

COUNTRY ESTATES FILING NO. 8

FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 4

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89°46'04" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF 124TH STREET, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°03'00" WEST 750.10 FEET TO THE NORTHEAST CORNER OF COUNTRY ESTATES FILING NO. 1, RECORDED AT RECEPTION NUMBER 338342 OF THE BOULDER COUNTY RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FILING NO. 1, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°57'00" WEST 315.00 FEET;
2. THENCE SOUTH 00°03'00" WEST 530.00 FEET;
3. THENCE SOUTH 50°03'00" WEST 251.56 FEET;
4. THENCE NORTH 89°21'50" WEST 361.02 FEET;
5. THENCE SOUTH 25°38'10" WEST 120.00 FEET;

THENCE ALONG THE NORTHERLY LIMITS OF COMMUNITY DITCH AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID FILING NO. 1, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 64°21'50" WEST 194.66 FEET TO A POINT OF CURVE;
2. THENCE 237.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°52'30" AND A RADIUS OF 456.27 FEET (THE CHORD OF WHICH BEARS NORTH 49°25'35" WEST 235.22 FEET) TO A POINT OF COMPOUND CURVE;
3. THENCE 181.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°00'00" AND A RADIUS OF 325.00 FEET (THE CHORD OF WHICH BEARS NORTH 18°29'20" WEST 179.16 FEET) TO A POINT OF TANGENT;
4. THENCE NORTH 02°29'20" WEST 55.36 FEET TO A POINT OF CURVE;
5. THENCE 100.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69°17'50" AND A RADIUS OF 83.00 FEET (THE CHORD OF WHICH BEARS NORTH 32°09'35" EAST 94.38 FEET) TO A POINT OF TANGENT;

THENCE CONTINUING ALONG THE LIMITS OF COMMUNITY DITCH THE FOLLOWING NINE (9) COURSES:

1. NORTH 66°48'30" EAST 102.70 FEET TO A POINT OF CURVE;
2. THENCE 226.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 70°00'00" AND A RADIUS OF 185.00 FEET (THE CHORD OF WHICH BEARS NORTH 31°48'30" EAST 212.22 FEET) TO A POINT OF COMPOUND CURVE;
3. THENCE 50.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27°07'35" AND A RADIUS OF 107.00 FEET (THE CHORD OF WHICH BEARS NORTH 16°45'17" WEST 50.19 FEET) TO A POINT OF COMPOUND CURVE;
4. THENCE 187.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°39'15" AND A RADIUS OF 419.66 FEET (THE CHORD OF WHICH BEARS NORTH 43°04'42" WEST 186.34 FEET) TO A POINT OF TANGENT;
5. THENCE NORTH 55°58'20" WEST 545.54 FEET TO A POINT OF CURVE;
6. THENCE 125.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°57'19" AND A RADIUS OF 125.49 FEET (THE CHORD OF WHICH BEARS NORTH 37°59'41" WEST 77.46 FEET) TO A POINT OF TANGENT;
7. THENCE NORTH 20°01'00" WEST 75.44 FEET TO A POINT OF CURVE;
8. THENCE 56.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°31'04" AND A RADIUS OF 65.00 FEET (THE CHORD OF WHICH BEARS NORTH 04°44'31" EAST 54.44 FEET) TO A POINT OF TANGENT;
9. THENCE NORTH 29°30'03" EAST 130.66 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89°46'04" EAST 1,677.47 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,753,078 SQUARE FEET OR 40.245 ACRES MORE OR LESS.

