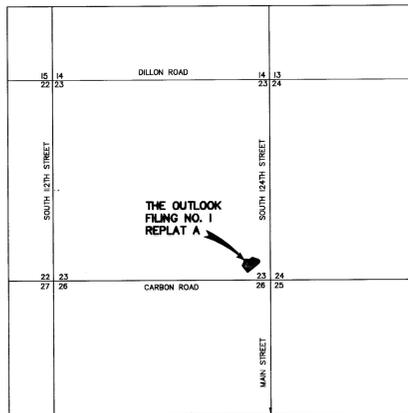
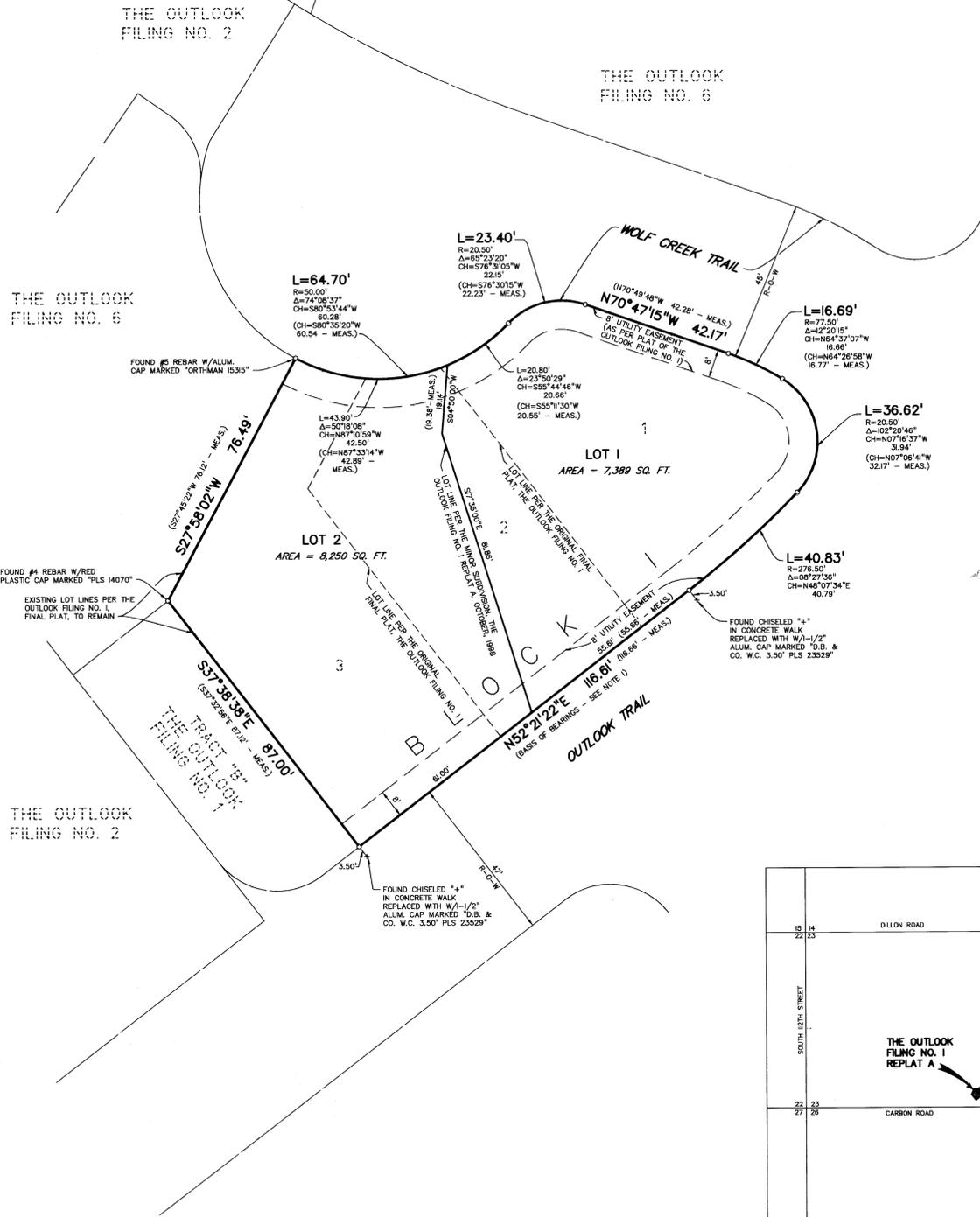


