

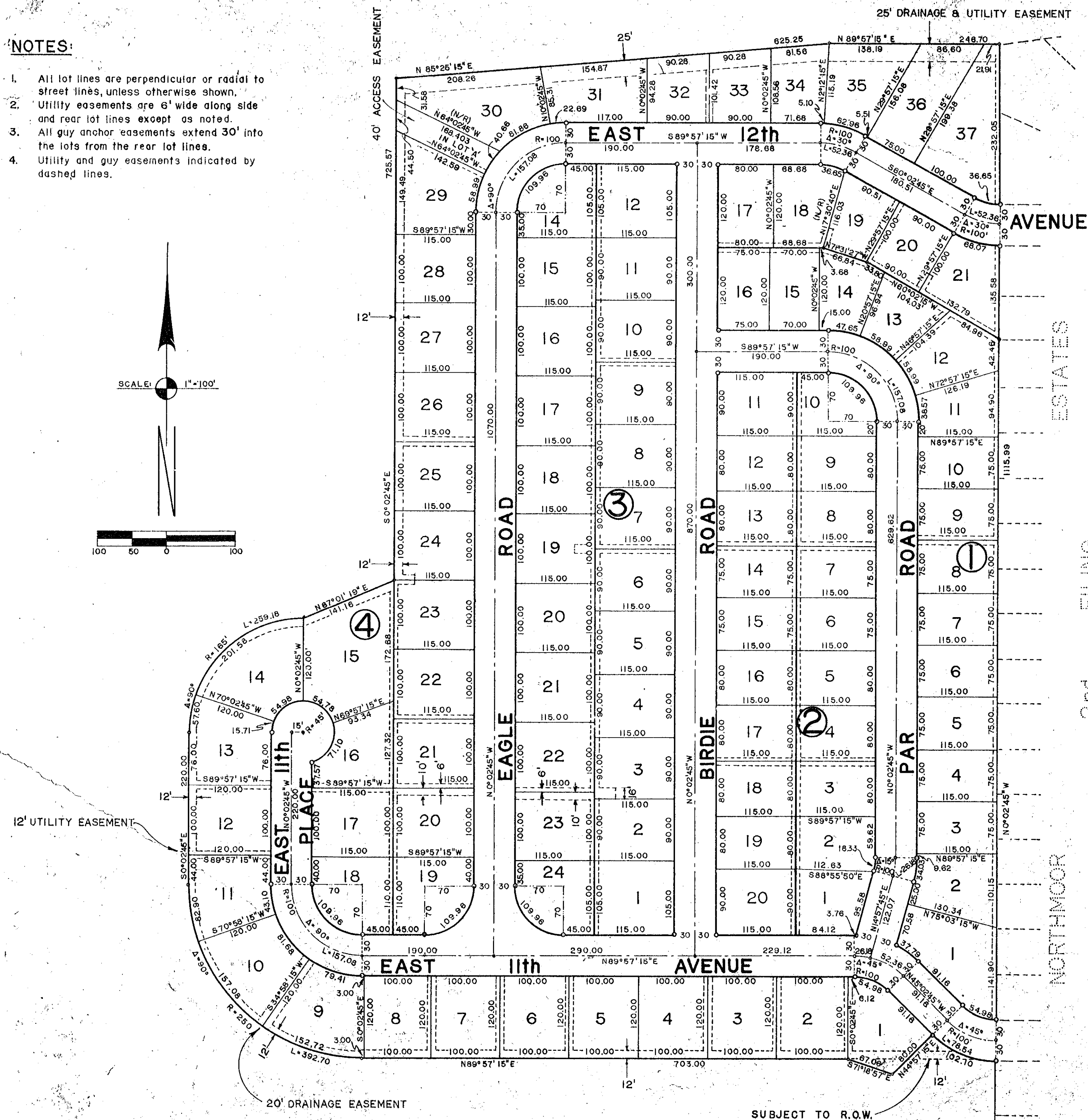
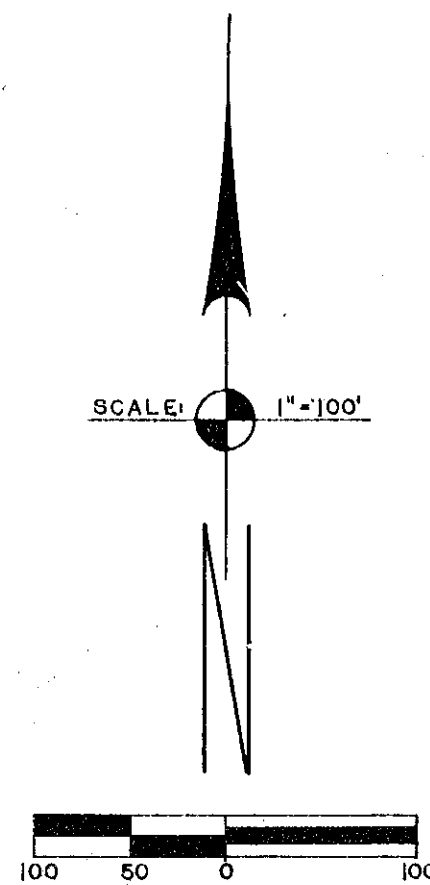
# BROOMFIELD COUNTRY CLUB ESTATES

A SUBDIVISION OF A PART OF THE E 1/2, SW 1/4 OF SEC. 25, T. 1 S., R. 69 W., OF THE 6th P.M.  
BOULDER COUNTY, COLORADO

RECORDED - PLAT BOOK 8  
PAGE 58  
FILED - PLAT BOOK A3  
PAGE 18

## NOTES:

1. All lot lines are perpendicular or radial to street lines, unless otherwise shown.
2. Utility easements are 6' wide along side and rear lot lines except as noted.
3. All guy anchor easements extend 30' into the lots from the rear lot lines.
4. Utility and guy easements indicated by dashed lines.



