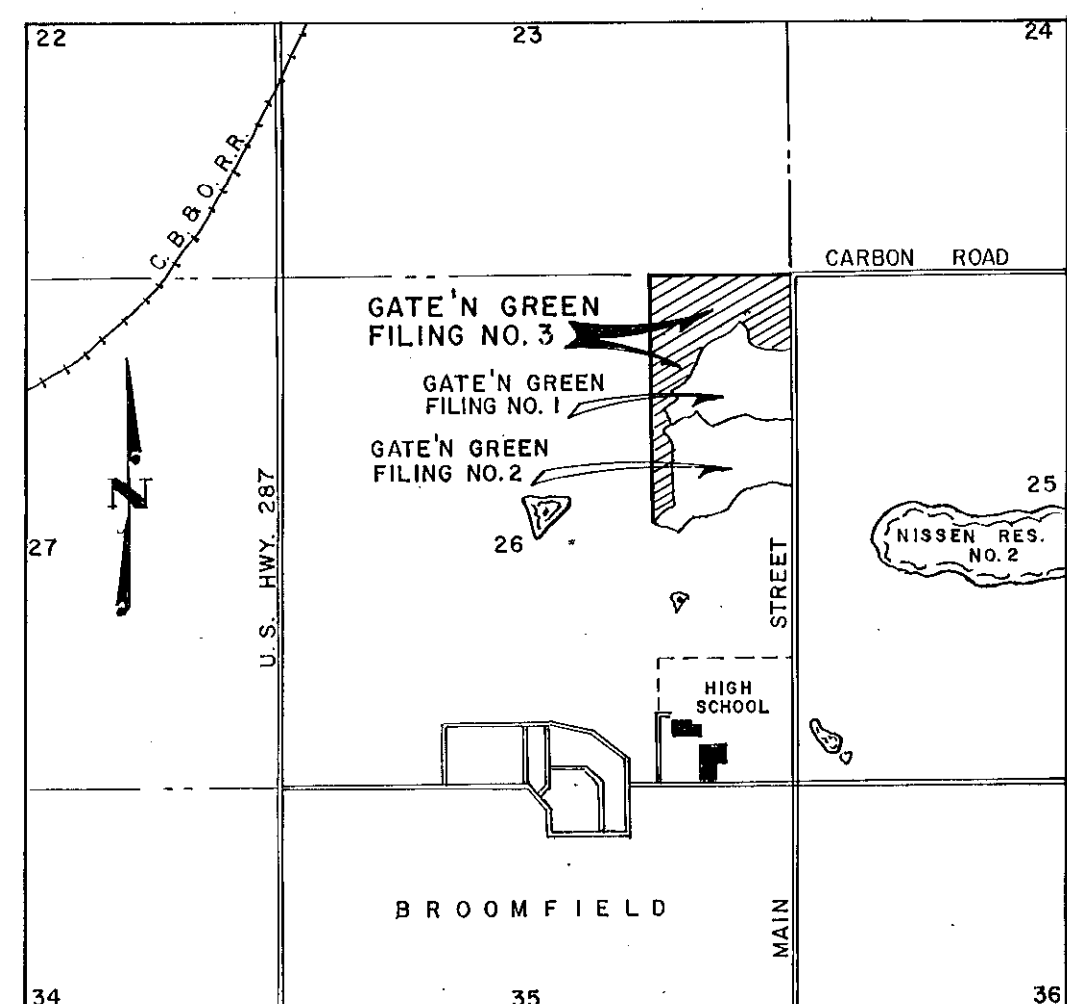


GATE 'N GREEN-FILING NO. 3

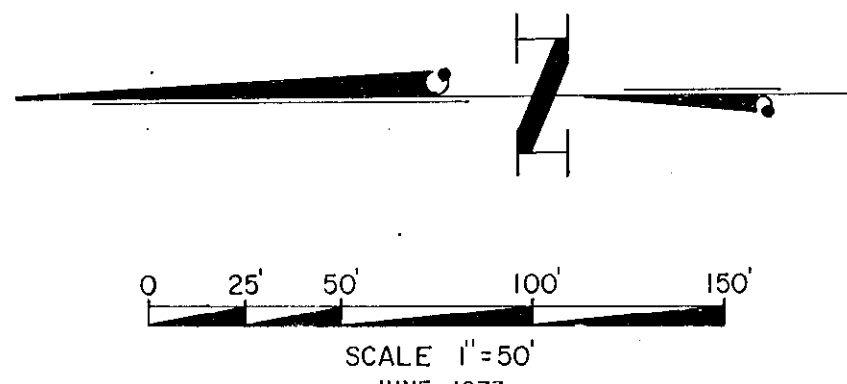
A PART OF SECTION 26, T.1S., R.69W. - CITY OF BROOMFIELD

