

REDLEAF FILING NO.1 - REPLAT D

OUTLOTS B AND P OF REDLEAF FILING NO. 1 AND A RESUBDIVISION OF OUTLOT Q OF REDLEAF FILING NO. 1 - REPLAT B
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

Recorded at City and County
of Broomfield Reception #
2003019208 SEPT. 26, 2003

LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned, being the owners of Outlot P and Outlot B, Redleaf Filing No. 1; Along with Outlot Q as shown on Redleaf Filing No. 1 - Replat B, City and County of Broomfield, State of Colorado. Containing 11.230 acres, more or less.

Has sold out, platted and resubdivided the above described land, under the name and style of "Redleaf Filing No. 1 - Replat D", and by these presents dedicates, grants and conveys in fee simple to the City and County of Broomfield for public use the streets, rights-of-way, and all other public ways and Outlot B as shown on this plat; and grants to the city and County 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 County and for use by public and private utilities.

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

By: Charles R. Bellock, President

ATTEST: Lewis G. Halslow
By: Lewis G. Halslow, Secretary

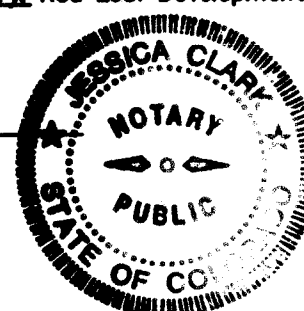
State of Colorado)
County of Broomfield)
City of Broomfield)
The foregoing dedication was acknowledged before me this 22nd day of Sept., 2003

by Charles R. Bellock as President and Lewis G. Halslow as Secretary, Red Leaf Development Company, Inc.

My commission expires: 7/31/04

Witness my hand and official seal

NOTARY PUBLIC



LENDER: KEYBANK, NA

By: Justin M. Lohr

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

The foregoing dedication was acknowledged before me this 12th day of September, 2003

by Justin M. Lohr as Vice President, Keybank, NA

My commission expires: 11-01-2006

Witness my hand and official seal

NOTARY PUBLIC

NOTARY PUBLIC



OWNER: CITY AND COUNTY OF BROOMFIELD

By: George Di Caro, City and County Manager

ATTEST: Shirley Regness
By: Shirley Regness, City Clerk

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

The foregoing dedication was acknowledged before me this 25th day of September, 2003

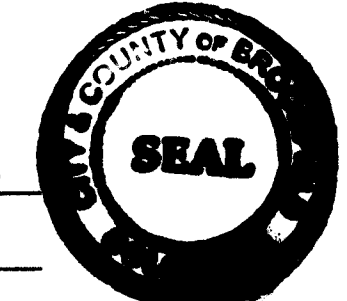
by George Di Caro as City and County Manager and

