

FINAL PLAT

MIRAMONTE FARMS, FILING NO. I

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THREE PARCELS OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 89°49'42" EAST 1650.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND, AS DESCRIBED IN BOOK 1281, PAGE 140, BOULDER COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 00°10'18" WEST 263.39 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT SOUTH 89°49'42" WEST 713.45 FEET TO THE EASTERLY BOUNDARY LINE OF BROOMFIELD HIGHLANDS FILING NO. 1, RECORDED AT RECEPTION NO. 1119246, BOULDER COUNTY RECORDS; SAID POINT BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT A, "COMMUNITY DITCH", OF SAID SUBDIVISION; THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARY LINE OF SAID BROOMFIELD HIGHLANDS FILING NO. 1 THE FOLLOWING COURSES: NORTH 36°01'07" WEST 270.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY 158.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°48'56"; THENCE TANGENT TO SAID CURVE NORTH 54°47'49" EAST 198.21 FEET; THENCE NORTH 57°26'10" EAST 53.54 FEET; THENCE NORTH 73°03'56" EAST 89.45 FEET; THENCE NORTH 74°57'15" EAST 225.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 475.00 FEET; THENCE NORTHEASTERLY 232.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'23"; THENCE TANGENT TO SAID CURVE NORTH 46°55'52" EAST 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY 159.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'34"; THENCE TANGENT TO SAID CURVE NORTH 162°17'18" EAST 93.13 FEET; THENCE SOUTH 18°35'57" EAST 252.80 FEET; THENCE SOUTH 09°55'34" EAST 263.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 576.50 FEET; THENCE SOUTHEASTERLY 61.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°05'40" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.50 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 86°10'05" WEST; THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY 33.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°39'31"; THENCE TANGENT TO SAID CURVE SOUTH 89°49'42" WEST 124.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 177.50 FEET; THENCE WESTERLY 48.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°39'15"; THENCE SOUTH 15°28'57" WEST 178.19 FEET TO THE NORTHERLY BOUNDARY LINE OF BROOMFIELD HEIGHTS FILING NO. 2, RECORDED AT RECEPTION NO. 562342, BOULDER COUNTY RECORDS; THENCE LEAVING SAID BOUNDARY OF BROOMFIELD HIGHLANDS FILING NO. 1 AND ALONG SAID NORTHERLY BOUNDARY LINE SOUTH 89°49'42" WEST 69.61 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION SOUTH 00°10'18" EAST 396.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.768 ACRES MORE OR LESS TOGETHER WITH

PARCEL 2

BEGINNING AT THE NORTHERNMOST CORNER OF TRACT A, "COMMUNITY DITCH", ON THE WESTERLY BOUNDARY LINE OF BROOMFIELD HIGHLANDS FILING NO. 1, RECORDED AT RECEPTION NO. 1119246, BOULDER COUNTY RECORDS; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, ON THE WESTERLY RIGHT-OF-WAY LINE OF KOHL STREET; A RADIAL LINE FROM SAID POINT BEARS SOUTH 03°06'54" WEST; THENCE WESTERLY AND SOUTHWESTERLY 257.62 FEET ALONG SAID WESTERLY BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 73°48'11"; THENCE TANGENT TO SAID CURVE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 18°18'43" WEST 82.31 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY LINE NORTH 76°20'01" WEST 289.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 350.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 81°24'34" WEST; THENCE NORTHERLY 94.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'54"; THENCE TANGENT TO SAID CURVE NORTH 00°23'25" WEST 228.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY 29.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°33'13" TO THE SOUTHERLY BOUNDARY LINE OF SAID BROOMFIELD HIGHLANDS FILING NO. 1 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIRAMONTE BOULEVARD; THENCE TANGENT TO SAID CURVE ALONG SAID SOUTHERLY AND WESTERLY BOUNDARY LINE THE FOLLOWING COURSES: NORTH 84°09'48" EAST 300.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 750.00 FEET; THENCE EASTERLY 126.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'25" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 03°49'13" WEST; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY 36.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°04'13"; THENCE TANGENT TO SAID CURVE SOUTH 00°06'34" EAST 190.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.244 ACRES MORE OR LESS TOGETHER WITH

