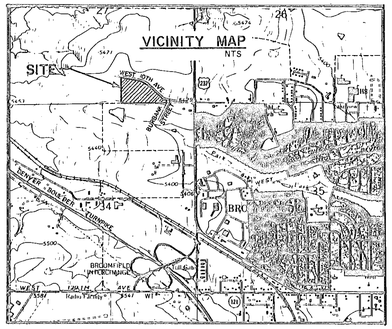
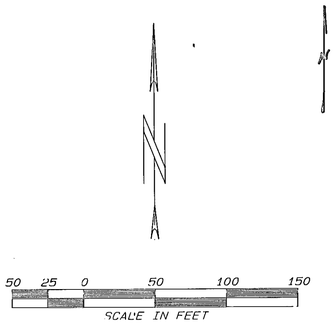
FINAL PLAT FOR

LAC AMORA FILING No. 4

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF BROOMFIELD COUNTY OF BOULDER STATE OF COLORADO





DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT HE IS THE OWNER OF A TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (S¼) OF SAID SECTION 27;
THENCE N 89° 08' 07" E ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE¼) OF SAID SECTION 27, A DISTANCE OF 528.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 07° 47' 13" E ALONG THE EASTERLY BOUNDARY LINE OF LAC AMORA FILING NO. 2, A DISTANCE OF 705.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE;
THENCE S 82° 12' 41" E, A DISTANCE OF 460.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 506.00 FEET, A CENTRAL ANGLE OF 37° 30' 00", AND AN ARC LENGTH OF 331.18 FEET TO A POINT OF TANGENCY;
THENCE S 44° 42' 41" E, A DISTANCE OF 530.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 418.95 FEET, A CENTRAL ANGLE OF 11° 46' 48", AND AN ARC LENGTH OF 86.14 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 82° 16' 29", AND AN ARC LENGTH OF 28.72 FEET TO A POINT OF TANGENCY;
THENCE S 25° 46' 53" W, A DISTANCE OF 17.53 FEET;
THENCE S 89° 08' 07" W, A DISTANCE OF 1281.24 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 14.113 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS, LAID OUT, SUBDIVIDED, AND PLATTED THAE SAME INTO LOT AND BLOCK, UNDER THE NAME AND STYLE OF LAC AMORA FILING NO. 4 AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD THE FOLLOWING AS SHOWN THEREON, FOR PUBLIC USE, THE RIGHT-OF-WAY AND THE EASEMENTS FOR THE PURPOSES OF PERMITTING THE INSTALLATION OPERATION, AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE AND ELECTRIC LINES, CABLES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES, THERETO.

EXECUTED THIS 3rd DAY OF May, 1983 BY

Kal Zeff, KAL ZEFF, PRESIDENT/346 CORPORATION
ATTEST: Mary Cole, MARY COLE, ASST. SECRETARY

NOTARIAL

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, A.D. 1983 BY Kal Zeff.

WITNESS MY HAND AND OFFICIAL SEAL

Kathryn E. Roberts
NOTARY PUBLIC
ADDRESS: 950 E. Thorn St. #110, Fort Collins, Co 80524

MY COMMISSION EXPIRES August 8, 1986.

ATTORNEY'S CERTIFICATE

I, GERALD P. VARGO, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSON DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT IS THE OWNER THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL ENCUMBRANCES.

ATTORNEY

LAND SURVEYOR'S CERTIFICATE

COLORADO REGISTERED LAND SURVEYOR 10379

I, DASEL E. HALLMARK, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE FIELD SURVEY USED IN THE PREPARATION OF THIS PLAT, THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____.

Dasel E. Hallmark
DASEL E. HALLMARK, P.E. & L.S. COLORADO #10379

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF MAY, 1983, AT 1:54 P.M., IN BOOK FILM NO. 1433, PAGE NO. _____, FILE P-83 P-4 #20 MAP _____, RECEPTION NO. 550693. FEES: $18.00

Charlotte Houston
CLERK AND RECORDER

Roxann Kennedy 5-19-83
DEPUTY DATE

CITY OF BROOMFIELD APPROVALS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 8th DAY OF March, 1983, A.D.

CHAIRMAN SECRETARY

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF EASEMENTS SHOWN HEREON, AND IS ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 26TH DAY OF APRIL, 1983, A.D.

MAYOR CITY CLERK

APPROVED BY THE CITY ENGINEER OF BROOMFIELD, COLORADO, THIS 12TH DAY OF May, 1983, A.D.

CITY ENGINEER

APPROVED BY THE MOUNTAIN BELL TELEPHONE COMPANY THIS 7 DAY OF MAY, 1983, A.D.

REPRESENTATIVE

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS 6 DAY OF MAY, 1983, A.D.

Everett D. Ford
REPRESENTATIVE

APPROVED BY JONES INTERCABLE THIS 11 DAY OF MAY, A.D., 1983.

REPRESENTATIVE

HALLMARK & ASSOCIATES, INC
CONSULTING ENGINEERS
3600 SO. YOSEMITE, SUITE G-1
DENVER, COLORADO 80237
TELEPHONE: (303) 779-6903