SPRUCE MEADOWS FILING NO. 1 REPLAT B
A REPLAT OF LOTS 37, 38, 39, 40, AND 41, SPRUCE MEADOWS FILING NO. 1
A PART OF THE SOUTHEAST 1/4 OF SECTION 8, T15S, R68W, OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

DEDICATION AND OWNERSHIP

BY THESE PRESENTS, the undersigned, being the owners of a
plurality of land located in the southeast quarter of section 8, township 15 north, range 68 west, in the city and county of Broomfield, state of Colorado, do
hereby dedicate and reserve herein the entire tract of land
hereinafter described as part of the southeast 1/4 of section 8, township 15 north, range 68 west, in the city and county of Broomfield, state of Colorado.

CONSTRUCTION OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, T15S, R68W:
THENCE N 49°37'00" E, 264.42 FEET TO THE POINT OF ORIGIN.
THENCE S 89°29'28" W, 126.46 FEET TO A POINT.
THENCE E 0°33'27" N, 12.04 FEET TO A POINT.
THENCE N 89°29'28" W, 120.37 FEET TO A POINT.
THENCE N 49°37'00" E, 5.58 FEET TO A POINT.
THENCE A TANGENT CURVE TO THE LEFT HAVING AN ARC
LENGTH OF 35.50 FEET, A RADIUS OF 235.50 FEET, A CENTRAL ANGLE
OF 23°30'00". THE END OF THE ARC IS A POINT FOR A
DISTANCE OF 30.00 FEET TO A POINT.
THENCE S 0°33'27" E, 5.76 FEET TO A POINT.
THENCE N 89°29'28" W, 408.70 FEET TO A POINT.
THENCE N 49°37'00" E, 6.48 FEET TO A POINT.
THENCE A TANGENT CURVE TO THE LEFT HAVING AN ARC
LENGTH OF 35.50 FEET, A RADIUS OF 235.50 FEET, A CENTRAL ANGLE
OF 23°30'00". THE END OF THE ARC IS A POINT FOR A
DISTANCE OF 30.00 FEET TO A POINT.
THENCE N 49°37'00" E, 306.30 FEET TO THE POINT OF BEGINNING.

ATTORNEY'S CERTIFICATE

The undersigned, an attorney at law licensed to
practice law in the state of Colorado, represented to the city and county of Broomfield, the owner and predecessor in interest to the tract of land described herein, and has been permitted to make this representation in accordance with applicable law.

PO Box 12345
City, State 12345

Dedication: 9/10/06
Notary Public: Daniel D. Miller

Approval: 9/10/06
Notary Public: Daniel D. Miller

The undersigned, an attorney at law licensed to
practice law in the state of Colorado, represented to the city and county of Broomfield, the owner and predecessor in interest to the tract of land described herein, and has been permitted to make this representation in accordance with applicable law.

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This document contains a description of a land tract located in the city and county of Broomfield, Colorado. The tract is described in detail, including its dimensions and boundaries, and is subject to certain dedications and approvals. The document is signed by attorneys and notaries public to certify its accuracy and validity.
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SHEET 2 of 2

SPRUCE MEADOWS DRIVE

LOT 1
2.56 ac

LOT 2
2.35 ac

LOT 3
1.38 ac

GRAPHIC SCALE

1" = 100' (3.05 m)