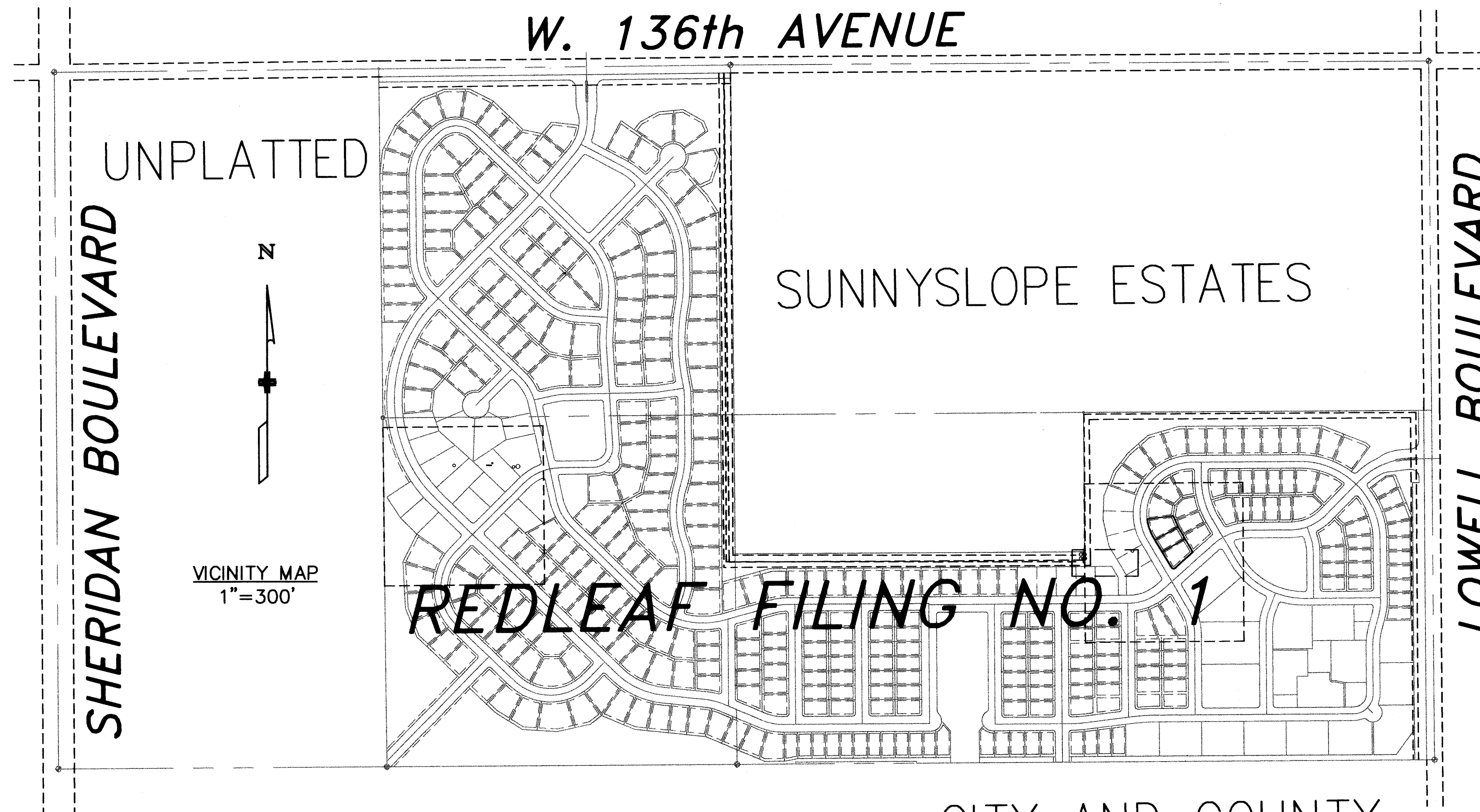


REDLEAF FILING NO.1 - REPLAT C

OUTLOT R

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Recorded 9/3/03 at
Rapt # 2003017988



LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned, being the owner of Outlot R, Redleaf Filing No. 1, City and County of Broomfield, State of Colorado.

Has laid out, platted and resubdivided the above described land, under the name and style of Redleaf Filing No. 1 - Replat C, and grants to the City of Broomfield 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.

