

SPRUCE MEADOWS FILING NO. 1

A PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTHEAST 1/4 OF SECTION 17, T1S, R68W, OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

DEDICATION AND OWNERSHIP:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, MERIDIAN 10 NORTH, COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8;

- THENCE, S 89°21'15" E, 1143.77 FEET TO A POINT;
- THENCE, S 89°21'15" E, 135.50 FEET TO A POINT;
- THENCE, S 89°21'15" E, 135.50 FEET TO A POINT;
- THENCE, S 15°42'20" E, 302.18 FEET TO A POINT;
- THENCE, S 05°57'40" E, 214.49 FEET TO A POINT;
- THENCE, S 30°03'00" W, 272.49 FEET TO A POINT;
- THENCE, S 41°20'50" W, 311.24 FEET TO A POINT;
- THENCE, S 00°00'00" W, 287.28 FEET TO A POINT;
- THENCE, S 00°00'30" E, 658.16 FEET TO A POINT;
- THENCE, N 89°44'51" W, 830.34 FEET TO A POINT;
- THENCE, N 89°44'51" W, 1981.61 FEET TO A POINT;
- THENCE, N 00°02'30" W, 658.33 FEET TO A POINT;
- THENCE, N 00°08'32" W, 2544.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.57 ACRES, 7.778434 SOFT, MORE OR LESS, HAS LAD OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "SPRUCE MEADOWS FILING NO. 1" AND BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF SAID PARCEL OF LAND, FOR PUBLIC USE THE STREETS, PUBLIC WAYS AND TRIGS "A" AND "B" AS SHOWN ON THE PLAT AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, THE RIGHT OF EASEMENT AND TRIGS "A" AND "B" FOR USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE AND CONDITIONS.

1.) TRACT A SHALL BE INCORPORATED IN THE BROOMFIELD MASTER TRAIL SYSTEM AND SHALL BE MAINTAINED BY THE CITY.

2.) THE OWNER, ITS SUCCESSOR AND ASSIGNS, MAY CONSTRUCT AND MAINTAIN, INSTALL AND MAINTAIN UTILITY AND/OR DRAINAGE IMPROVEMENTS UNDER, OVER AND ACROSS TRACT A, AS MAY BE NECESSARY TO SERVE SPRUCE MEADOWS AND THE BROOMFIELD TRAIL SYSTEM. THE CITY AND COUNTY OF BROOMFIELD SHALL NOT BE UNREASONABLY WITHHELD.

3.) TRACT A INCLUDES THE COMMUNITY DITCH, WHICH IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY FOR RESERVOIR AND DITCHES. THE DEDICATION OF TRACT A TO THE CITY AND COUNTY OF BROOMFIELD SHALL NOT BE UNREASONABLY WITHHELD.

OWNER:

By: Ralph Clyde Spruce } SS
NOTARY PUBLIC: Paul J. Borden
State of Colorado

Subscribed and sworn to before me this 4th day of MAY 2002 by Ralph Clyde Spruce as Trustee of the Spruce Family 1 Charitable Remainder Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Denver

Subscribed and sworn to before me this 4th day of MAY 2002 by Ralph Clyde Spruce as Trustee of the Spruce Family 1 Charitable Remainder Trust.

Witness my hand and official seal.

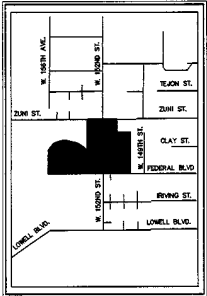
My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Denver

SHEET 1 of 5



VICINITY MAP

1" = 3000'
LAND USE:
1 TITLE SHEET
2 73 LOTS
3 PUBLIC SPACE & TRIPPLION
4 FINAL PLAT
5 CURVE TABLES
151.42 ac.
73 Lots
382.7 ac.
178.57 ac.

