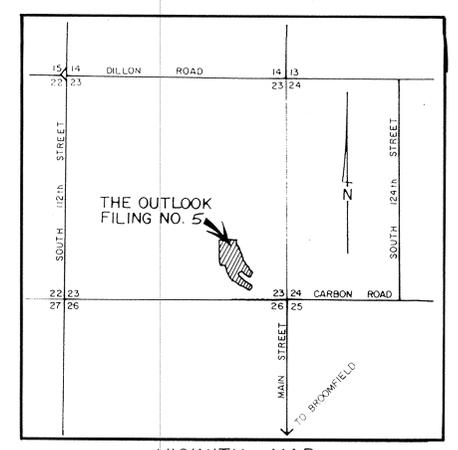


# THE OUTLOOK FILING NO. 5

A RESUBDIVISION OF LOTS 2-8 OF BLOCK 1, & LOTS 4 & 5 OF BLOCK 2 OF THE OUTLOOK FILING 4 TOGETHER WITH A PARCEL OF LAND, BOTH LOCATED IN THE E. 1/2 OF THE E. 1/2, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

## FINAL PLAT

SHEET 1 of 2



VICINITY MAP  
SCALE 1" = 2000'

### ATTORNEY'S CERTIFICATE

I, MICHAEL D. STAW, an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons representing The Outlook Development Company Inc., Columbia Savings, and the Central Bank of Broomfield, are the owners or holders of Deeds of Trust in fee simple, free and clear of all liens and encumbrances of a portion of the parcel of land being dedicated for streets, easements and Rights-of-Way shown on this Plat, and not previously dedicated for public use.

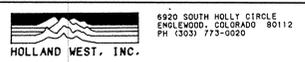
Michael D. Staw 5914  
Attorney at Law Reg. No.

### SURVEYOR'S CERTIFICATE

I, Larry W. Hagan 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 19 day of May, 1989, of the above described property.

by: Larry W. Hagan  
L.S. No. 05112  
for and on behalf of Holland West, Inc.

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.



The undersigned holders of Deeds of Trust join in this plat and the dedications made herein, 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: Michael T. Price, V.P.



NOTARIAL CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Anchorage ) ss

The foregoing instrument was acknowledged before me this 25th day of Sept., A.D., 1989, by Robert Alexander as Michael T. Price as Vice Pres. of Columbia Savings, a federal savings and loan association. My Commission Expires May 14, 1990

My Commission expires May 14, 1990  
Ann Wesel  
Notary Public

Central Bank of Broomfield, a banking corporation.

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



NOTARIAL CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Boulder ) ss

The foregoing instrument was acknowledged before me this 6th day of June, A.D., 1989, by Brad W. Oakes as Assistant Vice President of Central Bank of Broomfield, a banking corporation.

My commission expires 11-16-90  
Louena Shumbo  
Notary Public

### PLANNING COMMISSION CERTIFICATE

Approved by the Planning Commission of the City of Broomfield this 6th day of June, 1989.

Diane E. Eason Secretary  
Donald Koff Chairman

### CITY COUNCIL CERTIFICATES

This plat and the dedication to the public of the streets, rights of way and easements shown hereon, are hereby accepted and approved by the City of Broomfield this 27th day of June, A.D., 1989.

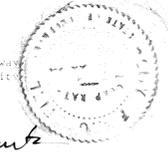
Vicki Myers City Clerk  
Lishi J. Lantz Mayor

### RECORDER'S CERTIFICATE

State of Colorado )  
County of Boulder ) ss

I hereby certify that this instrument was filed for record in my office at 2:25 pm'clock this 13th day of November, A.D., 1989, and is duly recorded in Plan P-24 F-1 #5 22423  
File 1602 No. 1013263  
Fees 20.00 PAID  
Charlotte Houston  
Clerk and Recorder