ALSO INCLUDING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89°46'04" EAST 883.12 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LIMITS OF COMMUNITY DITCH; THENCE ALONG SAID COMMUNITY DITCH THE FOLLOWING TWO (2) COURSES:

1. SOUTH 29°30'03" WEST 93.69 FEET TO A POINT OF CURVE;
 2. THENCE 21.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°00'59" AND A RADIUS OF 135.00 FEET (THE CHORD OF WHICH BEARS SOUTH 24°59'34" WEST 21.22 FEET) TO THE NORTHEAST CORNER OF COUNTRY ESTATES FILING NO. 6, RECORDED AT RECEPTION NO. 1431670 IN THE BOULDER COUNTY RECORDS;
- THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID FILING NO. 6, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 88°28'03" WEST 181.07 FEET;
 2. THENCE SOUTH 40°38'59" WEST 110.02 FEET;
 3. THENCE SOUTH 00°13'25" EAST 236.71 FEET;
 4. THENCE SOUTH 11°26'26" EAST 388.31 FEET TO A POINT ON A NON-TANGENT CURVE.
- BEING THE NORTHERLY BOUNDARY OF COUNTRY ESTATES FILING NO. 5, RECORDED AT RECEPTION NO. 1294497 IN THE BOULDER COUNTY RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FILING NO. 5 THE FOLLOWING FOUR (4) COURSES:

1. 56.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°22'41" AND A RADIUS OF 177.50 FEET (THE CHORD OF WHICH BEARS SOUTH 61°17'38" WEST 56.69 FEET) TO A POINT OF REVERSE CURVE;
2. THENCE 134.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°34'17" AND A RADIUS OF 222.50 FEET (THE CHORD OF WHICH BEARS SOUTH 69°23'36" WEST 132.23 FEET);
3. THENCE SOUTH 03°19'26" EAST 57.13 FEET;
4. THENCE SOUTH 38°42'32" WEST 90.32 FEET TO THE NORTHEAST CORNER OF BLOCK 3 OF SAID COUNTRY ESTATES FILING NO. 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FILING NO. 1, NORTH 89°25'48" WEST 436.64 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 3, SAID POINT LYING ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°34'09" EAST 1006.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

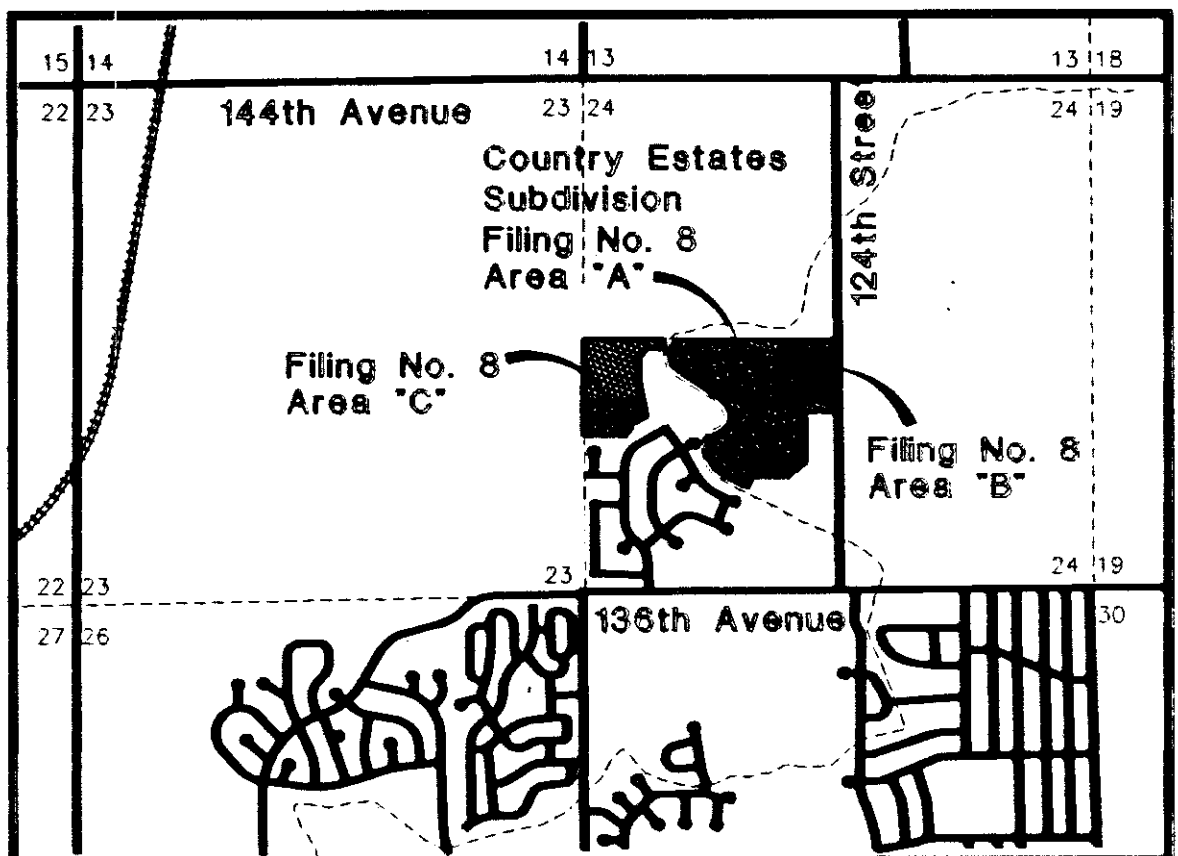
SAID PARCEL CONTAINS 619,351 SQUARE FEET OR 14.218 ACRES MORE OR LESS.

