

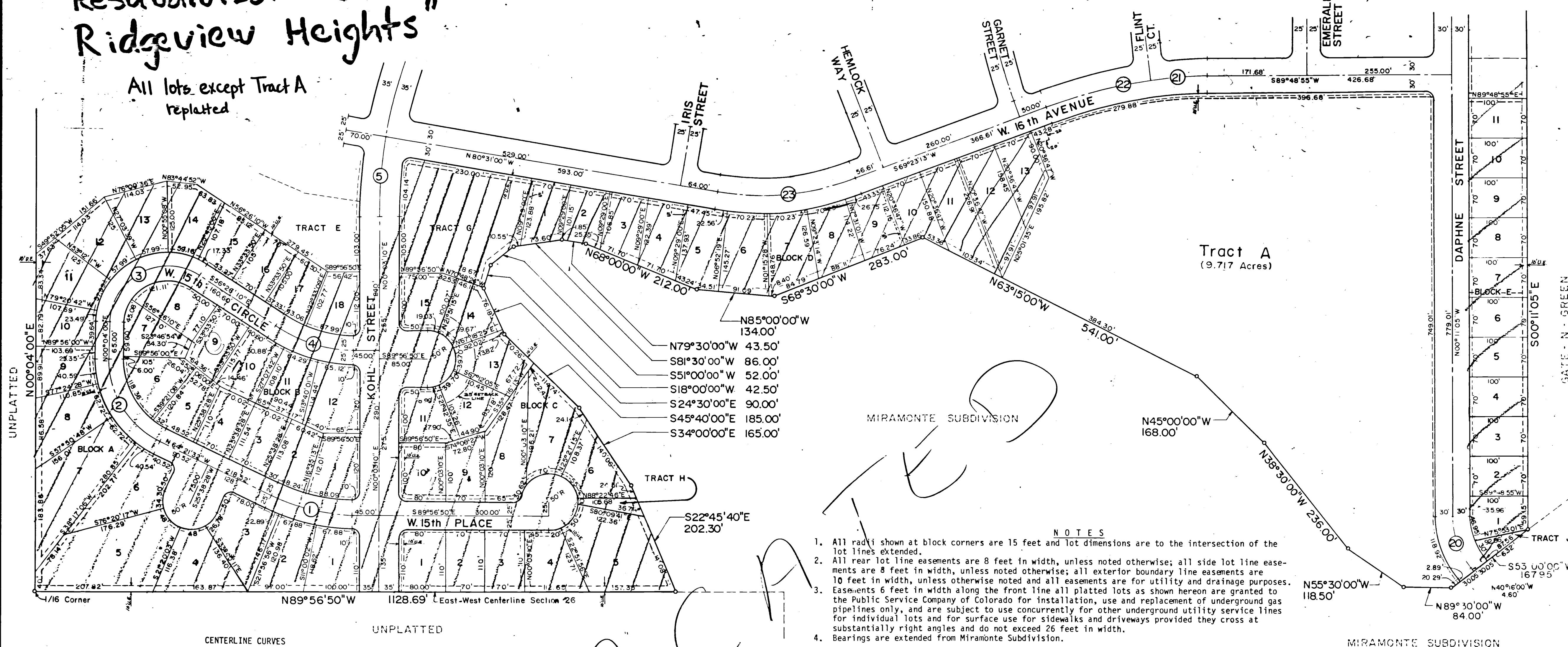
See:
"Resubdivision of
Ridgeview Heights"

RIDGEVIEW HEIGHTS

A SUBDIVISION OF PART OF THE NORTH ONE- HALF OF SECTION 26,
T.1S, R.69W. OF THE 6TH PM, COUNTY OF BOULDER, STATE OF COLORADO

Resubdivided
See rack #7

All lots except Tract A
replatted



- NOTES
1. All radii shown at block corners are 15 feet and lot dimensions are to the intersection of the lot lines extended.
 2. All rear lot line easements are 8 feet in width, unless noted otherwise; all side lot line easements are 8 feet in width, unless noted otherwise; all exterior boundary line easements are 10 feet in width, unless otherwise noted and all easements are for utility and drainage purposes.
 3. Easements 6 feet in width along the front line all platted lots as shown hereon are granted to the Public Service Company of Colorado for installation, use and replacement of underground gas pipelines only, and are subject to use concurrently for other underground utility service lines for individual lots and for surface use for sidewalks and driveways provided they cross at substantially right angles and do not exceed 26 feet in width.
 4. Bearings are extended from Miramonte Subdivision.