PARCEL 3

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 ON THE EASTERLY BOUNDARY LINE OF BROOMFIELD HIGHLANDS FILING NO. 1, RECORDED AT RECEPTION NO. 1119246, BOULDER COUNTY RECORDS; THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY BOUNDARY LINE OF SAID BROOMFIELD HIGHLANDS FILING NO. 1 THE FOLLOWING COURSES: SOUTH 89°49'42" WEST 586.15 FEET; THENCE SOUTH 80°04'26" WEST 70.00 FEET; THENCE NORTH 09°55'34" WEST 92.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.50 FEET; THENCE NORTHERLY AND NORTHEASTERLY 32.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NON-TANGENT TO SAID CURVE NORTH 09°55'34" WEST 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 09°55'34" WEST; THENCE WESTERLY AND NORTHWESTERLY 32.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE TANGENT TO SAID CURVE NORTH 09°55'34" WEST 188.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.50 FEET; THENCE NORTHERLY AND NORTHEASTERLY 33.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°11'18"; THENCE NON-TANGENT TO SAID CURVE NORTH 07°54'16" WEST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 07°34'16" EAST; THENCE SOUTHWESTERLY 2.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'46"; THENCE NON-TANGENT TO SAID CURVE NORTH 08°20'12" WEST 22.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 08°20'12" WEST; THENCE WESTERLY AND NORTHWESTERLY 32.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'33" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 576.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 81°55'21" EAST; THENCE NORTHERLY 80.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'05"; THENCE TANGENT TO SAID CURVE NORTH 00°06'34" WEST 12.86 FEET; THENCE NORTH 89°49'42" EAST 339.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 275.00 FEET; THENCE EASTERLY AND NORTHEASTERLY 208.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°42'41"; THENCE NON-TANGENT TO SAID CURVE SOUTH 69°48'25" EAST 14.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHEASTERLY 70.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°30'00"; THENCE TANGENT TO SAID CURVE SOUTH 76°18'25" EAST 125.01 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND, AS RECORDED AT RECEPTION NO. 01108288, BOULDER COUNTY RECORDS; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE SOUTH 00°10'18" EAST 151.31 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED RECORDED AT RECEPTION NO. 01108288, BOULDER COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 00°10'18" EAST 108.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 00°10'18" EAST 4.24 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING SAID SOUTH LINE SOUTH 00°10'18" EAST 287.75 FEET ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

CONTAINING 8.756 ACRES MORE OR LESS.

TOTAL ACREAGE OF PARCEL 1, 2, AND 3 IS 25.768 ACRES MORE OR LESS.

BASIS OF BEARINGS

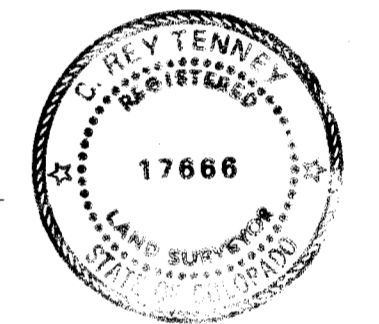
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED TO BEAR NORTH 00°09'49" EAST.

NOTES

- 1) LOT LINES ARE RADIAL TO STREET RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED (NON-RADIAL -N/R).
2) SIX FOOT WIDE EASEMENTS, AS SHOWN, ALONG FRONT LOT LINES AND ADJACENT TO STREETS, ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS, AS SHOWN, ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH.
3) TEN FOOT WIDE EASEMENTS, AS SHOWN ALONG REAR AND SIDE LOT LINES ARE HEREBY GRANTED FOR THE USE OF ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION.
4) APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S.

SURVEYOR'S DECLARATION

I, C. REY TENNEY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THE SURVEY OF BROOMFIELD HIGHLANDS FILING NO. 2 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT TO THE BEST OF MY ABILITY, ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.



C. Rey Tenney, Registered Land Surveyor No. 17666

NOTES

- 1) LOT 27 AND 28 OF BLOCK 3 SHALL BE RESTRICTED TO RANCH STYLE (ONE STORY) RESIDENTIAL UNITS WITH WALKOUT BASEMENTS.

