

KNOW ALL MEN BY THESE PRESENTS that the undersigned being owners of a tract of land being a part of the East one-half of the East one-half of Section 23, 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 Southeast corner of said Section 23; thence N 89°53'38" W, along the South line of the Southeast one-quarter of said Section 23, a distance of 1161.22 feet to the POINT OF BEGINNING; thence continuing N 89°53'38" W, along said South line, a distance of 150.00 feet to the Southwest corner of the Southeast one-quarter of said Section 23; thence N 09°21'54" E, along the West line of the East one-half of the Southeast one-quarter of said Section 23, a distance of 1150.00 feet; thence S 89°38'06" E, a distance of 75.00 feet; thence S 42°08'00" E, a distance of 112.11 feet; thence S 47°59'35" E, a distance of 184.18 feet; thence N 32°04'32" E, a distance of 95.56 feet to a point on a curve; thence along the arc of said curve to the right having a central angle of 26°51'06", a radius of 122.50 feet, an arc distance of 57.41 feet and whose chord bears N 37°27'54" W, a chord distance of 56.89 feet; thence N 65°57'39" E, a distance of 45.00 feet; thence N 24°02'21" W, a distance of 3.52 feet; thence N 40°47'12" E, a distance of 65.00 feet; thence S 61°56'56" E, a distance of 204.24 feet; thence S 84°33'42" E, a distance of 100.00 feet; thence N 09°38'38" W, a distance of 12.69 feet, to a point of curve; thence along the arc of said curve to the left having a central angle of 47°30'00", a radius of 77.50 feet, an arc distance of 64.25 feet, and whose chord bears N 33°23'38" W, a chord distance of 62.43 feet to a point of tangent; thence N 57°08'38" W, along said tangent, a distance of 34.61 feet; thence N 32°51'22" E, a distance of 45.00 feet; thence N 57°08'38" W, a distance of 61.39 feet to a point of curve; thence along the arc of said curve to the right having a central angle of 134°30'00", a radius of 77.50 feet, an arc distance of 181.93 feet, and whose chord bears N 12°06'22" E, a chord distance of 142.94 feet to a point of tangent; thence N 77°21'22" E, along said tangent, a distance of 60.00 feet, to a point of curve; thence along the arc of said curve to the left having a central angle of 23°45'09", a radius of 122.50 feet, an arc distance of 50.78 feet, and whose chord bears N 65°28'47" E, a chord distance of 50.42 feet; thence S 89°25'48" E, a distance of 214.44 feet; thence S 00°34'12" W, a distance of 64.92 feet; thence S 73°15'25" E, a distance of 46.85 feet to a point of curve; thence along the arc of said curve to the left having a central angle of 00°32'19", a radius of 287.50 feet, an arc distance of 2.70 feet, and whose chord bears S 00°18'03" W, a chord distance of 2.70 feet; thence S 89°58'07" E, a distance of 90.00 feet; thence S 15°59'37" E, a distance of 129.34 feet; thence S 67°38'34" E, a distance of 33.23 feet; thence S 76°25'48" E, a distance of 55.00 feet; thence S 13°31'12" W, a distance of 80.00 feet to a point of curve; thence along the arc of said curve to the left having a central angle of 13°00'00", a radius of 223.50 feet, an arc distance of 50.71 feet, and whose chord bears S 07°04'12" W, a chord distance of 50.60 feet to a point of tangent; thence S 00°34'12" W, along said tangent, a distance of 78.00 feet to a point of curve; thence along the arc of said curve to the right having a central angle of 23°58'42", a radius of 276.50 feet, an arc distance of 115.71 feet, and whose chord bears S 12°33'33" W, a chord distance of 114.87 feet to a point of compound curve; thence along the arc of said curve to the right having a central angle of 98°36'33", a radius of 20.50 feet, an arc distance of 35.28 feet, and whose chord bears S 73°51'10" W, a chord distance of 31.09 feet to a point of reverse curve; thence along the arc of said curve to the left having a central angle of 13°56'42", a radius of 122.50 feet, an arc distance of 29.81 feet, and whose chord bears N 24°48'54" W, a chord distance of 29.74 feet to a point of tangent; thence N 70°47'15" W, along said tangent, a distance of 75.00 feet to a point of curve; thence along the arc of said curve to the right having a central angle of 12°46'31", a radius of 322.50 feet, an arc distance of 71.91 feet, and whose chord bears N 64°24'00" W, a chord distance of 71.76 feet; thence S 31°59'16" W, a distance of 45.00 feet to a point on a curve; thence along the arc of said curve to the left having a central angle of 81°21'01", a radius of 50.00 feet, an arc distance of 71.14 feet, and whose chord bears S 21°16'27" E, a chord distance of 65.29 feet; thence S 27°58'02" W, a distance of 76.49 feet; thence S 52°21'22" W, a distance of 33.65 feet; thence S 37°38'38" E, a distance of 87.00 feet; thence S 52°21'22" W, a distance of 73.50 feet to a point of curve; thence along the arc of said curve to the left having a central angle of 56°00'00", a radius of 223.50 feet, an arc distance of 218.45 feet, and whose chord bears S 24°21'22" W, a chord distance of 209.85 feet; thence S 86°21'22" W, a distance of 307.07 feet; thence S 43°36'22" W, a distance of 239.94 feet; thence S 85°04'22" W, a distance of 78.60 feet; thence S 28°11'35" W, a distance of 170.00 feet; thence S 00°06'22" W, a distance of 35.00 feet to the POINT OF BEGINNING, containing 20.79 acres more or less.

