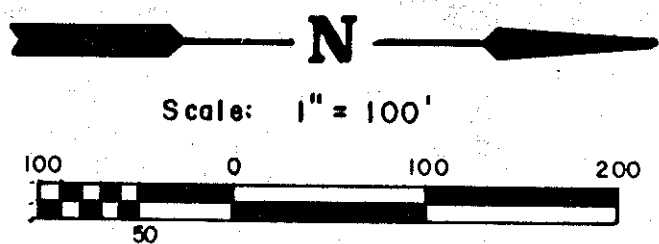
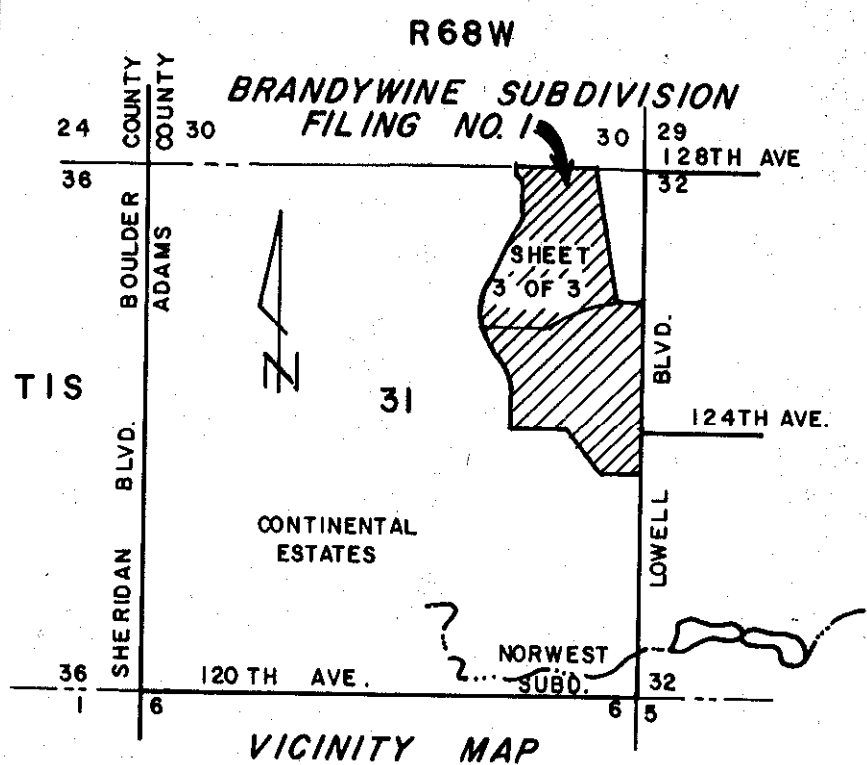


