A REPLAT OF LOTS 2 AND 3, BLOCK 1, THE OUTLOOK FILING NO. 3

A Resubdivision of a part of THE OUTLOOK FILING NO.3, located in the E 1/2 of the E 1/2 of Section 23, T. 1 S., R. 69 W. of the 6th P.M., City of Broomfield, County of Boulder, State of Colorado.

SHEET 1 of 1

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being owners of lots 2 & 3, block 1 of THE OUTLOOK, FILING NO. 3, located in the East 1/2 of the East 1/2 of Section 23, Township 1 South, Range 69 West of the 6th P.M., City of Broomfield, County of Boulder, State of Colorado. Being more particularly described as follows:

BEGINNING at the North corner of lot 2, block 1, THE OUTLOOK, FILING NO. 3, thence S 37° 38' 38" E along the Northeast lines of said lots 2 & 3 a distance of 115.00 feet to a point of curve; thence continuing along the East line of said lot 3 along the arc of said curve to the right having a central angle of 90° 00' 00", a radius of 20.50 feet, an arc length of 32.20 feet, and whose chord bears S 07° 21' 22" W a chord distance of 28.99 feet to a point of tangent; thence continuing along said East line, along said point of tangent S 52° 21' 22" W a distance of 6.00 feet to a point of curve; thence continuing along said East line, along the arc of said curve to the left having a central angle of 14° 16' 31", a radius of 223.50 feet, an arc length of 55.69 feet, and whose chord bears S 45° 13' 06" W a chord distance of 55.54 feet to the South corner of said lot 3; thence departing said curve non-radially N 54° 29' 01" W along the Southwest line of said lots 2 & 3 a distance of 98.00 feet; thence continuing along said Southwest line of lot 2 N 37° 38' 38" W a distance of 48.61 feet to the West corner of said lot 2; thence N 52° 21' 22" E along the Northwest line of said lot 2 a distance of 110.00 feet, more or less, to the POINT OF BEGINNING. Containing 0.317 Acres, more or less.

Have laid out, subdivided and platted the same into lots and blocks, under the name and style of a REPLAT OF LOTS 2 AND 3, BLOCK 1, THE OUTLOOK, FILING NO. 3.

Executed this 21st day of December, 1988

OWNER AND SUBDIVIDER: THE OUTLOOK DEVELOPMENT COMPANY INC.

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

STATE OF COLORADO)
)ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 21st day of December, 1988 by Charles C. Shinn, Jr., President of THE OUTLOOK DEVELOPMENT COMPANY, INC.
My commission expires 10-24-89.

Notary Public
6363 W 120th Avenue
Address
Broomfield Co 80020

The undersigned join in this plat and consent to the owner's execution of a subdivision agreement in connection with this plat.

SHINN ENTERPRISES, INC.

By: Charles C. Shinn
Charles C. Shinn

NOTORIAL CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 23rd day of Feb., A.D., 1989 by Charles C. Shinn as President of Shinn Enterprises, INC.

My Commission Expires: 2/16/93
Notary Public: Diane E. Reeves
Address: #2 Garden Center
Broomfield, CO

UNITED BANK OF BROOMFIELD N.A.

By: Kay E. Manne, A.V.P.

NOTORIAL CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 23rd day of Feb., A.D., 1989 by Kay E. Manne of United Bank of Broomfield N.A.

My commission expires: 8-16-93
Notary Public: Diane E. Reeves
Address: #2 Garden Center
Broomfield, CO

The undersigned holders of Deeds of Trust join in this plat and consent to the owner's execution of a subdivision agreement in connection with this plat.

HOLDERS OF DEEDS OF TRUST

Columbia Savings, a federal savings and loan association.

By: Patrick E. Purcell
~~Robert Alexander~~ Patrick E. Purcell, Vice President

NOTORIAL CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 1st day of February, A.D., 1989, by ~~Robert Alexander as~~ Patrick E. Purcell as Vice President of Columbia Savings, a federal savings and loan association.

My commission expires May 14, 1990.
Notary Public
5150 So. Ulster Cir. E.,
Address
Englewood, Co 80111

NOTARY PUBLIC ANN WESCH STATE OF COLORADO
My Commission Expires May 14, 1990

Central Bank of Broomfield
a banking corporation

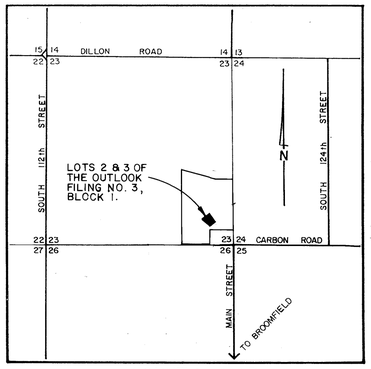
By: Brad W. Oakes AVP
Brad W. Oakes
Assistant Vice President