City and County of Broomfield

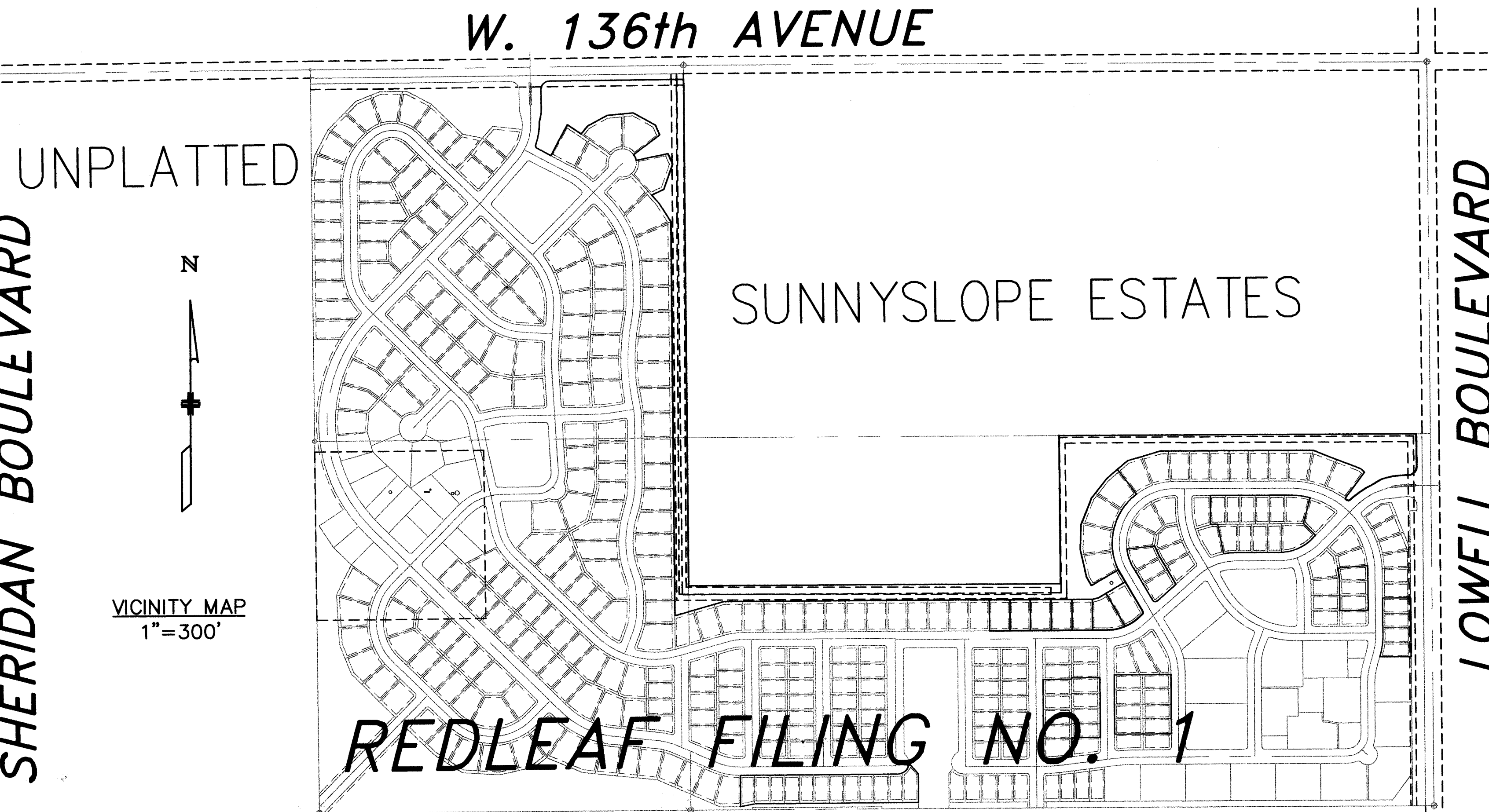
My commission expires: 10-12-05

Witness my hand and official seal

NOTARY PUBLIC



VICINITY MAP
1"=300'



REDLEAF FILING NO. 1

CITY AND COUNTY
OF BROOMFIELD

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-1413 and NGS-1411 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. A08022655 issued by Old Republic National Title Insurance Company dated October 15, 2002 at 5:00 p.m.
4. Drainage and utility easements 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.
6. Outlot B is reserved for utility easements, pedestrian access, drainage and open land and is hereby dedicated to the City and County of Broomfield.
7. The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned oil and gas well of: The location of the plugged and abandoned oil and gas well.

ATTORNEY'S CERTIFICATE

I, Alan B. Lott, 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 hereon 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: Sept. 23, 2003

LAND USE REVIEW COMMISSION CERTIFICATE

This Replat is recommended for Approval by the City and County of Broomfield Land Use Commission this 11th day of August, 2003, A.D.

By: Frank D. Reynolds Chairman
By: David F. Thompson Secretary

CITY COUNCIL CERTIFICATE

This Replat is hereby approved and the dedications accepted by the City Council of the City and County of Broomfield, this 23rd day of September, 2003, A.D.