OWNER:

By: Michael Richardson, Manager } SS
NOTARY PUBLIC: Paul J. Borden
State of Colorado

Subscribed and sworn to before me this 6th day of MAY 2002 by Michael Richardson, Manager of Spruce Meadows, LLC as Trustee of the Spruce Family 1 Charitable Remainder Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Denver

Subscribed and sworn to before me this 6th day of MAY 2002 by Michael Richardson, Manager of Spruce Meadows, LLC as Trustee of the Spruce Family 1 Charitable Remainder Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Denver

LIENHOLDERS:

The Norman L. Spruce Trust
By: Norman L. Spruce, Trustee } SS
State of Colorado

City and County of Denver

Subscribed and sworn to before me this 14th day of MAY 2002 by Norman L. Spruce, Trustee of the Norman L. Spruce Trust as Trustee of the Alice F. Spruce Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Broomfield

Subscribed and sworn to before me this 9th day of MAY 2002 by Kenneth W. Spruce as Trustee and Madeline H. Spruce as Trustee of the Kenneth W. and Madeline H. Spruce Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Broomfield

Subscribed and sworn to before me this 9th day of MAY 2002 by Kenneth W. Spruce as Trustee and Madeline H. Spruce as Trustee of the Kenneth W. and Madeline H. Spruce Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Broomfield

Subscribed and sworn to before me this 9th day of MAY 2002 by Kenneth W. Spruce as Trustee and Madeline H. Spruce as Trustee of the Kenneth W. and Madeline H. Spruce Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Broomfield

Subscribed and sworn to before me this 9th day of MAY 2002 by Kenneth W. Spruce as Trustee and Madeline H. Spruce as Trustee of the Kenneth W. and Madeline H. Spruce Trust.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Denver

Subscribed and sworn to before me this 7th day of MAY 2002 by Timothy D. Geed as PRESIDENT of Good & Good, P.C.

Witness my hand and official seal.

My commission expires 4-26-05

Notary Public: Paul J. Borden

State of Colorado

City and County of Denver

J:\Project Folder\N04-01000\Survey Plons\Sheet 01 Plat CURRNT Spruce Meadows.dwg 05/03/2002 01:55:50 PM MT

DRAWING NUMBER
282237283 05/24/2002 12:48 P.
1 of 5 R 00.00 D 0.00 City&County-Broomfield

DATE: APRIL 30, 2002
DRAWN: JPD
CHECKED: JPD
SCALE: 01"=50.00'
SHEET: 1 of 5

Futura Engineering Inc.
Professional Engineering Firm
1974 East Colby Avenue, Suite 128
Broomfield, Colorado 80016
Tel: (303) 442-3449

Notice: This is a public notice. You must, at least, make a copy of this notice and place it in a conspicuous place on the property to be surveyed upon any defect in this survey within 3 years after you first discover such defect. In no event may any action based upon any defect of this survey be taken more than 10 years after the date of certification shown hereon.

SPRUCE MEADOWS FILING NO. 1

A PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTHEAST 1/4 OF SECTION 17, T1S, R68W OF THE 6th P.M., CITY AND COUNTY OF BROOM FIELD, STATE OF COLORADO

SHEET 3 of 5

SPS CONTROL PT. No. 4
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

POINT OF BEGINNING
N 1/4 SECTION 8 FOUNDED
N 1/4 SECTION 17 FOUNDED
NEBRASKA NEWM 15.5008
NEBRASKA NEWM 15.5008
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 5
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 6
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 7
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 8
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 9
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 10
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