CENTERLINE CURVES				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	25°35'18"	330.27'	75.00'	147.50'
2	64°25'32"	158.72'	100.00'	178.47'
3	123°29'50"	102.10'	190.01'	220.07'
4	33°30'40"	249.07'	74.99'	145.68'
5	09°25'50"	850.00'	70.11'	139.90'
6	15°44'26"	850.00'	117.50'	233.52'
7	15°44'26"	850.00'	117.50'	233.52'
8	18°15'10"	850.00'	117.50'	233.52'
9	02°20'42"	850.00'	174.00'	270.78'
10	27°05'04"	460.00'	110.79'	217.45'
11	20°49'56"	460.00'	84.56'	167.25'
12	60°25'45"	422.59'	246.10'	445.70'
13	39°48'10"	350.00'	126.70'	243.13'
14	13°19'15"	318.40'	37.18'	74.02'
15	16°15'00"	186.45'	26.62'	52.88'
16	50°00'00"	146.02'	68.09'	127.43'
17	33°45'00"	400.00'	121.34'	235.62'
18	40°00'00"	400.00'	145.59'	279.25'
19	40°04'55"	140.00'	51.07'	97.94'
20	06°45'00"	815.00'	48.06'	96.01'
21	13°40'42"	815.00'	97.75'	194.57'
22	30°05'47"	465.00'	125.01'	244.26'
23	39°07'13"	281.45'	100.00'	192.17'
24	41°27'47"	264.20'	100.00'	191.19'
25	90°00'00"	150.00'	150.00'	235.62'
26	33°26'10"	251.34'	75.49'	146.67'
27	28°13'16"	251.34'	63.18'	123.80'
28	33°26'10"	216.41'	65.00'	126.29'
29	20°45'34"	409.38'	74.99'	148.33'
30	61°39'26"	167.56'	100.00'	180.31'
31	35°30'00"	303.25'	100.00'	193.19'
32	28°18'47"	300.00'	75.67'	148.25'
33	06°00'00"	572.43'	30.00'	59.54'
34	14°27'55"	205.24'	26.05'	51.82'
35	33°21'42"	300.00'	89.89'	174.68'
36	90°00'00"	100.00'	100.00'	157.08'
37	90°00'00"	100.00'	100.00'	157.08'
38	39°50'46"	290.00'	105.11'	201.68'
39	34°09'19"	100.00'	30.72'	59.61'
40	73°45'00"	225.00'	168.78'	289.62'
41	06°45'00"	847.84'	50.00'	99.88'
42	36°40'42"	547.79'	181.58'	350.67'
43	01°47'00"	707.23'	11.01'	22.01'
44	71.06'13"	285.00'	203.68'	353.68'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED AS OWNERS OF A PART OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST-ONE-QUARTER (NE 1/4) AND A PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 26 (S26), TOWNSHIP 1 SOUTH (T1S), RANGE 69 WEST (R69W) OF THE SIXTH PRINCIPAL MERIDIAN (6th P.M.), COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE W 1/2 OF THE NE 1/4 OF SAID SECTION 26; THENCE S0°11'05"E ALONG THE EAST LINE OF THE W 1/2 OF SAID NE 1/4 A DISTANCE OF 254.17 FEET TO THE NORTH LINE OF OUTLOT D, MIRAMONTE SUBDIVISION; THENCE S53°00'00"W ALONG SAID NORTH LINE OF OUTLOT D A DISTANCE OF 167.95 FEET; THENCE N89°30'00"W ALONG SAID NORTH LINE A DISTANCE OF 84.00 FEET; THENCE N55°30'00"W ALONG SAID NORTH LINE A DISTANCE OF 118.50 FEET; THENCE N53°00'00"W ALONG SAID NORTH LINE A DISTANCE OF 236.00 FEET; THENCE N45°00'00"W ALONG SAID NORTH LINE A DISTANCE OF 168.00 FEET; THENCE N63°15'00"W ALONG SAID NORTH LINE A DISTANCE OF 541.00 FEET; THENCE S89°30'00"W ALONG SAID NORTH LINE A DISTANCE OF 283.00 FEET; THENCE N85°00'00"W ALONG SAID NORTH LINE A DISTANCE OF 134.00 FEET; THENCE N68°00'00"W ALONG SAID NORTH LINE A DISTANCE OF 212.00 FEET; THENCE N79°30'00"W ALONG SAID NORTH LINE A DISTANCE OF 43.50 FEET; THENCE S81°30'00"W ALONG SAID NORTH LINE A DISTANCE OF 86.00 FEET; THENCE S51°00'00"W ALONG THE WEST LINE OF SAID OUTLOT D A DISTANCE OF 52.00 FEET; THENCE S18°00'00"W ALONG SAID WEST LINE A DISTANCE OF 42.50 FEET; THENCE S24°30'00"E ALONG SAID WEST LINE A DISTANCE OF 90.00 FEET; THENCE S45°40'00"E ALONG THE SAID WEST LINE A DISTANCE OF 185.00 FEET; THENCE S34°00'00"E ALONG SAID WEST LINE A DISTANCE OF 165.00 FEET; THENCE S22°45'40"E ALONG SAID WEST LINE A DISTANCE OF 202.30 FEET; MORE OR LESS, TO THE SOUTH LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 26; THENCE N89°56'50"W ALONG THE SOUTH LINE OF THE E 1/2 OF THE NW 1/4 OF SAID SECTION 26 A DISTANCE OF 1128.69 FEET TO THE WEST LINE OF SAID E 1/2; THENCE N0°04'00"E ALONG THE WEST LINE OF SAID E 1/2 A DISTANCE OF 2647.93 FEET TO THE NORTH LINE OF SECTION 26; THENCE N89°29'30"E ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 1305.28 FEET; THENCE S89°46'40"E ALONG THE NORTH LINE OF SECTION 26 A DISTANCE OF 1311.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 144.685 ACRES, MORE OR LESS, HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "RIDGEVIEW HEIGHTS" AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC THE STREETS, AVENUES, WAYS, PLACES, CIRCLES AND TRACTS D, E, F, G, H AND J HEREON SHOWN.

