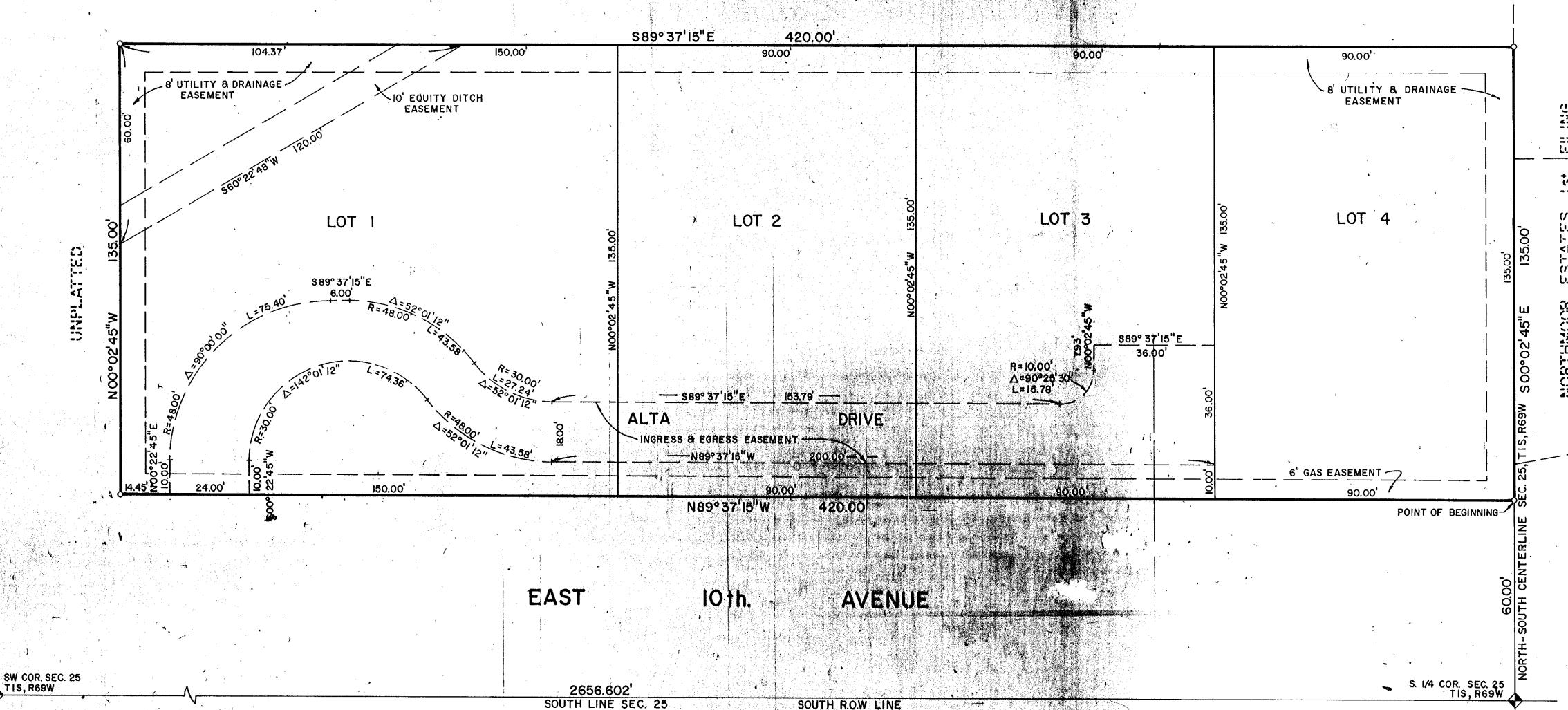
BROOMFIELD COUNTRY CLUB ADDITION

A PART OF THE WEST ONE HALF OF SECTION 25, T.IS., R.69W. OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED-AS FOLLOWS:

AS SHOWN HEREON, AND THE DRAINAGE AND UTILITY EASEMENTS HEREON.

STATE OF COLORADO)'
COUNTY OF BOULDER) ss

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF (1800).
1981. BY MEL SPARKS, INDIVIDUALLY AND AS PRESIDENT OF MELTA, E 1917.
WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES MORCH QUE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 70 DAY OF Quie 1981.

I, RALPH M. RATTELMUELLER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BROOMFIELD COUNTRY CLUB ADDITION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACTS AND THE MONIMENTS DO ACTUALLY

I, R. JERRY RUSSELL, AN ATTORNY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF STREETS, AVENUES, EASEMENTS AND PARKS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. DATED THIS 1645 DAY OF _______, 1981 A.D.

MOUNTAIN BELL TELEPHONE

HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF 1981, AT 8.46 O'CLOCK A .M. AND WAS RECORDED IN PLAT THE P-II F-3 #4, AT MAP , RECEPTION NO. 45446, FILM 172.

THE P-II F-3 #4 COUNTY CLERK AND RECORDER

- 1. o INDICATE A 1/2 INCH REBAR WITH A PLASTIC CAP BEARING L.S. NO.
- 2. THE BASIS OF BEARING IS THE SOUTH LINE OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST BEING N89°37'15"W.
- 3. EASEMENTS SIX (6) FEET WIDE ALONG THE FRONT OF ALL PLATTED LOTS AS SHOWN ON THIS PLAT ARE GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO FOR INSTALLATION, USE AND MAINTENANCE OF UNDERGROUND GAS PIPELINES AND ARE SUBJECT TO CONCURRENT USE BY OTHER UNDERGROUND UTILITY SERVICE LINES TO INDIVIDUAL LOTS AND FOR SURFACE USE FOR SIDEWALKS AND DRIVEWAY PROVIDED THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- 4. ALL REAR AND SIDE LOT EASEMENTS ARE 8 FEET IN WIDTH UNLESS OTHERWISE NOTED AND ARE FOR UTILITY AND DRAINAGE PURPOSES.

 - 5. ALTA DRIVE IS A PRIVATELY OWNED ACCESS EASEMENT AND WILL BE PRIVATELY MAINTAINED.
 - G. THIS SUBDIVISION BORDERS ON THE EXISTING BROOMFIELD COUNTRY CLUB GOLF COURSE.
 BY IT'S APPROVAL OF THIS PLAT, THE CITY OF BROOMFIELD ASSUMES NO LIABILITY FOR ANY CLAIMS BY ANY PERSON ARISING OUT OF THE LOCATION OF THIS SUBDIVISION.
 PURCHASERS OF ANY LOTS IN THIS SUBDIVISION ARE FUT ON NOTICE THAT THE
 PROXIMITY TO THE GOLF COURSE MAY BE DANGEROUS.

TIS, R69W

MFTELD, COLORADO 80020 MAR. 19,1981