

COUNTRY ESTATES SUBDIVISION FILING NO. 3 FINAL PLAT

A PART OF THE SW QUARTER OF SECTION 24, T1S, R69W OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R.B.T. LAND COMPANY, A COLORADO CORPORATION, BEING THE SOLE OWNER OF THAT REAL PROPERTY LOCATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

Being two parcels of land situated in a part of the southwest one-quarter of Section 24, Township 1 South, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, with bearings based on the south line of said one-quarter between the monuments shown hereon being S.89°38'01"E.

PARCEL ONE

Beginning at a point being N.45°11'54"W. a distance of 42.49 feet from the south one-quarter corner of said Section 24;

Thence N.00°00'02"E. along a line being 30.00 feet westerly of and parallel with the east line of said southwest one-quarter a distance of 539.44 feet to a point being on the southerly line of Community Ditch as described on a plat of subdivision entitled "Country Estates Subdivision Filing No. 1" as recorded by reception No. 338342 of said Boulder County records;

Thence along the southerly and easterly boundary of said subdivision the following seven courses and distances;

1. N.59°56'29"W. a distance of 216.18 feet;
2. N.64°22'58"W. a distance of 787.46 feet;
3. S.25°37'55"W. a distance of 174.75 feet;
4. N.64°22'05"W. a distance of 75.36 feet;
5. S.25°37'55"W. a distance of 116.83 feet;
6. S.55°08'12"E. a distance of 28.76 feet;
7. S.40°43'48"W. a distance of 167.47 feet;

Thence leaving said subdivision S.54°05'26"E. a distance of 104.20 feet;

Thence S.00°22'39"W. a distance of 95.04 feet;
Thence S.66°23'58"W. a distance of 118.98 feet;
Thence S.00°23'18"W. a distance of 240.09 feet;
Thence N.89°36'42"W. a distance of 104.96 feet to a point of non-tangent curvature;

Thence 141.37 feet along said curve to the right having a radius of 45.00 feet, a central angle of 180°00'00" and a chord bearing and distance of N.89°36'42"W. a distance of 90.00 feet;

Thence N.89°36'42"W. a distance of 104.96 feet to a point on the easterly boundary of said subdivision;

Thence S.00°23'38"W. along said easterly line a distance of 163.09 feet to a point being 30.00 feet northerly of the south line of the said southwest one-quarter;

Thence S.89°38'01"E. along a line being 30.00 feet northerly of and parallel with the southerly line of said southwest one-quarter to the Point Of Beginning.

Containing 955560 square feet or 21.9366 acres of land more or less.

PARCEL TWO

Commencing at a point being N.45°11'54"W. a distance of 42.49 feet from the south one-quarter corner of said Section 24;

Thence N.89°38'01"E. along a line being 30.00 feet northerly of and parallel with the south line of said southwest one-quarter a distance of 1504.85 feet;

Thence N.00°23'38"E. along the boundary of said subdivision a distance of 627.30 feet to the Point Of Beginning;

Thence N.25°37'10"E. a distance of 127.91 feet;

Thence S.64°19'55"E. a distance of 80.00 feet;

Thence leaving said boundary S.25°40'05"W. a distance of 127.85 feet;

Thence N.64°22'50"W. a distance of 79.89 feet to the Point Of Beginning.

Containing 10223 square feet or 0.2347 acres of land more or less.