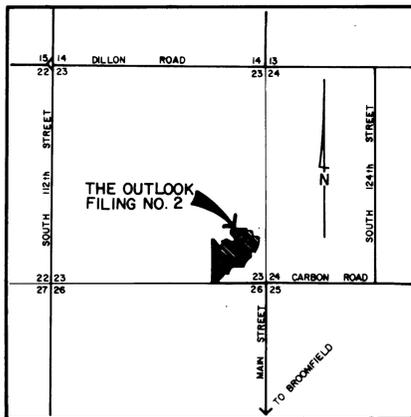
Have laid out, subdivided and platted the same into lots, blocks, and tracts, under the name and style of THE OUTLOOK FILING NO. 2 and do by these presents grant and convey to the City of Broomfield the following as shown thereon; for public use Tract E and the streets: for public use perpetual easements for the purposes of permitting the installation, operation and maintenance of any and all public utilities, including but not limited to storm and sanitary sewers, natural gas and water lines, telephone and electric lines, cables and poles, together with all necessary and convenient appurtenances thereto.

THE OUTLOOK, FILING NO. 2

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 23, T.1S., R.69W. OF THE 6th P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT

SHEET 1 OF 3



VICINITY MAP
SCALE 1" = 2000'

NOTES:

- Bearings shown on this plat are based on the East line of the Southeast quarter of Section 23, Township 1 South, Range 69 West, being S 00°34'12" W, the E1 corner being a 1" rebar, the Southeast corner being a 2" aluminum cap.
- "w" indicates a 5/8" rebar with cap stamped L.S. No. 20683.
- All lot distances shown on curves are arc lengths.
- Ten-foot wide easements as shown are hereby granted for the exclusive use of electric, telephone, gas, cable television and postal facilities. These easements as shown, are located on private property immediately adjacent to both sides of platted roadways. Other utilities shall have the right to cross at substantially right angles, but in no event shall any water meters, other structures, trees or shrubs be allowed in the above described areas. Concrete driveways and sidewalks are permissible as long as they cross at substantially right angles and do not exceed 26 feet in width.
- Lot lines are radial to street lines unless otherwise noted (N.R.).
- Tracts A, B, C, and D are to be used for common open space and will be owned and maintained by a homeowners association. Additionally, Tracts A, B, C, and D are hereby dedicated as perpetual utility and drainage easements for the purpose of permitting the installation, operation and maintenance of any and all public utilities including, but not limited to, storm and sanitary sewers, natural gas and water mains, telephone and electric lines, cables and conduits, together with all necessary appurtenances thereto.
- All dimensions and ties shown to building envelopes are 90° or radial to boundary lines and/or centerlines of streets.
- All building envelope lines are 90°.
- Minimum rear setback in Blocks 1 through 4 shall be ten (10) feet.
- The following three easements are for townhome areas only.