COUNTY OF BOULDER STATE OF COLORADO

SHEET 1 OF 2



T.1S. - R.69W.
VICINITY MAP
SCALE: 1"=2000



KNOW ALL MEN BY THESE PRESENTS that Rancho Colorado, Inc. as Owners of a Tract of land in the East one-half of the Northeast one-quarter 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:

Commencing at the Northeast corner of said Section 26; thence N. 89° 46' 40" W. along the North line of said Section 26, 30.00 feet to a point on the Westerly line of Main Street, said point being the true point of beginning; thence S. 00° 09' 30" E. and along the Westerly line of Main Street 834.20 feet to a point on the Northerly line of Gate 'N Green Filing No. 1; thence along the Northerly line of Gate 'N Green Filing No. 1 as follows: S. 89° 50' 30" W., 308.43 feet to a point of curve; thence along a curve to the right having a radius of 109.56 feet, a central angle of 58° 30' 00", an arc distance of 111.86 feet to a point of tangent; thence S. 31° 39' 30" W., 242.78 feet; thence S. 48° 20' 30" W., 140.90 feet to a point of curve; thence along a curve to the left having a radius of 475.21 feet, a central angle of 37° 00' 00", an arc distance of 308.88 feet to a point of tangent; thence S. 11° 20' 30" W., 97.89 feet to a point of curve; thence along a curve to the right having a radius of 286.56 feet, a central angle of 41° 00' 00", an arc distance of 205.06 feet to a point of tangent; thence S. 52° 20' 30" W., 47.88 feet to a point of curve; thence along a curve to the right having a radius of 1170.43 feet, a central angle of 09° 34' 45", an arc distance of 113.97 feet; thence S. 32° 04' 45" E., 139.63 feet; thence S. 81° 50' 30" W., 64.69 feet; thence S. 23° 39' 30" E., 120.67 feet; thence along the Westerly line of Gate 'N Green Filing No. 2 as follows: S. 69° 20' 30" W., 27.74 feet; thence S. 23° 39' 30" E., 48.01 feet to a point of curve; thence along a curve to the right 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 S. 00° 39' 30" E., 289.90 feet to a point of curve; thence along a curve to the left 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 S. 09° 39' 30" E., 203.31 feet to a point of curve; thence along a curve to the right having a radius of 28.00 feet, a central angle of 14° 58' 14", an arc distance of 5.23 feet; thence S. 90° 00' 00" W., 359.41 feet to a point on the West line of the East one-half of the Northeast one-quarter of said Section 26; thence N. 00° 11' 09" W. and along the West line of the East one-half of the Northeast one-quarter of said Section 26, 2255.09 feet to a point on the North line of said Section 26; thence S. 89° 46' 40" E. along the North line of said Section 26, 1281.33 feet to the point of beginning; containing 35,982 acres.

have laid out and platted the above described land as shown hereon under the name and style of GATE 'N GREEN FILING NO. 3, and by these presents do dedicate the Easterly 30.00 feet thereof, as platted hereon for right of way of Main Street; and the Northerly 60.00 feet thereof as platted hereon for right of way of Carbon Road; 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.

OWNER: RANCHO COLORADO, INC.

Frederick L. Ginsberg, President

Steven T. Levine, Secretary and Treasurer

STATE OF COLORADO) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 4th day of SEPTEMBER, A.D., 1973 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