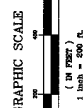
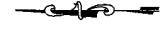
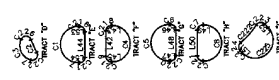
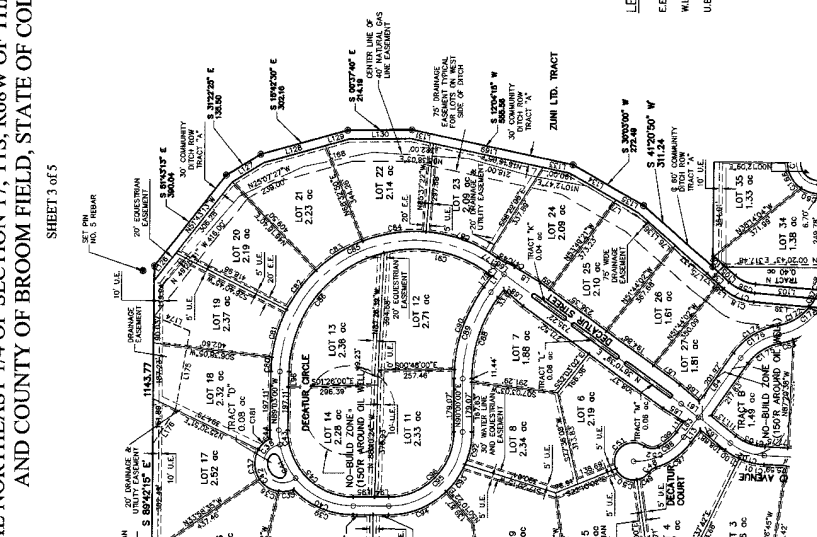
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GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 12
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 13
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 14
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST

GROUND PT. No. 15
GROUND EASTING 312625.3308
GROUND NORTHING 1229701.524
GROUND EASTING 312627.1534
GROUND NORTHING 1229701.524
LONGITUDE 1080625.2298 WEST



LEGEND
E.E. EQUINESTRAN EASEMENT
W.L.E. WATER LINE EASEMENT
U.E. UTILITY EASEMENT

Future Engineering Inc.
Engineering, Construction and Surveying

12241 East Camp Avenue, Suite 110
Broomfield, Colorado 80020
Phone: (303) 644-8982
Fax: (303) 644-8989

DATE: APRIL 30, 2002
DRAWN: MFD
CHECKED: MFD
SCALE: 0.4"=100.00'
SHEET: 3 of 5



DRAWING NUMBER

DRAWING NUMBER

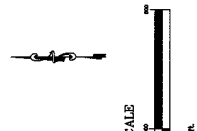
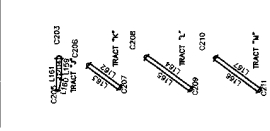
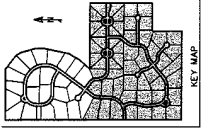
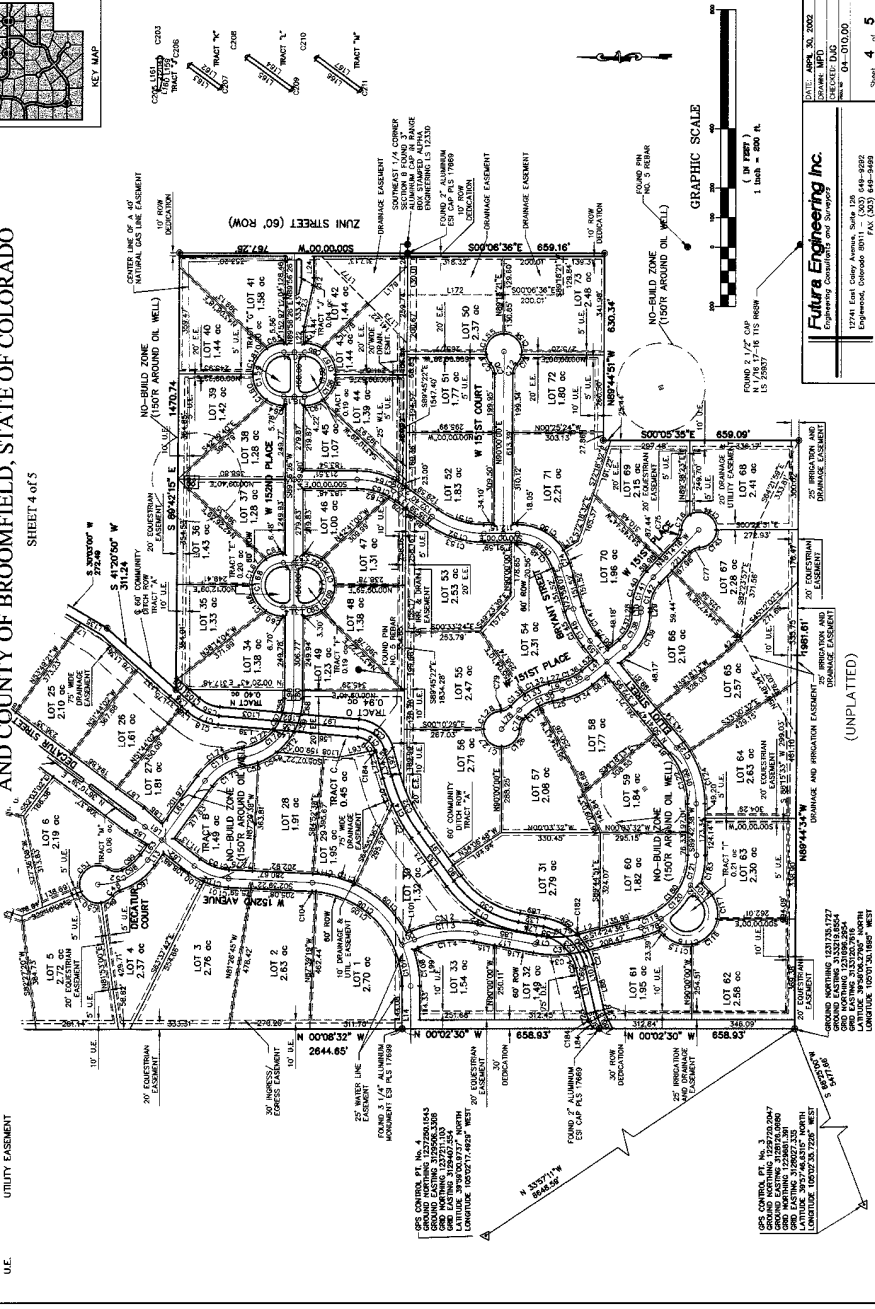
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SPRUCE MEADOWS FILING NO. 1
 A PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND
 THE NORTHEAST 1/4 OF SECTION 17, T1S, R68W OF THE 6th P.M., CITY
 AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 of 5

