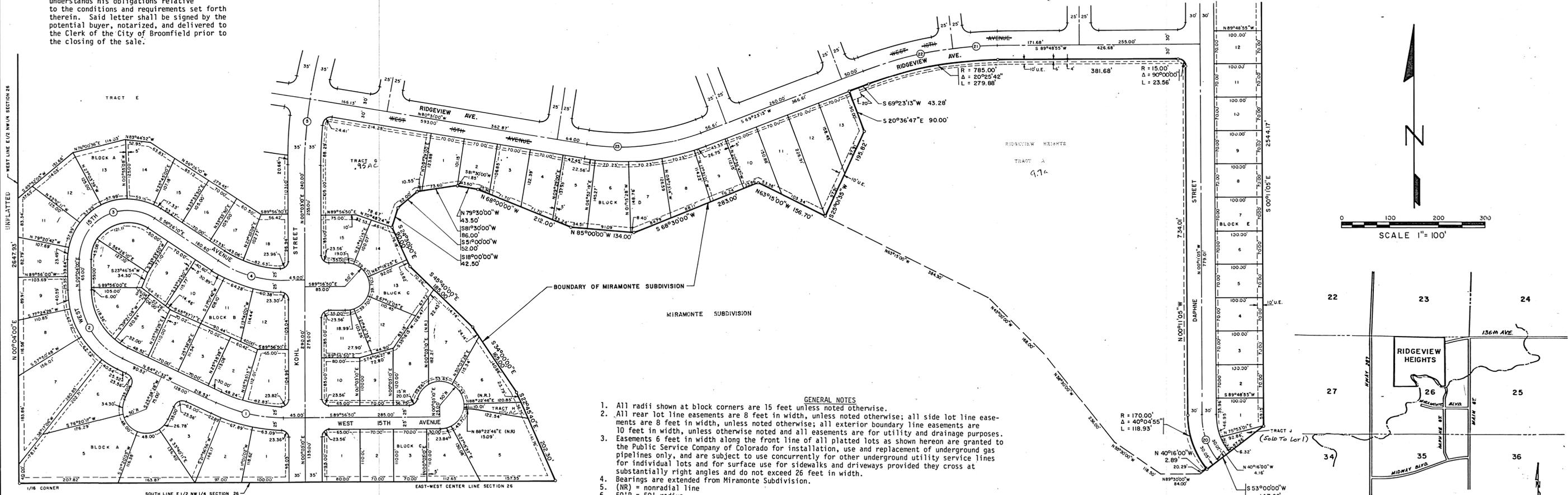


# A RESUBDIVISION OF RIDGEVIEW HEIGHTS

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

Prior to the sale of any or all undeveloped portions of the Subdivision, the developer, his successors and assigns, shall obtain from any potential buyer, a letter in which said potential buyer acknowledges that he is aware of the Subdivision Agreement for the subdivision shown hereon and that he understands his obligations relative to the conditions and requirements set forth therein. Said letter shall be signed by the potential buyer, notarized, and delivered to the Clerk of the City of Broomfield prior to the closing of the sale.



- GENERAL NOTES**
- All radii shown at block corners are 15 feet unless noted otherwise.
  - 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.
  - Easements 6 feet in width along the front line of 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.
  - Bearings are extended from Miramonte Subdivision.
  - (NR) = nonradial line
  - 50'R = 50' radius

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THE SUBDIVISION KNOWN AS "RIDGEVIEW HEIGHTS" LOCATED IN THE COUNTY OF BOULDER, STATE OF COLORADO AND RECORDED THE 20TH DAY OF DECEMBER 1978, HAVE Laid out, PLATTED AND RESUBDIVIDED SAID RIDGEVIEW HEIGHTS (EXCEPT THAT PORTION THEREOF KNOWN AS "TRACT E" CONTAINING 134.968 ACRES MORE OR LESS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A RESUBDIVISION 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.

