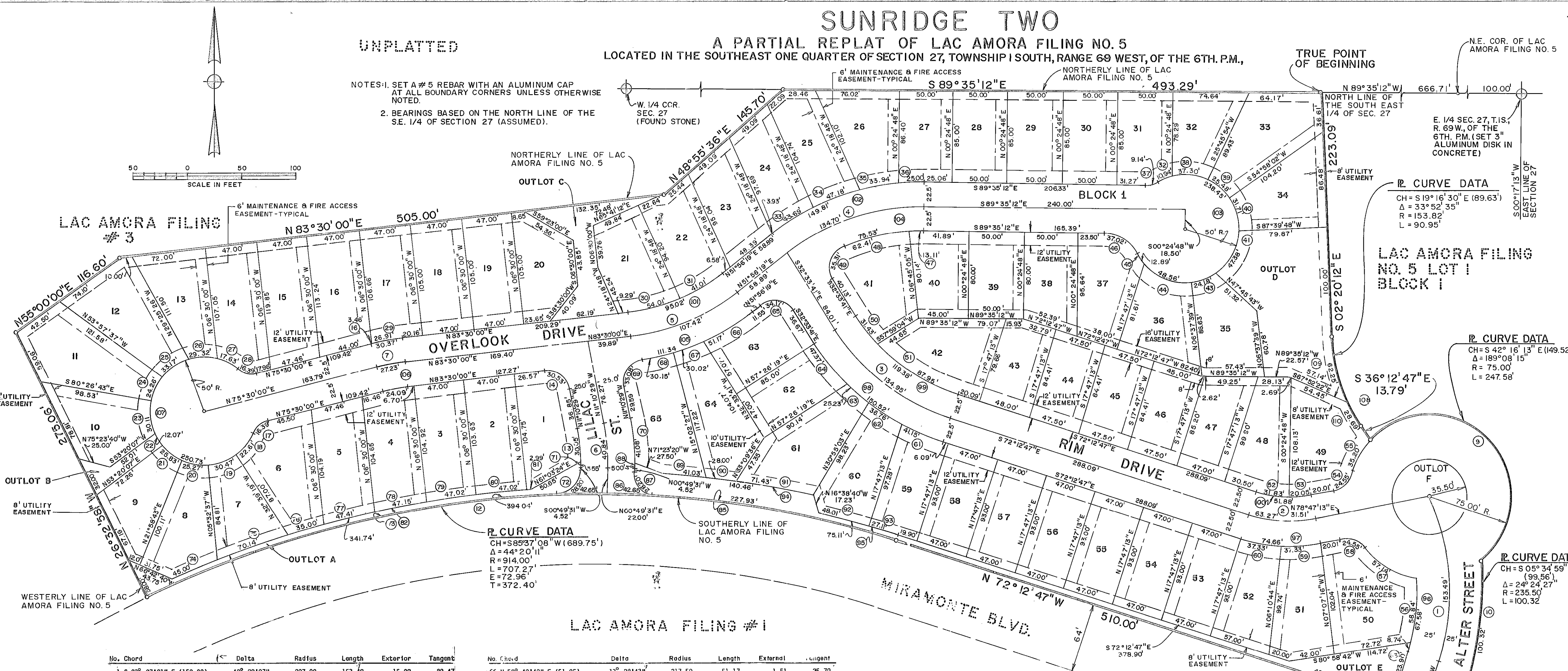


SUNRIDGE TWO

A PARTIAL REPLAT OF LAC AMORA FILING NO. 5
LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH. P.M.,

UNPLATTED

NOTES: 1. SET A #5 REBAR WITH AN ALUMINUM CAP AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS BASED ON THE NORTH LINE OF THE S.E. 1/4 OF SECTION 27 (ASSUMED).



