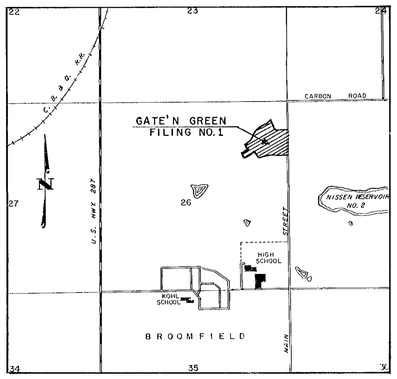
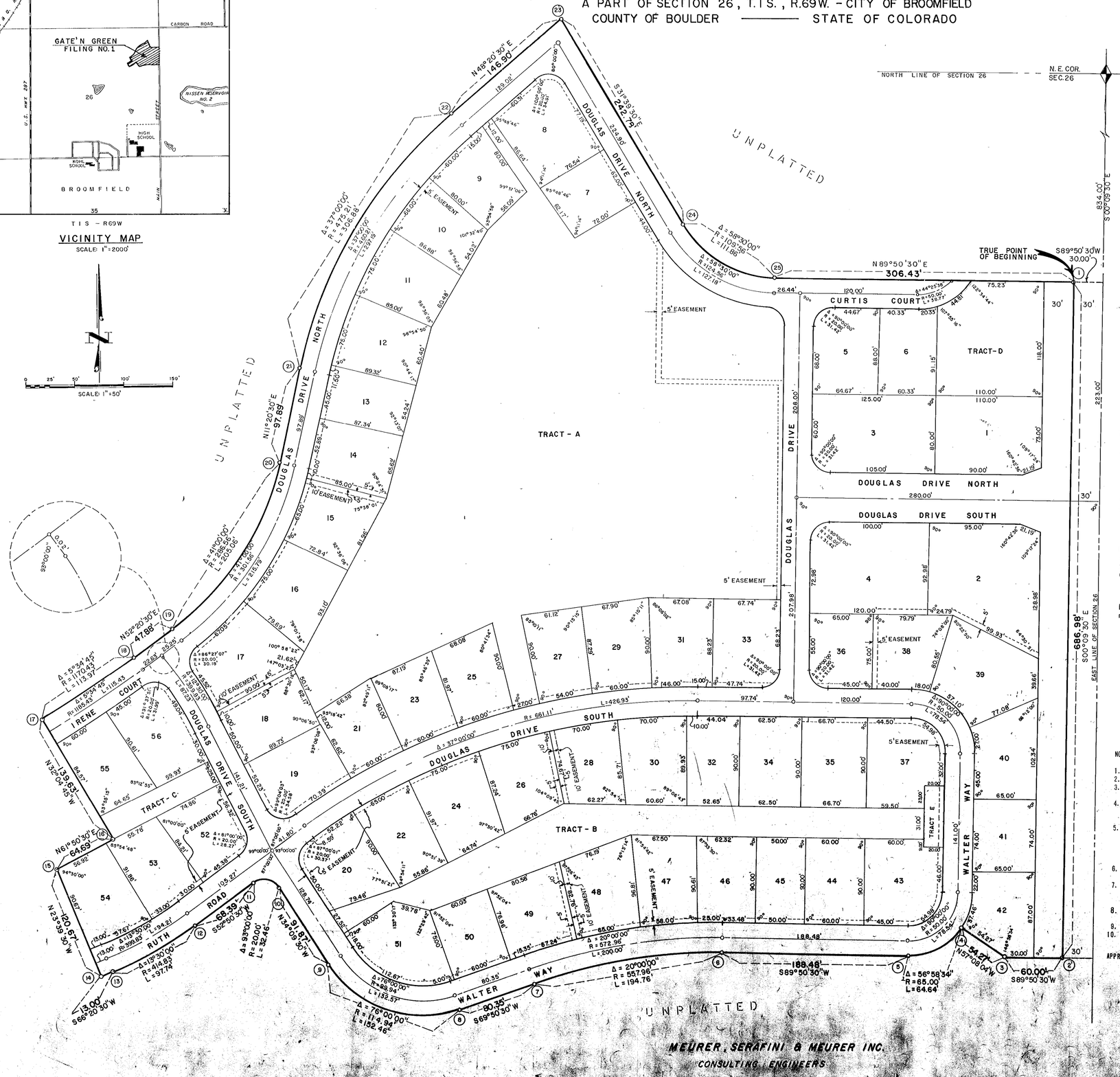
GATE 'N GREEN - FILING NO. 1

A PART OF SECTION 26, T.1S., R.69W. - CITY OF BROOMFIELD
COUNTY OF BOULDER —— STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'