ENCROACHMENT EASEMENT
If any exterior wall of a residence shall be constructed in a manner in which it encroaches upon any other lot or upon the common properties, a valid easement shall exist for such structure for as long as such structure shall exist, and no member of the subassociation shall interfere with such easement.

CONSTRUCTION EASEMENT
If any portion of an exterior wall of a residence is situated within three (3) feet of any adjoining lot line, a valid easement shall and does exist, three (3) feet in width along the adjoining lot and adjacent to the said lot line which easement may be used for the purpose of construction, reconstruction and maintenance of said exterior wall of a residence that is situated within three (3) feet from the nearest point of said easement. The owner of any lot subject to this easement shall not erect or build any structure upon or over said easement which will interfere with the purpose of said easement.

MAINTENANCE EASEMENT
If any portion of a residence encroaches upon the common properties or upon the easement of any adjoining lot established under the provisions of the construction and encroachment easements hereon, a valid easement on the surface and for subsurface support below such surface and for the maintenance of same, so long as it stands, shall and does exist.



HOLDERS OF DEEDS OF TRUST:
Columbia Savings and Loan Association Broomfield North, a Colorado General Partnership
Federal Savings

By: Marc S. Birmbaum, Ass't. Vice Pres.

STATE OF COLORADO)
COUNTY OF Arapahoe) SS

The foregoing instrument was acknowledged before me this 18th day of July A.D., 1985, by: Marc S. Birmbaum as Ass't. Vice Pres. of Columbia Savings, a Federal Savings and Loan Association.

My commission expires May 14, 1986

Jim Wesch
Notary Public
5850 So. Ulster Cir. E.
Englewood, Co 80110

STATE OF COLORADO)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 19____, by:

Attorney's Certificate

I, William A. Huston, an attorney admitted to practice in the State of Colorado, hereby certify that the persons dedicating the public ways shown on this plat, and not previously dedicated for public use are the owners thereof in fee simple, free and clear of all encumbrances.

William A. Huston

SURVEYORS CERTIFICATE

I, A. David Johnson, a registered land surveyor in the State of Colorado, do hereby certify that a 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 this 12th day of July, 1985, of the above described property.

By: A. David Johnson
A. David Johnson RLS 20683

NOTICE:

According to Colorado law you MUST commence any legal action based upon any defect in this survey within six 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 years from the date of the certification shown hereon.

Planning Commission Certificate

Approved by the Planning Commission of the City of Broomfield this 16th day of April A.D., 1985

By: Gene E. Eismann
Secretary

By: Thomas J. Pappas
Chairman

Mayor's Certificate

This plat, and the dedication to the public of the streets, public ways and tracts shown hereon, and the public utility easements as shown, are hereby accepted and approved by the City of Broomfield this 23rd day of April A.D., 1985.

By: James Braxton
ATTN: City Clerk

By: Walter Pappas
Mayor

Recorder's Certificate

State of Colorado)
COUNTY OF _____) SS

I hereby certify that this instrument was filed for record in my office on the 19th day of May A.D., 1986, in Book No. _____, Page No. _____, File _____, Map _____, Reception No. 760293, Planfile: P-19 F-4 #5, 6 + 7 Paid \$30.00

By: Charlotte Houston
Clerk and Recorder

By: Janice K. Wolf
Deputy

Executed this 16th day of April, 1986.