- LEGEND**
- E.E. EQUESTRIAN EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - U.E. UTILITY EASEMENT



Futura Engineering Inc.
 Engineering, Drafting and Surveying
 17741 East Unity Avenue, Suite 108
 Englewood, Colorado 80111 FAX: (303) 494-8992

DATE: 04/18/2002
 DRAWN: MFD
 CHECKED: DJD
 FILE #: 04-010.00

SHEET 4 of 5

D1

DRAWING NUMBER

4 of 9 R 90 8 0 8 0 8 0 8 City of Broomfield
 02/24/2002 12:18 PM
 02/24/2002 12:18 PM

DRAWING NUMBER

02/24/2002 12:18 PM
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ER

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SPRUCE MEADOWS FILING NO. 1
A PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND
THE NORTHEAST 1/4 OF SECTION 17, T1S, R68W, OF THE 6TH P.M., CITY
AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 5 of 5

| LINE NUMBER | DESCRIPTION | AMOUNT | TOTAL |
|-------------|-------------|--------|-------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
| 6 | ... | ... | ... |
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| 24 | ... | ... | ... |
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| 27 | ... | ... | ... |
| 28 | ... | ... | ... |
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| 31 | ... | ... | ... |
| 32 | ... | ... | ... |
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| 34 | ... | ... | ... |
| 35 | ... | ... | ... |
| 36 | ... | ... | ... |
| 37 | ... | ... | ... |
| 38 | ... | ... | ... |
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| 53 | ... | ... | ... |
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| 82 | ... | ... | ... |
| 83 | ... | ... | ... |
| 84 | ... | ... | ... |
| 85 | ... | ... | ... |
| 86 | ... | ... | ... |
| 87 | ... | ... | ... |
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| 90 | ... | ... | ... |
| 91 | ... | ... | ... |
| 92 | ... | ... | ... |
| 93 | ... | ... | ... |
| 94 | ... | ... | ... |
| 95 | ... | ... | ... |
| 96 | ... | ... | ... |
| 97 | ... | ... | ... |
| 98 | ... | ... | ... |
| 99 | ... | ... | ... |
| 100 | ... | ... | ... |

