

REDLEAF FILING NO.1 – REPLAT E MINOR SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 72 AND 73 OF REDLEAF FILING NO. 1
 A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 30,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Recorded at Reception
 No. 2003024886 on 12.30.03

LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned, being the owners of Lots 72 and 73, Redleaf Filing No. 1, City and County of Broomfield, State of Colorado.

Containing 1.036 acres, more or less.

Has laid out, platted and subdivided the above described land, under the name and style of Redleaf Filing No. 1 Replat E Minor Subdivision; and by these presents dedicates, grants and conveys in fee simple to the City and County of Broomfield for public use the streets, rights-of-way, and public ways as shown on the plat; and grants to the City and County of Broomfield all easements as shown or noted on the plat for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.

OWNER AND SUBDIVIDER: RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

By: Charles R. Ballock, President

ATTEST: Lewis G. Holtzclaw
 By: Lewis G. Holtzclaw, Secretary

State of Colorado)
 County of Broomfield) ss

The foregoing dedication was acknowledged before me this 12th day of NOV, 2003

by Charles R. Ballock as President and Lewis G. Holtzclaw as Secretary, Red Leaf Development Company, Inc.

My commission expires: 7/30/06

Witness my hand and official seal



OWNER AND SUBDIVIDER: Homes at Red Leaf, LLC, a Colorado Limited Liability Company

By: Steve Bana, President of Homes at Red Leaf, LLC, Manager of Cluster Homes at Redleaf

ATTEST: John F. Ammon, V.P.

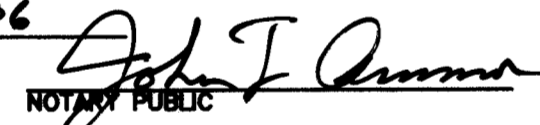
State of Colorado)
 County of Broomfield) ss

The foregoing dedication was acknowledged before me this 12th day of NOVEMBER, 2003

by Steve Bana as President and John F. Ammon as Vice President, Homes at Red Leaf, LLC, Manager of Cluster Homes at Redleaf.

My commission expires: 4/15/06

Witness my hand and official seal



JOHN F. AMMON
 NOTARY PUBLIC
 STATE OF COLORADO

My Commission Expires 2/25/2006

LENDER: KEYBANK, NA

By: James L. Mearns

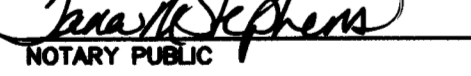
State of Colorado)
 County of Denver) ss

