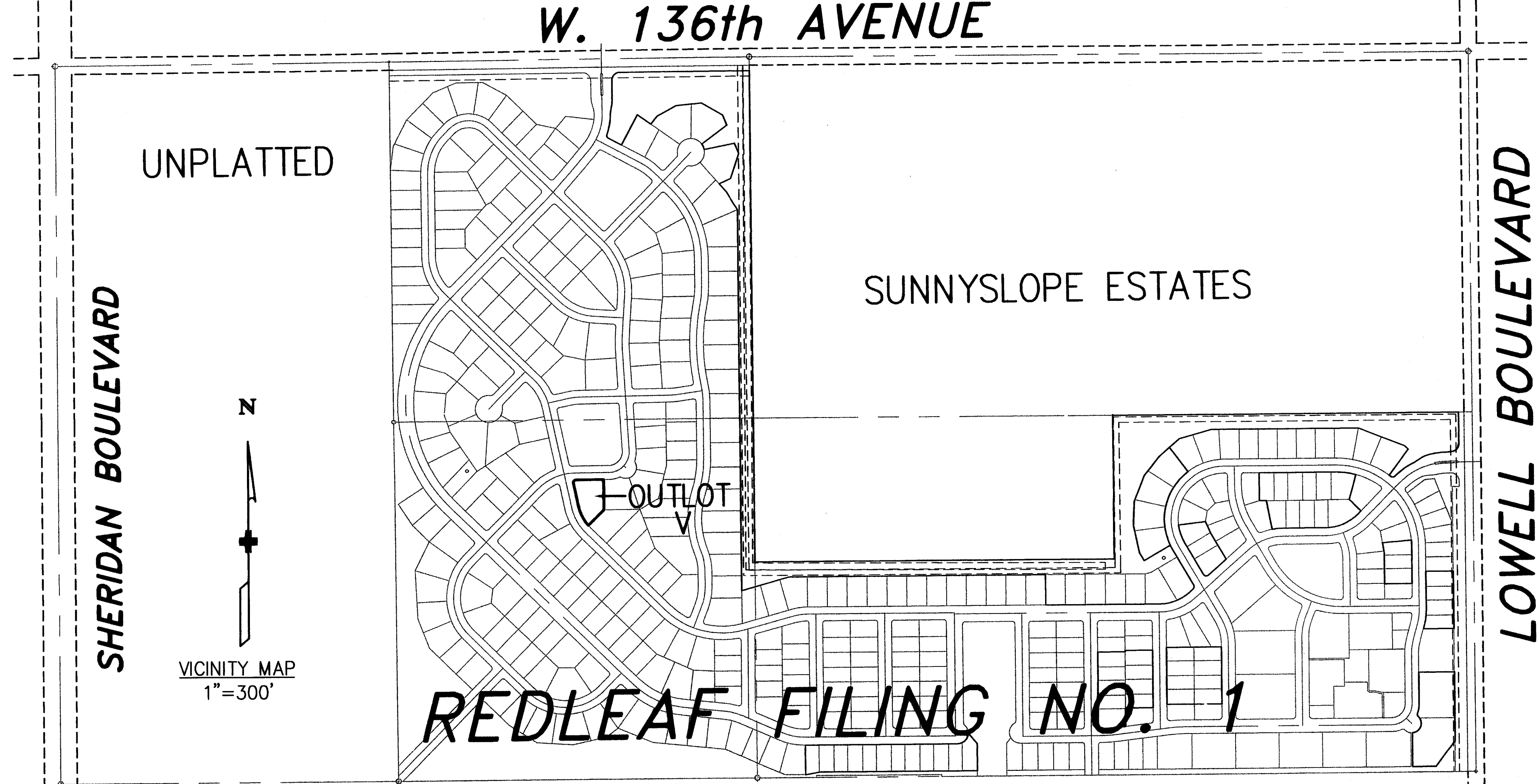


Receipt # 2004017447  
29 Nov 2004

# REDLEAF FILING NO.1 - REPLAT I

A REPLAT OF OUTLOT V OF REDLEAF FILING NO. 1  
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER  
OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

## W. 136th AVENUE



### LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF OUTLOT V, REDLEAF FILING NO. 1; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 13,967 SQUARE FEET OR 0.321 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND RESUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "REDLEAF FILING NO. 1 - REPLAT I"; 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 ALL OTHER PUBLIC WAYS AS SHOWN ON THIS 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 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