HAVING LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, BLOCKS AND TRACTS UNDER THE NAME AND STYLE OF MIRAMONTE FARMS, FILING NO. 1 AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS THE STREET, RIGHT-OF-WAY AND PERPETUAL EASEMENTS FOR STORM DRAINAGE AND FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE, ELECTRIC LINES, CABLE TELEVISION, POSTAL FACILITIES, AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AND DO FURTHER BY THESE PRESENTS GRANT AND CONVEY ANY RIGHTS AND INTERESTS IN TRACTS A, B, C AND D TO THE CITY OF BROOMFIELD AND ITS ASSIGNS FOR PUBLIC USE.

OWNER AND SUBDIVIDER

JOHNSTONE TRUST
GERALD H. MITCHEM
P.O. BOX 9882
PHOENIX, ARIZONA, 85068

By: Gerald H. Mitchem, Personal Representative for the Johnstone Trust

STATE OF COLORADO
COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, A.D. 1992, BY GERALD H. MITCHEM, PERSONAL REPRESENTATIVE FOR THE JOHNSTONE TRUST. MY COMMISSION EXPIRES

Notary Public signature and address: 16921 Northgate Rd, Northgate, CO 80454

ATTORNEY'S CERTIFICATE:

I, Herick K. Lidstone, an attorney admitted to practice in the State of Colorado, HEREBY CERTIFY THAT GERALD H. MITCHEM, PERSONAL REPRESENTATIVE FOR THE JOHNSTONE TRUST IS THE OWNER IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF A PORTION OF THE LAND BEING DEDICATED FOR STREETS, EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT, AND NOT PREVIOUSLY DEDICATED FOR PUBLIC USE.

Attorney signature: Herick K. Lidstone

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS 3rd DAY OF March, A.D. 1992.

SECRETARY

CHAIRMAN

CITY COUNCIL CERTIFICATE:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON, ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 4th DAY OF April, A.D. 1992.

Patricia Kegness, City Clerk

Mayor signature

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 2:28 PM O'CLOCK THIS 27th DAY OF May, A.D. 1992, AND IS DULY RECORDED IN PLAN B-27 F-1 # 41-46, FILE NO. 1183, RECEPTION NO. 1184276, FEE \$20.00 PAID.

CHARLOTTE HOUSTON, Clerk and Recorder

Barbara Ewald, Deputy

6:11:0276 05/12/92 02:28 PM REAL ESTATE RECORDS FT 733 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

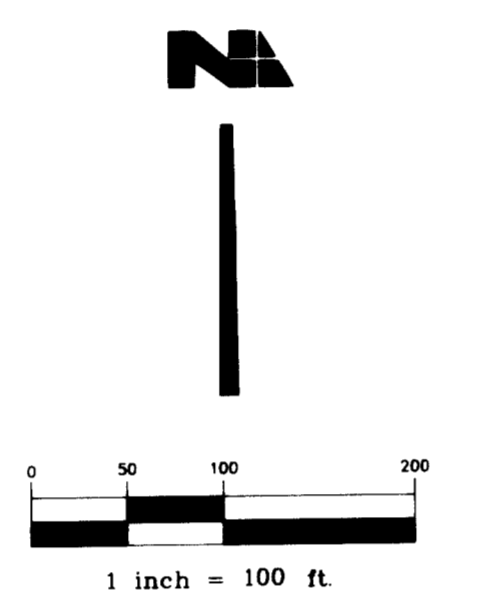
# MIRAMONTE FARMS, FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

