

GATE 'N GREEN - FILING NO. 2

A PART OF SECTION 26, T.1S., R.69W. - CITY OF BROOMFIELD
COUNTY OF BOULDER STATE OF COLORADO

SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, that Rancho Colorado, Inc., as Owners of a part of Section 26, Township 1 South, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, more particularly described as follows:

A part of Section 26, Township 1 South, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, described as follows:

Commencing at the Northeast corner of said Section 26; thence S.00°09'30"E. and along the East line of said Section 26, 1520.98 feet; thence S.89°50'30"W., 30.00 feet to Boundary Corner No. 2 of Gate 'N Green - Filing No. 1 as platted; said corner being the true point of beginning; thence S.00°09'30"E. and along the Westerly right of way line of County Road No. 1 and parallel to said East line 493.25 feet to a point on the Northerly line of Outlot "E", Miramonte Subdivision; thence along said Northerly line on the following courses:

S.39°30'00"W., 214.90 feet; S.54°30'00"W., 105.00 feet; S.72°30'00"W., 526.50 feet; S.90°00'00"W., 197.00 feet; S.77°40'00"W., 257.00 feet; S.53°00'00"W., 133.06 feet to a point on the West line of the East one-half of the Northeast one-quarter of said Section 26;

thence leaving said Northerly line, N.00°11'05"W. and along said West line 284.40 feet; thence N.90°00'00"E., 350.41 feet to a point of curve; thence along a curve to the left having a radius of 20.00 feet, a central angle of 14°58'14", an arc distance of 5.23 feet to a point of tangent; thence N.09°39'30"W. and along said tangent 203.31 feet to a point of curve; thence along a curve to the right having a radius of 520.55 feet, a central angle of 09°00'00", an arc distance of 81.77 feet to a point of tangent; thence N.00°39'30"W. and along said tangent 289.90 feet to a point of curve; thence along a curve to the left having a radius of 159.95 feet, a central angle of 23°00'00", an arc distance of 64.21 feet to a point of tangent; thence N.23°39'30"W. and along said tangent 48.01 feet; thence N.66°20'30"E., 27.74 feet to Boundary Corner No. 14 of said Gate 'N Green - Filing No. 1 as platted; thence along the Southerly boundary line of said Filing No. 1 on the following courses:

N.66°20'30"E., 13.00 feet to a point of curve; thence along a curve to the left having a radius of 414.83 feet, a central angle of 13°30'00", an arc distance of 97.74 feet to a point of tangent; thence N.52°50'30"E. and along said tangent 66.39 feet to a point of curve; thence along a curve to the right having a radius of 20.00 feet, a central angle of 83°00'00", an arc distance of 32.46 feet to a point of tangent; thence S.34°09'30"E. and along said tangent 91.87 feet to a point of curve; thence along a curve to the left having a radius of 114.94 feet, a central angle of 76°00'00", an arc distance of 152.46 feet to a point of tangent; thence N.69°50'30"E. and along said tangent 80.35 feet to a point of curve; thence along a curve to the right having a radius of 557.96 feet, a central angle of 20°00'00", an arc distance of 194.76 feet to a point of tangent; thence N.89°50'30"E. and along said tangent 188.48 feet to a point of curve; thence along a curve to the left having a radius of 65.00 feet, a central angle of 56°30'34", an arc distance of 64.64 feet; thence on an angle to the right of 90°00'00" and on a bearing of S.57°08'04"E., 54.27 feet; thence N.89°50'30"E., 60.00 feet, more or less, to the true point of beginning; containing 18.522 acres more or less.

Have laid out and platted the above described land as shown hereon under the name and style of GATE 'N GREEN FILING NO. 2 and by these presents do hereby dedicate the Easterly 30.00 feet thereof as platted hereon to the public for right of way of Main Street, and do hereby grant and reserve all interior streets to be privately owned by the GATE 'N GREEN COMMUNITY ASSOCIATION INC. and reserving the right for usage by the fire department, police department, utilities and all city officials acting in the performance of their duties.