THE TOTAL AREA FOR BOTH PARCELS IS 2,372,350 SQUARE FEET OR 54.462 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF COUNTRY ESTATES FILING NO. 8; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREET AND PUBLIC ASSAYS AND TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", AND "T", AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

TRACT	SQ.FT.	OWNERSHIP	MAINTENANCE	USAGE
TRACT "A"	109341	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "B"	32196	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "C"	13502	CITY OF BROOMFIELD	CITY OF BROOMFIELD	RIGHT-OF-WAY
TRACT "D"	3371	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN AREA/UTIL
TRACT "E"	3371	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN AREA/UTIL
TRACT "F"	11931	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN AREA/UTIL
TRACT "G"	73124	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	PRIVATE DRIVE/UTIL
TRACT "H"	4237	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN AREA/UTIL
TRACT "I"	1685	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "J"	2718	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "K"	3352	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "L"	2727	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "M"	45664	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "N"	60125	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "O"	19640	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "P"	27725	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "Q"	1861	CITY OF BROOMFIELD	CITY OF BROOMFIELD	ENTRY/UTIL
TRACT "R"	29624	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL*
TRACT "S"	41417	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL
TRACT "T"	3932	CITY OF BROOMFIELD	CITY OF BROOMFIELD	OPEN AREA/UTIL