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT TURNPIKE LAND CO., A COLORADO CORPORATION, BEING THE OWNER OF THAT PART OF THE E 1/2 OF THE SW 1/4 OF SECTION 25, T. 1 S., R. 69 W., OF THE 6th P.M., BOULDER COUNTY, COLORADO AS DESCRIBED BELOW HAS LAID OUT, SUBDIVIDED, AND PLATTED INTO LOTS, STREETS, AND AVENUES AS SHOWN HEREON UNDER THE NAME AND STYLE OF "BROOMFIELD COUNTRY CLUB ESTATES" AND DO BY THESE PRESENTS GRANT AND DEDICATE TO BOULDER COUNTY IN FEE SIMPLE ALL STREETS AND AVENUES. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF UTILITIES. THOSE PROTECTIVE COVENANTS RECORDED IN BOOK 1222 AT PAGES 541, AND THE BOULDER COUNTY BUILDING CODE SHALL APPLY TO ALL LANDS DELINEATED HEREON.

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25 WHICH BEARS N 0° 02' 45" W, 580.71 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 25, AND THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45° AND A RADIUS OF 130.00 FEET A DISTANCE OF 102.10 FEET TO THE END OF THE CURVE; THENCE S 44° 57' 15" W A DISTANCE OF 90.00 FEET; THENCE N 71° 18' 57" W A DISTANCE OF 67.06 FEET; THENCE S 89° 57' 15" W A DISTANCE OF 703.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 250.00 FEET A DISTANCE OF 392.70 FEET TO THE END OF THE CURVE; THENCE N 0° 02' 45" W A DISTANCE OF 220.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 165.00 FEET A DISTANCE OF 259.18 FEET TO THE END OF THE CURVE; THENCE N 67° 01' 19" E A DISTANCE OF 141.16 FEET; THENCE N 0° 02' 45" W A DISTANCE OF 725.57 FEET; THENCE N 85° 25' 45" E A DISTANCE OF 625.25 FEET; THENCE N 89° 57' 15" E A DISTANCE OF 246.70 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25; THENCE S 0° 02' 45" E ALONG SAID CENTERLINE A DISTANCE OF 1,468.04 FEET TO THE POINT OF BEGINNING.

FOR TURNPIKE LAND CO:

W.F. GIBBONS  
PRESIDENT

F.F. SHERMAN  
SECRETARY

STATE OF COLORADO ) ss  
BOULDER COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF October, A.D., 1961 BY W.F. GIBBONS, AS PRESIDENT AND F.F. SHERMAN AS SECRETARY OF TURNPIKE LAND CO., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: Sept. 16, 1964

## IMPROVEMENTS:

BOULDER COUNTY SHALL UNDERTAKE MAINTENANCE OF STREETS AND AVENUES ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDERS OR THEIR BUYERS, AT NO EXPENSE TO THE COUNTY.

## APPROVALS:

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE COUNTY OF BOULDER, COLORADO THIS 11<sup>th</sup> DAY OF May, A.D., 1962.

CHAIRMAN William A. Gault SECRETARY Kenneth L. Brown  
BOULDER COUNTY PLANNING COMMISSION

APPROVED BY THE BOULDER COUNTY BOARD OF COMMISSIONERS THIS 14 DAY OF May, A.D., 1962.

CHAIRMAN Joe Smith CLERK Mildred B. Staley  
BOARD OF COUNTY COMMISSIONERS

## CLERK & RECORDERS CERTIFICATE: 699586

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT BOULDER, COLORADO THIS 14<sup>th</sup> DAY OF MAY, A.D., 1962 AT 12:00 P.M. AND IS RECORDED IN PLAT BOOK 8 PAGE 57 AND IS FILED IN PLAT BOOK A3 PAGE 14 FEES - \$6.25 PAID

Milton C. Tschicki  
COUNTY CLERK AND RECORDER

Elmer C. Brown  
DEPUTY COUNTY CLERK AND RECORDER

## CLEARED FOR EASEMENTS:

Leslie J. Weber  
P.S. CO. OF COLO.  
Ronald L. Owen  
MTN. STS. TEL. & TEL. OF COLO.

## ENGINEERS CERTIFICATE:

I, Daniel M. Huffstutler, a Registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that the survey of the plat shown hereon was done by me, and that said plat is a true and accurate representation of said survey.

Daniel M. Huffstutler  
Registered Professional Engineer & Land Surveyor  
NO. 1858



3/4 CORNER, SEC. 25  
T. 1 S., R. 69 W. OF 6th P.M.

HUFFSTUTLER & CO. - ENGINEERS  
8003 W. 16th AVE. AT HARLAN BE 7-5735  
DENVER, COLORADO