BRANDYWINE SUBDIVISION FILING NO. 1

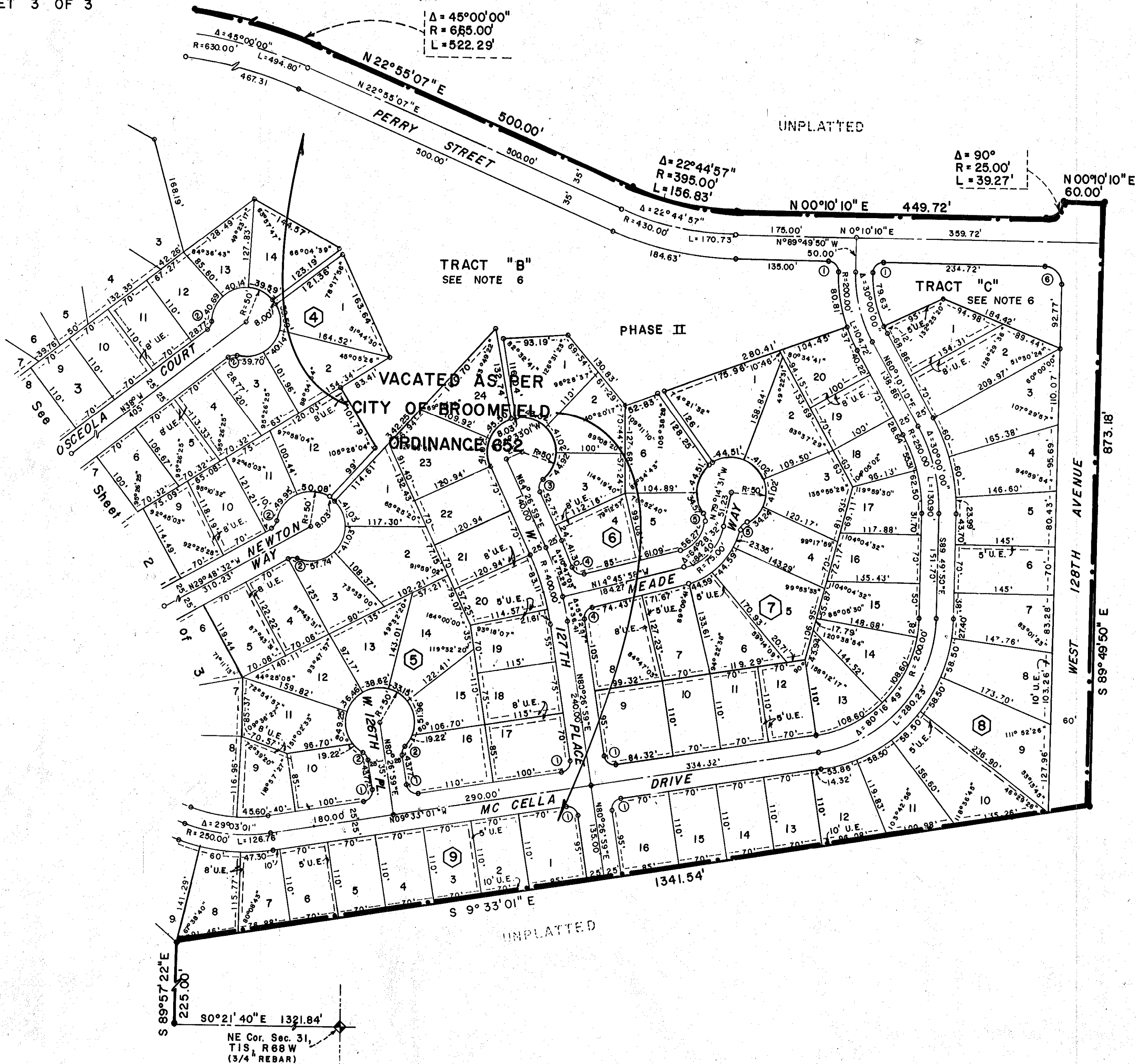
PART OF THE EAST HALF OF SECTION 31, T1S, R68W OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
1.	90°00'00"	15.00'	23.56'
2.	52°01'13"	15.00'	13.62'
3.	76°39'28"	15.00'	20.07'
4.	84°47'03"	15.00'	22.20'
5.	52°01'12"	15.00'	13.62'
6.	90°00'00"	25.00'	39.27'



BRANDYWINE SUBDIVISION FILING NO. 1
PART OF THE EAST HALF OF SECTION 31, T1S, R68W OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owners of a tract of land situated in the east half of Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the east quarter corner of Section 31, said point being the Point of Beginning; thence along the east line of Section 31, also being the centerline of North Lowell Boulevard, S 00° 16' 20" E, 1554.82 feet; thence N 89° 59' 34" W, 60.00 feet; thence N 00° 16' 20" W, 1119.53 feet; thence S 89° 43' 40" W, 377.58 feet; thence N 36° 09' 33" W, 540.06 feet to a point on the south line of the northeast quarter of Section 31; thence along the south line of the northeast quarter of Section 31, S 89° 55' 07" W, 607.10 feet; thence N 00° 04' 53" W, 450.00 to a curve to the left; thence along the arc of said curve, being the west right-of-way line of Perry Street as defined by this plat, having a central angle of 22° 00' 00", a radius of 595.00 feet and an arc length of 228.46 feet to a point of tangency; thence along the west right-of-way line of Perry Street N 22° 04' 53" W, 345.00 to a curve to the right; thence along the arc of said curve having a central angle of 45° 00' 00", a radius of 665.00 feet and an arc length of 522.29 feet to a point of tangency; thence along the west right-of-way line N 22° 55' 07" E, 500.00 feet to a curve to the left; thence along the arc of said curve, having a central angle of 22° 44' 57", a radius of 395.00 feet and an arc length of 156.83 feet to a point of tangency; thence along the west right-of-way line of Perry Street N 00° 10' 10" E, 449.72 feet to a curve to the left; thence along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet and an arc length of 39.27 feet to a point of tangency being on the south right-of-way line of West 128th Avenue as defined by this plat; thence N 00° 10' 10" E, 60.00 feet to the north line of Section 31, also being the centerline of West 128th Avenue; thence along the north line of Section 31, S 89° 49' 30" E, 873.18 feet; thence S 09° 33' 01" E, 1341.54 feet; thence S 89° 57' 22" E, 225.00 feet to a point on the east line of Section 31, also being the centerline of North Lowell Boulevard; thence along the east line of Section 31, S 00° 21' 40" E, 1321.85 feet to the east quarter corner of Section 31, also being the Point of Beginning, containing 82.874 acres more or less.