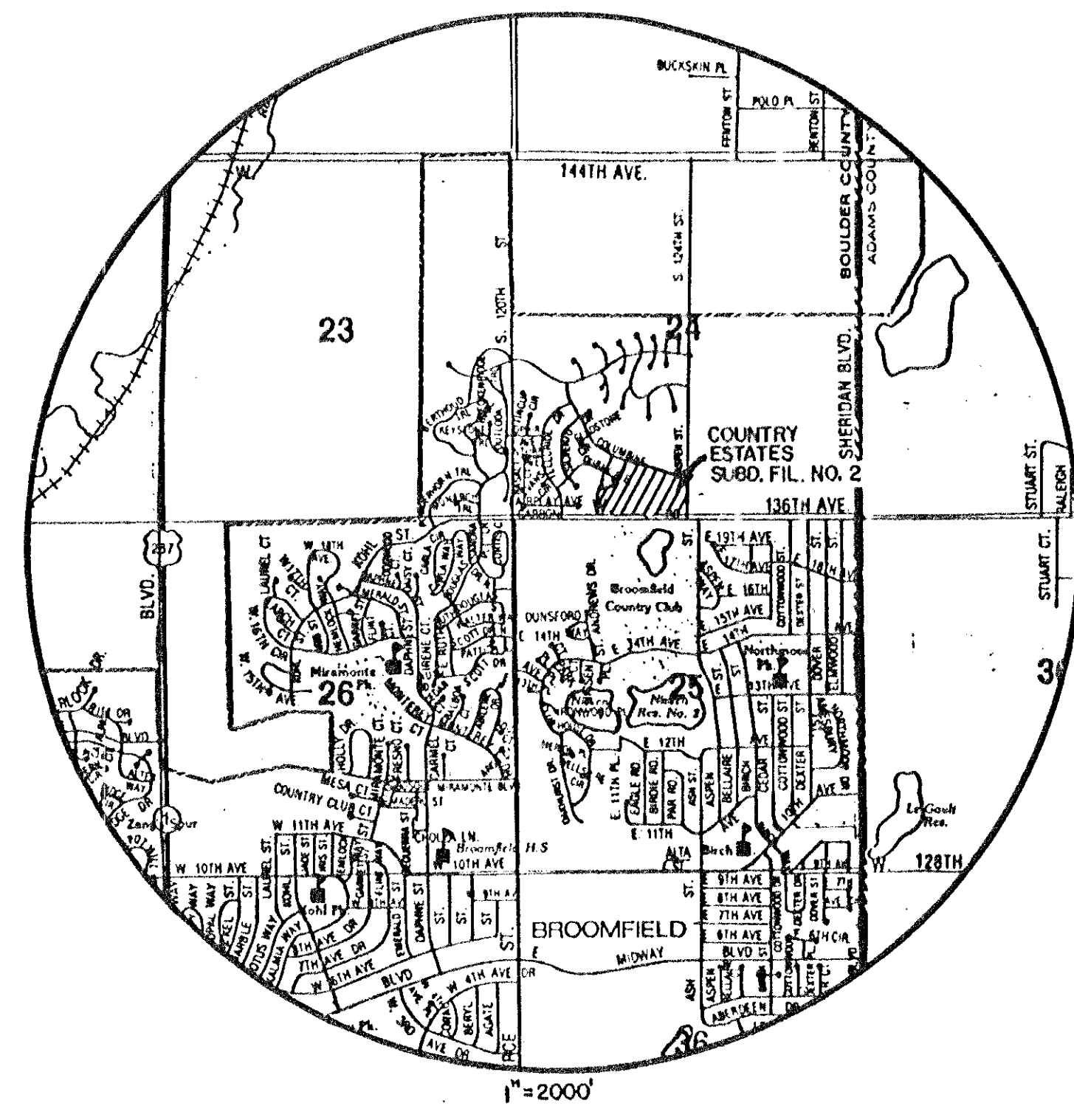
HAS BY THESE PRESENTS, LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS & BLOCKS, UNDER THE NAME AND STYLE OF COUNTRY ESTATES SUBDIVISION FILING NO. 3, AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD THE FOLLOWING AS SHOWN THEREON; THE STREETS, TRACTS A & B, AND DRIVES IN FEE SIMPLE FOR PUBLIC USE. THE UTILITY EASEMENTS FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, MAINTENANCE, AND USE OF ANY AND ALL PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, NATURAL GAS, SIGNS, TELEPHONE AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS, AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

EXECUTED THIS 27 DAY OF Aug., 1992, R.B.T. LAND COMPANY
Robert B. Toof, Jr. PRESIDENT *Karen A. Toof* SECRETARY

STATE OF COLORADO)
COUNTY OF BOLDER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF Aug. 1992, BY ROBERT B. TOOF, JR. PRESIDENT AND KAREN A. TOOF SECRETARY OF R.B.T. LAND CO.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
Kristen Ottosen
NOTARY PUBLIC

5-11-93 ADDRESS: 10 Gaerden Center
Broomfield, CO 80020



VICINITY MAP

NOTES

1. BEARINGS ARE BASED ON THE LINE BETWEEN THE SOUTH ONE-QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING S. 89° 38' 01" E. AS SHOWN HEREON.
2. APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S.
3. LOTS 7, 8, & 9 BLK 2 WILL NOT BE ALLOWED ACCESS ON 136th AVENUE, CITY WILL REQUIRE ACCESS TO BE PROVIDED WHEN PROPERTY TO NORTH IS PLATTED.
4. OWNERSHIP OF TRACT C SHALL BE RETAINED BY RBT LAND CO.