| LINE NUMBER | DESCRIPTION | AMOUNT | TOTAL |
|-------------|-------------|--------|-------|
| 101 | ... | ... | ... |
| 102 | ... | ... | ... |
| 103 | ... | ... | ... |
| 104 | ... | ... | ... |
| 105 | ... | ... | ... |
| 106 | ... | ... | ... |
| 107 | ... | ... | ... |
| 108 | ... | ... | ... |
| 109 | ... | ... | ... |
| 110 | ... | ... | ... |
| 111 | ... | ... | ... |
| 112 | ... | ... | ... |
| 113 | ... | ... | ... |
| 114 | ... | ... | ... |
| 115 | ... | ... | ... |
| 116 | ... | ... | ... |
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| 118 | ... | ... | ... |
| 119 | ... | ... | ... |
| 120 | ... | ... | ... |
| 121 | ... | ... | ... |
| 122 | ... | ... | ... |
| 123 | ... | ... | ... |
| 124 | ... | ... | ... |
| 125 | ... | ... | ... |
| 126 | ... | ... | ... |
| 127 | ... | ... | ... |
| 128 | ... | ... | ... |
| 129 | ... | ... | ... |
| 130 | ... | ... | ... |
| 131 | ... | ... | ... |
| 132 | ... | ... | ... |
| 133 | ... | ... | ... |
| 134 | ... | ... | ... |
| 135 | ... | ... | ... |
| 136 | ... | ... | ... |
| 137 | ... | ... | ... |
| 138 | ... | ... | ... |
| 139 | ... | ... | ... |
| 140 | ... | ... | ... |
| 141 | ... | ... | ... |
| 142 | ... | ... | ... |
| 143 | ... | ... | ... |
| 144 | ... | ... | ... |
| 145 | ... | ... | ... |
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| 148 | ... | ... | ... |
| 149 | ... | ... | ... |
| 150 | ... | ... | ... |

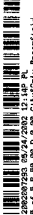
| LINE NUMBER | DESCRIPTION | AMOUNT | TOTAL |
|-------------|-------------|--------|-------|
| 151 | ... | ... | ... |
| 152 | ... | ... | ... |
| 153 | ... | ... | ... |
| 154 | ... | ... | ... |
| 155 | ... | ... | ... |
| 156 | ... | ... | ... |
| 157 | ... | ... | ... |
| 158 | ... | ... | ... |
| 159 | ... | ... | ... |
| 160 | ... | ... | ... |
| 161 | ... | ... | ... |
| 162 | ... | ... | ... |
| 163 | ... | ... | ... |
| 164 | ... | ... | ... |
| 165 | ... | ... | ... |
| 166 | ... | ... | ... |
| 167 | ... | ... | ... |
| 168 | ... | ... | ... |
| 169 | ... | ... | ... |
| 170 | ... | ... | ... |
| 171 | ... | ... | ... |
| 172 | ... | ... | ... |
| 173 | ... | ... | ... |
| 174 | ... | ... | ... |
| 175 | ... | ... | ... |
| 176 | ... | ... | ... |
| 177 | ... | ... | ... |
| 178 | ... | ... | ... |
| 179 | ... | ... | ... |
| 180 | ... | ... | ... |
| 181 | ... | ... | ... |
| 182 | ... | ... | ... |
| 183 | ... | ... | ... |
| 184 | ... | ... | ... |
| 185 | ... | ... | ... |
| 186 | ... | ... | ... |
| 187 | ... | ... | ... |
| 188 | ... | ... | ... |
| 189 | ... | ... | ... |
| 190 | ... | ... | ... |
| 191 | ... | ... | ... |
| 192 | ... | ... | ... |
| 193 | ... | ... | ... |
| 194 | ... | ... | ... |
| 195 | ... | ... | ... |
| 196 | ... | ... | ... |
| 197 | ... | ... | ... |
| 198 | ... | ... | ... |
| 199 | ... | ... | ... |
| 200 | ... | ... | ... |