OWNER: Shinn Enterprises Inc., a Colorado Corporation

By: Charles C. Shinn Jr.
Charles C. Shinn Jr., President

STATE OF COLORADO)
COUNTY OF BOULDER) SS

The foregoing instrument was acknowledged before me this 16th day of April A.D., 1986 by: Charles C. Shinn Jr., President of Shinn Enterprises, Inc.

My commission expires 7-18-89

By: Betty O. Chisner
Notary Public

City of Broomfield
By _____, City Engineer

Public Service Company Mountain Bell Telephone Co.

By: Donald E. May
By: Shirley Campbell

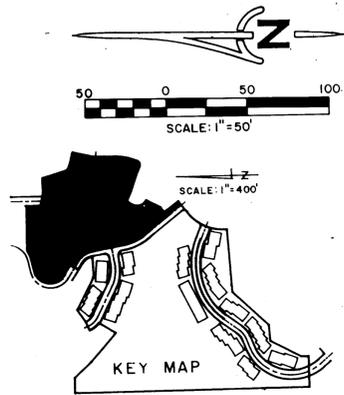


THE OUTLOOK, FILING NO. 2

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE
EAST 1/2 OF SECTION 23, T.1S., R.69W. OF THE 6th PM.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT

SHEET 2 OF 3



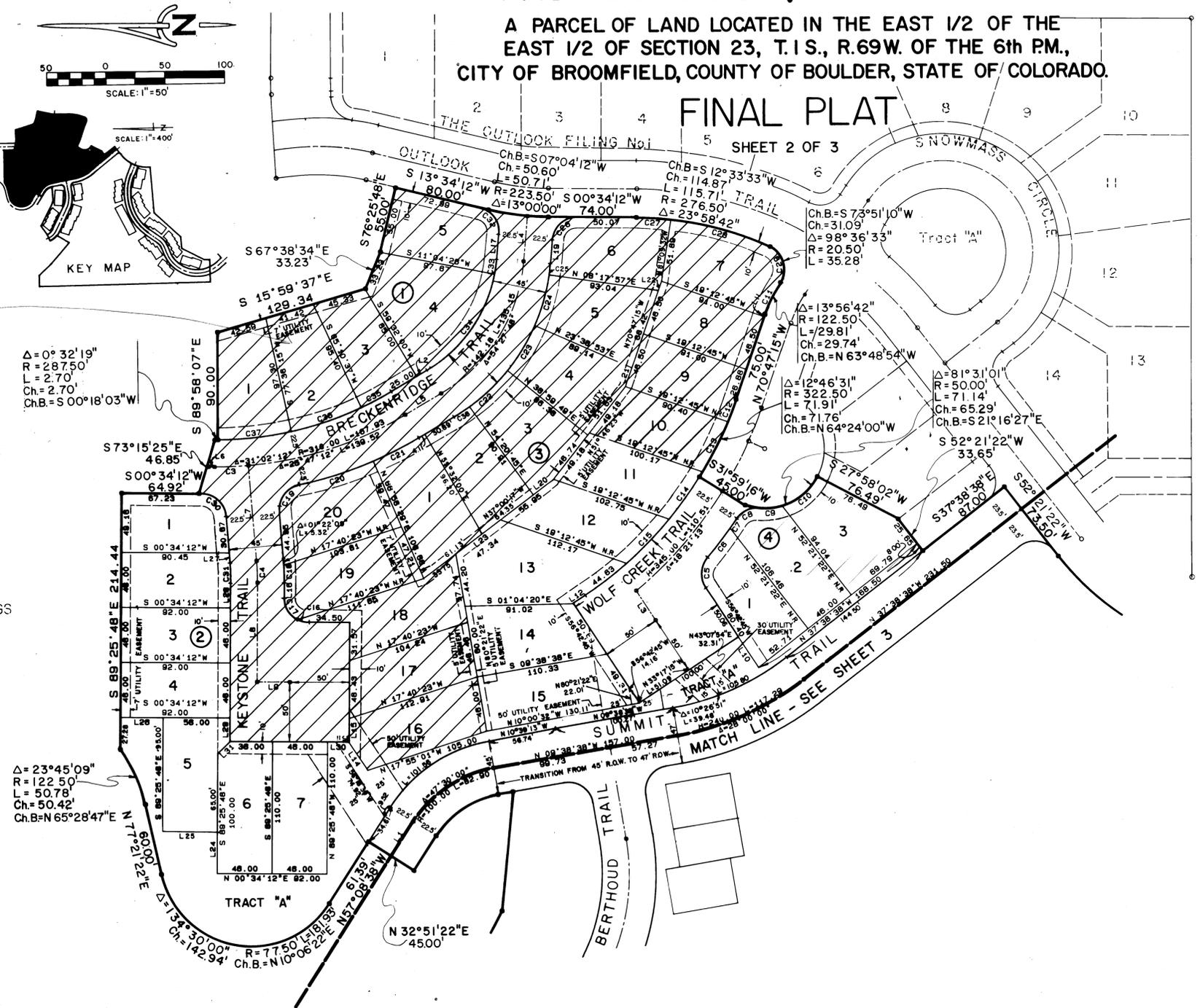
$\Delta = 0^{\circ}32'19"$
 $R = 287.50'$
 $L = 2.70'$
 $Ch.B = S 00^{\circ}18'03"W$

