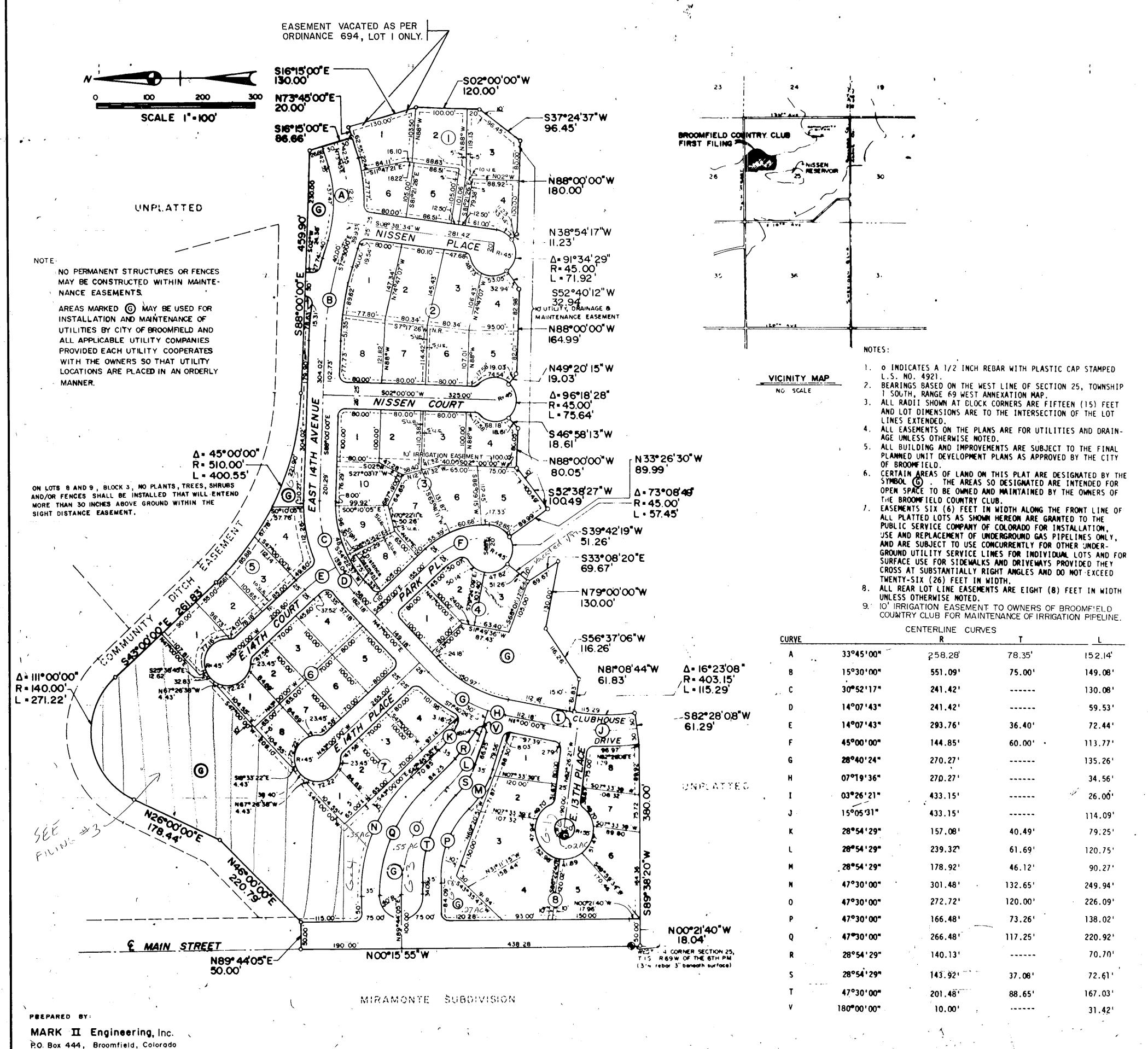
BROOMFIELD COUNTRY CLUB FIRST FILING

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



January 12, 1978-

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PART OF THE WEST ONE-HALF OF SECTION 25, TOWNSHI SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE NOO®15'55"W ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 628,28 FEET; THENCE N89°44'05"E A DISTANCE OF 50.00 FEET; THENCE N46°00'00"E A DISTANCE OF 220,79 FEET; THENCE N26°00'00"E A DISTANCE OF 178,44 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140,00 FEET AND A CENTRAL ANGLE OF 111'00'00" AN ARC DISTANCE OF 271,22 FEET TO A POINT OF TANGENT; THENCE S43°00'00"E A DISTANCE OF 261.83 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 510,00 FEET AND A CENTRAL ANGLE OF 65.00'00" AN ARC DISTANCE OF 640.05 FEET TO A POINT OF TANGENT; THENCE S88°00'00"E A DISTANCE OF 459.90 FEET; THENCE S16°15'00"E A DISTANCE OF 86.66 FEET; THENCE N30°45'00"E A DISTANCE OF 20.00 FEET; THENCE S16°15'00"E A DISTANCE OF 400.00 FEET; THENCE S16°15'00"E A DISTANCE OF 120.00 FEET; THENCE S15°15'00"E A DISTANCE OF 120.00 FEET; THENCE N38°54'17"W A DISTANCE OF 50.45 FEET; THENCE N38°05'00"W A DISTANCE OF 150.00 FEET; THENCE N38°54'17"W A DISTANCE OF 19.03 FEET TO A POINT ON THE CURVE; THENCE S15°15'00"W A DISTANCE OF 11.23 FEET, THENCE N49°20'15"W A DISTANCE OF 19.03 FEET TO A POINT ON THE CURVE; THENCE S15°25'21'27"W A DISTANCE OF 10.04 FEET; THENCE N49°20'15"W A DISTANCE OF 18.61 FEET TO A POINT ON THE CURVE; THENCE S15°30"W A DISTANCE OF 18.61 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET TO A POINT ON A CURVE; THENCE S16°35'10"W A DISTANCE OF 18.61 FEET; THENCE N58°30'05"W A DISTANCE OF 18.61 FEET; THENCE N58°30'05"W A DISTANCE OF 18.61 FEET; THENCE N58°30'05"W A DISTANCE OF 115.29 FEET; THENCE S56°37'06"W A DISTANCE OF 116.26 FEET; THENCE N58°30'05"W A DISTANCE OF 116.26 FEET; THENCE N58°30'05

