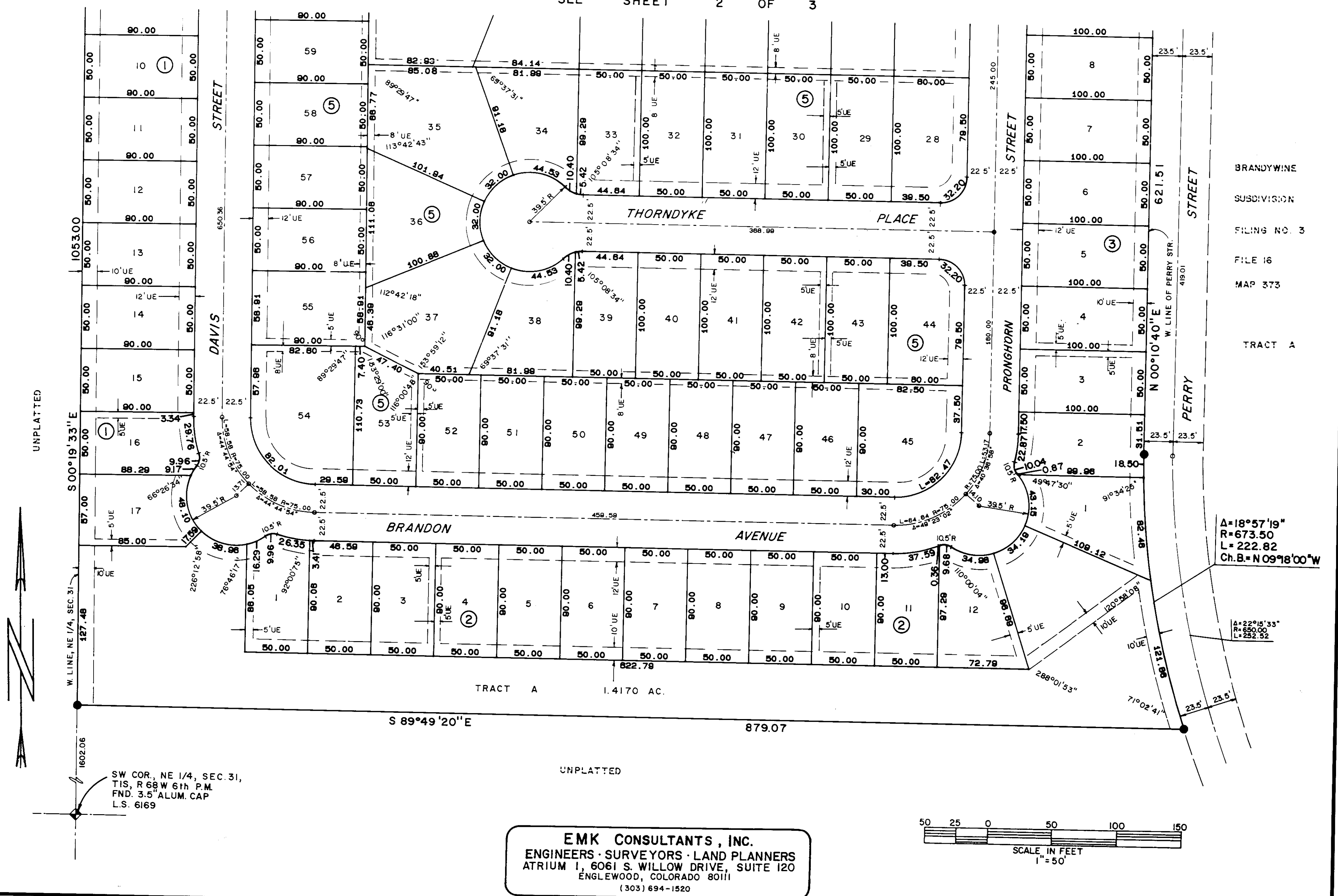


BRANDYWINE SUBDIVISION FILING NO. 6
A PART OF THE NORTHEAST QUARTER OF SECTION 31,
T1S, R68W OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 3

