

MIRAMONTE CONDOMINIUMS

A CONDOMINIUM FILING LOCATED IN THE SOUTHEAST QUARTER (S.E.1/4)
OF SECTION 26 (SEC.26), TOWNSHIP 1 SOUTH (T.1S), RANGE 69 WEST (R.69W)
OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), BOULDER COUNTY, COLORADO.

SHEET 1 OF 3

SURVEYOR'S CERTIFICATE

STATE OF COLORADO) S.S.
COUNTY OF WELD)

I, PAUL RADASCH, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM FILING PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND CONSISTS OF OUTLOT "G" MIRAMONTE SUBDIVISION AND A PORTION OF OUTLOT "A" MIRAMONTE COUNTRY CLUB BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR N 89°-49'-20" E AND WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

THENCE N 89°-49'-20" E 1237.24 FEET ALONG THE CENTERLINE OF WEST 10TH AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID WEST 10TH AVENUE AND THE NORTH-SOUTH PROJECTION OF THE WEST R.O.W. LINE OF DAPHNE STREET.

THENCE N 00°-16'-00" W A DISTANCE OF 35.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH R.O.W. LINE OF SAID WEST 10TH AVENUE AND THE WEST R.O.W. LINE OF DAPHNE STREET.

THENCE CONTINUING N 00°-16'-00" W ALONG SAID WEST R.O.W. LINE OF DAPHNE STREET A DISTANCE OF 488.19 FEET TO THE TRUE POINT OF BEGINNING.

THENCE N 00°-16'-00" W A DISTANCE OF 835.04 FEET ALONG SAID WEST R.O.W. LINE OF DAPHNE STREET.

THENCE S 89°-49'-11" E A DISTANCE OF 550.20 FEET ALONG THE SOUTH R.O.W. LINE OF MIRAMONTE BOULEVARD

THENCE S 13°-48'-18" W A DISTANCE OF 430.58 FEET ALONG THE EAST R.O.W. LINE OF MIRAMONTE STREET

THENCE S 70°-15'-18" E A DISTANCE OF 193.82

THENCE N 69°-49'-35" E A DISTANCE OF 151.41

THENCE S 00°-09'-04" E A DISTANCE OF 370.46

THENCE N 89°-49'-24" E A DISTANCE OF 215.20 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 9.07 ACRES.



Paul E. Radasch
PAUL E. RADASCH

ENGINEER'S CERTIFICATE

I, PAUL E. RADASCH, A REGISTERED ENGINEER DO HEREBY CERTIFY THAT THESE MAPS SUBSTANTIALLY DEPICT THE PROPOSED LOCATION AND THE HORIZONTAL MEASUREMENTS OF THE BUILDINGS AND UNITS, THE UNIT DESIGNATIONS, THE PUBLIC SYMBOLS AND THAT THIS MAP HAS BEEN PREPARED PRIOR TO CONSTRUCTION OF ANY UNITS.



Paul E. Radasch
PAUL E. RADASCH

STATE OF COLORADO) S.S.
COUNTY OF WELD)

THE FOREGOING CERTIFICATES WERE ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF January 1973, BY PAUL E. RADASCH, A REGISTERED ENGINEER AND LAND SURVEYOR. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES July 6, 1974
DATE

Donald B. McFar
NOTARY PUBLIC



OWNER'S CERTIFICATE

DEVLAN INVESTMENT COMPANY, A JOINT VENTURE, A CALIFORNIA COMPANY AND OWNERS IN FEE OF THE REAL PROPERTY HEREIN DESCRIBED DO HEREBY CERTIFY THAT THESE MAPS OF MIRAMONTE CONDOMINIUMS HAVE BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR SAID MIRAMONTE CONDOMINIUMS AND THAT THE EASEMENTS SHOWN ON THE ATTACHED PLAT ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR DRAINAGE PURPOSES, AND DO ALSO CERTIFY THAT ALL NECESSARY EASEMENTS SHALL BE PROVIDED THROUGH OUT SAID MIRAMONTE CONDOMINIUMS TO THE CITY OF BROOMFIELD AND TO SUCH UTILITY COMPANIES THAT MAY PROVIDE SERVICE TO SAID MIRAMONTE CONDOMINIUM, SPECIFICALLY THE PUBLIC SERVICE COMPANY OF COLORADO, MOUNTAIN BELL TELEPHONE COMPANY AND THE CITY OF BROOMFIELD FOR THE PURPOSE OF INSTALLING AND MAINTAINING SAID SERVICE UTILITIES.
I WITNESS WHEREOF THE UNDERSIGNED PARTNERS OF DEVLAN INVESTMENT COMPANY, A JOINT VENTURE, A CALIFORNIA COMPANY, HAVE CAUSED THEIR NAMES TO BE HEREUNTO AFFIXED ATTESTED THIS 3rd DAY OF May A.D., 1973.