**LEGAL DESCRIPTION**

A PART OF THE NORTH 1/2 OF SECTION 26, T.1S., R.69W., OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE S00°11'05"E ALONG THE EAST LINE OF THE W 1/2 OF SAID NORTH-EAST 1/4 A DISTANCE OF 2544.17 FEET TO THE BOUNDARY OF "MIRAMONTE SUBDIVISION"; THENCE S53°00'00"W ALONG SAID BOUNDARY A DISTANCE OF 14.66 FEET TO THE BOUNDARY OF TRACT A, RIDGEVIEW HEIGHTS; THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING 9 COURSES: (1) N40°16'00"W A DISTANCE OF 2.89 FEET TO A TANGENT CURVE; (2) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 40°04'55", AN ARC DISTANCE OF 118.93 FEET TO A TANGENT LINE; (3) THENCE ALONG SAID TANGENT N00°11'05"W A DISTANCE OF 724.01 FEET TO A TANGENT CURVE; (4) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO A TANGENT LINE; (5) THENCE ALONG SAID TANGENT S89°48'55"W A DISTANCE OF 381.68 FEET TO A TANGENT CURVE; (6) THENCE ALONG SAID CURVE HAVING A RADIUS OF 785.00 FEET AND A CENTRAL ANGLE OF 20°25'42", AN ARC DISTANCE OF 279.88 FEET TO A TANGENT LINE; (7) THENCE ALONG SAID TANGENT S69°23'13"W A DISTANCE OF 43.28 FEET; (8) THENCE S20°36'47"E A DISTANCE OF 90.00 FEET; (9) THENCE S25°01'35"W A DISTANCE OF 195.82 FEET TO THE BOUNDARY OF MIRAMONTE SUBDIVISION; THENCE LEAVING THE BOUNDARY OF SAID TRACT A, RIDGEVIEW HEIGHTS AND ALONG SAID BOUNDARY OF MIRAMONTE SUBDIVISION THE FOLLOWING 12 COURSES: (1) N63°15'00"W A DISTANCE OF 156.70 FEET; (2) THENCE S68°30'00"W A DISTANCE OF 283.00 FEET; (3) THENCE N85°00'00"W A DISTANCE OF 134.00 FEET; (4) THENCE N68°00'00"W A DISTANCE OF 212.00 FEET; (5) THENCE N79°30'00"W A DISTANCE OF 43.50 FEET; (6) THENCE S81°30'00"W A DISTANCE OF 86.00 FEET; (7) THENCE S51°00'00"W A DISTANCE OF 52.00 FEET; (8) THENCE S18°00'00"W A DISTANCE OF 42.50 FEET; (9) THENCE S24°30'00"E A DISTANCE OF 90.00 FEET; (10) THENCE S45°40'00"E A DISTANCE OF 185.00 FEET; (11) THENCE S34°00'00"E A DISTANCE OF 165.00 FEET; (12) THENCE S22°45'40"E A DISTANCE OF 202.30 FEET TO THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 26; THENCE LEAVING THE BOUNDARY OF MIRAMONTE SUBDIVISION AND ALONG SAID SOUTH LINE, N89°56'50"W A DISTANCE OF 1128.69 FEET TO THE WEST LINE OF SAID EAST 1/2; THENCE N00°04'00"E ALONG THE WEST LINE OF SAID EAST 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 TO THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE S89°46'40"E ALONG SAID NORTH LINE A DISTANCE OF 1311.33 FEET TO THE POINT OF BEGINNING.

NOTE: ALL STREETS AND EASEMENTS PREVIOUSLY PLATTED UNDER THE NAME OF "RIDGEVIEW HEIGHTS" RECORDED THE 20TH DAY OF DECEMBER 1978 IN THE COUNTY OF BOULDER, EXCEPT THOSE EASEMENTS WITHIN "TRACT A" WHICH IS NOT A PART OF THIS PLAT, ARE HEREBY VACATED.

HOLDERS OF DEED OF TRUST:  
WESTERN VENTURES CO. OF BOULDER, COLORADO, A GENERAL PARTNERSHIP  
Charles R. Johnson, PARTNER

STATE OF COLORADO )  
COUNTY OF )  
The foregoing was acknowledged before me this 12th day of March, 1980,  
by Charles R. Johnson of Western Ventures Co. of Boulder, Colorado  
My commission expires 3-4-1984

WEATHERFIELD HOMES, A CALIFORNIA CORPORATION  
BY: Glen Brangle, PRESIDENT BY: W.E. Mitchell, SECRETARY

STATE OF CALIFORNIA )  
COUNTY OF )  
The foregoing was acknowledged before me this 27th day of March, 1980,  
by Glen Brangle & W.E. Mitchell of Weatherfield Homes  
My commission expires 12-27-80

CITY OF BROOMFIELD, COLORADO  
BY: \_\_\_\_\_, MAYOR BY: \_\_\_\_\_, CITY CLERK

STATE OF COLORADO )  
COUNTY OF )  
The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1980,  
by \_\_\_\_\_ of \_\_\_\_\_  
My commission expires \_\_\_\_\_, Notary Public

CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	25°35'16"	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°16'32"	850.00'	113.99'	226.62'
7	15°11'06"	850.00'	113.30'	225.27'
8	16°45'40"	850.00'	125.22'	248.66'
9	18°15'10"	850.00'	136.55'	270.78'
10	02°20'42"	850.00'	17.40'	34.79'
11	27°05'04"	460.00'	110.79'	217.45'
12	20°49'56"	460.00'	84.56'	167.25'
13	60°25'45"	422.59'	246.10'	445.70'
14	39°48'05"	350.00'	126.70'	243.13'
15	13°19'15"	318.40'	37.18'	74.02'
16	16°15'00"	186.45'	26.62'	52.88'
17	50°00'00"	146.02'	68.09'	127.43'
18	33°45'00"	400.00'	121.34'	235.62'
19	40°00'00"	400.00'	145.59'	279.25'
20	40°04'55"	140.00'	51.07'	97.94'
21	06°45'00"	815.00'	48.06'	96.01'
22	13°40'42"	815.00'	97.75'	194.57'
23	30°05'47"	465.00'	125.01'	244.26'
24	39°07'13"	270.00'	95.93'	184.35'
25	41°27'47"	250.00'	94.62'	180.92'
26	90°00'00"	130.00'	130.00'	204.20'
27	63°00'00"	260.00'	159.33'	285.89'
28	23°07'22"	200.00'	40.91'	80.71'
29	23°50'41"	296.00'	62.50'	123.19'
30	18°00'00"	400.00'	63.35'	125.66'
31	28°18'47"	300.00'	75.67'	148.25'
32	14°27'55"	205.24'	26.05'	51.82'
33	33°21'42"	272.00'	81.51'	158.38'
34	48°00'00"	100.00'	83.78'	44.52'
35	90°00'00"	100.00'	100.00'	157.08'
36	90°00'00"	100.00'	100.00'	157.08'
37	66°56'00"	100.00'	66.11'	116.82'
38	66°56'00"	100.00'	66.11'	116.82'
39	38°53'47"	100.00'	35.31'	67.89'
40	20°00'00"	100.00'	17.63'	34.91'
41	46°00'00"	100.00'	42.45'	80.29'
42	34°09'19"	100.00'	30.72'	59.61'
43	73°45'00"	225.00'	168.78'	289.62'
44	06°45'00"	847.84'	50.00'	99.88'
45	36°40'42"	547.79'	181.58'	350.67'
46	01°47'00"	707.23'	11.01'	22.01'



I, JAMES O. THORNTON, 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 LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREOF. DATED THIS 18th DAY OF MARCH, 1980.

James O. Thornton, ATTORNEY AT LAW  
William V. Hubert, BROOMFIELD CITY ENGINEER  
Wayne E. Rice, PUBLIC SERVICE COMPANY OF COLORADO  
MOUNTAIN STATES TELEPHONE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 4th DAY OF March, 1980.

John G. Simpson, CHAIRMAN  
Dit Cofield, SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 8th DAY OF April, 1980.

Mattie P. Spiker, MAYOR  
CITY CLERK

I, RICHARD TORREY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PLAT SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND THAT SAID PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACTS AND THE BOUNDARY MONUMENTS DO ACTUALLY EXIST.  
Richard Torrey, RICHARD TORREY, L. S., No. 11010

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 25th DAY OF APRIL 1980, AT 9:30 O'CLOCK A.M. AND WAS RECORDED IN PLAT FILE PAF 23-29-30 AT 11:14 A.M. RECEPTION NO. 393244 Fee: \$20.00  
Carol Taylor, DEPUTY  
Charlotte Houst, COUNTY CLERK AND RECORDER

# A RESUBDIVISION OF RIDGEVIEW HEIGHTS

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

SIMI A. GOLINSKY  
5769 GREEN OAKS  
LITTLETON, CO 80121

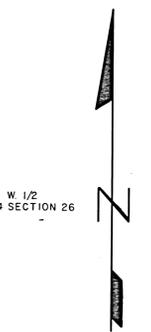
H. H. ROBERTS INVESTMENT CO.  
970 S. ONEIDA STREET  
DENVER, CO 80224

N. V. ROSSKOVINE  
C/O ROYMEST TRUSTEE CORP. LTD  
P.O. BOX 707  
GRAND CAYMEN  
BRITISH WEST INDIES

UNPLATTED

UNPLATTED

P.O.B., NE CORNER, W 1/2,  
N.E. 1/4 OF SECTION 26



0 100 200 300  
SCALE 1" = 100'



TRIANGULAR ESMT.  
RECORDED  
MAR 26, 1980  
REC. NO. 589031

GATE N - GREEN

NOTE: NO BUILDINGS  
ALLOWED ON THIS SIDE  
OF BLDG. SETBACK LINE

*W. S. Calkin, D.Sc.*  
WM. S. CALKIN, D. SC.  
CONSULTING GEOLOGIST

STATE OF COLORADO )  
COUNTY OF )  
The foregoing was acknowledged before me this  
25th day of March, 1980, by  
*Wm. S. Calkin, D.Sc.* of  
Witness my hand and seal.

My commission expires 3-4-84  
*George J. Dille*, Notary Public.

*Lean A. Brown, P.E.*  
LEAN A. BROWN, P.E.  
ENGINEERING GEOLOGIST

STATE OF COLORADO )  
COUNTY OF )  
The foregoing was acknowledged before me this  
25th day of March, 1980, by  
*Lean A. Brown, P.E.* of  
Witness my hand and seal.

My commission expires 3-4-84  
*George J. Dille*, Notary Public.



- SEE RIDGEVIEW HEIGHTS FILING NO. 1  
MINOR SUBDIVISION
- SEE FILING 4
- SEE FILING 3

SEE FILING #2  
MINOR PLAT