RIDGEVIEW HEIGHTS SUBDIVISION FILING NO. 1

MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 11, & 14 BLOCK J

A PART OF THE NORTH ONE-HALF OF SECTION 26, T1S, R69W OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

BEGINNING AT THE NORTH WESTERLY CORNER OF LOT 11, BLOCK J, SAID CORNER BEARS S 47"18'04" W. A DISTANCE OF 1641.80 FEET, FROM THE NE. CORNER, OF THE W 1/2, OF THE N.E. 1/4 OF SECTION 26 T.1 S, R.69 W, SECTION 26, OF THE 6th P.M. COUNTY OF BOULDER, STATE

THENCE; ALONG A NON-TANGENT CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 14'02'41", A RADIUS OF 495.00 FEET, AN ARC LENGTH OF 121.34 FEET, A CHORD WHICH BEARS N 61°43'02" E, A DISTANCE OF 121.03 FEET.

THENCE: ALONG A TANGENT CURVE TO THE RIGHT, CONTAINING AN INTERIOR ANGLE OF 82'30'00", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.60 FEET, A CHORD WHICH BEARS S 84°03'19" E. A DISTANCE OF 19.78 FEET.

THENCE; ALONG A TANGENT CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 20'35'25", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 44.92 FEET, A CHORD WHICH BEARS S 53'06'01" E. A DISTANCE OF 44.68 FEET.

THENCE; S 26"37"O1" W, A DISTANCE OF 125.01 FEET.

THENCE; S 37°54'52" W, A DISTANCE OF 149.49 FEET.

THENCE; ALONG A NON-TANGENT CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 19'52'27", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 17.34 FEET, A CHORD WHICH BEARS N 62°01'22" W, A DISTANCE OF 17.26 FEET.

THENCE; N 18'49'47" W, A DISTANCE OF 102.50 FEET.

THENCE; N 71"10'13" E, A DISTANCE OF 66.79 FEET.

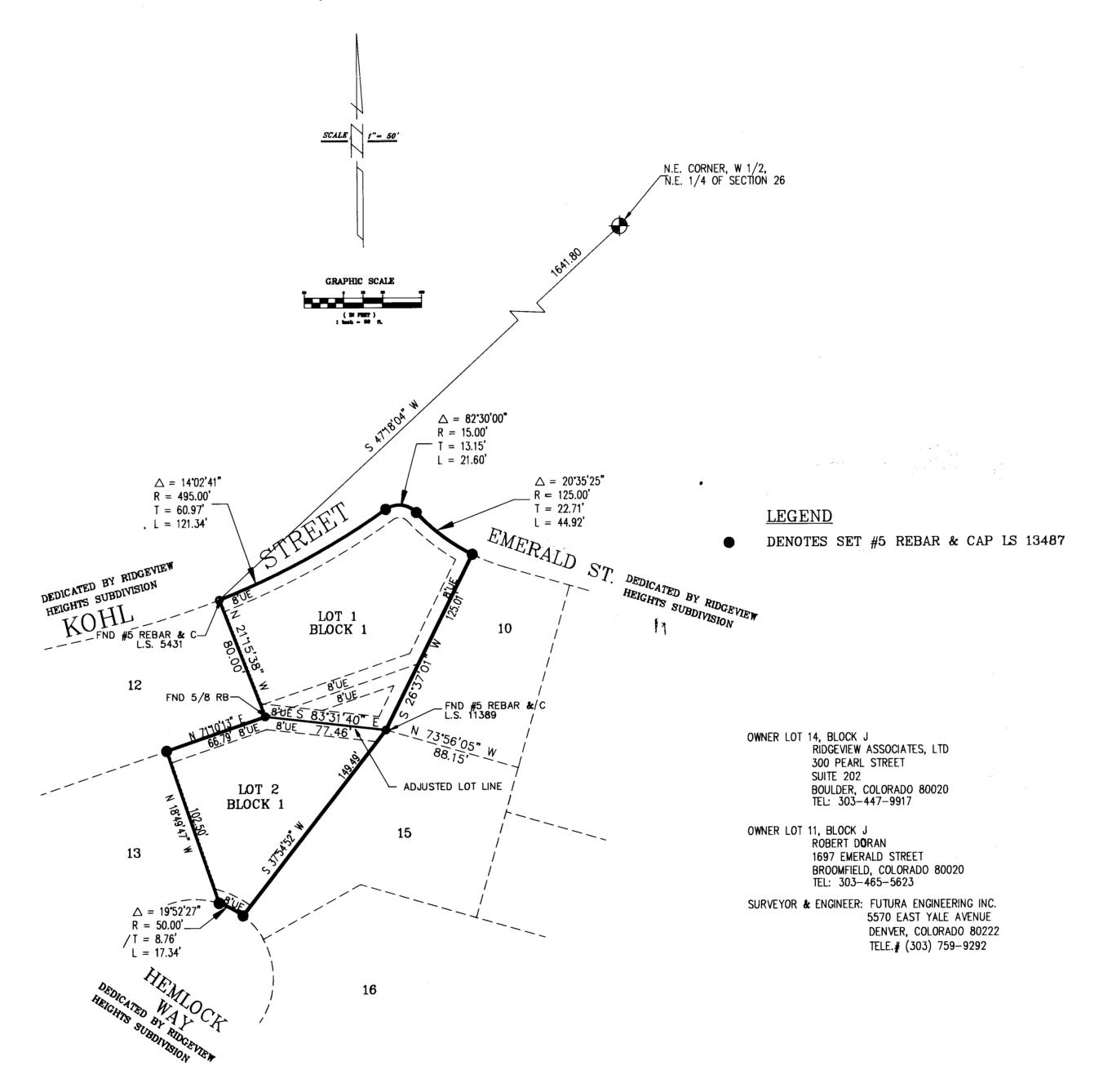
THENCE; N 21"15'38" W, A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 23,422 SQ.FT., 0.538 AC. MORE OR LESS