CENTER OF SECTION 26  
T 1 S. R 69 W.  
FOUND J.R. PIN/CAP  
L.S. NO. 13258

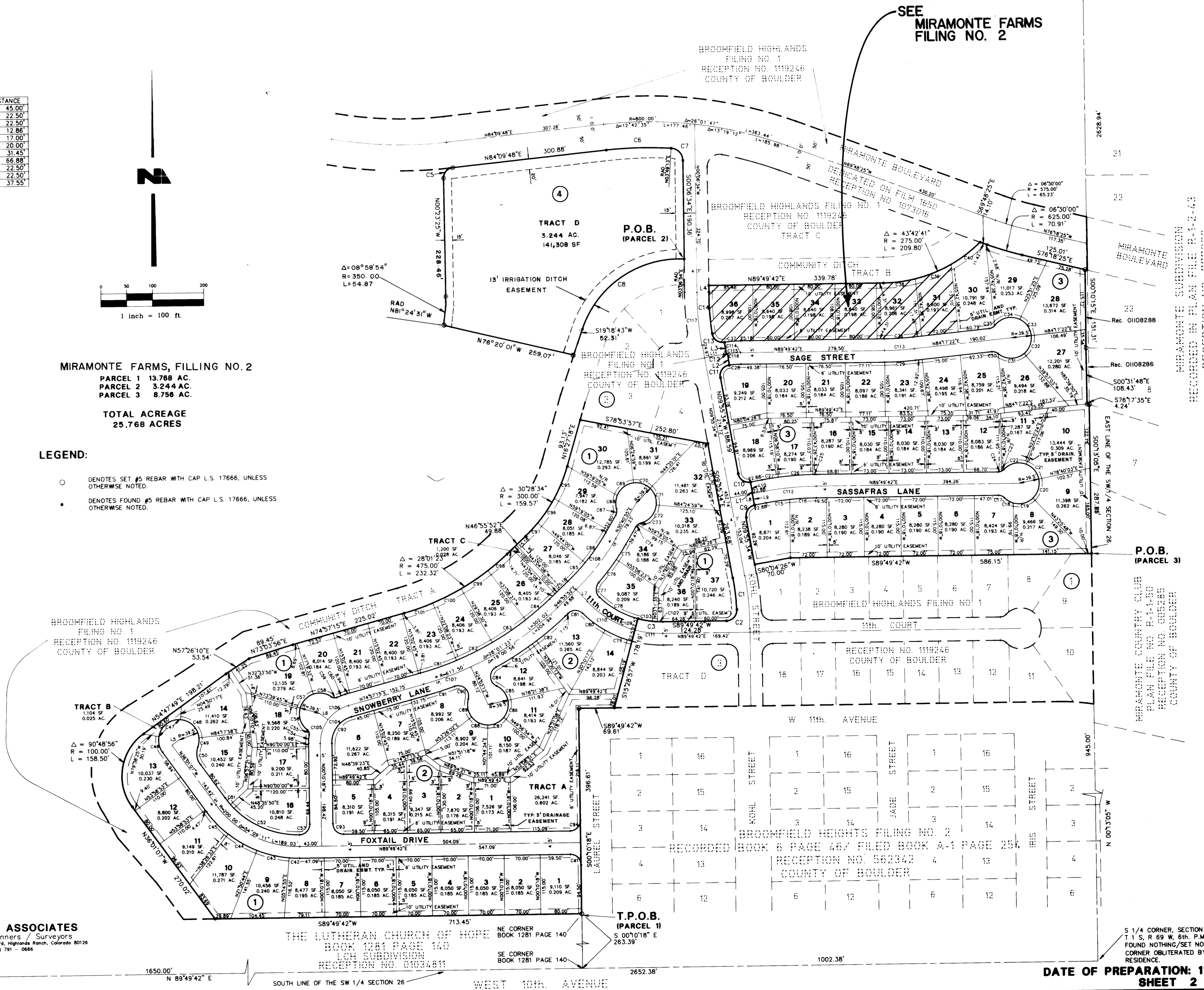
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	576.50	81.32	30.69	06°05'40"
C2	20.50	33.51	21.85	93°39'37"
C3	177.50	48.50	24.40	15°39'15"
N/A				
C5	20.00	29.51	18.18	84°33'13"
C6	750.00	126.41	63.35	09°39'25"
C7	24.00	36.05	22.41	86°04'13"
C8	200.00	25.82	15.07	73°48'11"
C9	20.50	32.20	20.50	90°00'00"
C10	20.50	32.20	20.50	90°00'00"
C11	20.50	33.04	21.36	92°21'18"
C12	200.00	2.67	1.34	00°45'56"
C13	20.50	32.29	20.59	90°15'33"
C14	576.50	80.17	40.15	07°58'05"
C15	577.50	45.74	22.88	04°52'18"
C16	577.50	52.58	26.31	05°22'58"
C17	15.50	12.52	6.63	46°17'52"
C18	39.50	19.97	10.20	28°57'59"
C19	39.50	41.77	23.08	60°35'23"
C20	39.50	39.92	21.85	57°54'09"
C21	39.50	38.95	21.22	56°29'38"
C22	39.50	47.32	26.87	68°38'35"
C23	15.50	6.03	3.06	22°18'00"
C24	15.50	6.49	3.29	23°59'53"
C25	622.50	6.00	3.00	00°33'20"
C26	622.50	67.85	33.96	06°14'44"
C27	622.50	32.20	18.07	02°57'24"
C28	177.50	22.92	11.48	07°23'58"
C29	622.50	60.18	30.11	05°32'20"
C30	15.50	12.52	6.63	46°17'52"
C31	39.50	38.44	20.90	55°45'35"
C32	39.50	38.44	20.90	55°45'35"
C33	39.50	40.28	22.09	58°25'57"
C34	39.50	53.68	31.91	73°57'55"
C35	15.50	12.52	6.63	46°17'52"
C36	577.50	55.83	27.94	05°32'20"
C37	222.50	31.71	15.88	08°09'54"
C38	275.00	62.97	31.50	13°06'36"
C39	275.00	74.90	37.69	15°36'22"
C40	275.00	71.97	36.19	14°59'43"
C41	20.50	32.20	20.50	90°00'00"
C42	222.50	21.05	10.53	05°13'13"
C43	222.50	64.45	32.45	16°35'49"
C44	222.50	64.45	32.45	16°35'49"
C45	222.50	60.34	30.36	15°32'20"
C46	39.50	31.97	16.92	46°22'49"
C47	39.50	58.24	35.87	84°28'41"
C48	39.50	54.78	32.83	79°27'41"
C49	39.50	18.30	9.32	26°52'36"
C50	39.50	35.23	19.22	56°51'41"
C51	177.50	16.68	8.35	05°23'03"
C52	177.50	151.08	80.46	48°46'08"
C53	20.50	32.20	20.50	90°00'00"
C54	97.50	17.00	8.52	09°59'16"
C55	10.50	11.29	6.26	61°59'11"
C56	39.50	46.95	26.70	68°06'29"
C57	39.50	38.84	21.75	56°20'12"