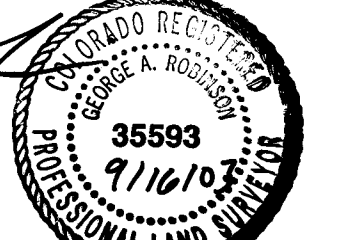
By: Ken Stuart Mayor
By: Shirley Regness City Clerk



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 D, 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, PLS 35543
For and On Behalf of CML Consultants, Inc.
7901 E. Belview Ave., Suite 150
Englewood, CO 80111



REDLEAF FILING NO.1 - REPLAT D
OWNER/SUBDIVIDER
CITY AND COUNTY OF BROOMFIELD
&
RED LEAF DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION
2500 Arapahoe Ave., Suite 220
Boulder, Co. 80302

JOB NO. 00800301
DATE: 09/12/03
SHEET 1 OF 4

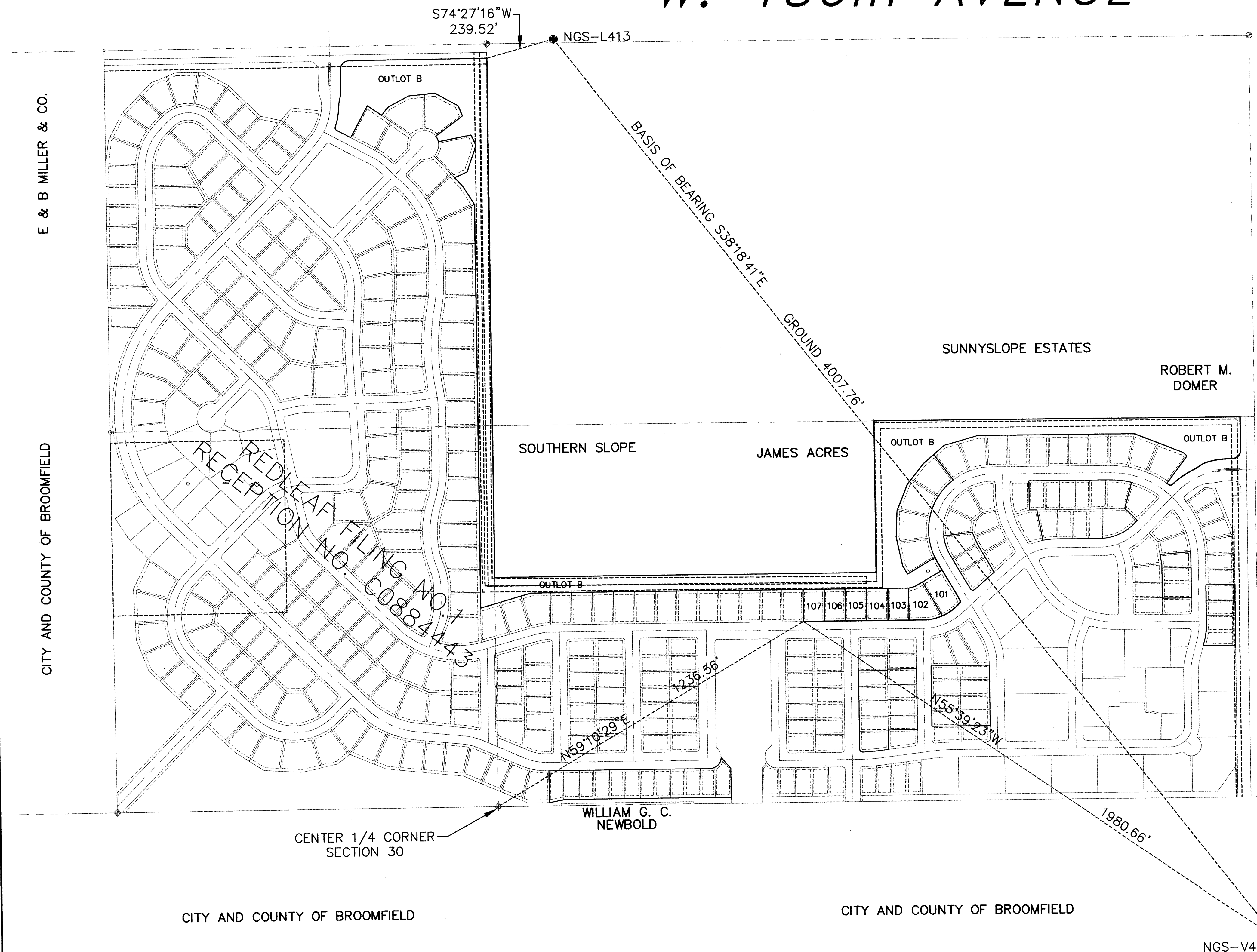
7901 E. Belview Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
CML
CONSULTANTS OF COLORADO, INC.
CIVIL, ENGINEERING, LAND SURVEYING, LAND PLANNING