* DETENTION, PARK ACCESS, AND SANITARY SEWER LIFT STATION



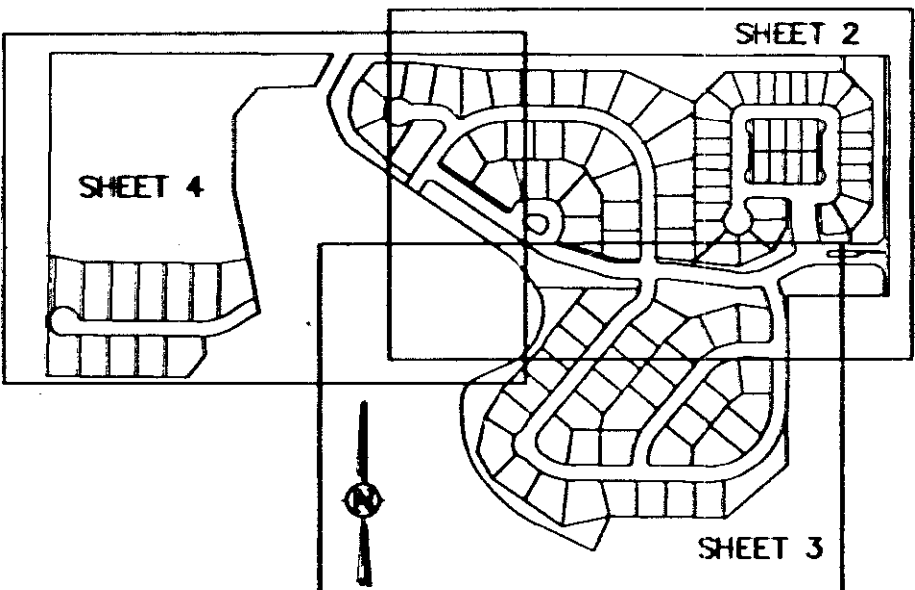
VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. LOT LINES ARE RADIAL TO CURVED STREET UNLESS NOTED N/R, FOR NON RADIAL.
2. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
3. THERE ARE 114 LOTS IN COUNTRY ESTATES FILING NO. 8.
4. THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE AS DEFINED IN CITY STANDARD 500-6, ARE PROHIBITED FROM ERECTION OR GROWING ANY OBSTRUCTIONS OVER 2 1/2 FEET IN HEIGHT WITHIN SAID TRIANGLE AS MEASURED FROM THE HIGHEST CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC SIGHT TRIANGLE.
5. THE BEARINGS FOR THIS PLAT ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING SOUTH 00°03'00" WEST, AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING SOUTH 89°38'01" EAST, AS SHOWN ON THE FINAL PLAT OF COUNTRY ESTATES FILING NO. 1.
6. ROCKY MOUNTAIN CONSULTANTS, RELIED UPON TITLE COMMITMENT NO. W312354, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED DECEMBER 2, 1997.
7. PROJECT BENCHMARK: TOP OF CHISELED SQUARE SET IN CONCRETE AT THE NORTHWEST CORNER OF TRANSFORMER PAD, TRANSFORMER IS SOUTHWEST OF THE PUMP HOUSE WHICH IS LOCATED 320 FEET WEST OF SOUTH 124TH STREET AT THE NORTHWEST CORNER OF THE DETENTION POND. ELEVATION = 5379.03 FEET. NAVD 1929 (RMC FB. 426 PG. 70) (NAVD 1988 ELEVATION = 5382.10 FEET)
8. 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF DRAINAGE AND UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES IN ALL BLOCKS.
9. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
10. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C-2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

MONUMENT NOTES

1. MONUMENT STAMPED "L.S. 9329" WILL BE SET ON ALL BACK LOT CORNERS IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.
2. NAIL AND BRASS DISK STAMPED RMC "L.S. 9329" EXTENDED IN CURB OR WALK WILL BE SET AT A 1.00 FOOT OFFSET ON LOT LINES EXTENDING ON LOTS THAT ABUT A STREET, IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.
3. FOUND SECTION CORNER AS SHOWN.
4. BOUNDARY CORNERS FOR COUNTRY ESTATES FILING NO. 8, ARE SET 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "RMC LS 9359", UNLESS OTHERWISE NOTED.
5. BROOMFIELD GPS DATUM TIE
THE FOLLOWING COORDINATES VALUES ARE STATE PLANE COORDINATES, COLORADO COORDINATE SYSTEM OF 1983/1992, NORTHERN ZONE, AT GROUND.
SW CORNER SECTION 24 N=1222837.7074 E=3120913.4504
S 1/4 COR SECTION 24 N=1222828.1916 E=3123587.4621
C 1/4 COR SECTION 24 N=1225460.3823 E=3123582.2938
W 1/4 COR SECTION 24 N=1225463.6058 E=3120932.1106
GPS CONTROL NGS V411 N=1219711.1470 E=3131516.8240



KEY MAP

OWNER

COLFAX INDUSTRIAL, LTD.

Charles A. Trowbridge
CHARLES A. TROWBRIDGE, GENERAL PARTNER

STATE OF COLORADO } SS

COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th

DAY OF April, 1998, BY CHARLES A. TROWBRIDGE AS

GENERAL PARTNER OF COLFAX INDUSTRIAL, LTD.