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

BY: Charles R. Bellock  
CHARLES R. BELLOCK, PRESIDENT

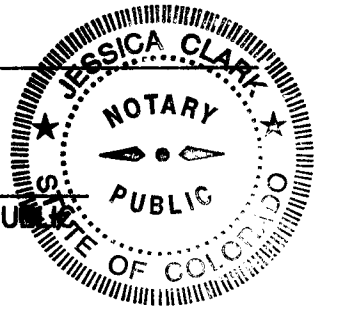
ATTEST: Lewis G. Holtsclaw  
BY: LEWIS G. HOLTSCLAW, SECRETARY

STATE OF COLORADO )  
COUNTY OF Boulder )SS  
CITY OF Boulder )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF November, 2004

BY CHARLES R. BELLOCK AS PRESIDENT AND LEWIS G. HOLTSCLAW AS SECRETARY, RED LEAF DEVELOPMENT COMPANY, INC.

MY COMMISSION EXPIRES: 7/30/06  
WITNESS MY HAND AND OFFICIAL SEAL



LENDER: KEYBANK, NA

BY: Tammy Naccarato  
BY: TAMMY NACCARATO, AVP

STATE OF COLORADO )  
COUNTY OF Boulder )SS  
CITY OF Boulder )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>th</sup> DAY OF November, 2004

BY Tammy Naccarato AS AVP

MY COMMISSION EXPIRES: 6-10-06  
WITNESS MY HAND AND OFFICIAL SEAL

BY: Christina Patterson  
NOTARY PUBLIC

# REDLEAF FILING NO. 1

### SHEET INDEX

- SHEET 1 COVER
- SHEET 2 GPS TIES
- SHEET 3 REPLAT OF OUTLOT V

CITY AND COUNTY OF BROOMFIELD

### 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.
- 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 CIVIL CONSULTANTS, INC. RELIED UPON COMMITMENT NUMBER FBS70055575 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: MARCH 26, 2004 AT 5:00 P.M.
- BASIS OF BEARINGS: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE LINE BETWEEN NGS MONUMENTS NGS-L413 AND NGS-V411 AS BEARING SOUTH 38°18'41" EAST.
- DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO THE FRONT AND REAR LOT LINES, WIDTH AS SHOWN.
- FIVE FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO THE SIDE LOT LINES.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

### ATTORNEY'S CERTIFICATE:

I, Alan B. 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 HEREON 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.

BY: Alan B. Lott  
ATTORNEY AT LAW

DATE: 11-12-04

REGISTRATION NUMBER: 318

### LAND USE REVIEW COMMISSION CERTIFICATE:

THIS REPLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE COMMISSION THIS 13<sup>th</sup> DAY OF September, 2004, A.D.

BY: John Mal CHAIRMAN  
Ronald Berglund SECRETARY

### CITY COUNCIL CERTIFICATE:

THIS REPLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, THIS 26<sup>th</sup> DAY OF October, 2004, A.D.

BY: Kim Stewart MAYOR  
Vicki Hays CITY CLERK

### SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT, REDLEAF FILING NO. 1 - REPLAT I, TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

BY: George A. Robinson  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.

REGISTRATION NUMBER: 05593  
EXPIRES: 11/9/04

REDLEAF FILING NO.1 - REPLAT I

OWNER/SUBDIVIDER  
RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION  
2500 Arapahoe Ave., Suite 220  
Boulder, Co. 80302