$\Delta = 23^{\circ}45'09"$
 $R = 122.50'$
 $L = 50.78'$
 $Ch.B = N 65^{\circ}28'47"E$

UNPLATTED
THE OUTLOOK-
FUTURE FILINGS

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
1	32°02'08"	100.00	55.91	55.19	S 52°35'19"W
2	39°15'00"	100.00	69.50	67.17	N 43°39'51"W
3	5°15'00"	310.00	26.40	26.40	S 02°03'18"E
4	5°15'00"	200.00	18.33	18.32	S 07°58'42"W
5	7°43'04"	20.50	26.38	24.59	S 86°25'43"E
6	4°53'39"	387.50	31.39	31.38	S 02°01'01"E
7	1°24'38"	387.50	9.04	9.04	S 55°10'08"E
8	81°43'35"	20.50	22.09	21.03	S 25°00'39"E
9	22°55'59"	50.00	20.01	19.88	S 05°38'51"E
10	44°57'08"	50.00	39.23	38.23	S 39°33'24"E
11	13°56'42"	122.50	29.81	29.74	N 63°48'54"W
12	3°28'17"	322.50	19.83	19.83	N 89°02'37"W
13	8°20'35"	322.50	48.98	48.92	N 87°58'42"E
14	5°38'29"	322.50	48.45	48.41	N 54°39'09"W
15	9°07'30"	322.50	51.39	51.31	N 45°47'09"W
16	27°43'30"	20.50	9.92	9.82	N 14°25'57"E
17	62°18'30"	20.50	22.28	21.20	N 59°25'57"E
18	5°15'00"	222.50	20.39	20.38	N 87°58'42"E
19	83°00'12"	20.50	29.70	27.17	S 03°10'42"E
20	11°22'55"	322.50	86.05	85.94	S 17°22'04"E
21	7°24'29"	332.50	42.99	42.98	S 28°45'48"E
22	15°20'56"	184.88	44.12	43.99	S 44°19'43"E
23	15°20'56"	184.88	44.12	43.99	S 56°40'39"E
24	15°20'56"	184.88	44.12	43.99	S 74°01'35"E
25	3°13'45"	184.88	9.28	9.28	S 81°18'58"E
26	85°30'00"	20.50	30.59	27.83	S 42°10'48"E
27	6°03'23"	278.50	29.23	29.21	S 03°35'53"W
28	17°55'19"	278.50	86.49	86.14	S 15°35'14"W
29	98°36'33"	20.50	35.28	31.09	S 73°51'10"W
30	84°45'00"	20.50	30.32	27.83	S 42°58'42"W
31	5°15'00"	177.50	18.28	18.28	S 87°58'42"W
32	81°30'00"	20.50	29.19	28.78	S 54°18'12"W
33	6°00'14"	119.88	12.54	12.54	N 81°55'41"W
34	48°27'33"	119.88	101.23	98.24	N 54°41'47"W
35	5°38'38"	287.50	28.32	28.31	N 27°58'41"W
36	12°25'38"	287.50	82.36	82.36	N 15°38'34"W
37	12°25'38"	287.50	82.36	82.24	N 08°10'56"W
38	5°11'15"	164.68	14.91	14.90	S 33°03'38"E