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL

Greg Faulkner
NOTARY PUBLIC ADDRESS: 7700 W. Chagrin N
Littleton, CO 80120

MY COMMISSION EXPIRES:

2/10/2002

EXECUTED THIS 10th DAY OF April, 1998

RBT LAND COMPANY

Robert B. Toof Jr.
ROBERT B. TOOF JR., PRESIDENT

STATE OF COLORADO } SS

COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th

DAY OF April, 1998, BY ROBERT B. TOOF JR. AS

PRESIDENT OF RBT LAND COMPANY

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL

Greg Faulkner
NOTARY PUBLIC ADDRESS: 7700 W. Chagrin N
Littleton, CO 80120

MY COMMISSION EXPIRES:

2/10/2002

EXECUTED THIS 18th DAY OF April, 1998

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING & PLANNING
5301 E. Prentice Ave.
Suite 123
Englewood, CO 80111
(303) 741-5000
FAX (303) 741-5126
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Date: 4/1/98 Job No. 2813.001.00

ATTORNEY'S CERTIFICATE

I, Michael J. Boryla, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Michael J. Boryla
ATTORNEY

SURVEYOR'S CERTIFICATE

I, DWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF COUNTRY ESTATES FILING NO. 8, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION, CHECKING AND SUPERVISION, AND THAT SAID SURVEY WAS ACCORDINGLY IN ACCORDANCE WITH COLORADO STATE LAW.

Dwayne M. Phillips
DWAYNE M. PHILLIPS
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO STATE PL'S NO. 31265
FOR AND ON BEHALF OF ROCKY MOUNTAIN CONSULTANTS, INC.

HOLDERS OF DEEDS OF TRUST

COLFAX INDUSTRIAL LTD., A COLORADO LIMITED PARTNERSHIP

BY Charles A. Trowbridge N/A
AS PRESIDENT, AND N/A AS SECRETARY

COUNTY OF DENVER }

STATE OF Colorado }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th

DAY OF April, 1998, BY J.C. Sherwood

AS PRESIDENT, AND N/A AS SECRETARY OF MEGABANK

OF ARAPAHOE COUNTY. James M. Mingo
Notary Public
My Commission Expires 7-1-99

LINCOLN TRUST CO.

CUSTOMER FBO

RONALD YAROS, DDS ROLLOVER IRA

BY James M. Mingo

AS TRUSTEE

COUNTY OF ARAPAHOE }

STATE OF Colorado }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th

DAY OF April, 1998, BY James M. Mingo AS TRUSTEE

Notary Public
My Commission Expires 12/1/2002

LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD

LAND USE REVIEW COMMISSION THIS 9 DAY OF March, 1998.

John Malone
CHAIRMAN

Kristen Shadron
SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 14th DAY OF April, 1998.

William M. Bane
CITY CLERK

John Mingo
CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }

COUNTY OF BOULDER }

OFFICE

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY

OFFICE AT 1:06 O'CLOCK P.M., THIS 3rd DAY OF June, 1998.

