WILLOW RUN FILING NO.

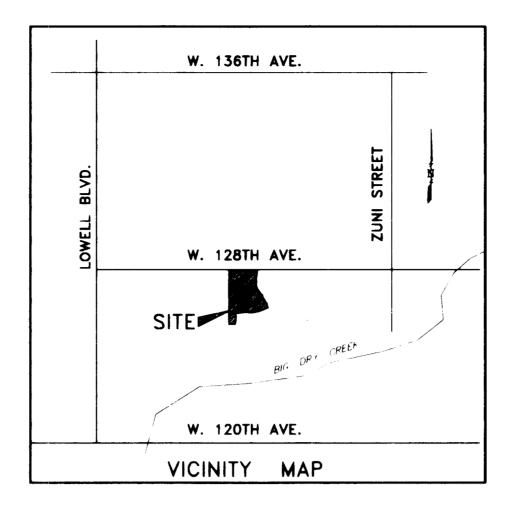
A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS AND HOLDER OF DEED OF TRUST OF A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 32; THENCE S 89"16"03" E ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 747.76 FEET; THENCE S 00°43'57" W A DISTANCE OF 48.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF S 28"15"31" W A CHORD LENGTH OF 28.19 FEET, A RADIUS OF 30.50 FEET, A CENTRAL ANGLE OF 55'03'07", AND AN ARC LENGTH OF 29.31 FEET; THENCE S 00°43'57" W A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 399.84 FEET, A CENTRAL ANGLE OF 07°09'20" AND AN ARC LENGTH OF 49.94 FEET; THENCE S 07'53'17" W A DISTANCE OF 88.45 FEET, THENCE S 01'01'11" W A DISTANCE OF 77.93 FEET; THENCE S 00'43'57" W A DISTANCE OF 9.72 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 34'43'57" AND AN ARC LENGTH OF 213.08 FEET; THENCE S 34°00'00" E A DISTANCE OF 234.58 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 523.50 FEET, A CENTRAL ANGLE OF 11°00'00" AN ARC LENGTH OF 100.50 FEET; THENCE S 23°00'00" E A DISTANCE OF 190.30 FEET; THENCE S 67°00'00" W A DISTANCE OF 166.86 FEET; THENCE S 70°45'30" W A DISTANCE OF 97 34 FEET; THENCE S 78"16'29" W A DISTANCE OF 97.34 FEET; THENCE S 85"41'53" W A DISTANCE OF 97.35 FEET; THENCE N 89"16"03" W A DISTANCE OF 152.68 FEET; THENCE S 86°44'19" W A DISTANCE OF 99.16 FEET; THENCE S 81'43'03" W A DISTANCE OF 172.23 FEET, THENCE S 08'16'57" E A DISTANCE OF 72.00 FEET; THENCE S 42'44'07" E A DISTANCE OF 21.09 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00" AND SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 79"20"30" AND AN ARC LENGTH OF 62.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 44°04'37" AND AN ARC LENGTH OF 11.54 FEET TO A POINT OF TANGENCY; THENCE S 12°00'00" W ALONG SAID TANGENT A DISTANCE OF 129 31 FEET. THENCE N 89'58'23" W A DISTANCE OF 162 27 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32; THENCE N 00°01'37" E ALONG SAID WEST LINE A DISTANCE OF 1435.34 FEET TO THE POINT OF BEGINNING: CONTAINING 22.486 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS, BLOCKS, STREETS AND TRACTS UNDER THE NAME AND STYLE OF "WILLOW RUN FILING NO. 1" THE UTILITY FASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSE SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. ALL STREETS AS SHOWN ARE DEDICATED TO THE CITY OF BROOMFIELD AS PUBLIC RIGHT-OF-WAY FOR PUBLIC USE. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR DRAINAGE, UTILITY AND PARK PURPOSES. TRACT "B" IS HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR UTILITY AND PARK PURPOSES.



OWNERS MARKBOROUGH DEVELOPMENT COMPANY LIMITED, A TEXAS LIMITED PARTNERSHIP D.B.A. MARKBOROUGH COLORADO DEVELOPMENTS LIMITED

THE FOREGOING INSTRUMENT WAS ACKNOMLEDGED BEFORE ME THIS 74 DAY OF December, 199 3 BY John F. Arney, AS Attorney - in-fact OF MARKBOROUGH DEVELOPMENT COMPANY LIMITED, A TEXAS LIMITED PARTNERSHIP D.B.A. MARKBOROUGH COLORADO DEVELOPMENTS LIMITED.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 8 19 95 Coming K. Patermo NOTARY PUBLIC

COUNTY OF

NOTES

11990 N. Grant St. #402 Northalenn, Co 80233 BEARINGS USED FOR THIS SUBDIVISION ARE BASED ON THOSE

USED ON COLUMBINE MEADOWS WHICH IS ADJACENT TO AND IMMEDIATELY WEST OF THIS PLAT THE WEST LINE OF THE NORTHEAST QUARTER IS N 00°01'37" E. -- DENOTES 5/8-INCH CAPPED PIN WITH L.S. NO. 13213. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS U.E. ON THIS PLAT ARE UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, DRAINAGE SWALES, NATURAL GAS LINES, WATER LINES, TELEPHONE LINES, ELECTRICAL LINES, CABLES,
CABLE TELEVISION, WATER METERS, SIGNS, POSTAL
FACILITIES, CONDUITS AND POLES, TOGETHER WITH ALL
NECESSARY AND CONVENIENT APPURTENANCES THERETO;
TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS
FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. ALL EASEMENTS LABELED U.E. ARE 10 FEET IN WIDTH ALONG REAR LOT LINES AND 8 FEET IN WIDTH ALONG FRONT LOT LINES UNLESS OTHERWISE NOTED. APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S.

___, ATTORNEY AT LAW DULY QUALIFIED, INSURED AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND CERTIFY THAT THE PROPERTY TO BE DEDICATED TO THE CITY IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES. SURVEYOR'S CERTIFICATE I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILLOW RUN FILING NO. 1 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION. JERALO D. LANGE, L.S. NO. 13213 PLANNING & ZONING COMMISSION CERTIFICATION HE BROOMFIELD PLANNING AND ZONING COMMISSION RECOMMENDS

7th DAY OF DECEMBER, 12-7-43 12-7-93 CITY COUNCIL CERTIFICATION THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO ON THE ________ DAY OF MAYOR, CITY OF BROOMFIELD Vicki Yores CITY CLERK, CITY OF BROOMFIELD CLERK AND RECORDER'S CERTIFICATE STATE OF SS COUNTY OF I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 30TH DAY OF DECEMBER , 199 3 , AT O'CLOCK ____.M. AND WAS RECORDED UNDER RECEPTION NUMBER B1206571, FILE 17, MAP 198 COUNTY CLERK AND RECORDER

FINAL PLAT: WILLOW RUN FILING NO.1 JOB NO 1089 SHEET 1 OF 4