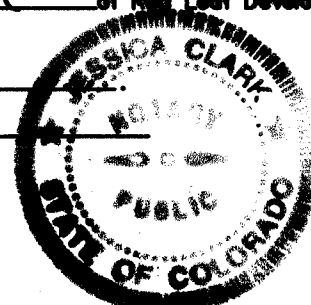
OWNER AND SUBDIVIDER: RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

By: Charles R. Bellack, President

State of Colorado)
County of Broomfield) ss
City of Broomfield)

The foregoing dedication was acknowledged before me this 25th day of March, 2003, A.D., by Charles R. Bellack, President of Red Leaf Development Company, Inc.

My commission expires 7/30/06
Jessica Clark
NOTARY PUBLIC



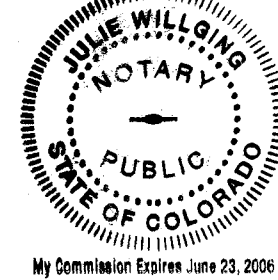
LENDER: KEYBANK, NA

By: Marcia C. Green

State of Colorado)
County of Broomfield) ss
City of Broomfield)

The foregoing dedication was acknowledged before me this 25th day of March, 2003, A.D., by Marcia C. Green, Vice President Key Bank National Association.

My commission expires 6-23-06
Jessica Clark
NOTARY PUBLIC



SHEET INDEX
SHEET 1 COVER
SHEET 2 GIS TIES
SHEET 3 REPLAT OUTLOT R

NOTES:

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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.
2. Basis of Bearing: For the purpose of this description the bearings are based on the line between NGS monuments NGS-L413 and NGS-V411 as bearing South 36°18'41" East.
3. This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, CML Consultants, Inc. relied upon Title Commitment No. AB0822683 issued by Old Republic National Title Insurance Company dated December 8, 2002 at 5:00 p.m.
4. Drainage and utility easement are hereby granted adjacent to the front and rear lot lines, width as shown.
5. Five foot wide drainage and utility easements are hereby granted adjacent to the side lot lines.

ATTORNEY'S CERTIFICATE

I, James C. Black, an Attorney at Law licensed to practice in the State of Colorado represent to the City and County of Broomfield that the owner and subdivider dedicating any streets, easement, right of way, parcel or tract herein owns them in fee simple, free and clear of all liens and encumbrances, and the City and County of Broomfield may rely upon this representation in accepting such dedications.

(Name)
Registration Number: 318
Date: March 27, 2003

APPROVALS:

This Minor Subdivision Plat is approved and accepted by the City and County of Broomfield, Colorado this 22nd day of March, 2003, A.D.

James C. Black
DIRECTOR OF COMMUNITY DEVELOPMENT

George A. Robinson
CITY MANAGER

SURVEYOR'S CERTIFICATE

I, George A. Robinson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify this plat, Redleaf Filing No. 1 - Replat C, truly and correctly represent the result of survey made under my supervision and has been performed in accordance with Colorado State Law.

George A. Robinson
For and On Behalf of CML Consultants, Inc.
7801 E. Belview Ave., Suite 150
Englewood, CO 80111



REDLEAF FILING NO.1 - REPLAT C
OWNER/SUBDIVIDER

RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION
2500 Arapahoe Ave., Suite 220
Boulder, Co. 80302

JOB NO. 00800301
DATE: 03/24/03

SHEET 1 OF 3



CONSULTANTS OF COLORADO, INC.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING

7901 E. Belview Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

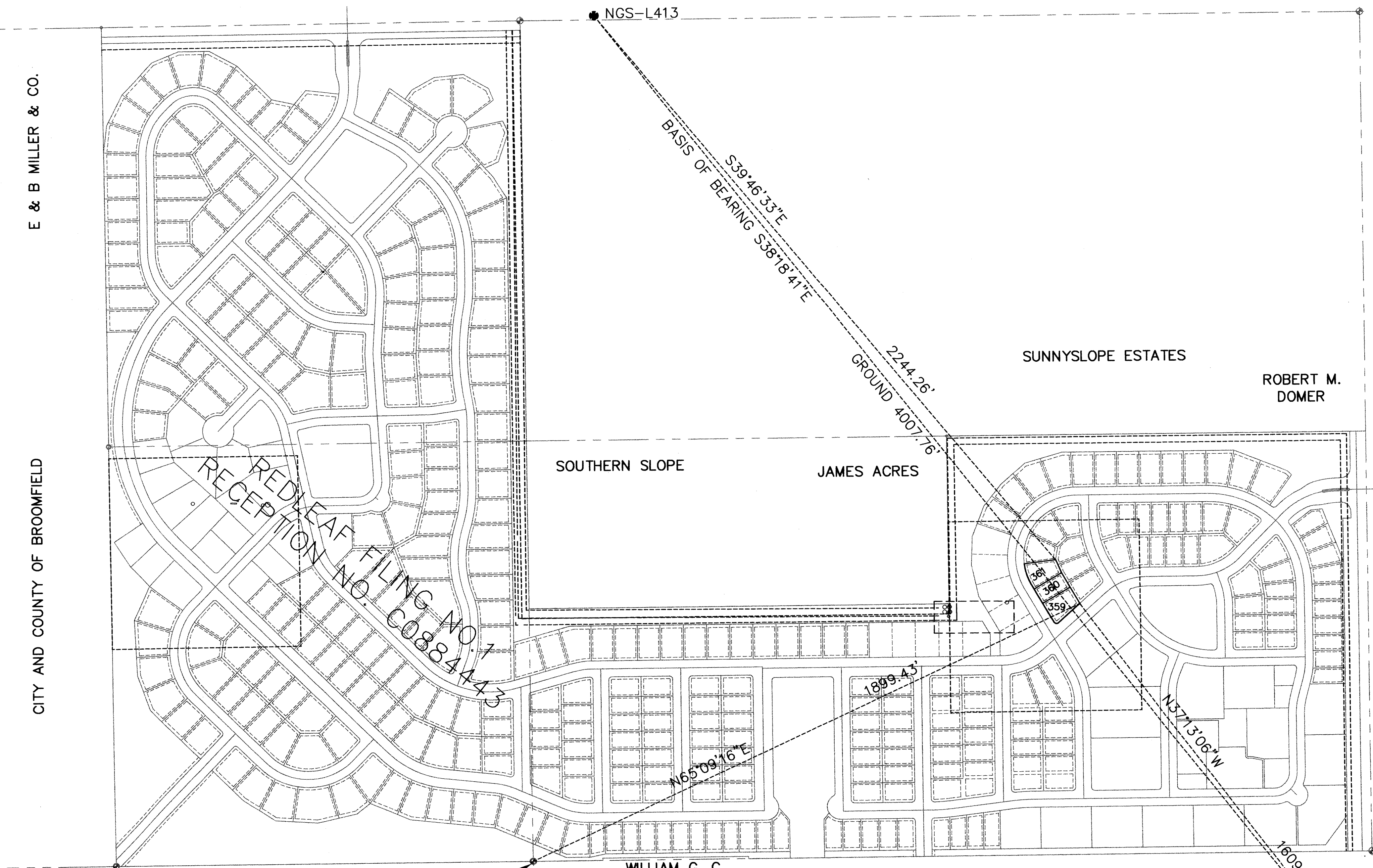
REDLEAF FILING NO.1 – REPLAT C

OUTLOT R

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

W. 136th AVENUE

LOWELL BOULEVARD



NGS-L413
GROUND N:1222852.06 E:3129022.56
GRID N:1222506.79 E:3128139.08
LATITUDE: N 39°56'35.7222"
LONGITUDE: W 105°02'34.7624"

NGS-V411
GROUND N:1219707.36 E:3131507.11
GRID N:1219362.96 E:3130622.93
LATITUDE: N 39°56'04.5255"
LONGITUDE: W 105°02'03.0637"

CENTER 1/4 COR SEC 30
GROUND N:1220191.12 E:3128809.87
GRID N:1219646.61 E:3127926.46
LATITUDE: N 39°56'09.4435"
LONGITUDE: W 105°02'37.6680"

NE CORNER LOT 361
GROUND N:1221127.23 E:3130458.41
GRID N:1220782.45 E:3129574.53
LATITUDE: N 39°56'18.6077"
LONGITUDE: W 105°02'16.4476"

SE CORNER LOT 359
GROUND N:1220989.21 E:3130533.49
GRID N:1220644.47 E:3129649.59
LATITUDE: N 39°56'17.2403"
LONGITUDE: W 105°02'15.4832"

The Colorado Coordinate System hereon shown is defined as First Order, Class 2, 1:50,000 as described in the "Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques and/or Standards and Specifications for Geodetic Control Networks" by the Federal Geodetic Control Committee.

To reduce Ground Modified Coordinates to State Plane Grid, a conversion factor of 0.99971765 is applied.
Ground x 0.99971765 = Grid.