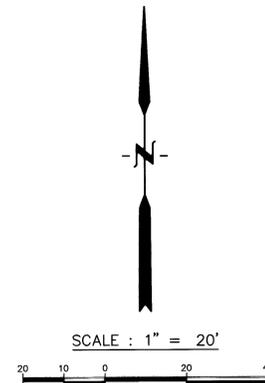
THE OUTLOOK FILING NO. 1 REPLAT A

MINOR SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 1, THE OUTLOOK FILING NO. 1,
 LOCATED IN THE SE 1/4 OF SECTION 23, T1S, R69W OF THE 6TH P.M.,
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.
 AREA = 0.359 ACRES, MORE OR LESS



VICINITY MAP
N.T.S.



NOTES

- BEARINGS ARE BASED ON THE LINE BETWEEN THE SOUTHWEST CORNER OF LOT 3 AND THE POINT OF CURVATURE ON THE SOUTH LINE OF LOT 1 AS BEARING N52°21'22"E, AS PER THE PLAT OF THE OUTLOOK FILING NO. 1 (ASSUMED MERIDIAN).
- RECORDED EASEMENTS, RIGHTS-OF-WAY AND LEGAL DESCRIPTION ARE SHOWN AS PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. W317154-3, EFFECTIVE DATE: JULY 17, 1998.
- SET 1-1/2" ALUMINUM CAPS IN THE CONCRETE WALK MARKED "D.B. & CO. W.C. 3.50' PLS 23529" 3.50 FEET RADIALLY FROM ALL OUTSIDE BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- PREPARED BY: DREXEL BARRELL & CO.
4840 PEARL EAST CIRCLE #14
BOULDER, CO 80301-2475
- THE EIGHT-FOOT WIDE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES. THIS EASEMENT IS LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO THE ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREA. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH.
- IN ACCORDANCE WITH C.R.S. 13-80-105, NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED ANY SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, BLOCK 1, THE OUTLOOK FILING NO. 1, RECORDED MARCH 28, 1986 IN PLAN FILE P-19, F-3, NO. S 20 AND 21, FILM 140, RECEPTION NO. 749838 OF THE RECORDS OF BOULDER COUNTY, COLORADO.
 AREA = 0.359 ACRES, MORE OR LESS

STATEMENT OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
 THAT THE UNDERSIGNED, PETRA PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF "THE OUTLOOK FILING NO. 1 REPLAT A", A RESUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 1, THE OUTLOOK FILING NO. 1, RECORDED MARCH 28, 1986 IN PLAN FILE P-19, F-3, NO. S 20 AND 21, FILM 140, RECEPTION NO. 749838, OF THE RECORDS OF BOULDER COUNTY, COLORADO.
 THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT, PLATTED AND SUBDIVIDED UNDER THE NAME AND STYLE OF "THE OUTLOOK FILING NO. 1 REPLAT A", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.
 IN WITNESS WHEREOF, PETRA PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 29th DAY OF October, 1998.
 PETRA PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY.
 BY: Michael C. Dee
 MICHAEL C. DEE, MANAGER

ACKNOWLEDGEMENT

STATE OF COLORADO }
 COUNTY OF BOULDER } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF October, 1998, BY MICHAEL C. DEE AS MANAGER OF PETRA PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COM. EXPIRES 3-16-02.



Judy A. Maine
 NOTARY PUBLIC

APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE CITY OF BROOMFIELD, COLORADO.
 PLANNING DIRECTOR: [Signature] DATE: 11-6-98
 CITY ENGINEER: [Signature] DATE: 11-18-98
 CITY MANAGER: [Signature] DATE: 11-18-98

SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT OF "THE OUTLOOK FILING NO. 1 REPLAT A" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.



WILLIAM K. WRIGHT
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23529

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF BOULDER } SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:15 O'CLOCK A.M., THIS 30th DAY OF DECEMBER, 1998, AND IS RECORDED IN PLAN FILE P-19 F-3 # 2, RECEPTION NO. 1874593.
 FEES: \$11.00 PAID.

CHARLOTTE HOUSTON
 CLERK AND RECORDER
 BY: Carol Jacobsen
 DEPUTY