JOB NO. 00800301  
DATE: 09/23/04

SHEET 1 OF 3

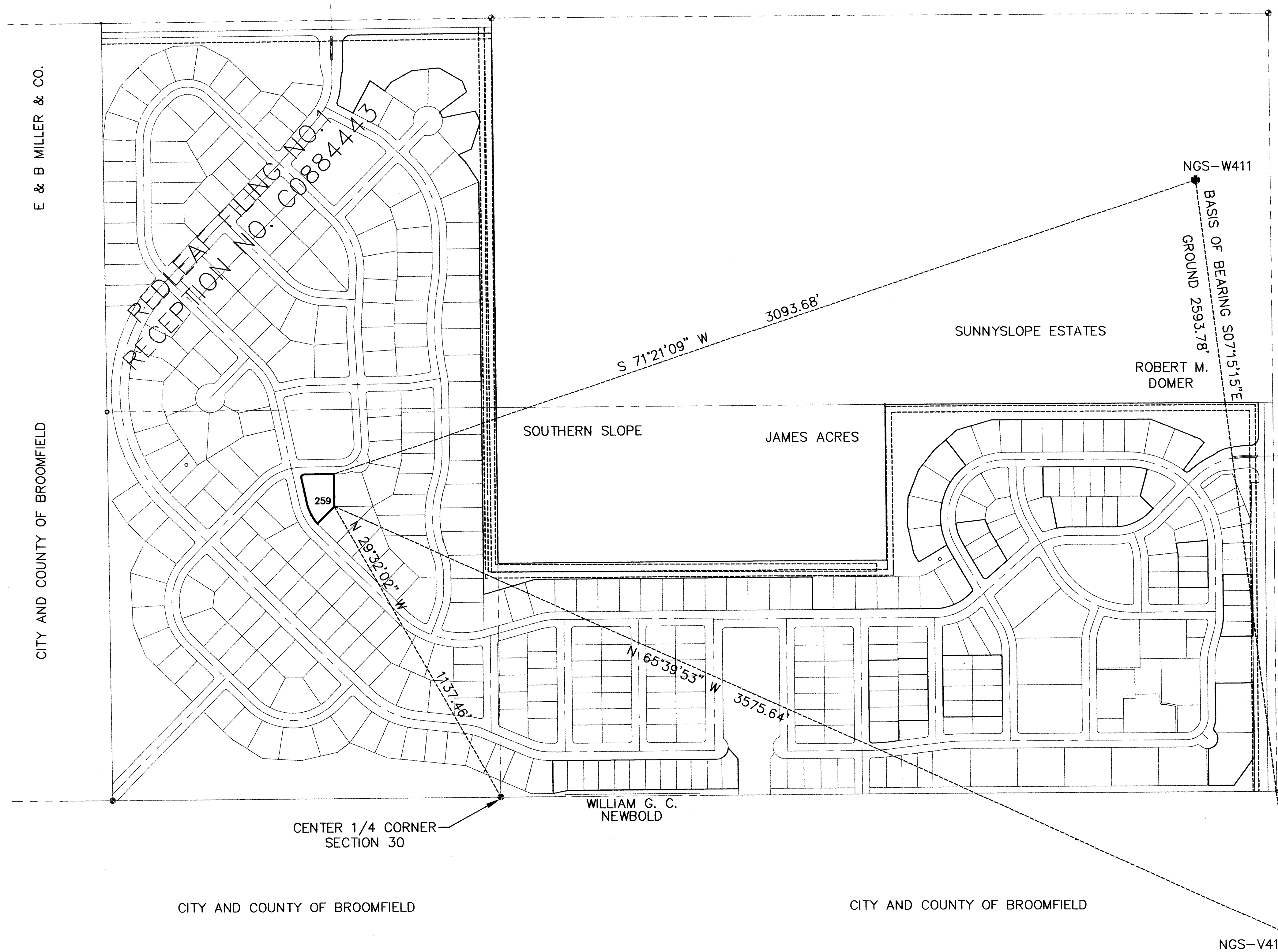
7901 E. Bellevue Avenue  
Suite 150  
Englewood, CO 80111  
Tel: (720) 482-9526  
Fax: (720) 482-9546

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

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 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

W. 136th AVENUE



NGS-W411  
 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"  
 NGS-W411  
 GROUND N:1222280.39 E:3131179.60  
 GRID N:1221935.27 E:3130295.50  
 LATITUDE: N 39°56'29.9634"  
 LONGITUDE: W 105°02'07.1140"  
 CENTER 1/4 COR SEC 30  
 GROUND N:1220191.12 E:3128809.87  
 GRID N:1219846.60 E:3127926.44  
 LATITUDE: N 39°56'09.4435"  
 LONGITUDE: W 105°02'37.6680"  
 SE COR 259  
 GROUND N:1221180.79 E:3128249.17  
 GRID N:1220835.99 E:3127365.90  
 LATITUDE: N 39°56'19.2463"  
 LONGITUDE: W 105°02'44.7972"  
 NE COR 259  
 GROUND N:1221291.20 E:3128249.32  
 GRID N:1220946.38 E:3127365.08  
 LATITUDE: N 39°56'20.3395"  
 LONGITUDE: W 105°02'44.8007"

The Colorado Coordinate System herein shown is defined as Second Order, Class 1, 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.