WESTERN VENTURES CO. OF BOULDER, COLORADO
TRANSAMERICA DEVELOPMENT CO.
HOLDERS OF DEED OF TRUST.

Charles R. Johnson
Manuel R. Santos
Manuel R. Santos
Manuel R. Santos

STATE OF COLORADO)
COUNTY OF Jefferson)

The foregoing was acknowledged before me this 14th day of December, 1978,
by Charles R. Johnson of Western Ventures Co. Witness my hand and seal.

My commission expires 3/12/81
George A. Williams, Notary Public

STATE OF California)
COUNTY OF Los Angeles)

The foregoing was acknowledged before me this 30th day of November, 1978,
by E.F. O'Connor & Manuel R. Santos of Transamerica Development Co. Witness my hand and seal.

My commission expires July 18, 1980
Deana Lee Smith, Notary Public

I, William A. Low, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all lands hereinabove dedicated and shown upon the within plat as public ways, places, streets, avenues and easements and that title to such land is in the dedicators, free and clear of all liens and encumbrances except as shown hereon, dated this 7th day of December, 1978.

William A. Low
ATTORNEY AT LAW

Michael D. McMillan
BROOMFIELD CITY ENGINEER

Donald E. May
PUBLIC SERVICE COMPANY OF COLORADO

Alfred J. Jensen
MOUNTAIN STATES TELEPHONE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS _____ DAY OF _____, 1978.

James J. Ford
CHAIRMAN

Robert J. Grogan
SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 14th DAY OF December, 1978.

Walter P. Rogers
MAYOR

Robert J. Grogan
CITY CLERK

I, ROBERT J. GROGAN, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF RIDGEVIEW HEIGHTS WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACTS AND THE MONUMENTS DO ACTUALLY EXIST.

Robert J. Grogan
ROBERT J. GROGAN, P.E., L.S. 1971

OFFICIAL SEAL
VERNA LEE SMITH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 18, 1980

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 20th DAY OF December, 1978, AT 1:36 O'CLOCK P. M. AND WAS RECORDED IN PLAT FILE P-7 F-4 #1 AT MAP 1042, RECEPTION NO. 315047

Charles Houston
COUNTY CLERK AND RECORDER

CLIF WING NUT MILK

**Partially Sterilized
Vaccated**

WING NUT MILK CO. • 601 E. CHURCH ST. •
REFRIGERATE & CONSUME IMMEDIATELY

PRESSURE TEST OF MARCH 28, 1941.