Madeleine Hopton  
Deputy



Unofficial Copy

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of a part of THE OUTLOOK FILING NO. 4, together with a parcel of land, both located in the East 1/2 of the East 1/2 of Section 23, Township 1 South, Range 69 West of the 6th Principle 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 quarter of said Section 23 a distance of 131.22 feet to the Southwest corner of the East half of the Southeast Quarter; thence N 00°21'54" E along the West line of said East half of the Southeast Quarter a distance of 1,150.00 feet to the POINT OF BEGINNING, said point also being the Northwest corner of THE OUTLOOK FILING NO. 2, a subdivision plat of record in the Boulder County records; thence continuing N 00°21'54" E along said West line a distance of 418.64 feet; thence S 89°38'06" E a distance of 154.53 feet; thence S 30°14'51" E a distance of 110.00 feet; thence S 46°07'01" E a distance of 49.80 feet; thence S 22°07'56" E a distance of 123.70 feet; thence S 69°58'18" E a distance of 47.00 feet; thence S 27°51'17" E a distance of 162.76 feet to the Northeast line of THE OUTLOOK FILING NO. 4, a subdivision plat of record in the Boulder County records; thence S 38°32'11" E along said Northeast line a distance of 88.92 feet; thence continuing along said Northeast line S 63°17'21" E a distance of 7.00 feet to the Northwest corner of Lot 3, Block 2 of said THE OUTLOOK FILING NO. 4; thence S S 26°42'39" W along the Northwest line of said Lot 3, Block 2, a distance of 80.00 feet to the Northeastly Right-of-Way line of Berthoud Trail, as dedicated by said THE OUTLOOK FILING NO. 4; thence N 63°17'21" W along said Northeastly Right-of-Way line a distance of 68.00 feet to a point on a curve; thence continuing along said Northeastly Right-of-Way line along the arc of said curve concave Northeastly, having a central angle of 39°15'00", a radius of 77.50 feet, and an arc length of 53.09 feet; thence S 65°57'39" W along the Northwestly Right-of-Way line of said Berthoud Trail, radial to the aforementioned curve a distance of 45.00 feet to a point on the Southeastly Right-of-Way line of said Berthoud Trail, said point also being a point on a non-tangent curve; thence along said Southeastly Right-of-Way line, along the arc of said non-tangent curve in a Southeastly direction, said curve being concave to the Northeast, having a central angle of 39°15'00", a radius of 122.50 feet, an arc length of 83.92 feet, and whose chord bears S 43°39'51" E, a chord distance of 82.29 feet to a point of tangent; thence continuing along said Southeastly Right-of-Way line, along said tangent, S 63°17'21" E a distance of 165.00 feet to a point of a curve; thence continuing along said Southeastly Right-of-Way line, and along the South right-of-way line of said Berthoud Trail, along the arc of said curve, concave to the North, having a central angle of 33°27'12", a radius of 197.50 feet, an arc length of 115.32 feet to the Northwest corner of Lot 1, Block 1, of said THE OUTLOOK FILING NO. 4; thence S 06°44'33" E along the Westerly line of said Lot 1, Block 1, a distance of 100.00 feet to the South line of said THE OUTLOOK FILING NO. 4; thence S 73°23'05" W along said South line a distance of 37.00 feet; thence continuing along said South line N 89°04'34" W a distance of 34.83 feet; thence continuing along said South line N 78°51'32" W a distance of 71.82 feet; thence continuing along said South line N 63°17'21" W a distance of 170.05 feet; thence continuing along said South line, and along the North line of said THE OUTLOOK FILING NO. 2 N 47°59'35" W a distance of 253.35 feet; thence continuing along said North line N 42°08'00" W a distance of 112.11 feet; thence continuing along said North line N 89°38'06" W a distance of 75.00 feet, more or less, to the POINT OF BEGINNING, containing 4.615 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. 5, and do by these presents grant and convey to the City of Broomfield and its assigns the street, rights-of-way and perpetual easements for storm drainage and 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 open space.

### Owner and Subdivider

The Outlook Development Company  
145 Wolf Creek Trail  
Broomfield, Colorado 80020

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 6th day of June, A.D., 1989 by Charles C. Shinn Jr., President of THE OUTLOOK DEVELOPMENT COMPANY, INC.  
My commission expires 11-16-90

