

# MIRAMONTE FARMS, FILING NO. 4

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF BOULDER, STATE OF COLORADO  
 SHEET 1 OF 2

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N49°38'30"E, A DISTANCE OF 1145.99 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH-WESTERLY LINE OF COMMUNITY DITCH AS SHOWN ON "BROOMFIELD HIGHLANDS FILING NO. 1," A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1119246, BOULDER COUNTY RECORDS; THENCE N47°54'36"W, A DISTANCE OF 423.26 FEET; THENCE N42°05'24"E, A DISTANCE OF 521.45 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31°49'07", A RADIUS OF 397.00 FEET, AND AN ARC LENGTH OF 220.47 FEET; THENCE N10°18'17"E, A DISTANCE OF 119.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MIRAMONTE BOULEVARD AS SHOWN ON SAID "BROOMFIELD HIGHLANDS FILING NO. 1"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S79°43'43"E, A DISTANCE OF 162.88 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°06'29", A RADIUS OF 850.00 FEET, AND AN ARC LENGTH OF 238.97 FEET;
3. N84°09'48"E, A DISTANCE OF 6.38 FEET TO A POINT ON THE NORTH LINE OF TRACT D AS SHOWN ON "MIRAMONTE FARMS, FILING NO. 1," A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1184276, BOULDER COUNTY RECORDS; THENCE ALONG SAID TRACT D THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 84°33'13", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 29.51 FEET;
2. S00°23'25"E, A DISTANCE OF 228.46 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°58'54", A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 54.87 FEET;
4. S76°20'01"E, A DISTANCE OF 259.07 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF TRACT A COMMUNITY DITCH AS SHOWN ON SAID "BROOMFIELD HIGHLANDS FILING NO. 1"; THENCE ALONG SAID WEST LINE THE FOLLOWING EIGHT (8) COURSES:

1. S19°18'43"W, A DISTANCE OF 80.59 FEET;
2. S16°27'18"W, DISTANCE OF 129.89 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°28'34", A RADIUS OF 250.00 FEET, AND AN ARC LENGTH OF 132.98 FEET;
4. S46°55'52"W, A DISTANCE OF 49.88 FEET;
5. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°01'23", A RADIUS OF 425.00 FEET, AND AN ARC LENGTH OF 207.87 FEET;
6. S74°57'15"W, A DISTANCE OF 312.79 FEET;
7. S57°26'10"W, A DISTANCE OF 136.77 FEET;
8. S58°41'23"W, A DISTANCE OF 7.73 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.60 ACRES, MORE OR LESS.

HAVING LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREET AND A TRACT UNDER THE NAME AND STYLE OF MIRAMONTE FARMS, FILING NO. 4 AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS THE STREET, AND PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE, ELECTRIC LINES, CABLE TELEVISION, POSTAL FACILITIES, AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AND DO FURTHER BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS TRACT A FOR PUBLIC USE.

### OWNER AND SUBDIVIDER

JOHNSTONE FARM PROPERTIES, LLC  
 A COLORADO LIMITED LIABILITY COMPANY  
 REPRESENTED BY: GERALD H. MITCHEM  
 7353 EAST ADELE COURT  
 SCOTTSDALE, ARIZONA 85255

BY: Gerald H. Mitchem SS

STATE OF COLORADO ARIZONA

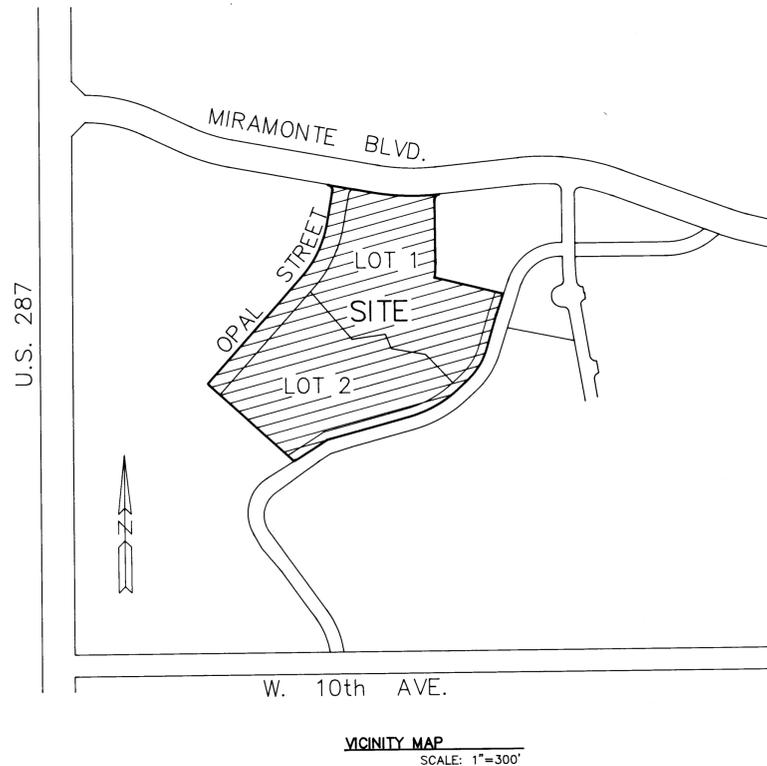
COUNTY OF BOULDER ARIZONA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, A.D. 1996 BY GERALD H. MITCHEM, MANAGER FOR JOHNSTONE FARM PROPERTIES, LLC.

