# FINAL PLAT MIRAMONTE FARMS FILING NO. 6

A SUBDIVISION OF A PORTION OF SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

8.178 ACRES

PAGE 1 OF 2

#### LEGAL DESCRIPTION AND DEDICATION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 00°09'49" EAST A DISTANCE OF 2639.69 FEET; THENCE NORTH 85°12'14" EAST A DISTANCE OF 434.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 00°10'15" WEST A DISTANCE OF 711.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 348.50 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 257.05 FEET THROUGH A CENTRAL ANGLE OF 42°15'39"; THENCE NORTH 42°05'24" EAST A DISTANCE OF 57.89 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF MIRAMONTE FARMS FILING NO. 4 AS RECORDED AT RECEPTION NO. 1614008, BOULDER COUNTY RECORDS; THENCE ALONG SAID LINE SOUTH 47°54'36" EAST A DISTANCE OF 423.26 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRACT A. BROOMFIELD HIGHLANDS FILING NO. 1 AS RECORDED AT RECEPTION NO. 1119246, BOULDER COUNTY RECORDS; THENCE ALONG SAID LINE OF TRACT A THE FOLLOWING SIX (6) COURSES:

(1) SOUTH 58'41'23" WEST A DISTANCE OF 119.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 150.00 FEET; THENCE; (2) ALONG SAID CURVE A DISTANCE OF 231.77 FEET THROUGH A CENTRAL ANGLE OF 88°31'47";

- (3) SOUTH 29°50'24" EAST A DISTANCE OF 62.83 FEET; THENCE
- (4) SOUTH 40°27'16" EAST A DISTANCE OF 109.45 FEET; THENCE
- (5) SOUTH 36°01'07" EAST A DISTANCE OF 90.48 FEET; THENCE (6) NORTH 89°49'42" EAST A DISTANCE OF 41.53 FEET TO THE NORTHWESTERLY CORNER OF THE L'CH SUBDIVISION AS RECORDED AT RECEPTION NO. 01034811, BOULDER COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 41°42'38" EAST A DISTANCE OF 96.65 FEET; THENCE
- `(Ź) SOUTH 31°13'38" EAST A DISTANCE OF 67.20 FEET; THENCE (3) SOUTH 10°25'38" EAST A DISTANCE OF 63.68 FEET; THENCE
- (4) SOUTH 06°48'22" WEST A DISTANCE OF 36.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89'49'42" WEST A DISTANCE OF 589.40 FEET TO THE

CONTAINING 8.178 ACRES (356,224 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MIRAMONTE FARMS FILING NO. 6; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THIS PLAT AND GRANT AND CONVEY THE FOLLOWING:

- (1) TO THE CITY OF BROOMFIELD IN FEE SIMPLE TRACT B.
- (2) TO THE CITY OF BROOMFIELD IN FEE SIMPLE TRACT A.

POINT OF BEGINNING.

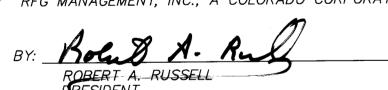
- (3) TO THE CITY OF BROOMFIELD A 20 FEET PEDESTRIAN EASEMENT.
- (4) TO THE CITY OF BROOMFIELD A 15 FOOT WIDE STORM DRAINAGE EASEMENT.
- (5) TO THE CITY OF BROOMFIELD A VARIABLE WIDTH EMERGENCY ACCESS, FIRELANE AND WATER EASEMENT.
- 7 TO THE CITY OF BROOMFIELD IN FEE SIMPLE OPAL STREET RIGHT-OF-WAY.
- (9) TO THE CITY OF BROOMFIELD A 6 FEET WIDE UTILITY EASEMENT.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS

25th DAY OF \_ Septembe \_\_\_\_ , 1998 A.D.

