A PLAT OF MIRAMONTE COUNTRY CLUB

Know all men by these presents that Raymond H. Buckholz, Edward E. Raymond, James J. Evans, N. Eunice Johnson, C. S. Kennedy, and Transamerica Development Company, a California Corporation, being the owners of the following described property, to-wit: being the South quarter corner of Section 24, Township 1 South, Range 60 West of the Sixth Principal Meridian, Thence N. 51° 01' 32" W a distance of 654.28 feet to the true point of beginning; thence continuing N. 63° 09' 21" W a distance of 409.74 feet thence S. 74° 17' 46" E a distance of 746.65 feet thence N. 09° 39' 45" E a distance of 509.51 feet thence S. 57° 18' 40" E a distance of 370.00 feet thence S. 09° 15' 45" E a distance of 290.52 feet thence S. 44° 02' 26" W a distance of 163.36 feet to a point on the Northeastern Right of Way line of 11th Avenue Drive Framework Heights Euch No. 1; thence N. 43° 01' 26" W along the right of way line a distance of 2866.14 feet to a point of tangency of the curve thence along the curve whose radius is 200.0 feet a distance of 508.53 feet to the second point of tangency; thence N. 51° 17' 45" W along the Northeastern right of way line of 31st Avenue to a point of tangency of a second curve thence along the arc of a circle whose radius is 4460 feet a distance of 507.46 feet to the point of beginning, all in Boulder County, Colorado have caused the same to be laid out, surveyed, and platted into lots, blocks, streets, and avenues as herein shown under the name of 'MIRAMONTE COUNTRY CLUB', and to be subordinate to the public street and utility easements shown hereon, and that all expenses involved necessary improvements of all utility services, grading, landscaping, or street paving shall be financed by the seller or purchaser, not the County of Boulder.

Witness our hand and seal this 22nd day of June 1964 A.D.

Transamerica Development Company

Edward E. Raymond

James J. Evans

N. Eunice Johnson

C. S. Kennedy

STATE of COLORADO

COUNTY of BOULDER

1. I hereby certify that this plat was filed for record in the Office of the County Clerk and Recorder of Boulder County, Colorado on 11th day of May, 1964 A.D. in Plan File R-11-F-50.

2. I certify that: 1. Marcus D. Hodge, a registered Professional Engineer and surveyor did lay out, subdivide and plat the aforesaid property and map; that the accompanying map is a true and accurate representation of the subdivision.

Approved by the Planning Commission of Boulder County, Colorado this 9th day of June 1964 A.D.

Chairman

Approved by the Board of County Commissioners of Boulder County, Colorado this 22nd day of June 1964 A.D.

Chairman

RECORDED PLAN FILE R-11-F-50