MEURER, SERAFINI & MEURER INC.
CONSULTING ENGINEERS
2801 W. 19TH AVE. DENVER, COLORADO

KNOW ALL MEN BY THESE PRESENTS, that Rancho Colorado, Inc., as Owners of a part of Section 26, Township 1 South, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Boulder, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence S.00°09'30"E. and along the East line of said Section 26, 834.00 feet; thence S.89°50'30"W., 30.00 feet to a point on the Westerly right of way line of Main Street, said point being the true point of beginning; thence S.00°09'30"E. and parallel to said East line and along said Westerly right of way line 686.98 feet; thence S.89°50'30"W., 89.00 feet; thence N.57°08'04"W., 54.27 feet; thence on an angle to the left of 90°00'00" and along a curve to the right having a radius of 65.00 feet, a central angle of 56°58'34", an arc distance of 64.64 feet to a point of tangent; thence S.89°50'30"W. and along said tangent 188.48 feet to a point of curve; thence along a curve to the left having a radius of 557.96 feet, a central angle of 20°00'00", an arc distance of 194.76 feet to a point of tangent; thence S.69°50'30"W. and along said tangent 80.35 feet to a point of curve; thence along a curve to the right having a radius of 114.94 feet, a central angle of 76°00'00", an arc distance of 152.46 feet to a point of tangent; thence N.34°09'30"W. and along said tangent 91.87 feet to a point of curve; thence along a curve to the left having a radius of 20.00 feet, a central angle of 93°00'00" an arc distance of 32.46 feet to a point of tangent; thence S.52°50'30"W. and along said tangent 68.39 feet to a point of curve; thence along a curve to the right having a radius of 414.83 feet, a central angle of 13°30'00", an arc distance of 97.74 feet to a point of tangent; thence S.66°20'30"W. and along said tangent 13.00 feet; thence N.23°39'30"W., 120.67 feet; thence N.61°50'30"E., 64.69 feet; thence N.32°04'45"W., 139.63 feet to a point on a curve; thence on an angle to the right of 90°00'00" and along a curve to the left having a radius of 1170.43 feet, a central angle of 05°34'45", an arc distance of 113.97 feet to a point of tangent; thence N.52°20'30"E. and along said tangent 47.88 feet to a point of curve; thence along a curve to the left having a radius of 285.56 feet, a central angle of 41°00'00", an arc distance of 205.06 feet to a point of tangent; thence N.11°20'30"E. and along said tangent 97.89 feet to a point of curve; thence along a curve to the right having a radius of 475.21 feet, a central angle of 37°00'00", an arc distance of 306.88 feet to a point of tangent; thence N.48°20'30"E. and along said tangent 146.90 feet; thence S.31°39'30"E., 242.78 feet to a point of curve; thence along a curve to the left having a radius of 109.36 feet, a central angle of 58°30'00", an arc distance of 111.66 feet to a point of tangent; thence N.89°50'30"E. and along said tangent 306.43 feet to the true point of beginning, containing 10.651 acres, more or less.

Have laid out and platted the above described land as shown hereon under the name and style of GATE 'N GREEN FILING NO. 1 and by these presents do dedicate the Easterly 30.00 feet thereof as platted hereon to the public for right of way of Main Street, and do hereby grant and reserve all interior streets to be privately owned by the Gate 'N Green Community Association Inc., and reserving the right for usage by the fire department, police department, utilities and all city officials acting in the performance of their duties.

OWNER: RANCHO COLORADO, INC.

Frederick L. Ginsberg, President

Steven T. Levine, Secretary and Treasurer

STATE OF COLORADO)
COUNTY OF BOULDER) SS

The foregoing instrument was acknowledged before me this 17th day of [illegible] A.D., 1972, by Frederick L. Ginsberg, President and Steven T. Levine, Secretary and Treasurer of Rancho Colorado, Inc., a Colorado Corporation.

Witness my hand and seal. My commission expires [illegible]

Notary Public

APPROVED by the PLANNING COMMISSION of the City of Broomfield, Colorado this 7 day of AUGUST A.D., 1972

Chairman

Secretary

ACCEPTED AND APPROVED as a subdivision and passed by the CITY COUNCIL of the City of Broomfield, Colorado this 28 day of AUGUST A.D., 1972.

ATTEST City Clerk

Mayor

I, E. Max Serafini, a Registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that this survey of GATE 'N GREEN FILING NO. 1 was made under my supervision and the accompanying plat accurately and properly shows said tract and the monuments shown do actually exist.

E. Max Serafini
Registered Professional Engineer and Land Surveyor No. 2568

I, David J. Hahn, 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, 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 23rd day of August A.D., 1972.

Attorney at Law

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I hereby certify that this plat was filed in my office on this 12 day of [illegible] A.D., 1972, at 8:06 A.M. and was recorded in Plan File R P-4 F-2 No. 3 Reception No. [illegible]

FILM # 793

County Clerk and Recorder

NOTES:

1. All block corner radii are twenty (20) feet unless otherwise noted.
2. Corner lot dimensions are to the intersection of extended lot lines.
3. This symbol ⑨ indicates a 5/8 inch rebar with metal cap stamped with boundary point number and L.S. NO. 2568.
4. Bearings based on the East line of Section 26, Township 1 South, Range 69 West, being S.00°09'30"E. per boundary by Drexel, Barrell and Company.
5. The Mountain States Telephone and Telegraph Company has the right to perform work on and maintain its poles and facilities on public roads (Main Street) adjoining Section 26, Township 1 South, Range 69 West
6. The entirety of Tracts A, B, C and E shall be owned and maintained by Gate 'N Green Community Association, Inc.
7. All street rights of way except Main Street and Douglas Drive North and South are 30 feet; Main Street is 60 feet West of Section line and Douglas Drive North and South is 50 feet.
8. A five foot easement is platted hereon for use by the utility companies to work on and maintain their facilities.
9. Tract D to be retained by Rancho Colorado, Inc.
10. Tract E to be reserved for off-street parking.

APPROVALS:

City of Broomfield Engineer

Recorded Plan File R P-4 F-2 No. 3