N

REDLEAF FILING NO.1 – REPLAT C

200 0 200 400

SCALE 1"=200'

JOB NO. 00800301
DATE: 03/24/03

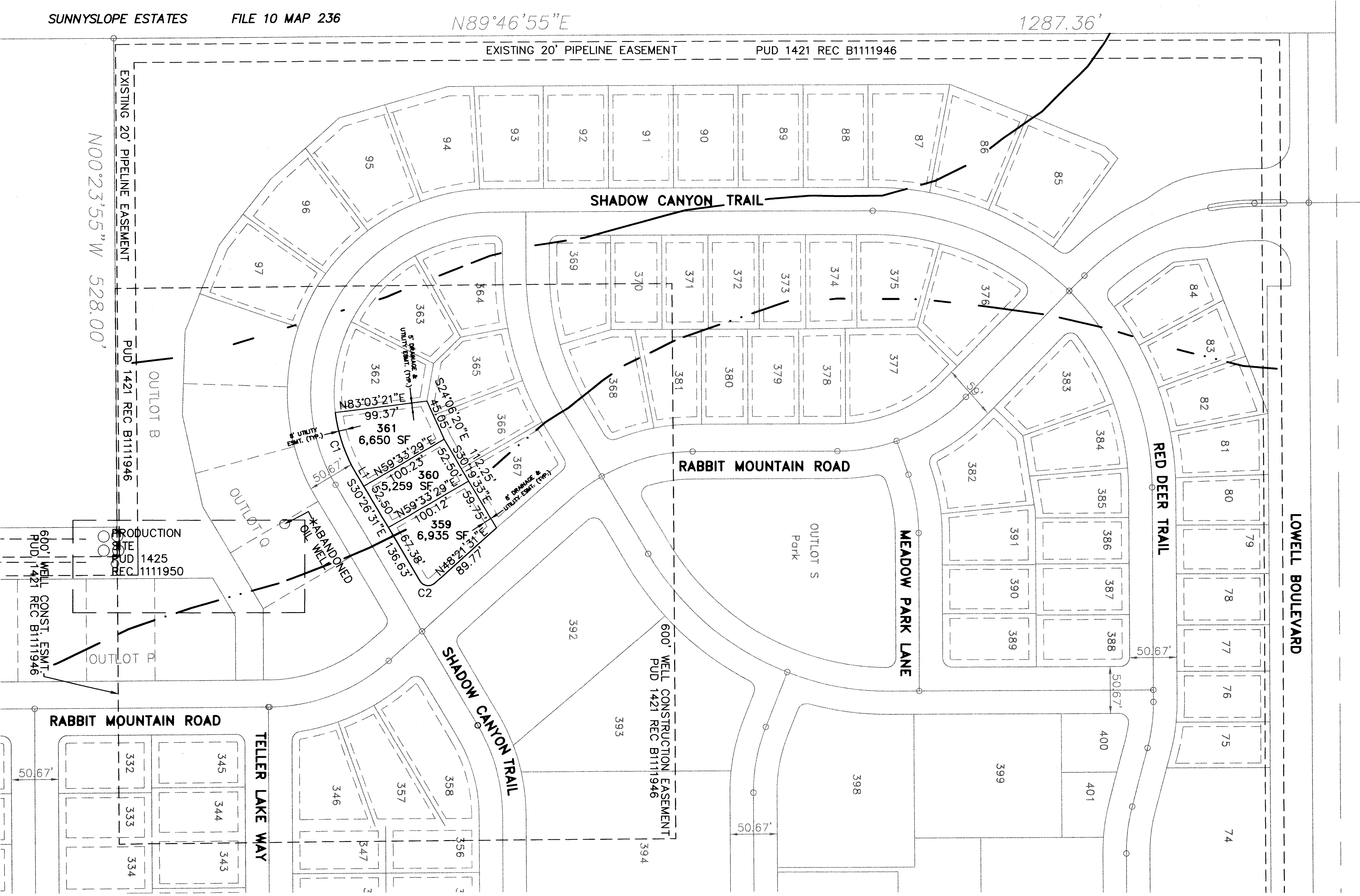
CYL
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING

7901 E. Bellevue Avenue Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

REDLEAF FILING NO.1 - REPLAT C

OUTLOT R

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S30°26'31"E	16.75			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	23°29'52"	169.66'	69.58'	S18°41'35"E	69.10'
C2	101°11'58"	10.00'	17.66'	S81°02'30"E	15.45'

LEGEND
— APPROXIMATE FEMA MAP FLOOD LIMITS
ZONE X 500 YR FLOOD, MAP NO 08001C0016 G
DATED AUGUST 16, 1995

***ABANDONED OIL WELL**
A round brass plaque which reads "Oil Well,
Encana Energy, South Sunnyslope G-1,
NE1/4, Sec 30, 1S, 68W, 2003" has been
set into a 24"x 24" concrete slab
approximately 6" from the location of the
abandoned well head.

REDLEAF FILING NO.1 - REPLAT C

SCALE 1"=60'

JOB NO. 00800301
DATE: 03/24/03

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SHEET 3 OF 3