The foregoing dedication was acknowledged before me this 27th day of NOV, 2003

by James L. Mearns as Assistant V.P., Keybank, NA

My commission expires: 11-01-2006

Witness my hand and official seal



LENDER: First National Bank of Colorado

By: Karen M. Korman

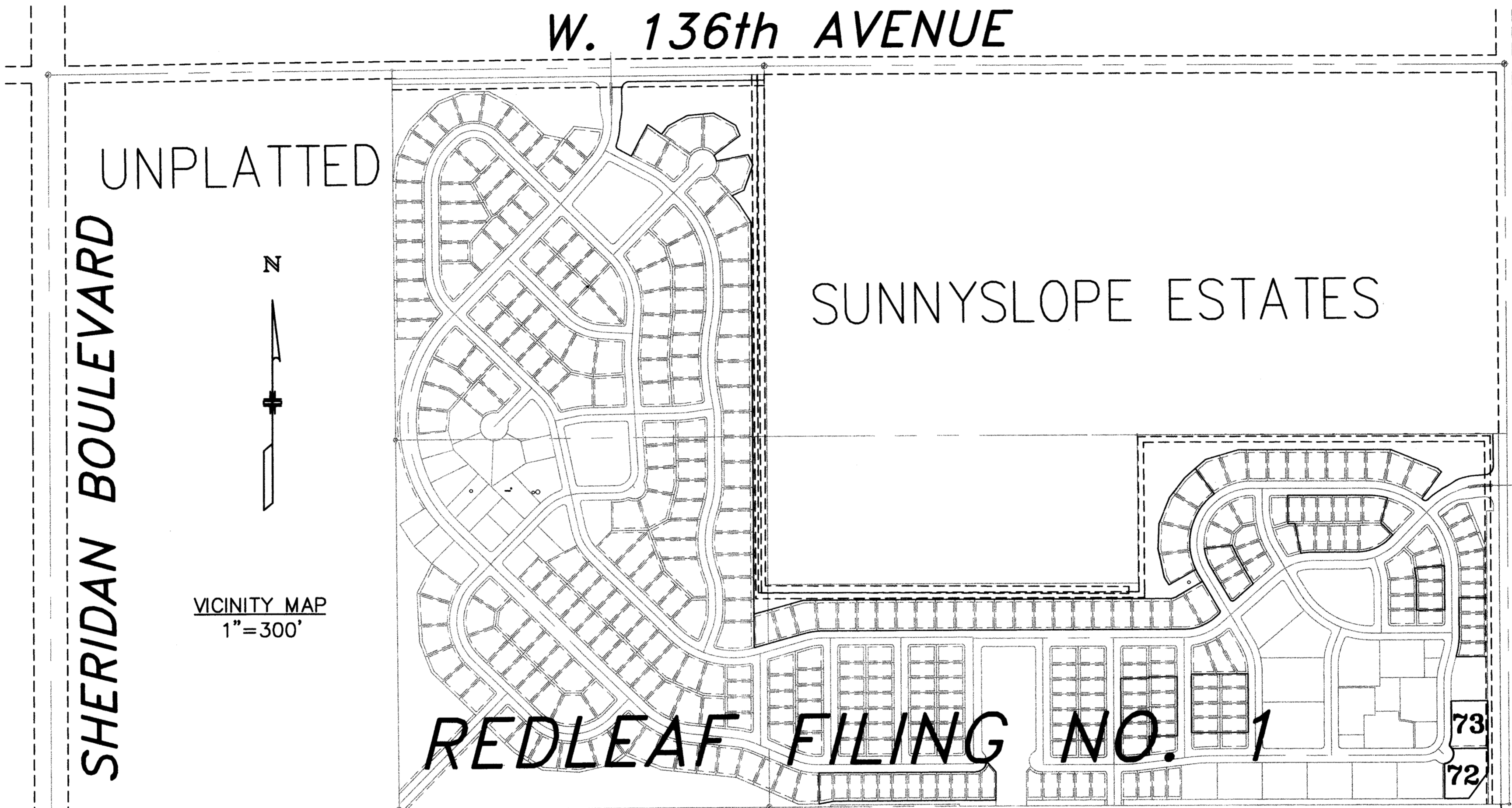
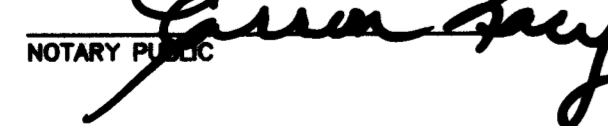
State of Colorado)
 County of Broomfield) ss

The foregoing dedication was acknowledged before me this 22nd day of NOVEMBER, 2003

by Karen M. Korman V.P., First National Bank

My commission expires: 7-7-2008

Witness my hand and official seal



NOTES:

- 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 such defect. In no event, may action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Basis of Bearing: For the purpose of this description the bearings are based the line between NGS monuments NGS-1413 and NGS-V411 as bearing South 38°18'41" East.
- This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, C.V.L. Consultants, Inc. relied upon Title Commitment No. AB70019290 issued by Old Republic National Title Insurance Company dated May 22, 2003 at 5:00 P.M.

ATTORNEY'S CERTIFICATE

I, Alan S. Lott, an Attorney at Law licensed to practice in the State of Colorado represent to the City and County of Broomfield that the owner and subdivider dedicating any streets, easement, right of way, parcel or tract herein owns them in fee simple, free and clear of all liens and encumbrances, and the City and County of Broomfield may rely upon this representation in accepting such dedications.