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT MOUNTAIN ENTERPRISES, INC., A COLORADO CORPORATION, BEING THE SOLE OWNER OF THE REAL PROPERTY 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:

ALL THAT PORTION OF LAC AMORA FILING NO. 5, ACCORDING TO THE PLAT RECORDED IN PLATFILE 16, FOLDER 4, NO. 44 & 5 OF THE BOULDER COUNTY, COLORADO RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LAC AMORA FILING NO. 5, THENCE NORTH 89°35'12\"/>

- (1) THENCE SOUTH 02°20'12\"/>
- (2) THENCE SOUTHERLY, 90.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 153.82 FEET, A CENTRAL ANGLE OF 33°52'35\"/>
- (3) THENCE SOUTH 36°12'47\"/>
- (4) THENCE SOUTHERLY, 100.32 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°24'27\"/>
- (5) THENCE SOUTHERLY, 17.74 FEET TO A POINT OF CURVE;
- (6) THENCE SOUTHERLY, 38.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 104°11'31\"/>
- (7) THENCE SOUTHERLY, 3.10 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LAC AMORA FILING NO. 5;
- (8) THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID LAC AMORA FILING NO. 5 THE FOLLOWING 8 COURSES:
- (1) THENCE NORTHWESTERLY, 55.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO A POINT TANGENT, SAID CURVE HAVING A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 14°11'31\"/>
- (2) THENCE WESTERLY, 701.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 914.00 FEET, A CENTRAL ANGLE OF 44°20'11\"/>
- (3) THENCE WESTERLY, 701.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 914.00 FEET, A CENTRAL ANGLE OF 44°20'11\"/>
- (4) THENCE NORTH 26°32'58\"/>
- (5) THENCE NORTH 55°00'00\"/>
- (6) THENCE NORTH 89°35'12\"/>
- (7) THENCE NORTH 48°53'59\"/>
- (8) THENCE SOUTH 89°35'12\"/>

HAS BY THESE PRESENTS, Laid out, subdivided, and platted the same into lots and blocks, under the name and style of SUNRIDGE TWO, AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD THE FOLLOWING AS SHOWN THEREON: THE STREETS AND DRIVES IN FEE SIMPLE FOR PUBLIC USE. THE FIRE ACCESS EASEMENTS FOR FIRE PROTECTION, THE UTILITY EASEMENTS FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, MAINTENANCE AND USE OF ANY AND ALL PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, NATURAL GAS AND WATER LINES, SIGNS, TELEPHONE AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

EXECUTED THIS 31st DAY OF December, 1986, MOUNTAIN ENTERPRISES, INC., A COLORADO CORPORATION.
THOMAS R. HOYT AS PRESIDENT
ROGER DEKLOE AS SECRETARY

ACKNOWLEDGEMENT
STATE OF COLORADO
COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF December, 1986, BY THOMAS R. HOYT AS PRESIDENT AND ROGER DEKLOE AS SECRETARY OF MOUNTAIN ENTERPRISES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES
June 1, 1990
NOTARY PUBLIC
ADDRESS: 2299 Paul St.
Boulder, CO 80502

CITY OF BROOMFIELD APPROVALS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO THIS 2nd DAY OF September, 1986.
CITY ENGINEER
CITY CLERK

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF EASEMENTS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 2nd DAY OF November, 1986.
CITY ENGINEER
CITY CLERK

APPROVED BY THE CITY ENGINEER OF BROOMFIELD, COLORADO THIS 10th DAY OF March, 1986.
CITY ENGINEER

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO
COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'Clock, M., THIS DAY OF 1986, AND IS ONLY RECORDED IN PLATFILE ON FILM AS RECEPTION NO.

FEES PAID
RECORDER
DEPUTY

SURVEYOR'S CERTIFICATE
I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUNRIDGE TWO, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