have laid out, subdivided and platted the same into lots, blocks and tracts, under the name and style of BRANDYWINE SUBDIVISION FILING NO. 1 and do by these presents grant and convey to the City of Broomfield the following as shown thereon, and not previously dedicated for public use; for public use the streets, avenues, courts, ways, Tracts A, B and C; for public use perpetual easements as shown for the purposes of permitting the installation, operation and maintenance of any and all public utilities, including but not limited to storm and sanitary sewers, natural gas and water lines, telephone and electric lines, cables, conduits and poles, together with all necessary and convenient appurtenances thereto. Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads ways or thoroughfares now or hereafter established on the above described property.

Executed this 10th day of January, 1978.

U.S. HOME CORPORATION - WITHIN DIVISION

Gerald L. Woodward
 Gerald L. Woodward, President

John Spoelstra
 John Spoelstra, Secretary

STATE OF COLORADO)
 COUNTY OF ADAMS) SS

The foregoing instrument was acknowledged before me this 10th day of January, A.D., 1978, by Gerald L. Woodward, President, and John Spoelstra, Secretary of U.S. Home Corporation - Within Division.

My commission expires 12-1-82
Kathleen S. Mischler
 Notary Public

CITY OF BROOMFIELD

BY: Michael Middleton
 Michael Middleton, City Engineer

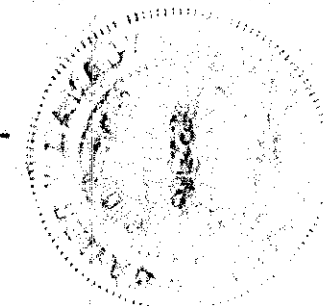
NOTES:

- Bearings are based on the East line of the NE¼, Sec. 31 bearing N 0° 21' 40" W.
- Six foot wide easements are hereby granted for the exclusive use of gas mains on both sides of all streets within BRANDYWINE SUBDIVISION FILING NO. 1. Other utilities shall have the right to cross at approximately right angles but in no event shall any water meters, valves, street lights or power poles, mail boxes, other structures or trees be allowed in the above described areas. Concrete drives and sidewalks are permissible as long as they cross at substantially right angles and do not exceed twenty-six (26) feet in width.
- All rear utility easements are eight (8) feet wide except as otherwise noted
- "e" denotes 5/8" capped pin with L.S. No. 9133.
 "o" denotes control point on street centerlines and right-of-way lines.
- All angles not shown are 90° or the complement thereof.
- Tracts A, B and C are hereby dedicated as perpetual Utility and Drainage Easements for the purpose of permitting the installation, operation and maintenance of any and all public utilities including but not limited to storm and sanitary sewers, natural gas and water mains, telephone and electric lines, cables, conduits and poles, together with all necessary appurtenances thereto.

Surveyor's Certificate

I, James V. Laraby, a Registered Land Surveyor, in the State of Colorado, hereby certify that I have surveyed the above described property and that this plat is a true and accurate representation of said survey

James V. Laraby
 James V. Laraby
 Registered P.E. and L.S. No. 9133



Attorney's Certificate

I, Louis M. Quirk, an attorney admitted to practice in the State of Colorado, hereby certify that the persons dedicating the public ways shown on this plat, and not previously dedicated for public use are the owners thereof in fee simple, free and clear of all encumbrances, except for easements, covenants, conditions, restriction and rights of way of record.