FILED IN FILE MAP AND RECEPTION NO. 1808718

FILM P-43 F-4 #12, 13, 14 & 15

FILE \$41.00 PAID \$41.00 RECORDER Charlotte Houston

DEPUTY Katherine Concell

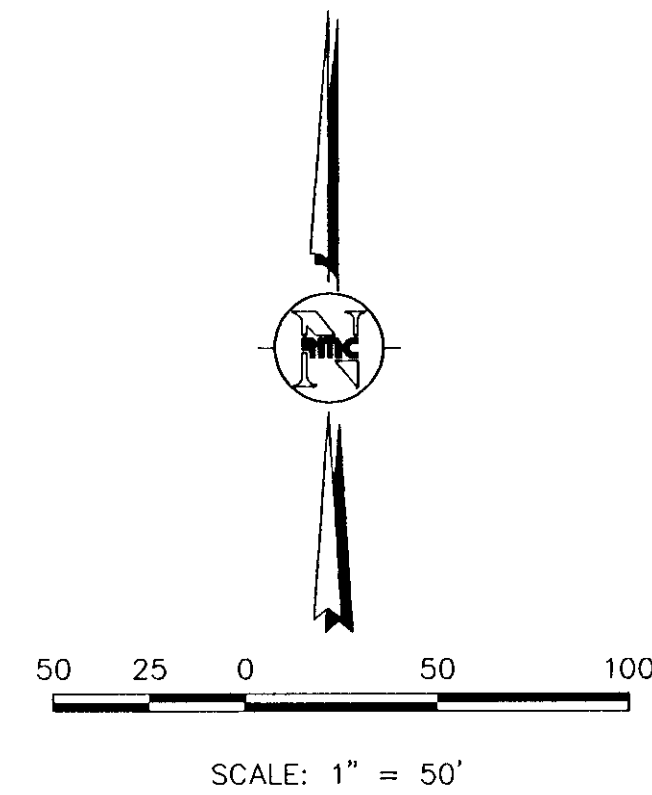
IN ACCORDANCE WITH CRS 13-80-105.3

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 THE CERTIFICATION SHOWN HEREON.