ALSO KNOWN AS LOTS 11 AND 14 BLOCK J, RIDGEVIEW HEIGHTS SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES

1. BEARINGS ARE BASED ON THE CENTER LINE OF HEMLOCK WAY BEING N 18'49'47" W. AS RECORDED ON THE PLAT OF RIDGEVIEW HEIGHTS DEC. 20th 1978 IN THE COUNTY OF BOULDER, COLORADO.



SURVEYOR'S CERTIFICATION

I, DONALD J. GILLARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF RIDGEVIEW HEIGHTS FILING NO. 1 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW. DONALD V. CKLARD DATE REGISTERED PROFESSIONAL LAND SURVEYOR PLS NO. 13487

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 CERTIFICATION SHOWN HEREON.

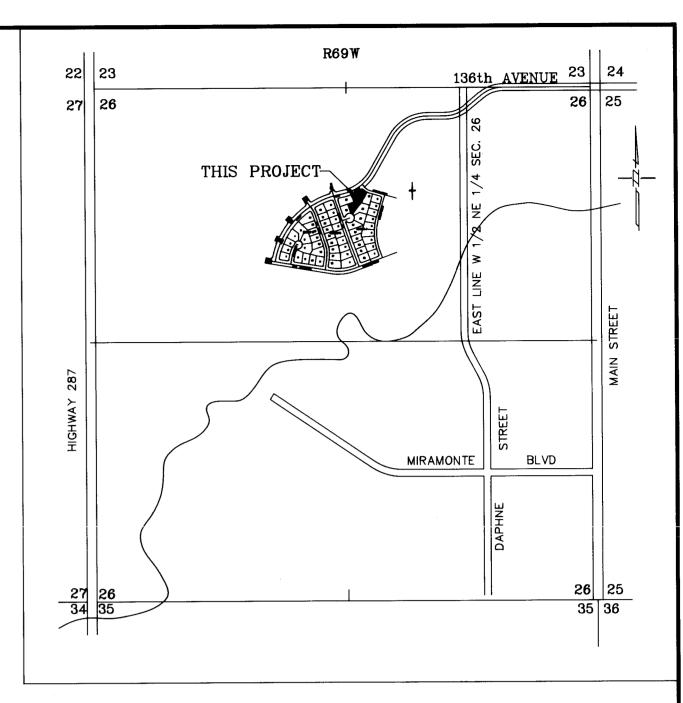
CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO) COUNTY OF BOULDER) SS

13487

I HERE BY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _ O'CLOCK ___ M., THIS 21 DAY OF A A.D., 1993. FILED IN FILE __MAP ___, AND ___ RECEPTION NO. __3 3080.7

RECORDER Charlotte Houston
BY
DEPUTY (Sellem Results"



OVERALL VICINITY MAP

OWNER LOT 14, BLOCK J

STATE OF COLORADO) COUNTY OF BOLDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF 40, 1993 BY. Charter Investment Corp. G.P.

R VSance, Tres. Leust

Kelly S. Baron

NOVARY PUBLIC BY RIDGEVIEW ASSOCIATES, LTD.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

ADDRESS: 3000 Pearl St. Boulder CO 80301

1-3-3-3-

בחפרוני.

OWNER LOT 11, BLOCK J

STATE OF COLORADO) COUNTY OF BOLDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF Hug. 1993 BY ROBERT DORAN

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

6/27/97

ADDRESS: 3000 Pearl Boulder Co 80301

APPROVALS

Futura Engineering Inc. Engineering Consultants and Surveyors

5570 East Yale Avenue Denver, Colorado 80222 - (303) 759-9292 FAX (30,3) 757-1260