SURVEYOR'S CERTIFICATION

I, ROGER A. VERMAAS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF COUNTRY ESTATES FILING NO. 2 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.
Roger A. Vermaas DATE
ROGER A. VERMAAS
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 24968



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

MORTGAGE HOLDER

FIRST STATE BANK
Ralph Murphy
RALPH MURPHY, PRESIDENT

STATE OF COLORADO)
COUNTY OF BOULDER) SS
Clear Creek
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF Aug., 1992, BY RALPH MURPHY PRESIDENT OF FIRST STATE BANK

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
W. H. ...
NOTARY PUBLIC

10-23-94 ADDRESS: P.O. Box 942
GEORGETOWN, CO 80444

MORTGAGE HOLDER

Virginia J. Fischer
VIRGINIA FISCHER

STATE OF COLORADO)
COUNTY OF BOLDER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF Aug., 1992, BY VIRGINIA S. FISCHER.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
James ...
NOTARY PUBLIC

My Commission Expires
DECEMBER 02, 1993
ADDRESS: 488 ...
Broomfield, CO 80020

ATTORNEYS CERTIFICATE

I, Michael Boruhan, ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSONS DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Michael Boruhan
ATTORNEY

APPROVALS

PLANNING COMMISSION CERTIFICATE:

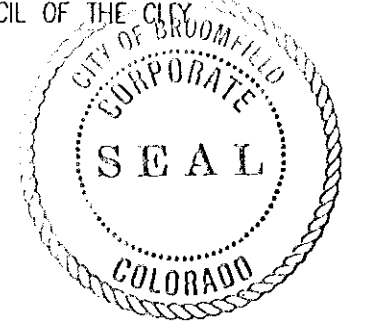
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 15th DAY OF Sept. 1992.

Steven ... CHAIRMAN *Diane ...* SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 15th DAY OF October 1992.

Vicki ... CITY CLERK *Mark ...* MAYOR



CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:51 P.M. THIS 28th DAY OF Oct. A.D., 1992 FILED IN FILE MAP AND P-28 F-2 #33434 RECEPTION NO. 12330023.

FILE _____ FILM 1771 NO. _____
FEES \$20.00 PAID RECORDER *Charlotte Houston*
BY _____ DEPUTY *Russell ...*