COUNTRY ESTATES FILING NO. 8

FINAL PLAT

BEING A PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 4



UNPLATTED

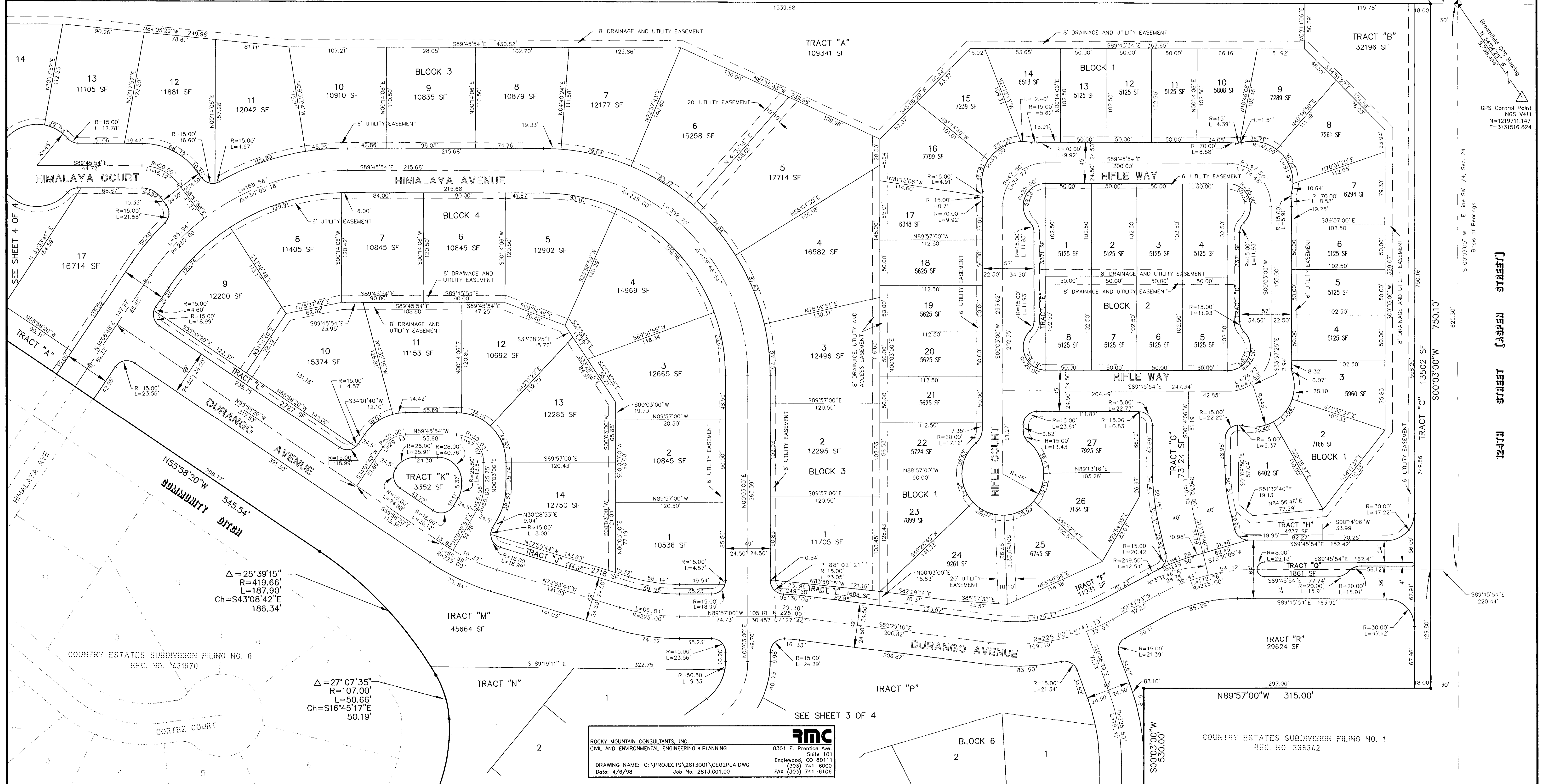
N. Line SW 1/4, Sec. 24

North Line SW 1/4 Section 24
Broomfield, GPS Datum
South 89°55'49" East 2650.18'
S89°46'04"E 1677.47'

POINT OF COMMENCEMENT
NE CORNER SW 1/4 SEC. 24
SET 30° NO. 6 REBAR WITH
2" ALUMINUM CAP LS #9329
MONUMENT RECORD 3/31/98

Broomfield GPS Datum
N=1225460.3823 E=3123582.2938
LATITUDE 39°57'01.72"
LONGITUDE 105°03'44.55"

TRUE POINT OF BEGINNING



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
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FAX (303) 741-6106
DRAWING NAME: C:\PROJECTS\2813001\CE02PLA.DWG
Date: 4/6/98 Job No. 2813.001.00