| LINE NUMBER | DESCRIPTION | AMOUNT | TOTAL |
|-------------|-------------|--------|-------|
| 201 | ... | ... | ... |
| 202 | ... | ... | ... |
| 203 | ... | ... | ... |
| 204 | ... | ... | ... |
| 205 | ... | ... | ... |
| 206 | ... | ... | ... |
| 207 | ... | ... | ... |
| 208 | ... | ... | ... |
| 209 | ... | ... | ... |
| 210 | ... | ... | ... |
| 211 | ... | ... | ... |
| 212 | ... | ... | ... |
| 213 | ... | ... | ... |
| 214 | ... | ... | ... |
| 215 | ... | ... | ... |
| 216 | ... | ... | ... |
| 217 | ... | ... | ... |
| 218 | ... | ... | ... |
| 219 | ... | ... | ... |
| 220 | ... | ... | ... |
| 221 | ... | ... | ... |
| 222 | ... | ... | ... |
| 223 | ... | ... | ... |
| 224 | ... | ... | ... |
| 225 | ... | ... | ... |
| 226 | ... | ... | ... |
| 227 | ... | ... | ... |
| 228 | ... | ... | ... |
| 229 | ... | ... | ... |
| 230 | ... | ... | ... |
| 231 | ... | ... | ... |
| 232 | ... | ... | ... |
| 233 | ... | ... | ... |
| 234 | ... | ... | ... |
| 235 | ... | ... | ... |
| 236 | ... | ... | ... |
| 237 | ... | ... | ... |
| 238 | ... | ... | ... |
| 239 | ... | ... | ... |
| 240 | ... | ... | ... |
| 241 | ... | ... | ... |
| 242 | ... | ... | ... |
| 243 | ... | ... | ... |
| 244 | ... | ... | ... |
| 245 | ... | ... | ... |
| 246 | ... | ... | ... |
| 247 | ... | ... | ... |
| 248 | ... | ... | ... |
| 249 | ... | ... | ... |
| 250 | ... | ... | ... |

| LINE NUMBER | DESCRIPTION | AMOUNT | TOTAL |
|-------------|-------------|--------|-------|
| 251 | ... | ... | ... |
| 252 | ... | ... | ... |
| 253 | ... | ... | ... |
| 254 | ... | ... | ... |
| 255 | ... | ... | ... |
| 256 | ... | ... | ... |
| 257 | ... | ... | ... |
| 258 | ... | ... | ... |
| 259 | ... | ... | ... |
| 260 | ... | ... | ... |
| 261 | ... | ... | ... |
| 262 | ... | ... | ... |
| 263 | ... | ... | ... |
| 264 | ... | ... | ... |
| 265 | ... | ... | ... |
| 266 | ... | ... | ... |
| 267 | ... | ... | ... |
| 268 | ... | ... | ... |
| 269 | ... | ... | ... |
| 270 | ... | ... | ... |
| 271 | ... | ... | ... |
| 272 | ... | ... | ... |
| 273 | ... | ... | ... |
| 274 | ... | ... | ... |
| 275 | ... | ... | ... |
| 276 | ... | ... | ... |
| 277 | ... | ... | ... |
| 278 | ... | ... | ... |
| 279 | ... | ... | ... |
| 280 | ... | ... | ... |

DATE: APRIL 30, 2002
 DRAWN: MJD
 CHECKED: JCS
 SCALE: 0"=10.00'
 SHEET: 5 of 5

Futura Engineering Inc.
 17241 East Cheery Avenue, Suite 126
 Englewood, Colorado 80150 FAX: (303) 644-8489



5 of 5 R 00 0 0 00 City & County of Broomfield

BER

DRAWING NUMBER
 200207283 09/24/2002 12:14 P.
 5 of 5 R 00 0 0 00 City & County of Broomfield
 SDCD PROJECTS • NEW HIRE BENEFITS
 800201 01/07/00 0000

DRAWING NUMBER

BER