°33'28"E, 230.27 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1284 AS RECEPTION NO. 595549 TO THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1254 AT PAGE 567;

THENCE \$43°26'32"E, 443.42 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1254 AT PAGE 567;

THENCE S47°40'32"E, 171.42 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1254 AT PAGE 567:

THENCE \$50°01'32"E, 139.50 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1254 AT PAGE 567 TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 690 AS RECEPTION NO. 935249;

THENCE S45°24'28"W, 330.12 FEET ALONG THE NORTHWESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 690 AS RECEPTION NO. 935249 TO THE TRUE POINT OF BEGINNING.

OUTLOT A

A TRACT OF LAND LOCATED IN THE NEI/4 OF SAID SECTION 33, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EI/4 CORNER OF SAID SECTION 33, THENCE NO0°02'32"W, 918.95 FEET ALONG THE EAST LINE OF THE NEI/4 OF SAID SECTION 33 TO THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY, 800.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO THE SOUTHEASTERLY LINE EXTENDED SOUTHWESTERLY OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 690 AS RECEPTION NO. 935249, SAID ARC HAVING A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 8°13'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N48°52'57"W, 799.60 FEET;

THENCE N45°27'46"E, 9.65 FEET ALONG THE SOUTHEASTERLY LINE EXTENDED SOUTHWESTERLY OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 690 AS RECEPTION NO. 935249 TO THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE;

THENCE S51°38'00"E, 403.44 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 270.27 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 17°01'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S60°08'30"E, 269.28 FEET;

THENCE S68°39'00"E, 48.93 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE TO THE EAST LINE OF THE NEI/4 OF SAID SECTION 33;

THENCE S00°02'32"E, I30.3I FEET ALONG THE EAST LINE OF THE NEI/4 OF SAID SECTION 33 TO THE TRUE POINT OF BEGINNING.

OUTLOT B

A TRACT OF LAND LOCATED IN THE NEI/4 OF SAID SECTION 33, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EI/4 CORNER OF SAID SECTION 33, THENCE NO0°02'32"W, 918.95 FEET ALONG THE EAST LINE OF THE NEI/4 OF SAID SECTION 33; THENCE NORTHWESTERLY, 823.04 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 8°27'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N48°45'57"W, 822.29 FEET; THENCE N44°32'25"W, 358.13 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N44°32'25"W, 638.97 FEET;

THENCE N22°37'08"E, 225.68 FEET TO THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE;

THENCE SO8°16'00"E, 125.71 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 123.49 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE AND ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE, SAID ARC HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 13°06'08" AND BEING SUBTENDED BY A CHORD THAT BEARS SI4°49'04"E, 123.22 FEET;

THENCE SOUTHEASTERLY, 189.24 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE AND ALONG THE ARC OF SAID COMPOUND CURVE, SAID ARC HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 16°40'51" AND BEING SUBTENDED BY A CHORD THAT BEARS \$29°42'34"E, 188.57 FEET;

THENCE S38°01'58"E, I33.74 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE;

THENCE S41°58'37"E, 203.26 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE TO THE TRUE POINT OF BEGINNING.

OUTLOT C

A TRACT OF LAND LOCATED IN THE NEI/4 OF SAID SECTION 33, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EI/4 CORNER OF SAID SECTION 33, THENCE N00°02'32"W, 918.95 FEET ALONG THE EAST LINE OF THE NEI/4 OF SAID SECTION 33; THENCE NORTHWESTERLY, 823.04 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 8°27'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N48°45'57"W, 822.29 FEET; THENCE N44°32'25"W, 997.10 FEET; THENCE N22°37'08"E, 278.90 FEET; THENCE N08°42'07"W, III.00 FEET; THENCE N58°46'57"W, 6I.65 FEET TO THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N58°46'57"W, 88.26 FEET TO THE NORTH LINE OF THE NEI/4 OF SAID SECTION 33;

THENCE S88°43'50"E, 60.16 FEET ALONG THE NORTH LINE OF THE NEI/4 OF SAID SECTION 33 TO THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE;

THENCE SI9°03'00"E, 46.98 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BRAINARD DRIVE TO THE TRUE POINT OF BEGINNING.

STATEMENT OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

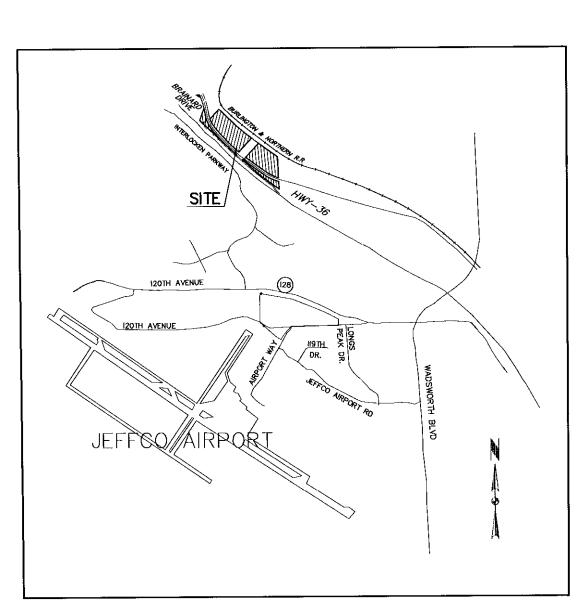
THAT THE UNDERSIGNED, CHRISTENSEN INVESTMENT CO., A COLORADO CORPORATION, AND PATRICIA A. LAW, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "BRAINARD V", A SUBDIVISION OF A PORTION OF THE NEI/4 OF SECTION 33, TIS, R69W OF THE 6TH P.M., BOULDER COUNTY, COLORADO.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT, PLATTED AND SUBDIVIDED UNDER THE NAME AND STYLE OF "BRAINARD Y", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

CHRISTENSEN INVESTMENT CO., A COLORADO CORPORATION

BY: COBURN F. CHRISTENSEN, PRESIDENT

PATRICIA A LAW



VICINITY MAP

<u>ACKNOWLEDGEMENTS</u>

STATE OF COLORADO)
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF NOTION, 1999 BY COBURN F. CHRISTENSEN AS PRESIDENT OF CHRISTENSEN INVESTMENT CO., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES WIL B 2000

KRISTINE M. LULL NOTARY PUBLIC STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

ST DAY OF NOVEMBER., 1999 BY PATRICIA A. LAW.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES TONE ...

CITY OF BROOMFIELD APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE CITY OF

BROOMFIELD, COLORADO.

NGINEER DATE

ANAGER DA

ACCORDANCE WITH COLORADO STATE LAW

DATE

SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BRAINARD Y" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN

WILLIAM K. WEGHAND COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23529

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) S

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4'01 O'CLOCK 1.M., THIS 1840 DAY OF NOVEMBER A.D., 1999, AND IS RECORDED IN PLAN FILE 19-49 1.3 #444445 RECEPTION NO. 200561 FEES 22000 PAID.

Charlotte Houston
CLERK AND RECORDER
COUNTY OF BOULDER
STATE OF COLORADO

By Jun Waring

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