DEVLAN INVESTMENT COMPANY, A JOINT VENTURE

Robert K. Adams
PARTNER

Victoria A. Deverian
PARTNER

STATE OF COLORADO) S.S.
COUNTY OF BOULDER)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May 1973, BY ROBERT K. ADAMS partner AND VICTORIA A. DEVERIAN PARTNER OF DEVLAN INVESTMENT COMPANY, A JOINT VENTURE, A CALIFORNIA COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: NOVEMBER 10 1974
DATE

Paul O. ...
NOTARY PUBLIC



APPROVALS

APPROVED BY THE CITY OF BROOMFIELD, COLORADO, PLANNING COMMISSION THIS 5th DAY OF June 1972.
... CHAIRMAN ... SECRETARY

APPROVED BY THE CITY OF BROOMFIELD, COLORADO CITY COUNCIL THIS 28th DAY OF August 1972.
John B. Ellerman MAYOR ATTEST: ... CITY CLERK

FILING DATA

STATE OF COLORADO) S.S.
COUNTY OF BOULDER)

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO AT 8:01 A.M. THIS 1st DAY OF June 1973.
IN Platfile R P-2 F-4 No. 25, 26 & 27, RECEPTION NUMBER: 69281 820
25427

Paid \$16.00

CLERK AND RECORDER
COUNTY OF BOULDER

BY: Lucretia B. McVern

Recorded Platfile R P-2 F-4 No. 25, 26 & 27

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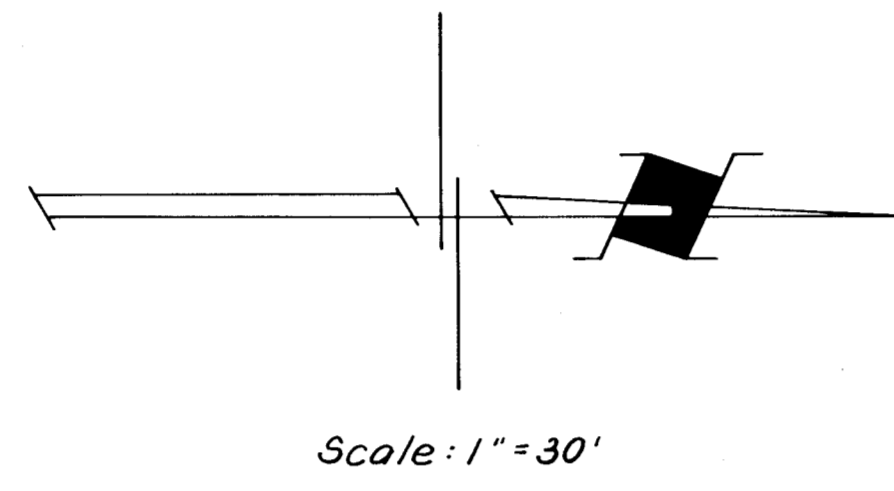
N.H.P.Q. 72-1-LDV-0226

MIRAMONTE CONDOMINIUMS

SHEET 2 OF 3

LEGEND

BUILDING STYLE	STYLE III
BUILDING SYMBOL	(B)
UNIT DESIGNATION	A
UNIT STYLE	(A)
PATIO	P



Note: The general common elements consist of all the area beyond the limit of the condominium units as shown on sheet 3 of 3.

All common area is to be subject to easements for private utilities.