C58	39.50	37.14	20.07	53°52'43"
C59	10.50	11.29	6.26	61°59'11"
C60	97.50	17.00	8.52	09°59'16"
C61	595.00	73.67	36.88	07°05'58"
C62	595.00	77.91	39.01	07°30'07"
C63	595.00	77.91	39.01	07°30'07"
C64	595.00	61.53	30.79	05°55'51"
C65	420.00	48.85	24.50	06°59'52"
C66	420.00	70.26	35.21	09°35'05"
C67	15.50	12.52	6.63	46°17'52"
C68	39.50	26.39	13.71	38°17'11"
C69	39.50	41.99	23.23	60°54'48"
C70	39.50	35.16	18.84	51°00'00"
C71	39.50	35.16	18.84	51°00'00"
C72	39.50	49.22	28.38	71°23'43"
C73	15.50	7.43	3.79	27°28'44"
C74	15.50	5.09	2.57	18°49'09"
C75	465.00	34.18	17.10	04°17'42"
C76	465.00	56.17	28.12	06°55'17"
C77	20.50	31.63	19.93	88°23'42"
C78	177.50	86.55	44.15	27°56'15"
C79	222.50	57.04	28.68	14°41'20"
C80	222.50	54.50	27.39	14°02'07"
C81	20.50	31.23	19.55	87°16'33"
C82	640.00	84.51	42.32	07°33'56"
C83	640.00	83.44	41.78	07°28'13"
C84	20.50	45.15	40.41	126°12'07"
C85	39.50	35.64	19.52	52°35'44"
C86	39.50	35.64	19.13	51°41'28"
C87	39.50	35.64	19.13	51°41'28"
C88	39.50	35.64	19.13	51°41'28"
C89	39.50	36.33	19.56	52°41'39"
C90	20.50	45.15	40.41	126°12'07"
C91	640.00	86.16	43.14	08°11'41"
C92	52.50	68.84	40.38	75°07'33"
C93	20.50	32.20	20.50	90°00'00"
C94	20.50	32.20	20.50	90°00'00"
C95	300.00	67.62	33.96	12°54'54"
C96	300.00	57.06	28.61	10°53'48"
C97	300.00	34.89	17.47	06°39'52"
C98	475.00	49.12	24.58	05°55'31"
C99	475.00	62.19	31.14	07°30'07"
C100	475.00	62.19	31.14	07°30'07"
C101	475.00	58.81	29.44	07°05'38"
C102	177.50	10.42	5.21	03°55'33"
C103	177.50	38.07	19.11	12°17'22"
C104	75.00	98.34	57.68	75°07'33"
C105	75.00	49.17	25.51	37°33'47"
C106	75.00	49.17	25.51	37°33'47"
C107	617.50	97.08	48.64	09°00'27"
C108	442.50	125.49	63.17	16°44'57"
C109	200.00	164.42	87.18	47°06'10"
C110	200.00	109.78	56.31	31°18'54"
C111	200.00	54.64	27.49	15°59'15"
C112	600.00	102.15	51.20	09°45'18"
C113	600.00	58.00	29.02	05°52'20"
C114	200.00	34.05	17.07	08°45'16"
C115	200.00	28.50	14.27	08°09'54"
C116	200.00	25.83	12.93	07°23'58"
C117	600.00	102.80	51.53	09°49'00"