NOTES:

- All block radii are twenty (20) feet unless otherwise noted.
- Corner lot dimensions are to the intersection of extended lot lines.
- This symbol \odot indicates a 5/8 inch rebar with metal cap stamped with boundary number and L.S. No. 2568.
- Bearings based on east line of Section 26, Township 1 South, Range 69 West, being S.00°09'30"E. per boundary by Drexel Barrell and Company.
- The Mountain States Telephone and Electric Company has the right to perform work on and maintain its poles and facilities on public roads (Main Street) adjoining Section 26, Township 1 South, Range 69 West State of Colorado records.
- The entirety of Tracts A, B, C, D, E, F, G, H, I and J shall be owned and maintained by Gate 'N Green Community Association, Inc.
- All street right of ways except Main Street are 30 feet; Main Street is 60 feet west of the section line.
- A five foot easement is platted hereon for use by the utility companies to work on and maintain their facilities.
- Tracts C, D, F, G and J to be reserved for off street parking.
- Tract I to be reserved for parking storage.

APPROVALS:

Walter C. Chang
CITY OF BROOMFIELD ENGINEER

OWNER, RANCHO COLORADO, INC.
Frederick L. Ginsberg
Frederick L. Ginsberg, President

Steven T. Levine
Steven T. Levine, Secretary and Treasurer

STATE OF COLORADO }
COUNTY OF BOULDER }SS

The foregoing instrument was acknowledged before me this 17th day of October A.D., 1972, by Frederick L. Ginsberg, President and Steven T. Levine, Secretary and Treasurer of Rancho Colorado, Inc., a Colorado Corporation.

Witness my hand and seal. My commission expires 1-23-76

Ben Dunier
Notary Public

APPROVED by the PLANNING COMMISSION of the City of Broomfield, Colorado this 6 day of September A.D., 1972.

Al Wynn
Chairman

James Barrell
Secretary

ACCEPTED AND APPROVED as a subdivision and passed by the CITY COUNCIL of the City of Broomfield, Colorado this 11 day of September A.D., 1972.

ATTEST John B. Ellwood Jr.
CITY CLERK Mayor

I, E. Max Serafini, a Registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that the survey of GATE 'N GREEN FILING NO. 2, was made under my supervision and the accompanying plat accurately and properly shows said tract and the monuments shown do actually exist.

E. Max Serafini
Registered Professional Engineer and Land Surveyor No. 2568

I, the undersigned, an Attorney at Law, duly licensed to practice before the Courts of Record of Colorado do hereby certify that I have examined the title of all lands hereinabove dedicated and shown upon the within plat as public ways, streets, avenues and easements and that title to such land is in the dedicators, free and clear of all liens and encumbrances, except as shown hereon. Dated this 17 day of October A.D., 1972.

Harold Walker
Attorney at Law

I hereby certify that this plat was filed in my office on this 19th day of October A.D., 1972, at 8:07 o'clock A.M. and was recorded in Plat File R P-4 F-2 No. 4 + 5 Reception No. 38797 FILM # 793