LINE DATA		
LINE	BEARING	DISTANCE
1	N 57°08'38"W	34.81
2	N 30°28'00"W	10.00
3	S 58°42'45"W	29.83
4	N 84°55'48"W	37.81
5	N 30°28'00"W	35.00
6	N 00°34'12"E	5.18
7	S 85°19'12"W	80.00
8	N 89°25'48"W	83.00
9	S 00°34'12"W	27.50
10	N 56°42'45"E	30.34
11	N 70°47'15"W	1.82
12	N 33°17'15"W	11.72
13	N 08°31'23"W	8.81
14	N 56°18'38"E	28.09
15	S 89°25'48"E	20.00
16	S 89°25'48"E	12.50
17	N 84°55'48"W	21.05
18	S 30°28'00"E	12.11
19	S 84°55'48"E	19.84
20	S 37°00'17"E	21.58
21	S 70°47'15"E	18.54
22	S 70°47'15"E	8.04
23	N 37°00'17"W	47.34
24	S 89°25'48"E	40.00
25	N 00°34'12"E	48.00
26	N 00°34'12"E	38.00
27	S 85°18'12"W	9.80
28	N 89°25'48"W	21.00
29	N 89°25'48"W	20.00
30	S 00°34'12"W	18.00
31	S 44°25'48"E	14.14



Costin Engineering
CIVIL ENGINEERING AND LAND SURVEYING
3028 PATTERSON ROAD GRAND JUNCTION, COLORADO 81501
(970) 454-9574