REDLEAF FILING NO.1 – REPLAT D

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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:3128159.08
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:1219846.61 E:3127926.46
LATITUDE: N 39°56'09.4435"
LONGITUDE: W 105°02'37.6680"

NE CORNER OUTLOT B
GROUND N:1222787.87 E:3128791.80
GRID N:1222442.62 E:3127908.39
LATITUDE: N 39°56'35.0998"
LONGITUDE: W 105°02'37.7285"

SW CORNER LOT 107
GROUND N:1220824.76 E:3129871.74
GRID N:1220480.07 E:3128988.03
LATITUDE: N 39°56'15.6496"
LONGITUDE: W 105°02'23.9975"

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 D

200 0 200 400

SCALE 1"=200'

JOB NO. 00800301
DATE: 09/12/03

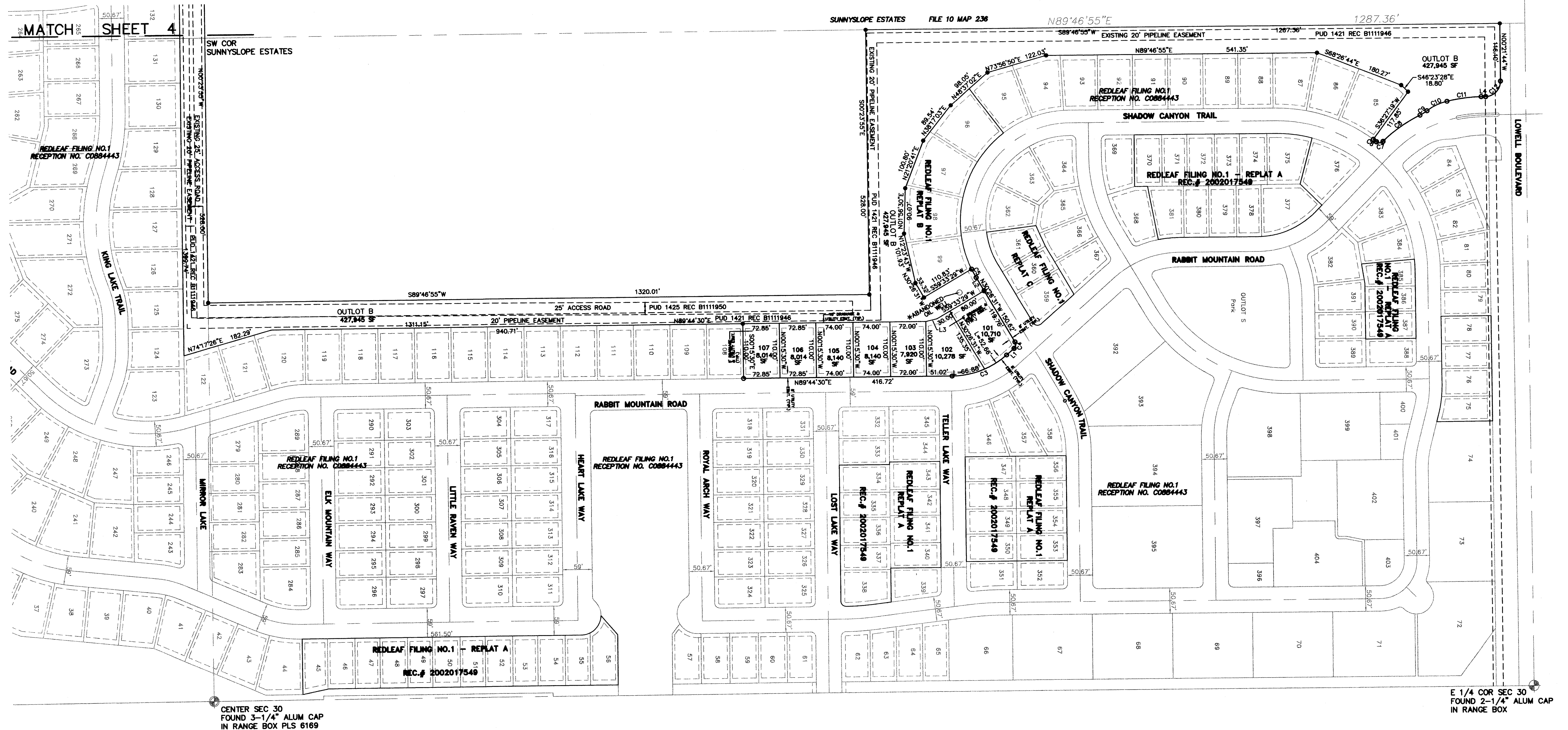
CCL
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CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING

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SHEET 2 OF 4

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LINE	BEARING	DISTANCE
1	N48°21'31\"E	18.92
2	N30°23'31\"W	30.86
3	N76°23'59\"E	22.72
4	N89°20'13\"E	9.08

CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	81°20'01\"	10.00	14.20	S21°21'28\"E	13.03
C2	25°12'58\"	50.00	22.01	S24°02'28\"E	21.83
C3	41°22'59\"	165.50	119.54	N69°03'00\"E	116.95
C4	78°48'02\"	10.00	13.75	N08°57'30\"E	12.89
C5	45°09'02\"	220.33	19.17	S27°57'00\"E	19.16
C6	12°42'00\"	328.33	7.98	N52°50'37\"W	7.96
C7	81°40'48\"	10.00	14.28	N87°01'04\"E	13.08
C8	17°58'21\"	289.50	90.89	N55°10'21\"E	90.52
C9	10°52'24\"	87.00	16.51	N58°43'50\"E	16.49
C10	22°42'19\"	113.00	44.78	N64°38'47\"E	44.49
C11	13°20'17\"	297.00	69.14	N82°40'05\"E	68.98
C12	89°41'57\"	30.00	48.97	N44°29'15\"E	42.31
C13	90°09'06\"	30.00	47.20	S44°24'46\"W	42.48
C14	15°47'53\"	113.00	31.16	S07°14'09\"W	31.06
C15	14°43'33\"	87.00	22.36	S07°46'19\"W	22.30
C16	18°54'00\"	224.50	74.05	S09°51'32\"W	73.72

***ABANDONED OIL WELL**
A round brass plaque which reads "Oil Well, Encon 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.

- LEGEND**
- REBAR AND CAP L5# 16406
 - 1" OFFSET BRASS TAG SET IN SIDEWALK
 - SECTION CORNER AS NOTED

REDLEAF FILING NO.1 – REPLAT D

SCALE 1"=100'