MY COMMISSION EXPIRES 12/31/96

Stephanie A. Alvarez  
 NOTARY PUBLIC

8737 E. Pinnacle Peak Rd.  
 ADDRESS Scottsdale, AZ 85255



### NOTES

1. SIX FOOT WIDE EASEMENTS ALONG FRONT LOT LINES AND ADJACENT TO STREETS, ARE HEREBY GRANTED FOR THE USE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT WITH BOTH SIDES OF PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH.
2. THIS SURVEY RELIES ON LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. 950248, DATED FEBRUARY 6, 1996. NO TITLE SEARCH WAS DONE BY ME TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.
3. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEEDS OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
4. BENCH MARK: SET 3" BRASS ROCK CAP WITH 2" STEM ON TOP OF CONCRETE HEADWALL FOR IRRIGATION DITCH BOX CULVERT, APPROX. 250± SOUTH OF MIRAMONTE BLVD. ON THE WEST SIDE OF KOHL STREET. HORIZONTAL TIES ARE AS SHOWN ON SHEET 2 OF 2 HEREIN. ELEVATION = 5416.44' (LOCAL DATUM.)
5. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR PUBLIC PURPOSES.

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AS SHOWN ON "BROOMFIELD HIGHLANDS FILING NO. 1" RECORDED AT RECEPTION NO. 1119246 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO, BEING N00°09'49"E BETWEEN FOUND MONUMENTS AS SHOWN ON SHEET 2 OF 2 HEREIN.

### NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

### SURVEYOR'S CERTIFICATE

I, GEOFFREY F. STEPHENSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING AND MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT THIS SURVEY IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR LAND SURVEYING, AS OF THE DATE OF THIS CERTIFICATION.

I ATTEST THE ABOVE ON THIS 8th DAY OF MAY, 1996.

Geoffrey F. Stephenson  
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 23521

### ATTORNEY'S CERTIFICATE:

I, Herick Lidstone, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, TRACT EASEMENT, OR RIGHT-OF-WAY HEREBY OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Herick Lidstone REGISTRATION NO. 9062 DATE: 31 May 96

### LAND USE REVIEW COMMISSION CERTIFICATE

APPROVED BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMFIELD THIS 22nd DAY OF April, A.D., 1996.

Stamatis CHAIRMAN  
Simeon SECRETARY

### CITY COUNCIL CERTIFICATE

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREET, TRACT, RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON, ARE HEREBY ACCEPTED BY THE CITY OF BROOMFIELD THIS 8th DAY OF May, A.D., 1996.

William M. Berra MAYOR  
Alicia Kegemes CITY CLERK, Deputy



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) SS  
 COUNTY OF BOULDER )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:35 PM O'CLOCK THIS 3rd DAY OF June, A.D., 1996, AND IS DULY RECORDED IN PLAN FILE P-37 F-1-44-45  
 RECEPTION NO. 161408  
 FILM 2131  
 FEE \$21.00 PAID.

Charlotte Houston  
 CLERK AND RECORDER

L. D. Jones  
 DEPUTY

THE  
 LUND PARTNERSHIP, INC.  
 12265 W. BAYAUD AVE. SUITE 130  
 LAKEWOOD, COLORADO 80228  
 303 989-1461  
 JOB NO. 244-0101 DATE: 4/12/1996