(Name) _____
 Registration Number: 318
 Date: 8/25/2003

APPROVALS:

This Minor Subdivision Plat is approved and accepted by the City and County of Broomfield, Colorado this _____ day of _____, 2003, A.D.

Jamoc Black
 DIRECTOR OF COMMUNITY DEVELOPMENT
 CITY MANAGER

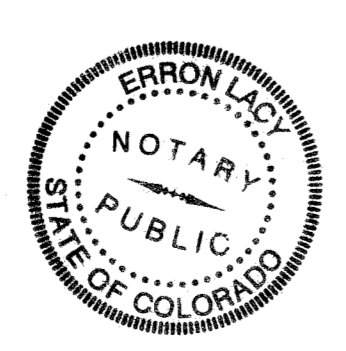
SURVEYOR'S CERTIFICATE

I, George A. Robinson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify this plat, Redleaf Filing No. 1 – Replat E, truly and correctly represent the result of survey made under my supervision and has been performed in accordance with Colorado State Law.

George A. Robinson, PLS 35563
 For and On Behalf of C.V.L. Consultants of Colorado, Inc.
 7901 E. Belleview Ave., Suite 150
 Englewood, CO 80111



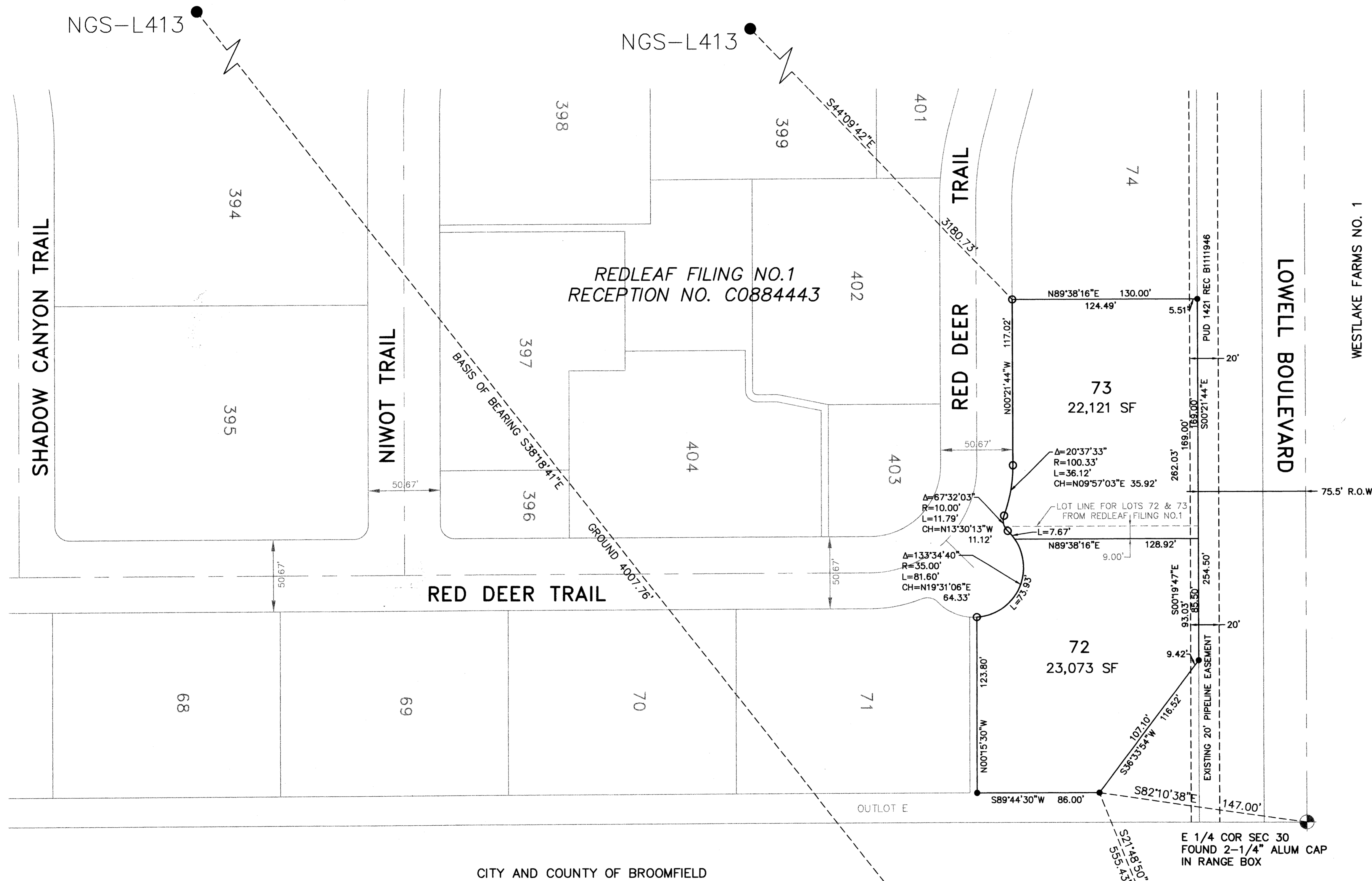
SHEET INDEX
 SHEET 1 COVER
 SHEET 2 REPLAT LOTS 72 & 73