Louena Shumbo  
Notary Public  
6363 W. 120th Ave.  
Broomfield CO

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Planfile P-24 F-1 # 22

10/2

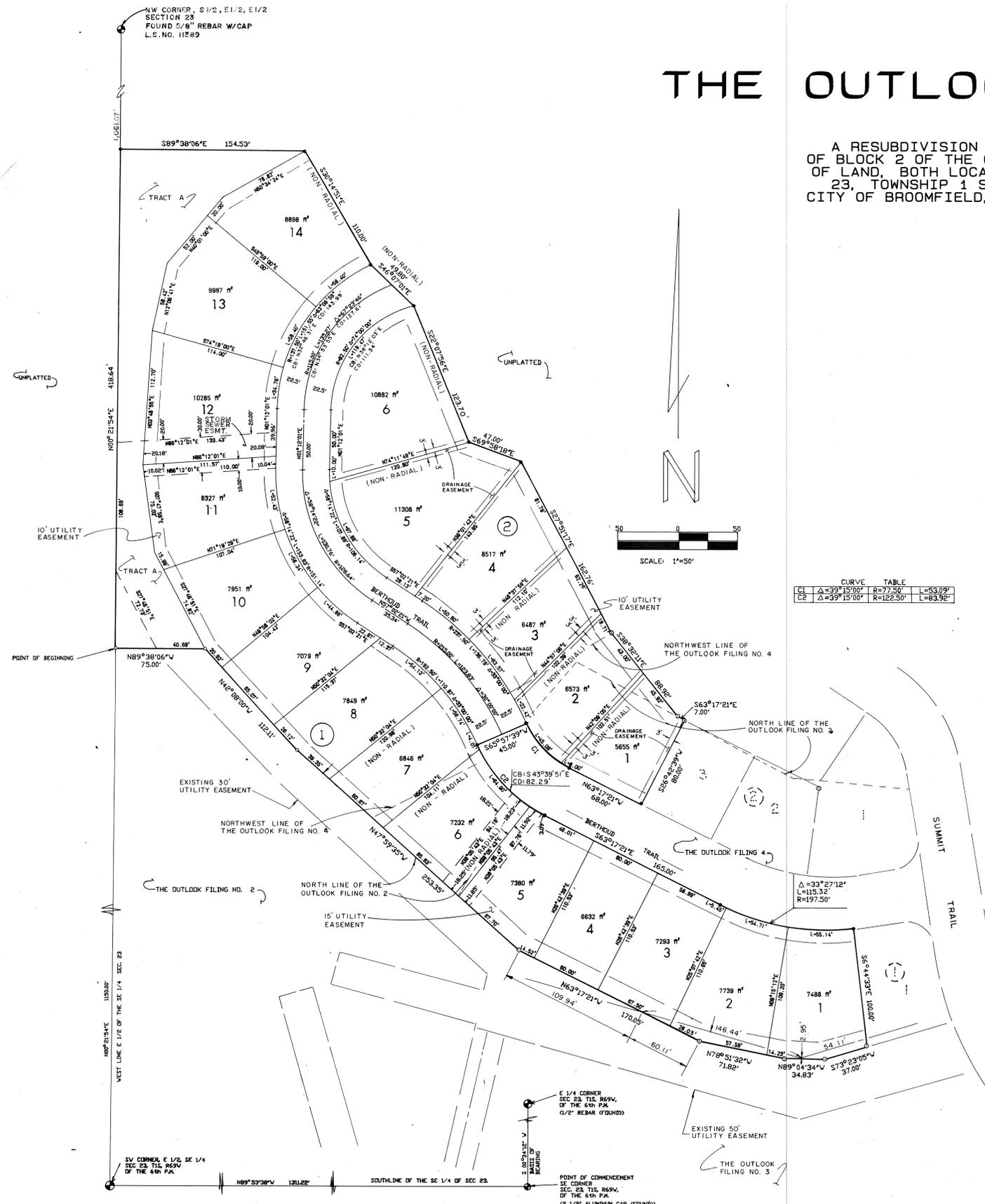
Unofficial Copy

# THE OUTLOOK FILING NO. 5

A RESUBDIVISION OF LOTS 2-8 OF BLOCK 1, & LOTS 4 & 5 OF BLOCK 2 OF THE OUTLOOK FILING 4 TOGETHER WITH A PARCEL OF LAND, BOTH LOCATED IN THE E. 1/2 OF THE E. 1/2, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

## FINAL PLAT

SHEET 2 of 2



CURVE TABLE

C1	Δ=39°15'00"	R=77.50'	L=53.09'
C2	Δ=39°15'00"	R=122.50'	L=83.92'

### NOTES:

- 1) 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 E 1/4 corner being a 1/2 inch rebar, the Southeast corner being a 2 1/2 inch aluminum cap.
- 2) All lot distances shown on curves are arc lengths.
- 3) Lot lines are radial to street lines unless otherwise noted (Non-Radial).
- 4) 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.
- 5) Three foot wide side lot easements as shown are hereby granted for drainage purposes.
- 6) "•" indicates a 5/8 inch rebar with a plastic cap stamped L.S. No. 16112 Set
- 7) "o" indicates a 5/8 inch rebar with a plastic cap stamped L.S. NO. 20683 Found
- 8) "⊙" indicates a 5/8 inch rebar with a plastic cap stamped L.S. NO. 18465 Found

2010132653 11/13/89 02:25 PM REAL ESTATE RECORDS FT602 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

PREPARED APRIL 1989

**HOLLAND WEST, INC.**  
 8820 SOUTH WOLLY CIRCLE  
 ENGLEWOOD, COLORADO 80112  
 PH (303) 773-9020



Planfile P-24 F-1 #23