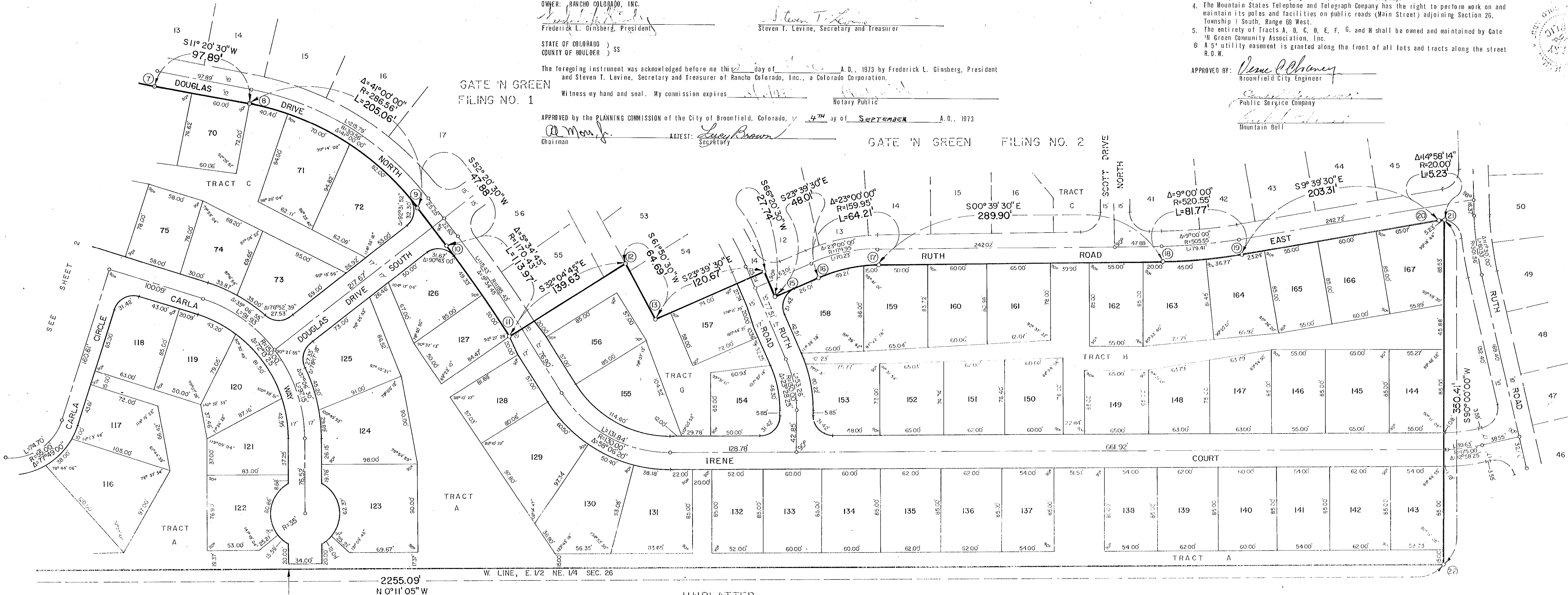
Notary Public

APPROVED BY THE PLANNING COMMISSION of the City of Broomfield, Colorado, on the 4th day of SEPTEMBER, A.D., 1973

Chairman

Attest: Lucy Brown

GATE 'N GREEN FILING NO. 2



ACCEPTED AND APPROVED as a subdivision and passed by the CITY COUNCIL of the City of Broomfield, Colorado this 29th day of October, A.D., 1973.

ATTEST: Lucy Brown
City Clerk

John B. Ellis
Mayor

I, Leonard L. McCoy, a Registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that the survey of GATE 'N GREEN FILING NO. 1 was made under my supervision and the accompanying plat accurately and properly shows said tract and the monuments shown on said plat.

Leonard L. McCoy
Registered Professional Engineer and Land Surveyor, No. 2432

I, Richard Whitworth, 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 lands is in the dedicators, free and clear of all liens and encumbrances except as shown hereon. Dated this 1st day of January, A.D., 1974.

Attorney at Law

I hereby certify that this plat was filed in my office on this 21st day of January, 1974 A.D., 1974 at 3:08 PM and was recorded in Plan File R-P-4-F-3 Nos. 189-19 Reception No. 692577

Fees \$ 20.00

County Clerk and Recorder

By: Gertrude B. McLann
Deputy

NOTES:

- All block corner radii are twenty (20) feet unless otherwise noted.
- This symbol (2) indicates 5/8 inch rebar with metal cap stamped with boundary point number and L.S. No. 2598.
- Bearings based on the East line of Section 26, Township 1 South, Range 69 West, being S. 09° 09' 30" E. per boundary by Greel, Barrell and Company.
- The Mountain States Telephone and Telegraph 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.
- The entirety of Tracts A, B, C, D, E, F, G, and H shall be owned and maintained by Gate 'N Green Community Association, Inc.
- A 5' utility easement is granted along the front of all lots and tracts along the street R.O.W.

APPROVED BY: Vance P. Chaney
Broomfield City Engineer

Public Service Company

Mountain Bell

MEURER, SERAFINI & MEURER INC.

CONSULTING ENGINEERS

2901 W. 19TH AVE. DENVER, COLORADO

Recorded Platfile R-P-4-F-3 Nos. 189-19

Page 2 of 1

GATE 'N GREEN-FILING NO. 3

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

SHEET 2 OF 2

S89°46'40"E
1281.33'

POINT OF
BEGINNING

NE. COR.
SEC. 26
T.1 S. R. 69 W.
6th P.M.
(STEEL CAP ON PIPE IN
HOLE AT &)

SCALE 1"=50'
JUNE 1973

SEE
GATE-N-GREEN NO. 3
CORRECTED PLAT

MEURER, SERAFINI & MEURER INC.

CONSULTING ENGINEERS

2301 W. 19TH AVE. DENVER, COLORADO

Recorded Platfile P-4-F-3 Nos. 18 & 19