SEE SHEET 2 OF 3

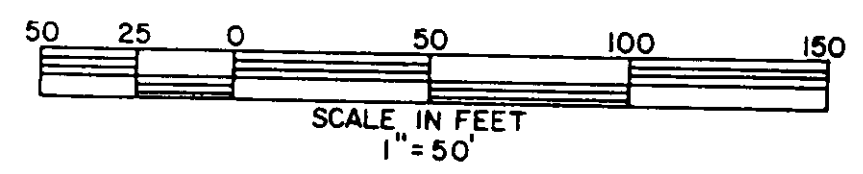


BRANDYWINE
 SUBDIVISION
 FILING NO. 3
 FILE 16
 MAP 373
 TRACT A

$\Delta=18^{\circ}57'19''$
 $R=673.50$
 $L=222.82$
 $Ch.B.=N09^{\circ}18'00''W$

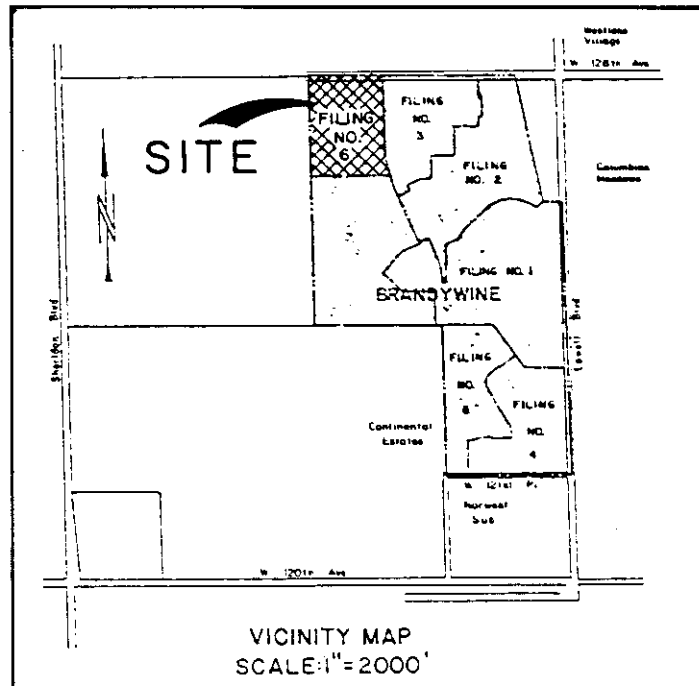
$\Delta=22^{\circ}15'33''$
 $R=650.00$
 $L=252.52$

EMK CONSULTANTS, INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 120
 ENGLEWOOD, COLORADO 80111
 (303) 694-1520



10896

BRANDYWINE SUBDIVISION FILING NO. 6
A PART OF THE NORTHEAST QUARTER OF SECTION 31,
T1S, R68W OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owner of a tract of land described as a part of the Northeast quarter of Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Northeast quarter; thence S00°19'33"E along the West line of said Northeast quarter, 1053.00 feet; thence S89°49'50"W, 879.07 feet to a point on the West line of Brandywine Subdivision Filing No. 3; thence along the West line of said Brandywine Subdivision Filing No. 3, the following six (6) courses:

1. thence along said curve to the right having a radius of 675.50 feet, a central angle of 189°57'19", (a chord of which bears N09°18'00"W), 222.82 feet to a point of tangency;
2. thence N00°10'10"E along said tangent, 621.51 feet;
3. thence N05°11'50"W, 100.50 feet;
4. thence N00°10'10"E, 34.80 feet to a point of curve;
5. thence along said curve to the left having a radius of 30.00 feet, a central angle of 90°00'30", 47.15 feet;
6. thence N00°10'10"E, 48.00 feet to the North line of the Northeast quarter of said Section 31;

thence N89°49'50"W along said North line, 811.79 feet to the Point of Beginning, containing 20.4653 acres, more or less.

Has laid out, platted, and subdivided the above described land into lots, blocks, streets, and tracts under the name and style of "Brandywine Subdivision Filing No. 6", and by these presents does hereby dedicate all of the streets as shown on the accompanying plat to the City of Broomfield and does hereby dedicate those portions of the real property which are labeled as easements on the accompanying plat to the City of Broomfield and its assigns as easements for the installation and maintenance of all utility services. Tracts A and B are hereby dedicated to the City of Broomfield.