LINE	DIRECTION	DISTANCE
L1	N09°55'34"W	45.00
L2	N07°54'16"W	22.50
L3	N08°20'12"W	22.50
L4	N00°06'34"W	12.86
L5	N53°56'53"E	17.00
L6	N52°36'31"W	20.00
L7	N43°04'08"W	66.88
L8	N80°04'26"E	31.43
L9	N09°55'34"W	22.50
L10	N09°55'34"W	22.50
L11	N80°04'26"E	37.55



MIRAMONTE FARMS, FILING NO. 2  
 PARCEL 1 13.768 AC.  
 PARCEL 2 3.244 AC.  
 PARCEL 3 8.756 AC.  
**TOTAL ACREAGE 25.768 ACRES**

**LEGEND:**  
 ○ DENOTES SET #5 REBAR WITH CAP L.S. 17666, UNLESS OTHERWISE NOTED.  
 ● DENOTES FOUND #5 REBAR WITH CAP L.S. 17666, UNLESS OTHERWISE NOTED.



901184276 05/12/92 02:28 PH REAL ESTATE RECORDS  
 F1733 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

SW CORNER, SECTION 26  
 T 1 S. R 69 W. 6th. P.M.  
 2" BELOW ASPHALT STAMPED COLORADO  
 DEPARTMENT OF HIGHWAYS  
 P.O.C.  
 (PARCEL 1)  
 27.26  
 34.35  
 P.L.S. NO. 10102

**NOLTE and ASSOCIATES**  
 Engineers / Planners / Surveyors  
 8555 So. Magdalen Boulevard, Highlands Ranch, Colorado 80126  
 (303) 791-0864

THE LUTHERAN CHURCH OF HOPE  
 BOOK 1281 PAGE 140  
 LCH SUBDIVISION  
 RECEPTION NO. 08034811

T.P.O.B.  
 (PARCEL 1)  
 S 00°10'18" E  
 263.39

BROOMFIELD HEIGHTS FILING NO. 2  
 RECORDED BOOK 6 PAGE 46/ FILED BOOK A-1 PAGE 25.  
 RECEPTION NO. 562342  
 COUNTY OF BOULDER

DATE OF PREPARATION: 11-22-91  
 SHEET 2 OF 2

MIRAMONTE SUBDIVISION  
 RECORDED IN PLAN FILE R-1-2-43  
 RECEPTION NO. 077022  
 COUNTY OF BOULDER

MIRAMONTE COUNTY CLUB  
 PLAN FILE NO. P-1-1-50  
 RECEPTION NO. 008285  
 COUNTY OF BOULDER