LEGAL DESCRIPTION:

That portion of the East Half of Section 19, Township 1 South, Range 68 West 2D., County of Adams, State of Colorado, described as follows:

Commencing at the East one Quarter Corner of said Section 19; thence, South one Quarter Section 19, to a distance of 2624.44 feet; thence N 89° 48' 47" W 300.00 feet to the Point of Beginning; thence S 89° 48' 47" E 150.00 feet along the West side of May One Line of Lowell Boulevard; thence N 89° 48' 47" W 120.71 feet; thence S 89° 48' 47" E 99.40 feet; thence S 78° 23' 26" E 128.81 feet; thence S 64° 57' 26" W 64.54 feet; thence N 48° 33' 36" W 205.81 feet; thence N 53° 50' 35" W 226.46 feet; thence N 55° 12' 35" W 228.95 feet; thence N 55° 23' 47" W 190.05 feet; thence N 66° 53' 31" W 148.56 feet; thence N 18° 31' 36" W 122.40 feet; thence N 37° 29' 35" W 191.82 feet; thence N 30° 57' 59" W 220.69 feet; thence N 48° 57' 51" W 46.95 feet; thence N 71° 15' 26" W 205.94 feet; thence N 72° 53' 57" W 142.63 feet; thence S 70° 40' 28" W 119.29 feet; thence N 00° 00' 00" E 264.53 feet; thence N 44° 33' 58" W 158.17 feet; thence S 39° 51' 02" E 8.39 feet; thence S 89° 48' 47" W 90.72 feet to the Point of Beginning containing 21.208 acres.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SURVEYED THE SAME WITH LOTS AND BLOCKS, UNDER THE NAME AND TITLE OF THE BROADLANDS, FILING No. 2, AND BY THESE PRESENTS GRANT AND DEDICATED TO THE USE AND PURPOSE OF PRIVATE RESIDENTIAL DEVELOPMENT, AND FOR NO OTHER OR DIFFERENT PURPOSE AND DEDICATED PERMANENTLY AS A PART OF THE PUBLIC HIGHWAY, AS PERPETUAL, UNREPEALABLE AND INalienable EASEMENTS, CONVEYANCE AND DEDICATION TO THE PUBLIC, FOR THE USE AND BENEFIT OF THE PUBLIC, SUBJECT TO ALL LAWS, ORDINANCES, REGULATIONS AND TITLES OF Record OF THE PARTIES IN INTEREST, AND SUBJECT TO ANY AND ALL OTHER LAWS, RULES, REGULATIONS AND ORDINANCES OF ANY MUNICIPALITY, COUNTY, STATE, FEDERAL AND OTHER GOVERNMENTAL OR POLITICAL UNITS, OR AUTHORITIES, NOW EXISTING OR HERETOFORSE. THE EASEMENTS ARE PERPETUAL AND UNREPEALABLE, AND NO PART THEREOF MAY BE ALLOCATED OR REPEALED.


SIGNED, SEAL'D AND DELIVER'D UNDER THE HAND AND SEAL OF WILLIAM M. MOORE, NOTARY PUBLIC.

Acknowledgement

State of Colorado

County of Adams

The foregoing instrument was acknowledged before me

by WILLIAM M. MOORE

Notary Public

file: 17
map: 736