CHARLES R. MELVIN
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 22576

No. Chord	Delta	Radius	Length	Exterior	Tangent
1 S 03° 27'21\"/>	42° 29'07\"/>	207.00	153.49	15.09	80.47
2 S 86° 42'47\"/>	29° 00'00\"/>	125.00	63.27	4.11	32.33
3 S 52° 23'14\"/>	33° 30'00\"/>	135.00	124.22	12.29	70.30
4 N 71° 10'33\"/>	38° 28'29\"/>	209.59	134.70	11.86	70.00
5 N 67° 43'09\"/>	31° 33'41\"/>	195.00	107.42	7.64	55.11
6 N 05° 10'29\"/>	12° 00'00\"/>	195.00	40.84	1.07	20.50
7 N 79° 30'00\"/>	08° 00'00\"/>	195.00	27.23	0.48	13.64
8 S 19° 35'48\"/>	125° 30'56\"/>	75.00	164.30	88.84	145.67
9 S 42° 16'13\"/>	140° 55'28\"/>	75.00	247.56	247.56	247.56
10 S 05° 34'59\"/>	24° 24'27\"/>	235.50	100.32	5.44	50.93
11 S 34° 18'32\"/>	104° 11'31\"/>	21.00	38.19	13.18	26.97
12 S 05° 37'07\"/>	12° 20'11\"/>	914.00	70.27	72.96	372.40
13 N 06° 06'36\"/>	30° 02'01\"/>	170.00	30.05	0.67	15.07
14 N 39° 50'15\"/>	05° 19'31\"/>	20.50	30.53	7.38	18.59
15 BLANK					
16 S 75° 57'21\"/>	00° 54'42\"/>	217.50	3.46	0.01	1.73
17 N 48° 40'14\"/>	53° 39'32\"/>	17.50	16.39	2.11	8.95
18 N 34° 47'40\"/>	122° 42'01\"/>	50.00	22.61	1.51	11.51
19 N 65° 12'18\"/>	30° 00'00\"/>	50.00	30.47	2.41	15.72
20 S 82° 51'35\"/>	28° 57'18\"/>	50.00	25.27	1.64	12.91
21 S 53° 34'59\"/>	29° 35'54\"/>	50.00	25.83	1.72	13.21
22 N 31° 52'03\"/>	13° 49'58\"/>	50.00	12.07	0.37	6.07
23 S 07° 41'54\"/>	34° 30'21\"/>	50.00	30.11	2.36	15.83
24 S 23° 27'17\"/>	124° 02'01\"/>	50.00	24.26	1.21	12.37
25 S 56° 21'34\"/>	38° 00'34\"/>	50.00	33.17	2.68	17.22
26 N 87° 50'19\"/>	33° 35'40\"/>	50.00	29.32	2.23	15.09
27 N 60° 56'39\"/>	20° 22'00\"/>	50.00	17.63	0.79	8.29
28 N 77° 40'14\"/>	15° 18'00\"/>	17.50	16.39	2.11	8.95
29 S 79° 57'21\"/>	07° 05'18\"/>	217.50	26.91	0.42	13.47
30 S 74° 31'47\"/>	17° 53'79\"/>	172.50	54.01	2.14	27.23
31 S 56° 44'56\"/>	13° 37'15\"/>	172.50	41.01	1.23	20.60
32 S 66° 45'17\"/>	10° 10'22\"/>	50.00	10.94	0.30	5.49