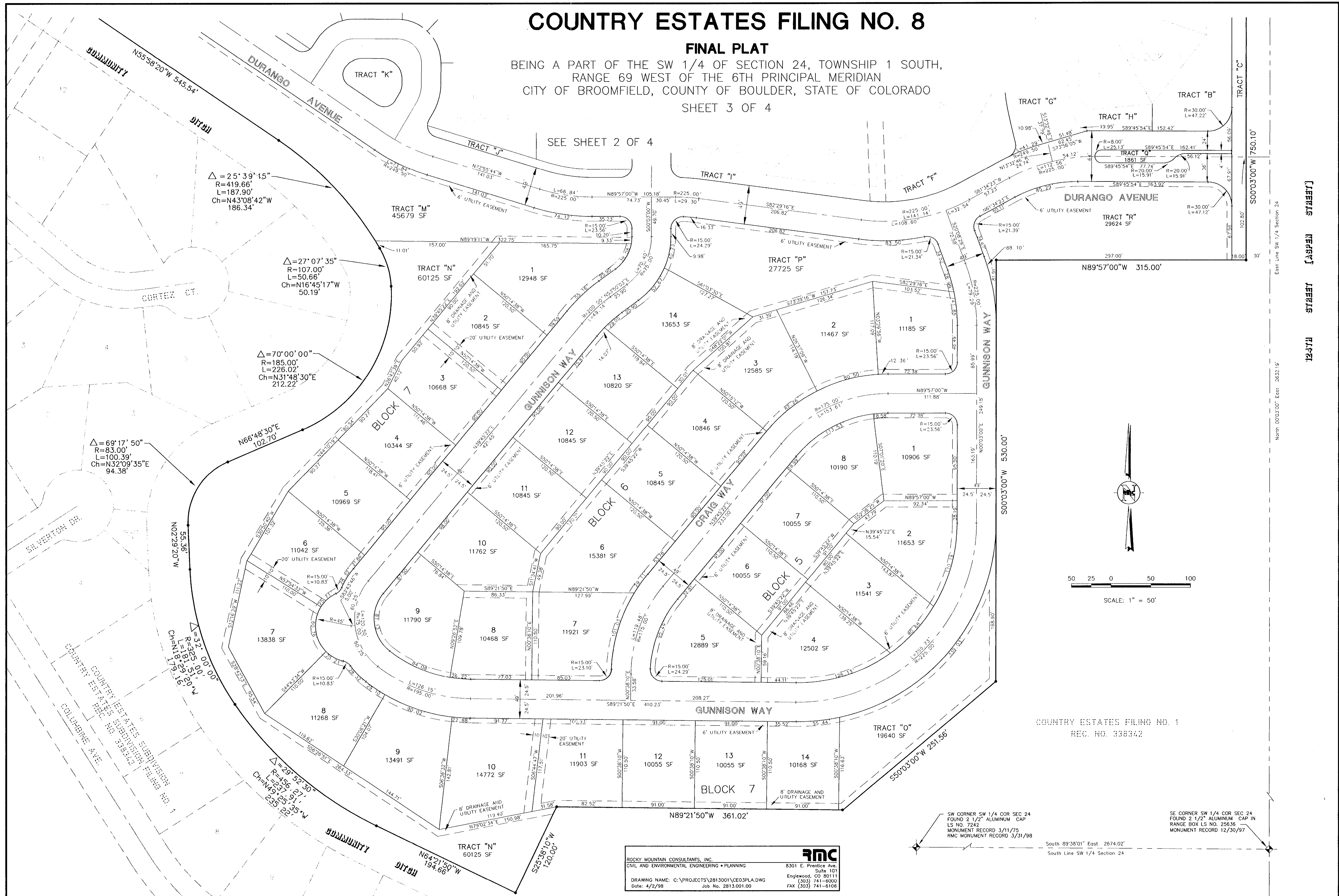
COUNTRY ESTATES FILING NO. 8

FINAL PLAT

BEING A PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 4

SEE SHEET 2 OF 4



COUNTRY ESTATES FILING NO. 8

FINAL PLAT

BEING A PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 4 OF 4

POINT OF BEGINNING
NW CORNER SW 1/4 COR SEC 24
FOUND 2" ALUMINUM CAP
LS NO. 13487
MONUMENT RECORD 12/30/94

Broomfield GPS Datum
N=1225463.6058 E=3120932.1106
LATITUDE 39°57'01.88"
LONGITUDE 105°04'18.57"



50 25 0 50 100
SCALE: 1" = 50'

West Line SW 1/4 Section 24
Total Distance = 2650.32'

GPS Control Point
NGS V411
N=1219711.147
E=3131516.824

TRACT "S"
414117 SF

CRYSTAL PINES
REC. NO. 983293

TRACT "T"
3932 SF

THE OUTLOOK, FILING NO. 8
REC. NO. 1230990

COUNTRY ESTATES SUBDIVISION FILING NO. 1 REC. NO. 338342

S89°46'04"E 883.12'

North Line SW 1/4 Section 24
Broomfield GPS Datum
South 89°55'49" East 2650.18'

North Line SW 1/4 Section 24
Total Distance = 2650.32'

UNPLATTED

S89°46'04"E 1677.47'

TRACT "A"
109341 SF

$\Delta=09^{\circ}00'59''$
R=135.00'
L=21.24'
Ch=S24°59'34"W
21.22'

$\Delta=49^{\circ}31'04''$
R=65.00'
L=56.18'
Ch=N04°44'31"E
54.44'

$\Delta=35^{\circ}57'19''$
R=125.49'
L=78.75'
Ch=N37°59'41"W
77.46'

$\Delta=18^{\circ}22'41''$
L=56.93'
R=177.50'
Ch=S61°17'38"W
56.69'

$\Delta=34^{\circ}34'17''$
L=134.25'
R=222.50'
Ch=S69°23'36"W
132.23'

S03°19'26"E
57.13'

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Date: 4/7/98 Job No. 2813.001.00