

MIRAMONTE FARMS FILING NO. 7

FINAL PLAT
 A PARCEL OF GROUND LOCATED WITHIN THE
 SW 1/4 OF SECTION 26, T. 1 S., R. 69 W. OF THE 6TH P.M.
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.
 SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS,
 THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN BOULDER
 COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH,
 RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER FROM WHENCE THE NORTHWEST
 CORNER OF SAID SOUTHWEST ONE-QUARTER BEARS N 00°09'49" E, A DISTANCE OF 2,639.71 FEET;
 THENCE N 00°09'49" E, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 26, A
 DISTANCE OF 656.83 FEET;
 THENCE N 89°50'11" W A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE
 HIGHWAY 287, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 00°09'49" E, ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 287, A LINE BEING
 60.00 FEET EAST AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26,
 A DISTANCE OF 1,277.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIRAMONTE
 BOULEVARD AS DESCRIBED ON BROOMFIELD HIGHLANDS FILING NO. 1 PLAT AS RECORDED IN THE BOULDER
 COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION #1119246;
 THENCE THE FOLLOWING FIVE COURSES ALONG THE SOUTH LINE OF SAID MIRAMONTE BOULEVARD AS DESCRIBED
 ON THE PLAT OF BROOMFIELD HIGHLANDS FILING NO. 1;

- 1) N 45°09'49" E, A DISTANCE OF 70.71 FEET TO A POINT OF NONTANGENT CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°00'00", A RADIUS
 OF 500.00 FEET, A CHORD BEARING OF S 77°20'12" E, A CHORD LENGTH OF 216.44 FEET, A DISTANCE OF
 218.17 FEET TO A POINT OF TANGENCY;
- 3) S 64°50'12" E, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°53'31", A RADIUS
 OF 700.00 FEET, A DISTANCE OF 181.94 FEET TO A POINT OF TANGENCY;
- 5) S 79°43'43" E, A DISTANCE OF 380.67 FEET TO A POINT OF CURVATURE BEING THE NORTHWEST
 CORNER OF MIRAMONTE FARMS FILING NO. 4, AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S
 OFFICE UNDER RECEPTION NO. 1614008;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID MIRAMONTE FARMS FILING NO. 4 ALONG THE ARC OF A
 CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE
 OF 31.42 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF
 OPAL STREET WITHIN SAID MIRAMONTE FARMS FILING NO. 4;
 THENCE S 10°16'17" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 119.95 FEET TO A
 POINT OF CURVATURE;
 THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT,
 HAVING A CENTRAL ANGLE OF 31°49'07", A RADIUS 397.00 FEET, A DISTANCE OF 220.47 FEET TO A POINT OF
 TANGENCY;

THENCE S 42°05'24" W, A DISTANCE OF 579.34 FEET TO A POINT OF CURVATURE FROM WHENCE THE
 SOUTHWEST CORNER OF SAID MIRAMONTE FARMS FILING NO. 4 BEARS N 42°05'24" E, A DISTANCE 57.89
 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°15'39", A RADIUS OF
 348.50 FEET, A DISTANCE OF 257.05 FEET TO A POINT OF TANGENCY;
 THENCE S 00°10'15" E, A DISTANCE OF 67.65 FEET;
 THENCE N 89°50'11" W, A DISTANCE OF 193.73 FEET;
 THENCE N 44°09'49" W, A DISTANCE OF 35.36 FEET;
 THENCE N 89°50'11" W, A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING,
 CONTAINING 818,935 SQUARE FEET OR 18.800 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE
 NAME AND STYLE OF MIRAMONTE FARMS FILING NO. 7, AND BY THESE PRESENTS
 GRANTS TO THE CITY OF BROOMFIELD TRACT "A", AND ALL EASEMENTS AS SHOWN OR NOTED
 ON THE PLAT FOR PUBLIC AND MUNICIPAL USES, AND FOR USE BY FRANCHISEES OF THE CITY
 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

NOTES

1. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS IS HEREBY GRANTED OVER AND ACROSS ALL
 PAVED PRIVATE ROADWAYS AND PARKING AREAS AS PART OF THIS PLAT.
2. BASIS OF BEARINGS: THE WEST LINE OF THE SE 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH,
 RANGE 69 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR N 00°09'49" E.

CERTIFICATION BY SURVEYOR:

I, RUSSELL B. HALL A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,
 DO HEREBY CERTIFY THAT THE FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY
 PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE AND ACCURATE PLAT OF THAT
 SURVEY PREPARED UNDER MY SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW
 THIS 30TH DAY OF JUNE, 1998, OF THE ABOVE DESCRIBED PROPERTY.