JOB NO. 00800301
DATE: 09/12/03

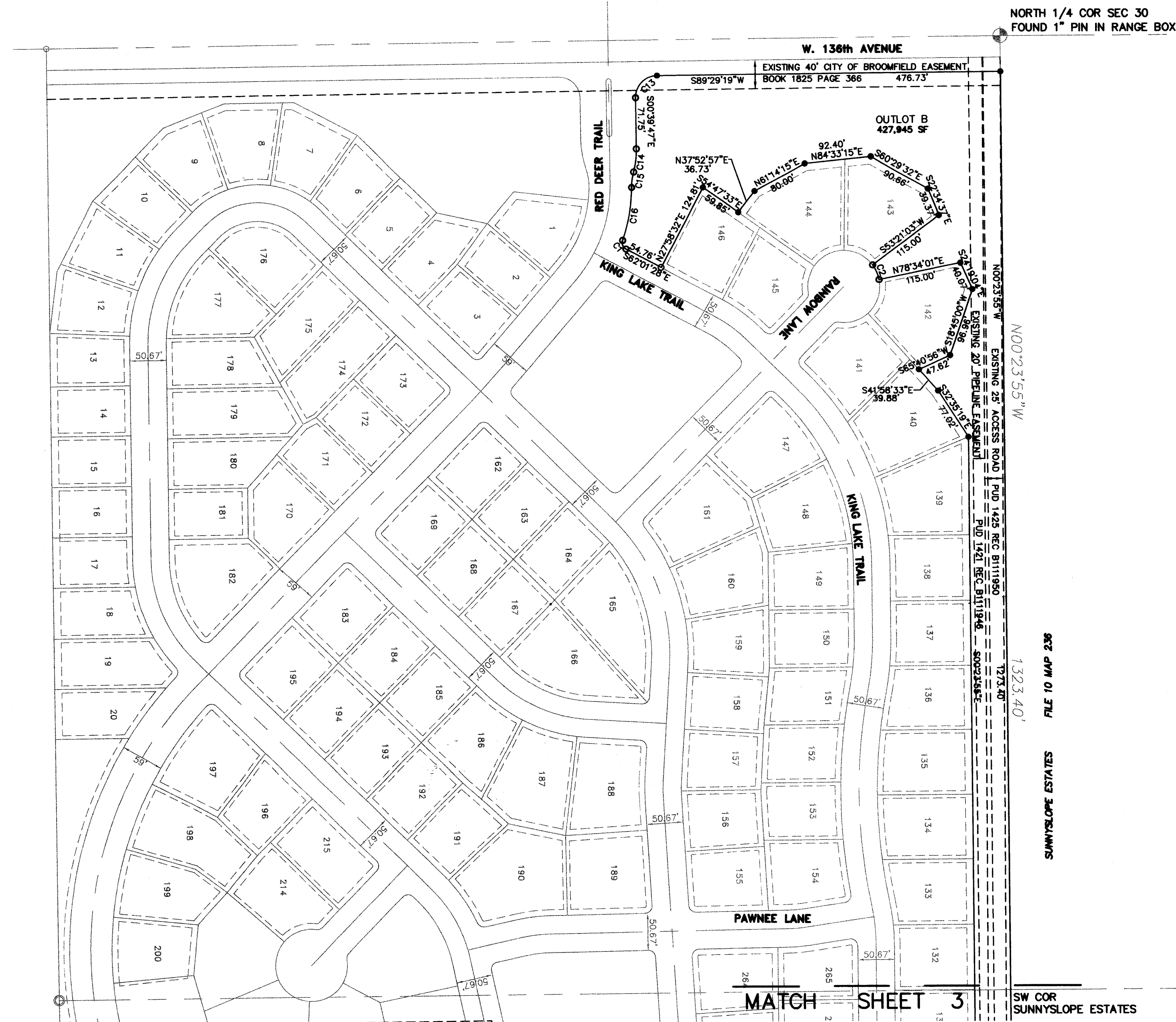
SHEET 3 OF 4

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

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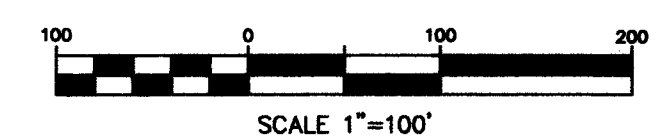
LEGEND

- REBAR AND CAP LS# 16406
- 1' OFFSET BRASS TAG SET IN SIDEWALK
- ⊙ SECTION CORNER AS NOTED

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N48°21'31"E	19.92	
L2	N30°26'31"W	30.86	
L3	N76°23'59"E	22.72	
L4	N89°20'13"E	9.08	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	81°20'01"	10.00'	14.20'	S21°21'28"E	13.03'
C2	25°12'58"	50.00'	22.01'	S24°02'28"E	21.83'
C3	41°22'59"	165.50'	119.54'	N69°03'00"E	116.95'
C4	78°48'02"	10.00'	13.75'	N08°57'30"E	12.89'
C5	4°59'02"	220.33'	19.17'	S27°57'00"E	19.16'
C6	1°24'09"	325.33'	7.96'	N52°50'37"W	7.96'
C7	81°40'48"	10.00'	14.26'	N87°01'04"E	13.08'
C8	17°59'21"	289.50'	90.89'	N55°10'21"E	90.52'
C9	10°52'24"	87.00'	16.51'	N58°43'50"E	16.49'
C10	22°42'19"	113.00'	44.78'	N84°38'47"E	44.49'
C11	13°20'17"	297.00'	69.14'	N82°40'05"E	68.98'
C12	89°41'57"	30.00'	46.97'	N44°29'15"E	42.31'
C13	90°09'06"	30.00'	47.20'	S44°24'46"W	42.48'
C14	15°47'53"	113.00'	31.16'	S07°14'09"W	31.06'
C15	14°43'33"	87.00'	22.38'	S07°48'19"W	22.30'
C16	18°54'00"	224.50'	74.05'	S09°51'32"W	73.72'

REDLEAF FILING NO.1 – REPLAT D



JOB NO. 00800301
DATE: 07/17/03

SHEET 4 OF 4

CVL
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