BRANDYWINE PARTNERS,
a Colorado General Partnership

By: COLUMBINE HOMES, INC.,
a Colorado Corporation,
General Partner
By: William M. Butler,
President

By: ROSS INVESTMENT GROUP-
BRANDYWINE NO. 1, LTD.,
a Colorado Limited Partnership,
General Partner

By: ROSS INVESTMENT GROUP,
INC.,
a Colorado Corporation,
General Partner
By: Robert M. Inman,
Vice President

STATE OF COLORADO)
COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 21st day of October, 1986, by Robert M. Inman as Vice President of Ross Investment Group, Inc., General Partner of Ross Investment Group-Brandywine No. 1, Ltd., a Colorado Limited Partnership, General Partner of Brandywine Partners, a Colorado General Partnership.

WITNESS my hand and official seal.

My Commission Expires: 10-1-87
Notary Public
707 1774 Street
Address

NOTES:

1. UTILITY EASEMENT ACKNOWLEDGMENT: These portions of real property which are labeled as U.E. on this plat are utility easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to storm and sanitary sewer, drainage easement, natural gas lines, water lines, telephone lines, electrical lines, cables, cable television, conduits, and poles, together with all necessary and convenient appurtenances thereto, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and right are to be utilized in a responsible and prudent manner.
2. All easements labeled U.E. are 8 feet in width along rear lot lines, 5 feet in width along side lot lines where shown, or as otherwise shown.
3. The bearings shown on this plat are based on the West line of the northeast quarter, Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being S00°19'33"E.
4. Twelve (12) foot easements are hereby granted for the exclusive use of electric, telephone, gas, cable T.V., water meters, signs, and postal facilities. These easements 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 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 twenty six (26) feet in width.
5. This symbol "●" indicates a 5/8" steel pin with cap and L.S. No. 12405, unless otherwise shown.
6. According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.
7. There are 119 lots and 2 tracts in Brandywine Subdivision Filing No. 6.
8. All angles are 90° or to radial lines or the complement or supplement of the angles shown.
9. All block corner radii are 20.50 feet unless otherwise noted.
10. Date of Survey: 10-17-86

STATE OF COLORADO)
COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 20th day of October, 1986, by William M. Butler, President of Columbine Homes, Inc., a Colorado Corporation, General Partner of Brandywine Partners, a Colorado General Partnership.

WITNESS my hand and official seal.

My Commission Expires: 3-1-88
Notary Public
1564 R. Bailey Dr.
Aurora, CO 80017

HOLDER OF DEED OF TRUST, hereby consents to the execution of this plat and Subdivision Agreement, with respect to Brandywine Subdivision Filing No. 6

U.S. HOME MORTGAGE CORPORATION

By: Hugh M. Madsen, President

STATE OF COLORADO)
COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 16th day of October, 1986, by Gary A. Meeks, Jr., President of U.S. Home Mortgage Corporation.

WITNESS my hand and official seal.

My Commission Expires: 1-1-87
Notary Public
311 Park Place, Commerce, IL

ATTORNEY'S CERTIFICATE

I, Anthony J. Reehlitz, an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the tracts and public ways shown on this Plat are the owners thereof in fee simple, free and clear of all encumbrances. This certification may be relied upon by the City of Broomfield, but by no other person.

Anthony J. Reehlitz, 10-17-86
#9915 Date

Approved by Jones Interchange, Inc. Mark Adams

Approved by Mountain Bell Telephone Co. Shirley Chaplin

Approved by Public Service Co. of Colorado Wayne E. Hoff

Approved by Broomfield City Engineer

This Plat approved by the City of Broomfield, Colorado, Planning Commission this day of A.D. 1986.

Secretary Chairman

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 11th day of November, A.D. 1986.

City Clerk Mayor

SURVEYOR'S CERTIFICATE:

I, Jon S. McDaniel, a Registered Land Surveyor in the State of Colorado do hereby certify that I have surveyed the above described property and that this Plat is a true representation of said survey.