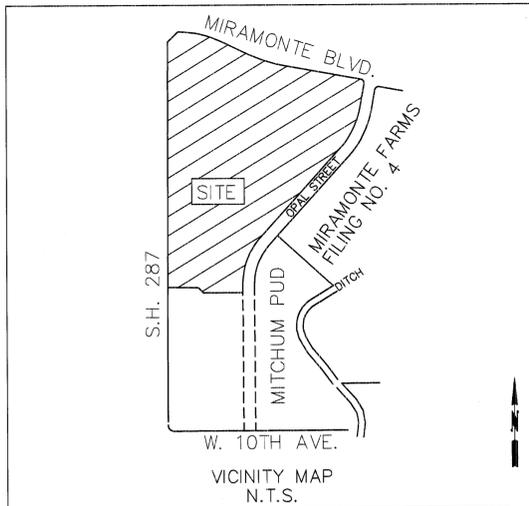
Russell B. Hall
 RUSSELL B. HALL, PE & PLS
 COLORADO REGISTRATION NO. 26715



ATTORNEY'S CERTIFICATE

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

John V. Miller
 NAME: John V. Miller
 REGISTRATION NO. 28356



OWNER AND SUBDIVIDER:

HUNT BROOMFIELD PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

James Shindler
 By: Senior Vice President
 HUNT BROOMFIELD PARTNERS LTD.
 A TEXAS LIMITED PARTNERSHIP

12/16/98
 DATE

STATE OF Colorado)
 COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF
December, A.D., 1998, BY James Shindler AS
Senior Vice President OF HUNT BROOMFIELD PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP
 WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 02/02/2007
W. L. Powell
 NOTARY PUBLIC



LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW
 COMMISSION THIS 24 DAY OF August, 1998

John Melton *Kristen Anderson*
 CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE
 CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 8th DAY
 OF December, 1998

William M. Barans
 MAYOR

Wicki Noy
 CITY CLERK



RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD MY OFFICE
 AT 12:05 O'CLOCK THIS 21st DAY OF JANUARY, 1999.
 AND IS DULY RECORDED IN PLAN P-46 F-4 # 38439
 FILE FILM N/A NO. FEES \$ 21.00 PAID Reception # 1896079

Charlotte Houston
 COUNTY CLERK AND RECORDER

Carol Jacobson
 DEPUTY

PREPARED FOR:
 HUNT PROPERTIES, INC., A TEXAS CORPORATION
 8235 DOUGLAS AVENUE, SUITE 1300
 DALLAS, TEXAS 75225
 (214) 360-9600

PREPARED BY:
**HIGHLINE ENGINEERING &
 SURVEYING COMPANY, INC.**



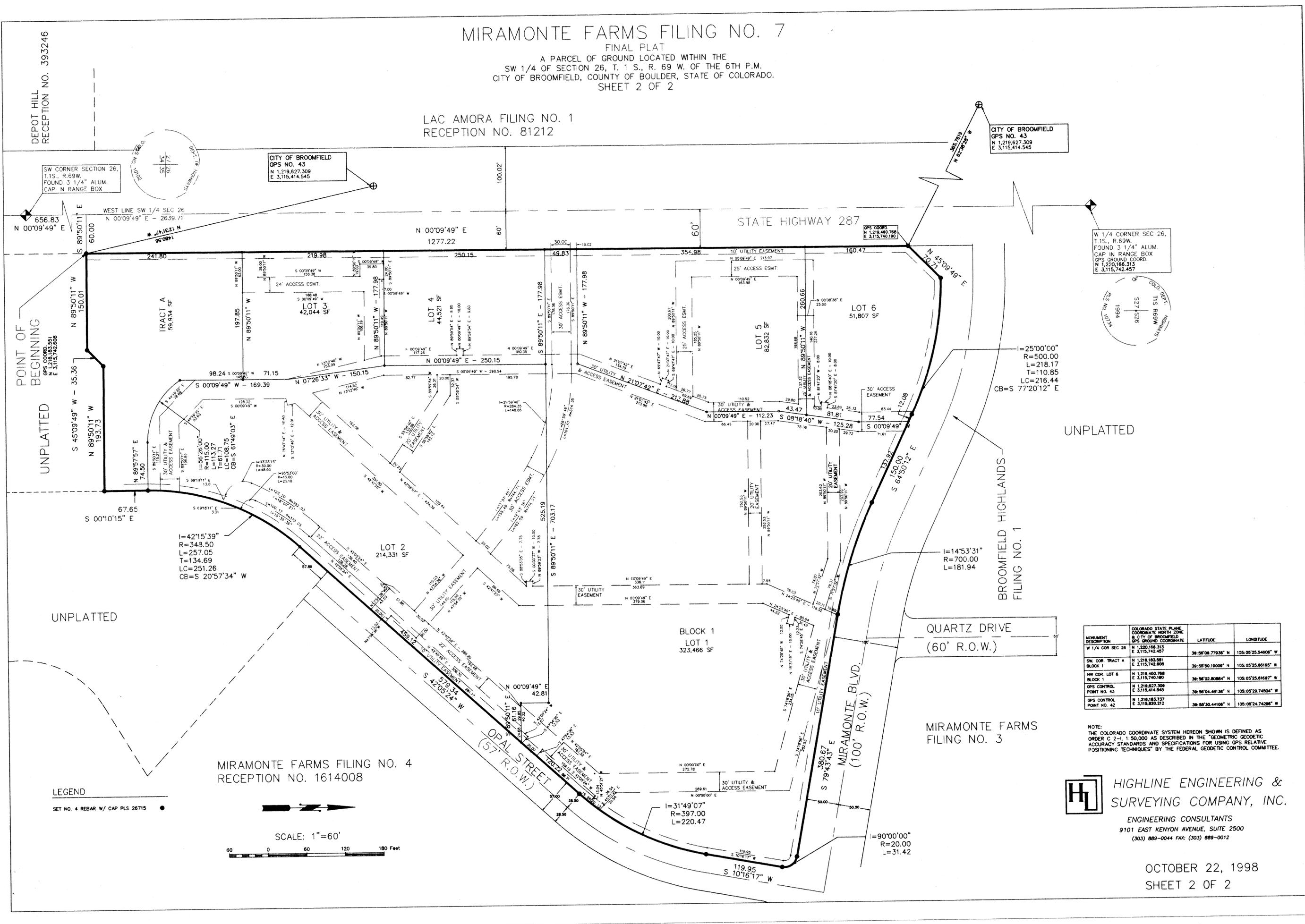
ENGINEERING CONSULTANTS
 9101 EAST KENYON AVENUE, SUITE 2500
 (303) 889-0044 FAX: (303) 889-0012