WITNESS OUR HANDS AND SEALS THIS	DAY OF BUSIN	, 1978.		
COUNTRY CLUB ASSOCIATES, A LIMITED PART	TNERSHIP			
James A. Juli, GENERAL PARTNER		STEAN F. FRANCE	& Thinest	
STATE OF COLORADO) COUNTY OF BOLKER) SS	•	3,71		
THE FOREGOING WAS ACKNOWLEDGED BEFORE STEVEN E. EHRHART, GENERAL PARTNER OF WITNESS MY HAND AND SEAL. MY COMMISSION	ME THIS 95 DAY OF ASF F COUNTRY CLUB ASSOCIATES, ION EXPIRES 2-22-60	A LIMITED PARTNERSHIP.	GENERAL PARTNER AND	•
		NOTARY PUBLIC	I Show is the	
THE DIAMPING COMMITTEE ION OF	THE CITY OF BROWEIT D. C.	N ODADO TUES / Jahl DAN	of august. 1978.	
APPROVED BY THE PLANNING COMMISSION OF	THE CLIT OF BROOMFIELD, CO	LURADO, INIS	1. 1. d	¥.
CHAIRMAN		SECRETARY	/aca ·	
ACCEPTED AND APPROVED AS A SUBDIVISION DAY OF	AND PASSED BY THE CITY COL	INCIL OF THE CITY OF BROOMFIEL	D, COLORADO, THIS 2721	
Marten 1 June 1		CITY CLERK	Maura 200	過過
I, ROBERT J. GROGAN, A REGISTERED PROFI OF A REPLAT OF BROOMFIELD COUNTRY CLUB	FIRST FILING WAS MADE UNDER	SURVEYOR IN THE STATE OF COLOR MY SUPERVISION AND THE ACCOM	PRADO, DO HEREBY CERTIFY THAT THE SURV	/E)
PROPERLY SHOWS SAID TRACTS AND THE MONI	UMENTS DO ACTUALLY EXIST.	ROBERT J. GROGJ	1 10 9 au 1921 OF CUI	
I, STEVEN E. EHRHART, OF COLORADO, DO HEREBY CERTIF? THAT WE PLAT AS PUBLIC WAYS, PLACES, STREETS, COMPANY NO. 2301454 AND THAT TITLE TO SHOWN HEREON. DATED THIS	E HAVE EXAMINED THE TITLE O AVENUES AND FASEMENTS FROM	F ALL LANDS HEREINABOVE DEDIC LA COMMITMENT TO INSURE ISSUE	D BY TRANSAMERICA TITLE INSURANCE	erigij Alba
		· Steven & Ship	<u>Curt</u>	
BROOMFTELD CITY ENGINEER	PUBLIC SERVÍ	STEVEN E. EHRHART	MOUNTAIN SYATES YELEPHONE	
1 HEREBY CERTIFY THAT THIS PLAT WAS FI 2:23 O'CLOCK P.M. AND WAS RECORDE	LED IN MY OFFICE ON THIS D IN PLAT-FILE #7 F-7	21 ST DAY OF AUGUST	, 1978, AT , RECEPTION NO.	
295249 #thre #1024		Charlotte.	Houston	
DEPUTY		COUNTY CLERK	AND RECORDER	