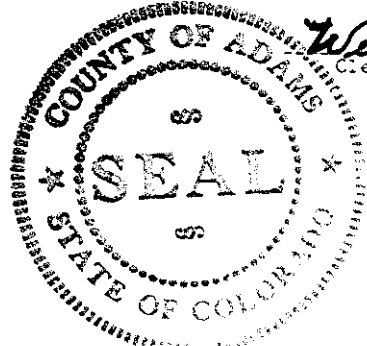
Jon S. McDaniel 10-17-86
Registered Land Surveyor #22405 Date

RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS) SS

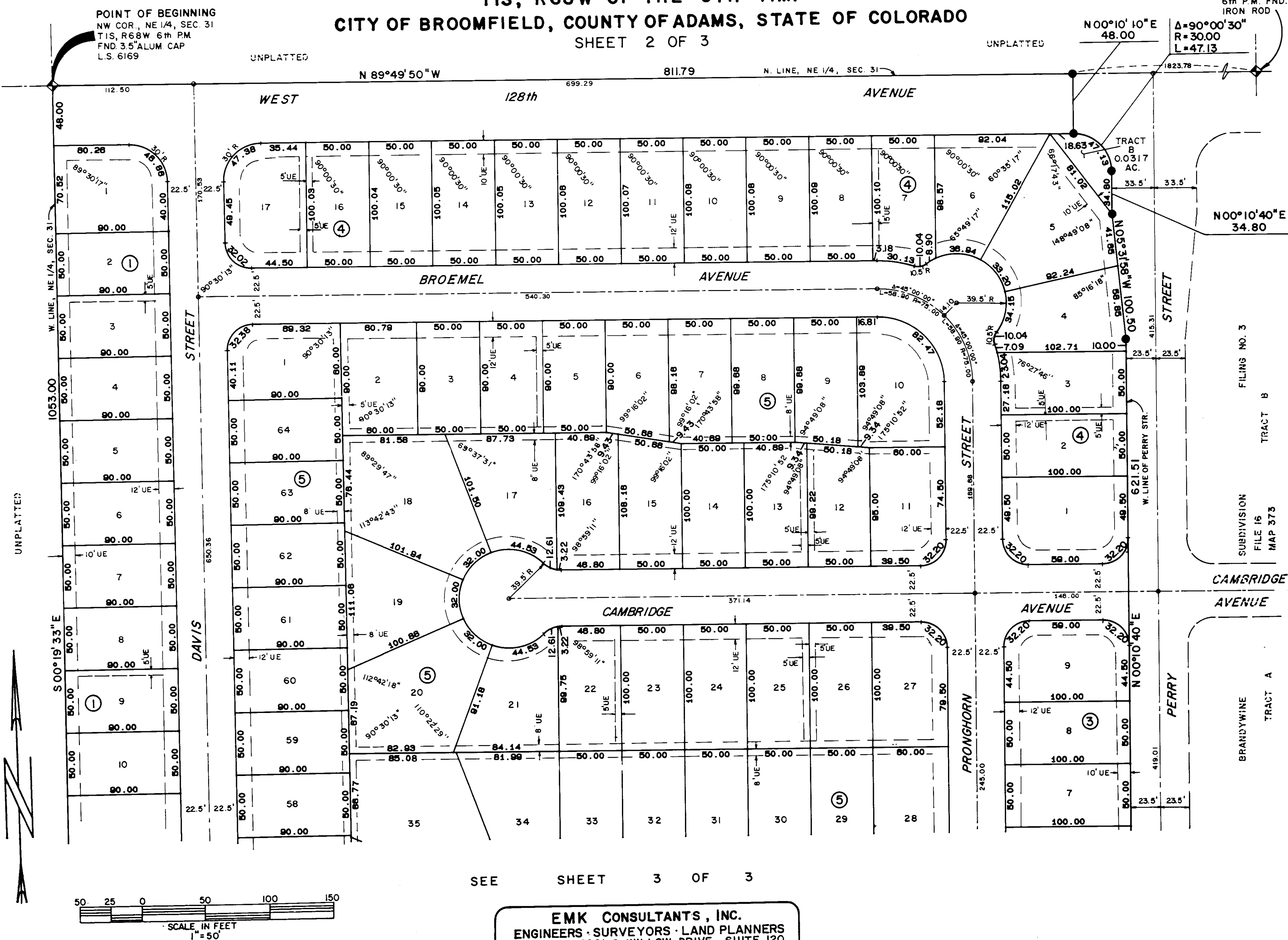
I hereby certify that this instrument was filed for record in my office on the 3rd day of December, 1986, at 11:25 A.M., in Book No. 1586, File 16, Map 502, Reception No. B699589.

William L. Lohr, Deputy
Key Sabagueri, Deputy



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SHEET 2 OF 3



SEE SHEET 3 OF 3

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