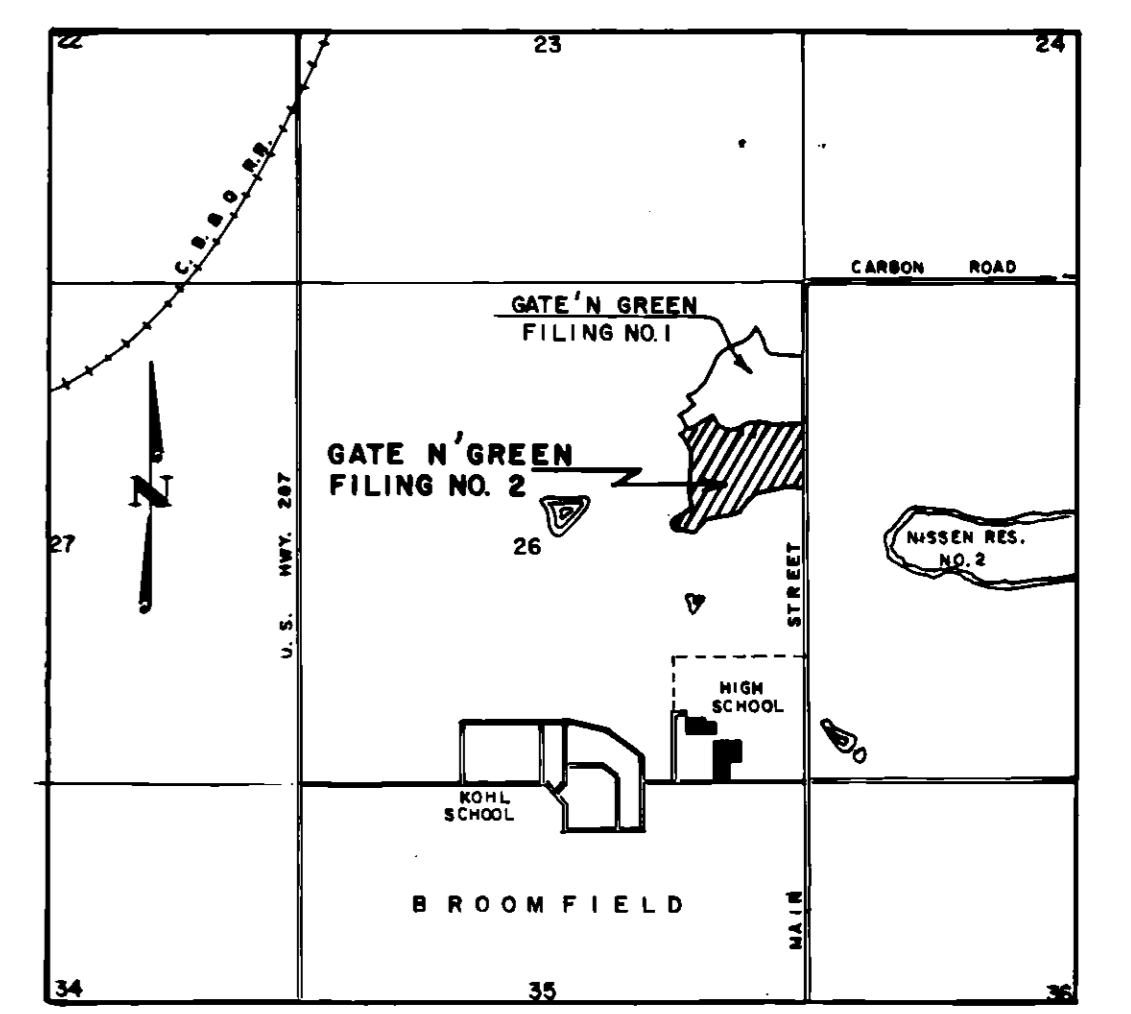
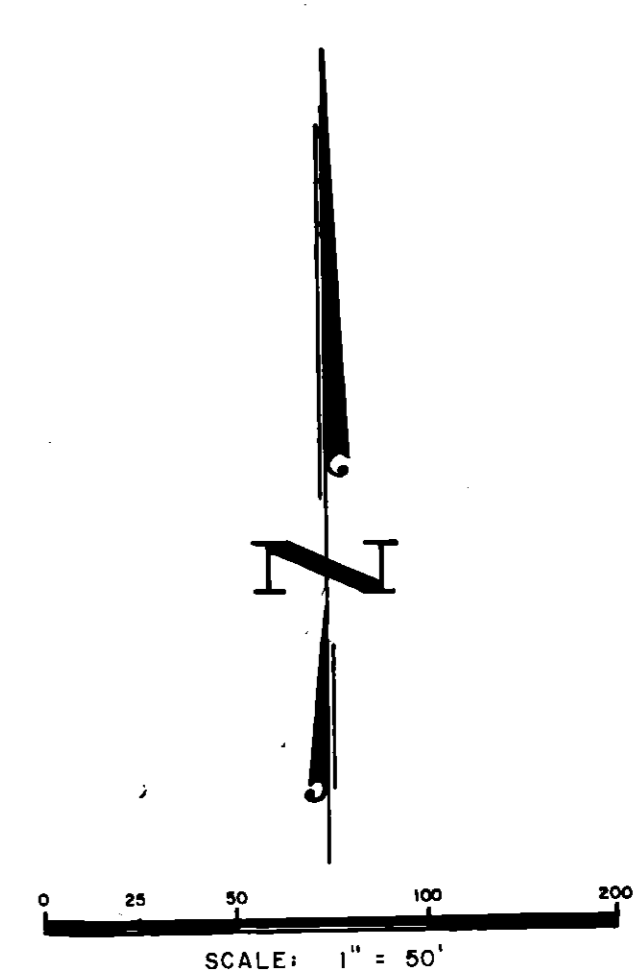
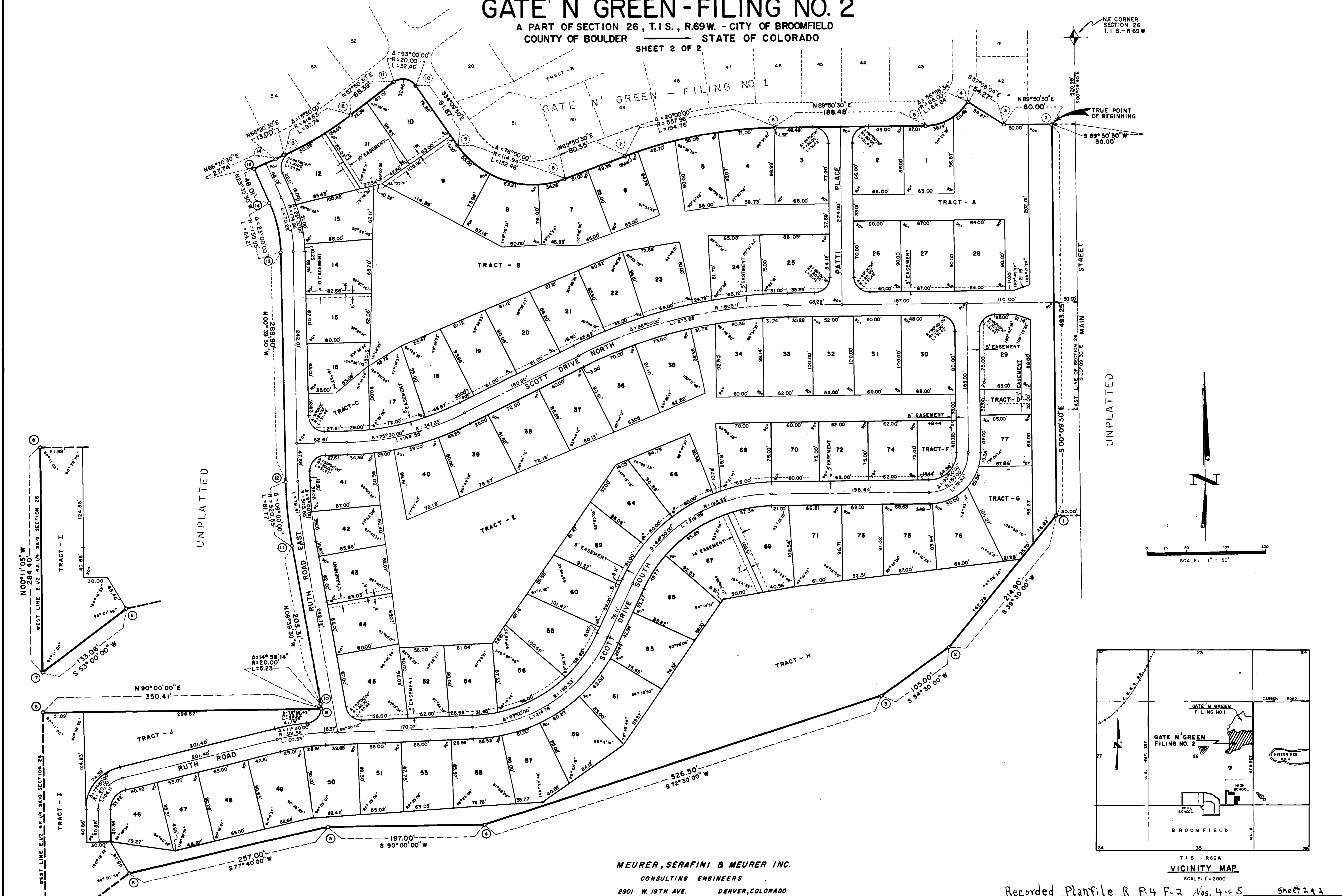
Walter C. Chang
County Clerk and Recorder

GATE 'N GREEN - FILING NO. 2

A PART OF SECTION 26, T.1 S., R.69 W. - CITY OF BROOMFIELD
 COUNTY OF BOULDER STATE OF COLORADO

SHEET 2 OF 2

N.E. CORNER
 SECTION 26
 T.1 S. - R.69 W



MEURER, SERAFINI & MEURER INC.
 CONSULTING ENGINEERS
 2901 W. 19TH AVE. DENVER, COLORADO

Recorded Platfile R P4 F-2 Nos. 4+5 sheet 2 of 2

#90474

R42-5 2/12