Louis M. Quirk
 Attorney at Law

Planning Commission Certificate

Approved by the Planning Commission of the City of Broomfield this 11th day of December A.D., 1978.

John P. [Signature]
 Chairman

Mayor's Certificate

This plat, and the dedication to the public of the streets and public ways shown hereon, and the public utility easements as shown, are hereby accepted and approved by the City County of Broomfield this 13th day of February A.D., 1978.

John Brown
 City Clerk

Walter P. Spader
 Mayor

Recorder's Certificate

State of Colorado)
 County of Adams) SS

I hereby certify that this instrument was filed for record in my office on the 16th day of April, A.D., 1978, at 2:30 P.M. in Book No. _____, Page No. _____, File 14, Map 508, Reception No. B-193003.

William Sokol
 Clerk and Recorder

Kay Sakaguchi
 Deputy

Public Service Company

By: Wayne Ross
 Wayne Ross

Mountain Bell Telephone Co

By: Carl L. Ebersole

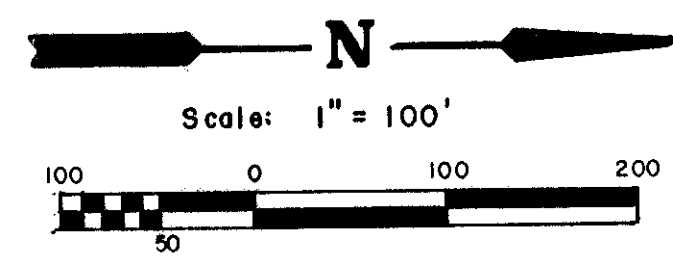
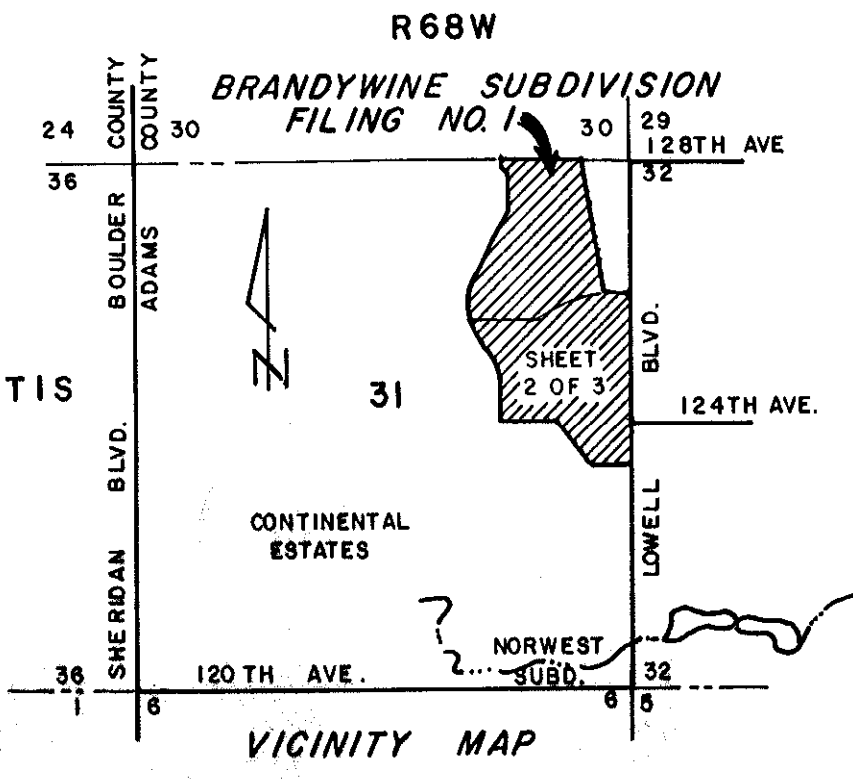