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 2500 Arapahoe Ave., Suite 220  
 Boulder, Co. 80302

JOB NO. 00800301  
 DATE: 09/23/04

SHEET 2 OF 3

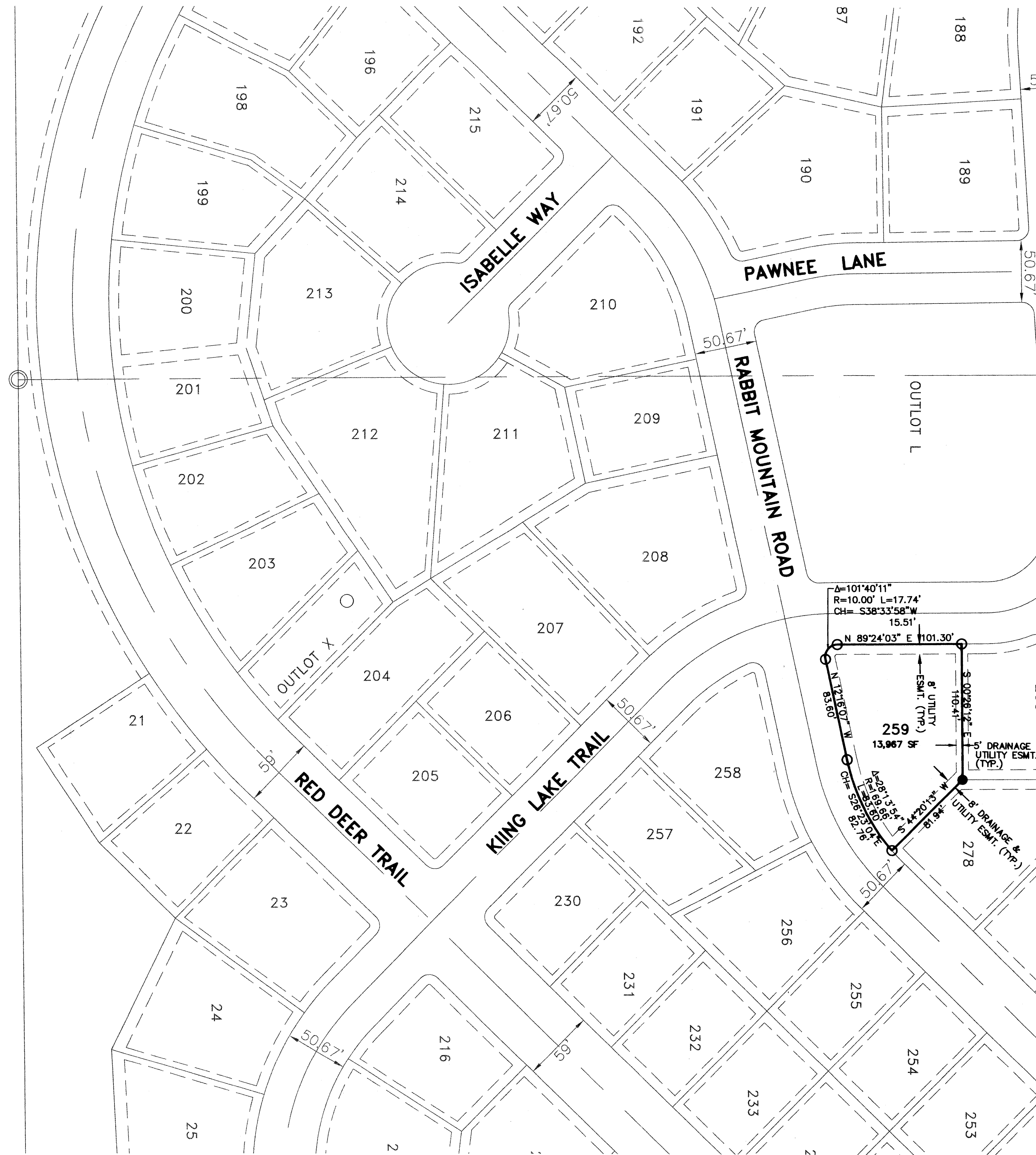
7901 E. Bellevue Avenue  
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**LEGEND**

- REBAR AND CAP LS# 16406
- 1" OFFSET BRASS TAG SET IN SIDEWALK

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SHEET 3 OF 3