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| REDLEAF FILING NO.1 – REPLAT E MINOR SUBDIVISION OWNER/SUBDIVIDER RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION 2500 Arapahoe Ave., Suite 220 Boulder, Co. 80302 & CLUSTER HOMES AT RED LEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY 5020 Courtney Way Suite A Lafayette, Co. 80026 | |
| JOB NO. 00800301 DATE: 11/06/03 | 7901 E. Belleview Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9546 |
| SHEET 1 OF 2 | |

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 A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 30,
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LEGEND

- REBAR AND CAP LS# 16406
- 1' OFFSET BRASS TAG SET IN SIDEWALK
- ⊕ SECTION CORNER AS NOTED

NGS-L413
 GROUND N:1222852.06 E:3129022.56
 GRID N:1222506.79 E:3128139.08
 LATITUDE: N 39°56'35.722"
 LONGITUDE: W 105°02'34.7624"

NGS-V411
 GROUND N:1219707.36 E:3131507.11
 GRID N:1219362.98 E:3130622.93
 LATITUDE: N 39°56'04.5255"
 LONGITUDE: W 105°02'03.0837"

EAST 1/4 COR SEC 30
 GROUND N:1220203.01 E:3131446.35
 GRID N:1219858.49 E:3130582.19
 LATITUDE: N 39°56'09.4256"
 LONGITUDE: W 105°02'03.8299"

SE CORNER LOT 72
 GROUND N:1220223.02 E:3131300.72
 GRID N:1219878.49 E:3130416.60
 LATITUDE: N 39°56'09.6308"
 LONGITUDE: W 105°02'03.8977"

NW CORNER LOT 73
 GROUND N:1220570.28 E:3131238.53
 GRID N:1220225.85 E:3130354.42
 LATITUDE: N 39°56'13.0649"
 LONGITUDE: W 105°02'06.4725"


The Colorado Coordinate System hereon shown is defined as First Order, Class 2, 1:50,000 as described in the "Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques and/or Standards and Specifications for Geodetic Control Networks" by the Federal Geodetic Control Committee.

To reduce Ground Modified Coordinates to State Plane Grid, a conversion factor of 0.99971765 is applied.
 Ground x 0.99971765 = Grid.

REDLEAF FILING NO.1 – REPLAT E
MINOR SUBDIVISION

SCALE 1"=40'

JOB NO. 00800301
DATE: 11/06/03


CVL
 CONSULTANTS OF COLORADO, INC.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING

7901 E. Belview Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

SHEET 2 OF 2