tri-consultants, inc.
 7500 w. mississippi ave.
 denver, colorado 80226

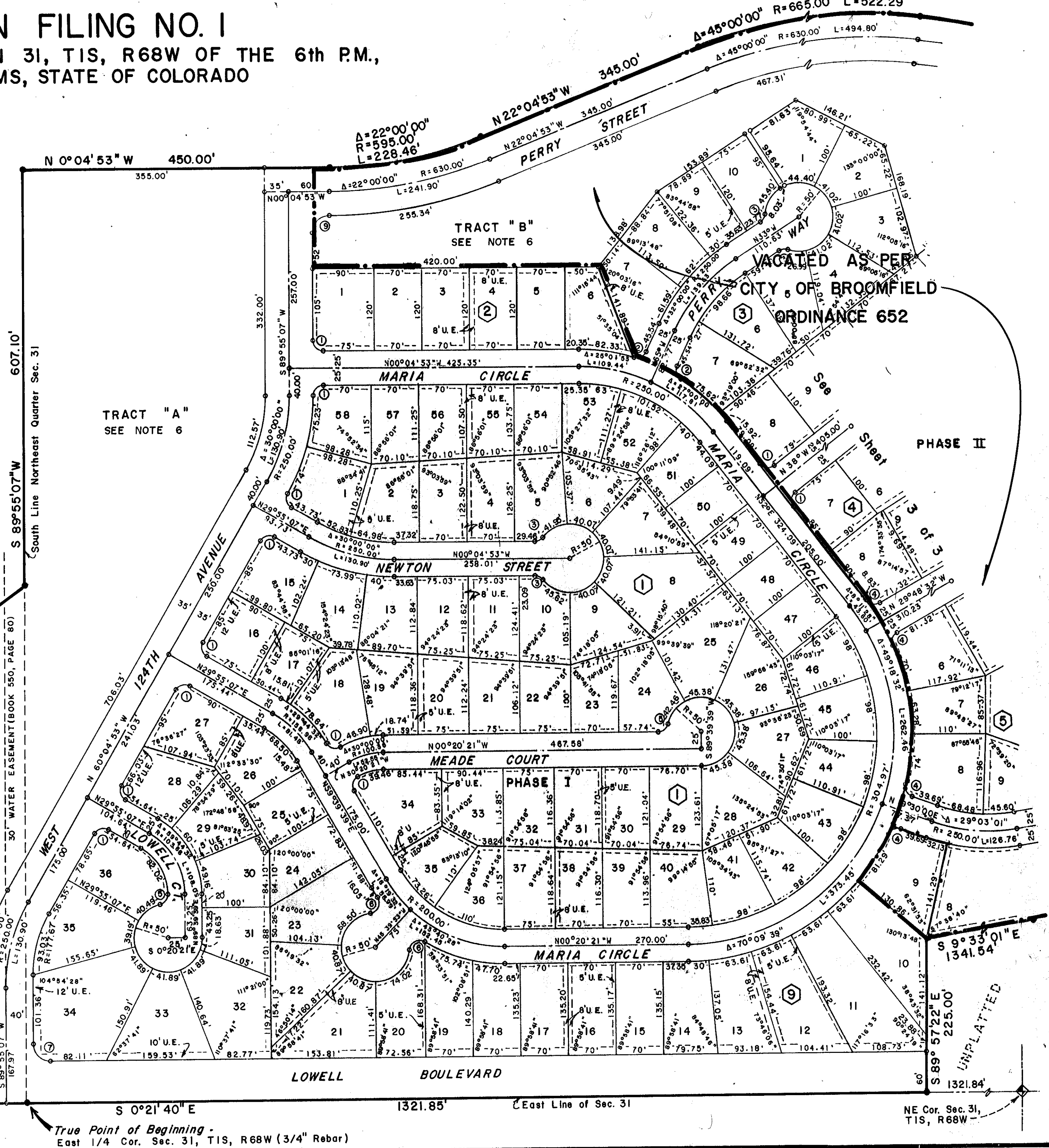
BRANDYWINE SUBDIVISION FILING NO. 1

PART OF THE EAST HALF OF SECTION 31, T1S, R68W OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3



NO.	DELTA	RADIUS	LENGTH
1.	90°00'00"	15.00'	23.56'
2.	82°04'19"	15.00'	21.49'
3.	52°01'13"	15.00'	13.62'
4.	84°47'03"	15.00'	22.20'
5.	76°39'28"	15.00'	20.07'
6.	116°18'04"	15.00'	30.43'
7.	90°18'47"	25.00'	39.39'
8.	89°48'33"	25.00'	39.19'
9.	90°00'00"	25.00'	39.27'



True Point of Beginning -
East 1/4 Cor. Sec. 31, T1S, R68W (3/4" Rebar)