# MIRAMONTE FARMS, FILING NO. 4

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

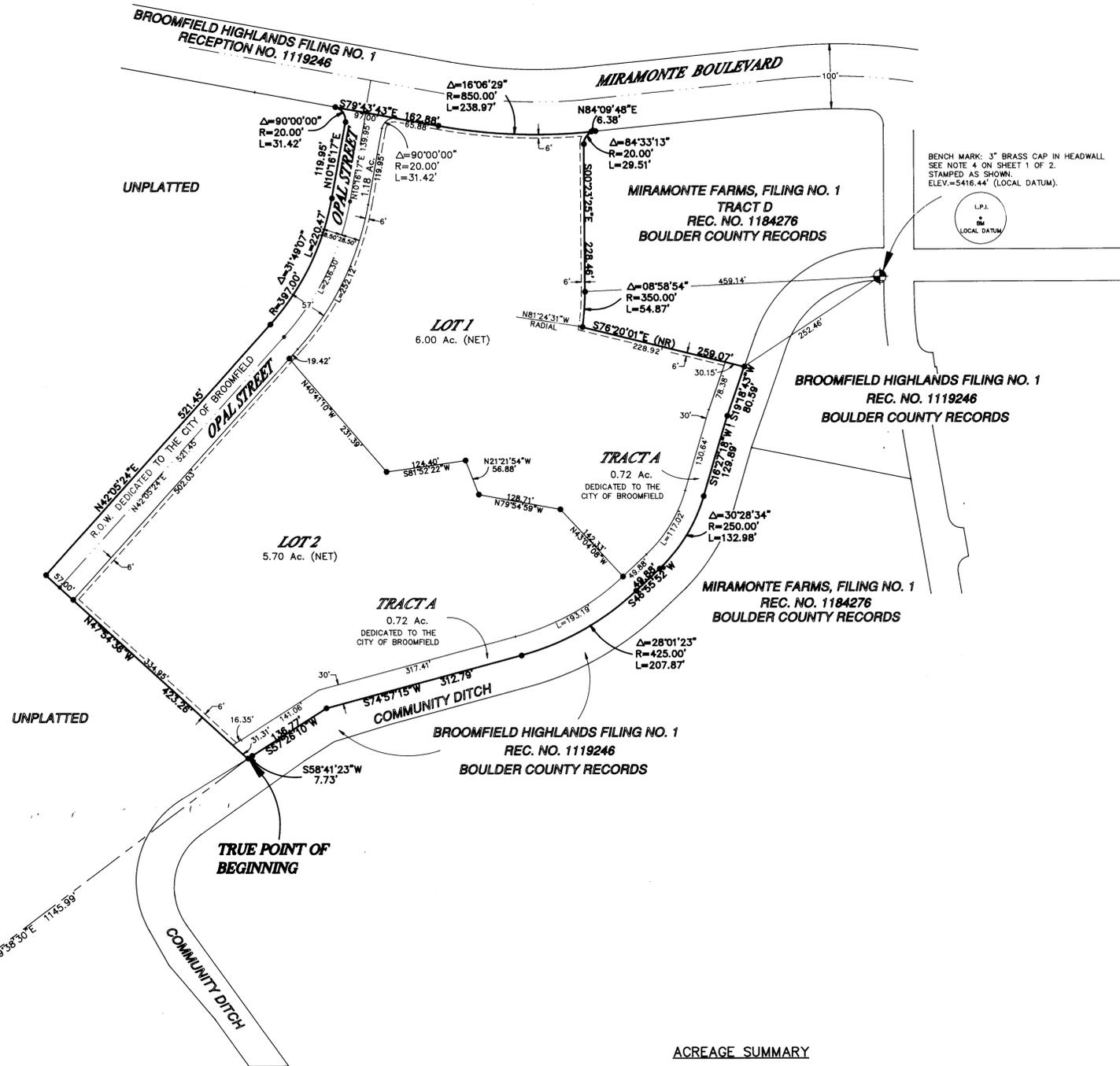
SW 1/4  
 SECTION 26

WEST 1/4 CORNER  
 SEC. 26 T.1S., R.69W.  
 FND. 3 1/4" ALUM. CAP IN RANGE  
 BOX, 0.6' BELOW CONC. SURFACE  
 STAMPED AS SHOWN.

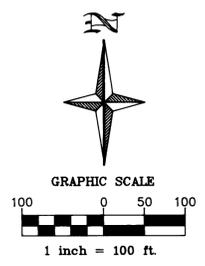


WEST LINE OF R.R. SW 1/4 OF SECTION 26 (FACIES OF BARRIAGES)

SOUTHWEST CORNER  
 SEC. 26 T.1S., R.69W.  
 FND. 3 1/4" ALUM. CAP  
 IN RANGE BOX.  
 STAMPED AS SHOWN.



BENCH MARK: 3" BRASS CAP IN HEADWALL  
 SEE NOTE 4 ON SHEET 1 OF 2.  
 STAMPED AS SHOWN.  
 ELEV.=5416.44' (LOCAL DATUM).



**LEGEND**

1. ● DENOTES SET NO.5 REBAR WITH PLASTIC CAP STAMPED "LPI PLS 23521" AT ALL POINTS ON PLAT BOUNDARY, UNLESS OTHERWISE NOTED.
2. ○ DENOTES SET NO.5 REBAR WITH PLASTIC CAP STAMPED "LPI PLS 23521" IN RANGE BOX AT ALL POINTS ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.
3. ◆ DENOTES FOUND LAND CORNER (AS SHOWN).
4. (AM) DENOTES DISTANCES MEASURED BETWEEN FOUND LAND CORNERS BY THE LUND PARTNERSHIP, INC., ON 03/05/1996.
5. (R) DENOTES DISTANCES AND BEARINGS AS SHOWN ON "BROOMFIELD HIGHLANDS FILING NO. 1" (RECEPTION NO. 1119246).
6. (NR) DENOTES NON-RADIAL LINE.

**ACREAGE SUMMARY**

LOT 1 (NET)	6.00 ACRES
LOT 2 (NET)	5.70 ACRES
OPAL STREET	1.18 ACRES
TRACT A	0.72 ACRES
<b>TOTAL</b>	<b>13.60 ACRES</b>

**THE LUND PARTNERSHIP, INC.**  
 12265 W. BAYAUD AVE., SUITE 130  
 LAKEWOOD, COLORADO 80228  
 303 989-1461  
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