LEGAL DESCRIPTION AND DEDICATION

A parcel of land situated in the Southwest Quarter of Section 18, Township 1 South, Range 68 West of the 6th Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 18; thence, along the East Line of the Southwest Quarter of said Section 18, 941.72 feet to the Northerly Right-of-Way Line of 144th Avenue and the True Point of Beginning; thence, along said Northerly Right-of-Way Line and Line 144th Avenue, 2,023.50 feet to the West Line of said Southwest Quarter; thence, along said West Line, 300.80 feet to the True Point of Beginning, thence, along said Northerly Right-of-Way Line and line 144th Avenue, 2,023.50 feet to the Northwest Corner of said Section 18, thence, along said South Line 144th Avenue, 1,063.93 feet to the West Side of the South Line of said Section 18, thence, along said South Side, 1,063.93 feet to the True Point of Beginning. Said Parcel contains 81.30 acres, more or less.

EXCEPT:

COMMENCING at the South Quarter Corner of said Section 18; thence, along the East Line of the South Quarter of said Section 18, 941.72 feet to the True Point of Beginning, thence, 790.12 feet along a Northerly extension to the True Point of Beginning, thence, 1,750.40 feet along the West Boundary of said Section 18, thence, 1,750.40 feet along a true North line to the True Point of Beginning. Said parcel contains 81.30 acres, more or less.

PARCEL EXCLUDING EXCEPTION AREA CONTAINS 60.00 ACRES, MORE OR LESS.

BASE OF BEARING: Bearings are based upon the annotation map to the City of Broomfield, which is superimposed on the South Quarter of Section 18, Township 1 South, Range 68 West of the 6th Principal Meridian, City of Broomfield, County of Adams, State of Colorado, as shown or noted on the plat for the installation, operation, maintenance, and use of public facilities and public utilities.

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATION:

The final plat is hereby approved by the City of Broomfield Land Use Review Commission.

May 4, 1998

Clerk

CLERK AND RECORDER'S CERTIFICATE:

No. 0471945

RECEPTION NO. 10471945

Accepted for filing in the office of the County Clerk and Recorder of Adams County, at Broomfield, Colorado on the 14th day of May, 1998 at 1:00 PM.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY (SEAL)