MIRAMONTE RANCH CONDOMINIUMS PHASE II, L.L.C., A COLORADO LIMITED LIABILITY COMPANY BY: R/T RESIDENTIAL EQUITY LLLP, A COLORADO REGISTERED LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGER

BY: RFG MANAGEMENT, INC., A COLORADO CORPORATION, GENERAL PARTNER



#### **ACKNOWLEDGEMENT**

STATE OF COLORADO )

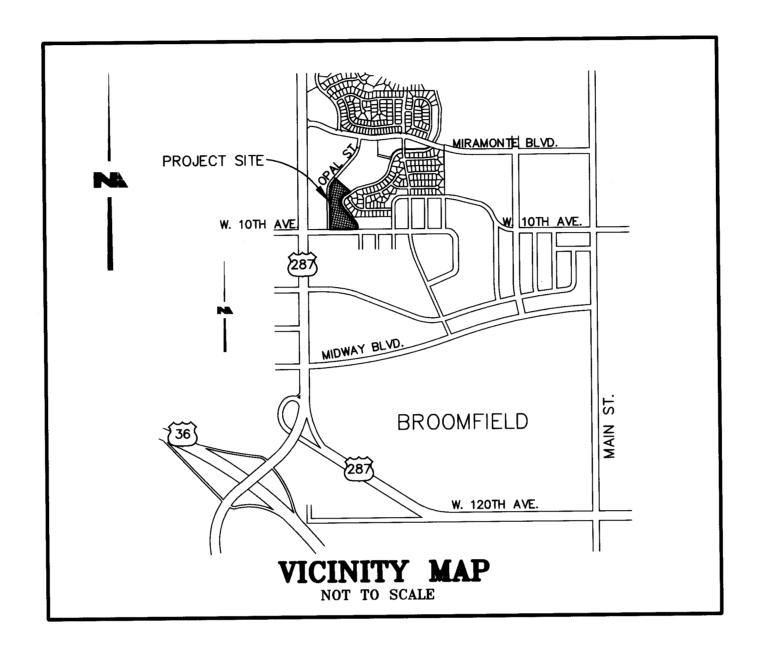
COUNTY OF BOULDER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY

\_\_\_\_ , 1998 A.D., BY ROBERT A. RUSSELL AS PRESIDENT OF OF SEPTEMBER RFG MANAGEMENT, INC.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES





## OWNERS / SUBDIVIDERS

MIRAMONTE RANCH CONDOMINIUMS PHASE II, L.L.C 6025 S. QUEBEC, SUITE 135 ENGLEWOOD CO. 80111

#### **NOTES**

1. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL

#### BASIS OF BEARING

BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, T1S, R69W, 6th P.M. MONUMENTED ON THE SOUTH BY A 3" ALUMINUM CAP STAMPED "LS 10102" AND ON THE NORTH BY A 3 1/4" ALUMINUM CAP STAMPED "LS 10734" AS SHOWN HEREON, SAID LINE BEARS NORTH 00°09'49" EAST.

#### SURVEYOR'S CERTIFICATE

, MARK A. MILLER, A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FINAL PLAT OF MIRAMONTE FARMS FILING NO. 6, WAS CREATED UNDER MY DIRECT RESPONSIBILTY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.



PROFESSIONAL LAND SURVEYOR COLORADO REGISTRATION NO. 28656

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 DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

#### CITY OF BROOMFIELD APPROVALS

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD, COLORADO,



THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS \_\_ DAY OF \_ September \_\_\_\_, 1998 A.D.~

CITY CLERK DEPARY



### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

SS. COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_\_1:01 \_\_\_\_\_ O'CLOCK \_\_\_\_\_P\_\_.M., THIS \_\_\_\_\_\_ Lth \_\_\_\_ DAY OF November \_\_\_\_, 1998 A.D., AND IS

DULY RECORDED IN PLAN FILE P-46 F-1 #15+16

RECEPTION # 1867695

PAID

Charlotte Houston

RECORDER

Latherine Connell

DEPLITY



NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112

OWNER/DEVEOPER MIRAMONTE RANCH CONDOMINIUMS PHASE II, L.L.C. 6025 SOUTH QUEBEC STREEET ENGLEWOOD CO 80111 (303) 694-1909

MIRAMONTE FARMS FILING NO 6 CITY OF BROOMFIELD, COUNTY OF BOULDER STATE OF COLORADO

04-05-98 SCALE: 1" = 60'SHEET 1 OF 2