OWNER: R.B.T. LAND COMPANY
1400 CLUBHOUSE DRIVE
BROOMFIELD, CO. 80020
TELE. # (303) 469-5335

SUBDIVIDER: R.B.T. LAND COMPANY
1400 CLUBHOUSE DRIVE
BROOMFIELD, CO. 80020
TELE. # (303) 469-5335

SURVEYOR & ENGINEER: FUTURA ENGINEERING INC.
5570 EAST YALE AVENUE
DENVER, COLORADO 80222
TELE. # (303) 759-9292

Futura Engineering Inc.
Engineering Consultants and Surveyors

5570 East Yale Avenue
Denver, Colorado 80222 - (303) 759-9292
FAX (303) 757-1260

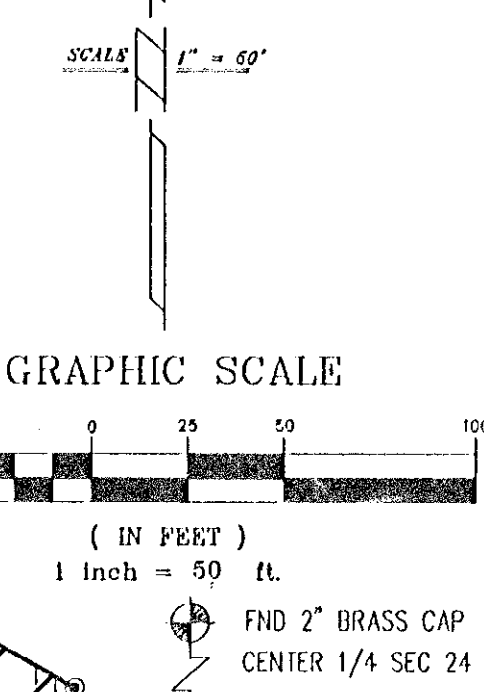
COUNTRY ESTATES SUBDIVISION FILING NO. 3
FINAL PLAT
 SHEET 2 OF 2

LOT AREAS			
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1			
LOT 1	11227	LOT 1	11124
LOT 2	12145	LOT 2	12338
LOT 3	14526	LOT 3	13848
LOT 4	15233	LOT 4	11865
LOT 5	11511	LOT 5	12719
LOT 6	11839	LOT 6	12173
LOT 7	13555	LOT 7	10673
LOT 8	16479	LOT 8	11952
LOT 9	14613	LOT 9	12452
LOT 10	18240	LOT 10	15625
LOT 11	20256	LOT 11	10625
LOT 12	13879	LOT 12	11081
LOT 13	11636	LOT 13	13942
LOT 14	14711	LOT 14	12245
LOT 15	15367	LOT 15	11751
LOT 16	11049	LOT 16	11949
LOT 17	12534	LOT 17	13376
LOT 18	13439	LOT 18	12925
LOT 19	14362	LOT 19	14657
LOT 20	12974	LOT 20	11278
LOT 21	11001	LOT 21	11751
BLOCK 2			
LOT 1	12188	LOT 1	11984
LOT 2	12486	LOT 2	12863
LOT 3	13934	LOT 3	12884
LOT 4	13484	LOT 4	11989
LOT 5	10900	LOT 5	11115
LOT 6	12384	LOT 6	11882
LOT 7	11354	LOT 7	13184
LOT 8	13017	LOT 8	13599
LOT 9	13657	LOT 9	13599
LOT 10	18223	LOT 10	18223

- LEGEND**
- FOUND #5 REBAR & PLASTIC CAP, P.L.S. - 24968
 - FOUND #4 REBAR
 - SET RANGE BOX WITH #5 REBAR & PLASTIC CAP, P.L.S. - 24968
 - 5'DE 5' DRAINAGE EASEMENT
 - 8'UE 8' UTILITY EASEMENT
 - 5'UE & DE 5' UTILITY EASEMENT & DRAINAGE EASEMENT