NOTORIAL CERTIFICATE

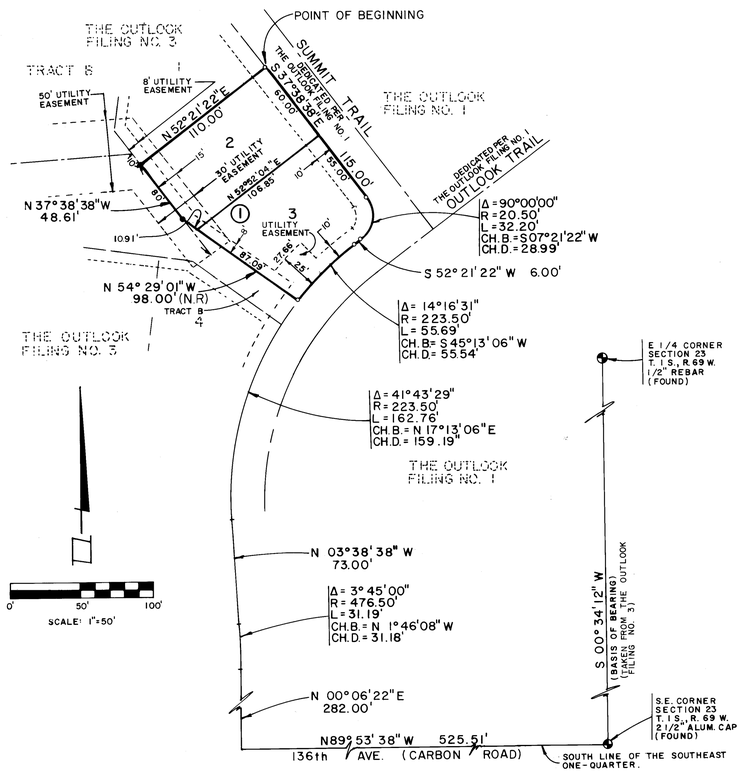
STATE OF COLORADO)
)ss
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 21st day of December, A.D., 1988, by Brad W. Oakes as Assistant Vice President of Central Bank of Broomfield, a banking corporation.

My Commission expires 10-24-89.
Notary Public
6363 W 120th Avenue
Address
Broomfield Co 80020



VICINITY MAP
SCALE 1" = 2000'



NOTES

1. Streets adjacent to and easements shown on this plat were previously dedicated by the Outlook Filing No. 3 and by the Outlook Filing No. 1 as recorded.

   Easements 10 feet in width were dedicated for the exclusive use electric, telephone, gas, cable television and postal facilities. 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 these areas. Concrete driveways and sidewalks are permissible as long as they cross at substantially right angles and do not exceed 26 feet in width.

2. Bearing are based on the East line of the Southeast quarter bei... S 00° 34' 12" W, monuments are as shown.

3. "•" indicates a 5/8" rebar with a plastic cap stamped L.S. No. 20683.

4. "o" indicates a 5/8" rebar with a plastic cap stamped L.S. No. 16427.

5. All lot distances shown on curves are arc lengths.

6. Lot lines are radial to street lines unless otherwise noted.(N.R.)

ATTORNEY'S CERTIFICATE

I, _____, an attorney admitted to practice in the State of Colorado, hereby certify that the person or person's dedicating the streets, easements and rights of way shown on this plat, and not previously dedicated for public use, are the owners thereof in fee simple, free and clear of all liens and encumbrances.

_____ _____
Attorney at Law Reg. No.

SURVEYOR'S CERTIFICATE

I, Ronald Lee Powers, 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 the survey prepared under my supervision this 20 th day of DECEMBER, 1988, of the above described property.

by: Ronald Lee Powers 12/20/88

Ronald Lee Powers RLS 16427
For and on behalf of Costin Engineering Company

PLANNING COMMISSION CERTIFICATE

Approved by the Planning Commission of the City of Broomfield this 3RD day of January, A.D., 1989

Dina C. Timm
Secretary

Howard C. Huff
Chairman

CITY COUNCIL CERTIFICATES

This plat is hereby accepted and approved by the City of Broomfield this 24th day of January, A.D., 1989

Vicki Macey
City Clerk

Mayor

RECORDER'S CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF BOULDER)

I hereby certify that this instrument was filed for record in my office at 9:18AM o'clock this 28TH day of MARCH, A.D., 1989, and is duly recorded in PLan P.23 F-1 #35.

File _____ Film 1572 NO. 974171

Fee $10.00 Paid

CHARLOTTE HOUSTON
Clerk and Recorder

By: Barbara Evarold
Deputy

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three 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.

$6.00 03/28/89 09:18 AM REAL ESTATE RECORDS
F1572 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

Costin Engineering
CIVIL ENGINEERING AND LAND SURVEYING
56 INVERNESS DRIVE EAST SUITE 110 ENGLEWOOD, COLORADO 80112
TELEPHONE: (303) 799-3655

P-23 F-1 #35 PAGE 1 OF 1

CHM 11/88
REV. 12/27/88 CHM