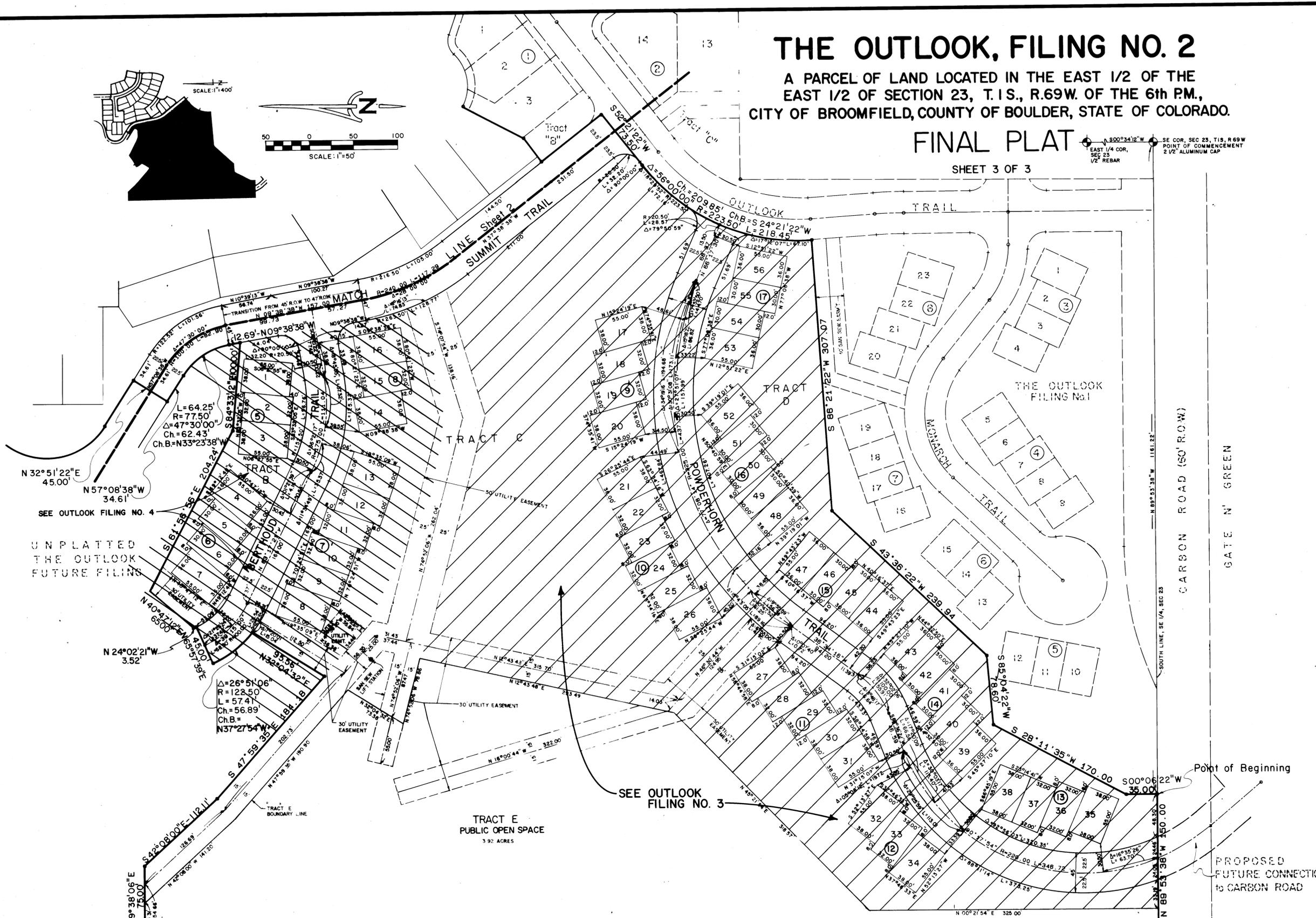
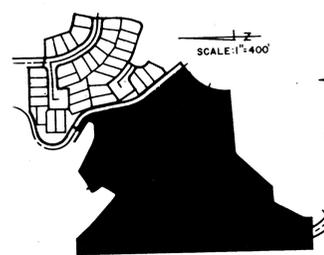
THE OUTLOOK, FILING NO. 2

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 23, T.1S., R.69W. OF THE 6th PM., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT

SHEET 3 OF 3

POINT OF COMMENCEMENT
EAST 1/4 COR., SEC 23
1/2" REBAR
SE COR., SEC 23, T.1S., R.69W
POINT OF COMMENCEMENT
2 1/2" ALUMINUM CAP



N 32° 51' 22" E 45.00
N 57° 08' 38" W 34.61
SEE OUTLOOK FILING NO. 4

UN PLATTED
THE OUTLOOK
FUTURE FILING

N 24° 02' 21" W 3.52'

$\Delta = 26^\circ 51' 06''$
 $R = 122.50$
 $L = 57.41$
 $Ch.B. = 56.89$
 $N 37^\circ 27' 54'' E 194.18$

TRACT E
PUBLIC OPEN SPACE
3.92 ACRES

SEE OUTLOOK
FILING NO. 3

N 00° 21' 54" E 1150.00

WEST LINE, EAST 1/2, SE 1/4, SEC. 23

Point of Beginning

PROPOSED
FUTURE CONNECTION
to CARBON ROAD

RIDGEVIEW HEIGHTS

Cedex Engineering

CIVIL ENGINEERING AND LAND SURVEYING
2770 WEST HAMPSHIRE AVE. BOULDER, COLORADO 80501
TELEPHONE: (303) 762-0000

P-19 F-4 #7 (Sheet 3 of 3)

JOB NO. 639 DRAWN ER PT CHECKED APPROVED