OCTOBER 22, 1998
 SHEET 1 OF 2

MIRAMONTE FARMS FILING NO. 7

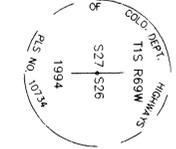
FINAL PLAT
A PARCEL OF GROUND LOCATED WITHIN THE
SW 1/4 OF SECTION 26, T. 1 S., R. 69 W. OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.
SHEET 2 OF 2

LAC AMORA FILING NO. 1
RECEPTION NO. 81212



CITY OF BROOMFIELD
GPS NO. 43
N 1,219,627.309
E 3,115,414.545

W 1/4 CORNER SEC 26,
T.1S., R.69W.
FOUND 3 1/4" ALUM.
CAP IN RANGE BOX
GPS GROUND COORD.
N 1,220,166.313
E 3,115,742.457



I=25°00'00"
R=500.00
L=218.17
T=110.85
LC=216.44
CB=S 77°20'12" E

I=14°53'31"
R=700.00
L=181.94

I=42°15'39"
R=348.50
L=257.05
T=134.69
LC=251.26
CB=S 20°57'34" W

I=31°49'07"
R=397.00
L=220.47

I=90°00'00"
R=20.00
L=31.42

MONUMENT DESCRIPTION	COLORADO STATE PLANE COORDINATE NORTH ZONE & CITY OF BROOMFIELD GPS GROUND COORDINATE	LATITUDE	LONGITUDE
W 1/4 COR SEC 26	N 1,220,166.313 E 3,115,742.457	38°56'09.77938" N	105°05'25.54608" W
SW COR. TRACT A BLOCK 1	N 1,218,163.881 E 3,115,742.808	38°56'09.19009" N	105°05'25.86165" W
NW COR. LOT 6 BLOCK 1	N 1,219,460.788 E 3,115,740.180	38°56'02.80884" N	105°05'25.61687" W
GPS CONTROL POINT NO. 43	N 1,219,627.309 E 3,115,414.545	38°56'04.46138" N	105°05'29.74504" W
GPS CONTROL POINT NO. 42	N 1,218,163.881 E 3,115,850.212	38°56'30.44105" N	105°05'24.72987" W

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

H HIGHLINE ENGINEERING & SURVEYING COMPANY, INC.
ENGINEERING CONSULTANTS
9101 EAST KENYON AVENUE, SUITE 2500
(303) 889-0044 FAX: (303) 889-0012

OCTOBER 22, 1998
SHEET 2 OF 2

LEGEND
SET NO. 4 REBAR W/ CAP PLS 26715

MIRAMONTE FARMS FILING NO. 4
RECEPTION NO. 1614008