CURVE DATA TABLE											
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	22.39°	25.00'	1.16'	1.16'	S 59°59'21" E	C32	89°58'41"	15.00'	23.36'	21.21'	S 45°22'39" V
C2	26.50°	25.00'	1.67'	1.67'	S 76°04'42" E	C33	89°58'41"	15.00'	23.36'	21.21'	S 45°22'39" V
C3	02°27'39"	222.50'	9.55'	9.55'	S 18°44'44" E	C34	90°21'57"	15.00'	23.56'	21.28'	S 44°37'21" E
C4	01°48'25"	222.50'	7.02'	7.02'	N 19°04'29" W	C35	90°01'19"	15.00'	23.57'	21.28'	S 44°37'21" E
C5	20°32'12"	15.00'	5.39'	5.39'	N 85°27'32" E	C36	89°08'16"	377.50'	33.85'	33.84'	N 72°51'26" W
C6	06°45'59"	177.50'	29.36'	29.36'	S 20°34'42" E	C37	54°28'44"	27.50'	26.12'	25.17'	N 26°51'04" W
C7	03°33'19"	172.50'	10.70'	10.70'	N 91°53'41" W	C38	32°38'54"	222.50'	18.28'	18.28'	N 08°06'09" V
C8	07°00'50"	172.50'	21.12'	21.10'	N 73°07'25" E	C39	86°35'49"	177.50'	20.43'	20.42'	N 02°54'32" V
C9	04°25'54"	172.50'	13.34'	13.34'	S 87°25'04" E	C40	89°58'41"	15.00'	23.36'	21.21'	S 45°22'39" E
C10	03°48'39"	217.50'	14.47'	14.46'	S 87°43'41" E	C41	90°01'19"	15.00'	23.57'	21.28'	S 44°37'21" E
C11	06°16'08"	177.50'	19.45'	19.44'	N 61°14'59" W	C42	86°16'07"	222.50'	24.33'	24.33'	N 17°07'09" E
C12	07°27'14"	45.00'	5.85'	5.85'	N 76°27'14" W	C43	32°34'59"	177.50'	8.00'	8.00'	N 19°27'39" E
C13	38°13'50"	45.00'	30.93'	29.47'	N 09°09'59" E	C44	11°55'54"	25.00'	5.21'	5.20'	N 62°53'36" V
C14	29°30'44"	45.00'	23.19'	22.32'	N 58°30'44" W	C45	180°00'00"	45.00'	141.37'	90.00'	S 89°36'50" E
C15	27°53'21"	25.00'	12.11'	12.05'	S 22°53'21" V	C46	86°16'07"	222.50'	18.28'	18.28'	N 08°06'09" V
C16	26°37'34"	25.00'	11.62'	11.51'	S 67°34'13" E	C47	53°47'44"	200.00'	187.78'	180.95'	N 37°29'05" V
C17	03°07'33"	80.50'	7.20'	7.20'	N 12°38'51" W	C48	10°58'32"	200.00'	38.31'	38.25'	N 05°05'58" V
C18	03°07'33"	80.50'	10.34'	10.34'	N 81°42'59" V	C49	20°21'51"	200.00'	71.08'	70.71'	S 09°47'37" E
C19	03°09'14"	217.50'	19.56'	19.56'	N 82°34'55" W	C50	20°21'51"	200.00'	71.08'	70.71'	S 09°47'37" E
C20	03°47'55"	15.00'	16.79'	16.85'	S 32°22'24" E	C51	20°21'51"	200.00'	71.08'	70.71'	S 09°47'37" E
C21	76°20'22"	15.00'	19.93'	18.34'	S 33°34'55" W	C52	20°21'51"	200.00'	71.08'	70.71'	S 09°47'37" E
C22	00°50'21"	207.50'	3.33'	3.33'	S 70°49'51" E	C53	70°49'51"	250.00'	309.36'	289.75'	N 70°30'19" V
C23	36°30'09"	25.00'	16.07'	15.80'	N 11°11'57" V	C54	48°34'58"	200.00'	169.59'	164.55'	S 59°22'32" E
C24	36°30'09"	25.00'	16.07'	15.80'	S 73°20'19" E	C55	89°49'23"	193.00'	284.17'	260.13'	N 41°58'09" V
C25	32°42'22"	25.00'	14.27'	14.08'	S 16°21'59" E	C56	20°44'59"	195.00'	70.62'	70.23'	N 79°59'30" E
C26	20°16'28"	25.00'	9.56'	9.01'	N 79°14'47" V	C57	40°03'41"	400.00'	279.31'	274.04'	S 89°39'51" V
C27	36°30'09"	25.00'	16.07'	15.80'	S 14°40'35" V	C58	19°20'42"	195.00'	65.94'	65.53'	S 79°57'39" E
C28	30°42'22"	25.00'	13.11'	12.76'	S 73°20'19" E	C59	64°46'16"	299.00'	265.03'	244.29'	N 31°59'50" V
C29	32°42'22"	25.00'	14.27'	14.08'	N 16°11'29" E						

TANGENT TABLE		
LINE	DIRECTION	DISTANCE
L18	N 55°08'12" V	28.76'
L19	S 64°22'58" E	2.49'
L20	S 45°23'18" W	21.22'
L21	S 45°23'18" E	21.21'
L22	S 45°23'18" W	21.21'
L23	S 44°36'42" E	21.21'
L24	N 74°04'46" E	0.39'
L25	S 89°22'39" V	25.36'
L26	S 44°37'21" E	25.35'
L27	N 64°22'58" W	5.19'
L28	S 89°22'39" V	11.30'
L29	S 44°36'42" E	11.30'



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 FAX (303) 757-1280

BROOMFIELD COUNTRY CLUB FILING NO. 8
 EAGLE TRACE NORTH

BROOMFIELD COUNTRY CLUB FILING NO. 3

UNPLATTED