33 S 57° 42'57\"/>	43° 49'59\"/>	50.00	43.69	1.07	21.92
34 S 69° 13'06\"/>	12° 06'59\"/>	223.09	47.18	1.25	27.68
35 S 79° 38'06\"/>	08° 43'01\"/>	223.09	33.94	0.65	13.00
36 S 87° 12'12\"/>	06° 25'12\"/>	223.09	25.00	0.35	12.51
37 S 75° 27'00\"/>	29° 55'35\"/>	17.50	9.14	0.61	4.68
38 N 85° 36'23\"/>	42° 44'33\"/>	50.00	37.30	3.69	19.57
39 N 49° 49'02\"/>	125° 31'19\"/>	50.00	297.20	25.48	165.40
40 N 16° 41'43\"/>	30° 13'19\"/>	50.00	31.71	2.62	16.41
41 N 28° 27'24\"/>	54° 17'43\"/>	50.00	47.38	6.19	25.64
42 BLANK					
43 N 69° 27'21\"/>	27° 42'11\"/>	50.00	24.18	1.50	12.33
44 S 68° 52'11\"/>	55° 38'44\"/>	50.00	48.56	6.54	26.39
45 S 33° 39'30\"/>	14° 46'27\"/>	50.00	12.09	0.42	6.48
46 S 57° 55'47\"/>	63° 18'50\"/>	33.50	37.02	5.86	20.66
47 N 88° 18'14\"/>	04° 13'08\"/>	178.09	19.11	0.12	6.56
48 N 76° 09'18\"/>	162° 09'09\"/>	200° 04'45\"/>	178.09	62.41	2.77
49 N 16° 46'37\"/>	98° 40'37\"/>	20.50	35.31	10.96	23.87
50 N 37° 46'52\"/>	10° 26'21\"/>	172.50	31.43	0.72	15.76
51 N 57° 36'25\"/>	29° 12'45\"/>	172.50	87.95	5.76	44.95
52 N 81° 06'34\"/>	17° 47'33\"/>	102.50	31.83	1.25	16.04
53 S 84° 23'26\"/>	11° 12'27\"/>	102.50	20.05	0.49	10.06
54 S 47° 11'48\"/>	123° 33'51\"/>	22.50	35.25	3.82	13.66
55 S 29° 43'02\"/>	24° 34'37\"/>	75.00	25.20	2.11	17.53
56 S 05° 32'14\"/>	18° 33'12\"/>	178.50	58.84	2.45	29.69
57 S 68° 51'37\"/>	55° 57'71\"/>	25.00	39.01	0.79	12.63
58 S 69° 57'23\"/>	123° 33'51\"/>	62° 30'49\"/>	24.55	3.62	13.66
59 N 86° 02'13\"/>	14° 30'00\"/>	147.50	37.33	1.19	18.76
60 S 79° 27'47\"/>	17° 47'23\"/>	147.50	37.33	1.19	18.76
61 S 66° 47'33\"/>	10° 50'28\"/>	217.50	41.15	0.98	20.64
62 S 56° 31'47\"/>	09° 41'05\"/>	217.50	36.76	0.78	18.43
63 S 48° 21'51\"/>	05° 28'46\"/>	217.50	25.22	0.73	12.63
64 S 38° 48'05\"/>	04° 17'28\"/>	217.50	17.50	1.30	22.78
65 S 30° 18'41\"/>	03° 30'00\"/>	20.50	34.17	9.99	22.57

No. Chord	Delta	Radius	Length	Exterior	Tangent
66 N 58° 40'40\"/>	13° 28'43\"/>	217.50	51.17	1.51	25.70
67 N 69° 22'18\"/>	07° 54'33\"/>	217.50	30.02	0.52	15.04
68 N 71° 17'53\"/>	07° 56'37\"/>	217.50	30.15	0.52	15.10
69 N 35° 02'51\"/>	92° 25'40\"/>	20.50	33.08	9.13	21.39
70 N 105° 49'33\"/>	10° 41'52\"/>	220.00	41.08	0.96	20.60
71 S 00° 06'36\"/>	05° 55'55\"/>	170.00	5.55	0.02	2.78
72 S 44° 29'18\"/>	87° 19'35\"/>	18.50	28.20	7.07	17.66
73 S 75° 48'04\"/>	24° 42'04\"/>	914.00	394.04	21.65	200.13
74 S 66° 36'46\"/>	02° 48'21\"/>	919.00	45.00	0.28	22.51
75 S 70° 12'08\"/>	04° 22'24\"/>	919.00	70.14	0.67	35.09
76 S 73° 28'48\"/>	02° 10'56\"/>	919.00	35.00	0.17	17.50
77 S 76° 02'56\"/>	02° 57'20\"/>	919.00	47.41	0.31	23.71
78 S 78° 59'47\"/>	02° 56'23\"/>	919.00	47.15	0.30	23.58
79 S 81° 55'56\"/>	02° 55'54\"/>	919.00	47.02	0.30	23.52
80 S 84° 51'49\"/>	02° 55'53\"/>	919.00	47.02	0.30	23.51
81 N 86° 25'21\"/>	00° 11'11\"/>	919.00	2.99	0.01	1.49
82 N 75° 51'46\"/>	21° 18'21\"/>	919.00	341.74	16.12	172.87
83 S 16° 29'02\"/>	87° 17'45\"/>	67.74	6.74	0.05	4.37
84 S 62° 47'13\"/>	00° 09'00\"/>	21.00	32.99	6.70	21.00
85 N 79° 21'25\"/>	14° 17'17\"/>	914.00	227.93	7.15	114.56
86 N 89° 10'29\"/>	05° 20'51\"/>	914.00	85.30	1.00	42.68
87 N 42° 50'16\"/>	87° 19'35\"/>	18.50	28.20	7.07	17.66
88 N 00° 10'27\"/>	01° 18'08\"/>	220.00	5.00	0.01	2.50
89 N 84° 46'42\"/>	02° 31'00\"/>	934.00	45.03	0.23	20.52
90 N 82° 39'40\"/>	01° 43'04\"/>	934.00	28.00	0.10	14.00
91 N 79° 36'41\"/>	04° 22'55\"/>	934.00	71.43	0.68	35.73
92 N 75° 29'58\"/>	02° 59'35\"/>	919.00	48.01	0.31	24.01
93 N 73° 03'29\"/>	01° 41'24\"/>	919.00	27.11	0.10	13.55
94 S 81° 43'43\"/>	06° 36'58\"/>	934.00	140.46	2.68	70.36
95 S 74° 33'16\"/>	04° 40'58\"/>	919.00	75.11	0.77	37.58
96 S 06° 56'25\"/>	21° 41'35\"/>	178.50	67.58	3.25	34.20
97 N 86° 42'47\"/>	29° 00'00\"/>	172.50	74.66	4.85	38.15
98 N 52° 29'14\"/>	150° 55'21\"/>	102.50	40.52	13.70	78.42
99 S 52° 23'14\"/>	117° 01'01\"/>	172.50	119.38	10.87	62.19
100 S 86° 42'47\"/>	05° 51'33\"/>	102.50	51.88	3.37	26.51
101 N 69° 43'09\"/>	09° 03'02\"/>	172.50	95.02	6.76	48.75
102 N 71° 10'33\"/>	38° 28'29\"/>	223.09	149.81	13.19	77.85
103 S 71° 06'25\"/>	273° 14'25\"/>	50.00	238.45	---	---
104 S 52° 15'52\"/>	104° 11'31\"/>	178.09	75.53	4.08	38.15
105 S 66° 36'15\"/>	29° 19'52\"/>	217.50	111.34	7.32	56.92
106 S 79° 30'00\"/>	08° 00'00\"/>	172.50	24.09	0.42	12.06
107 N 14° 30'00\"/>	289° 19'23\"/>	50.00	250.73	---	---
108 S 19° 16'30\"/>	33° 52'35\"/>	153.82	90.95	6.98	46.85
109 S 13° 55'52\"/>	23° 11'20\"/>	153.82	62.25	3.20	31.56
110 S 30° 52'09\"/>	10° 28'05\"/>	153.82	28.69	0.67	14.39
111 N 79° 19'23\"/>	114° 11'31\"/>	226.00	55.98	1.74	28.13
112 S 62° 47'13\"/>	00° 09'00\"/>	21.00	32.99	6.70	21.00

LOT No.	AREA Sq. Ft.	LOT No.	AREA Sq. Ft.	LOT No.	AREA Sq. Ft.
1 4598	31 4196	61 5807	2 4808	32 4355	62 4075
3 4892	33 4791	63 4677	4 4949	34 4945	64 5698
5 4898	35 4724	65 5330	6 5790	36 4799	OUTLOT A 2958
7 4097	37 5171	OUTLOT B 1044	8 4890	38 4391	OUTLOT C 4276
9 4235	39 4000	OUTLOT D 11005	10 4617	40 4000	OUTLOT E 8705
11 6463	41 5730	OUTLOT F 3959	12 6599	42 5545	
13 5185	43 4016		14 5555	44 4010	
15 5478	45 4010		16 5167	46 4011	
17 4950	47 4350		18 4935	48 4859	
19 4935	49 5583		20 4347	50 6961	
21 5381	51 5055		22 4413	52 4472	
23 4529	53 4371		24 4718	54 4371	