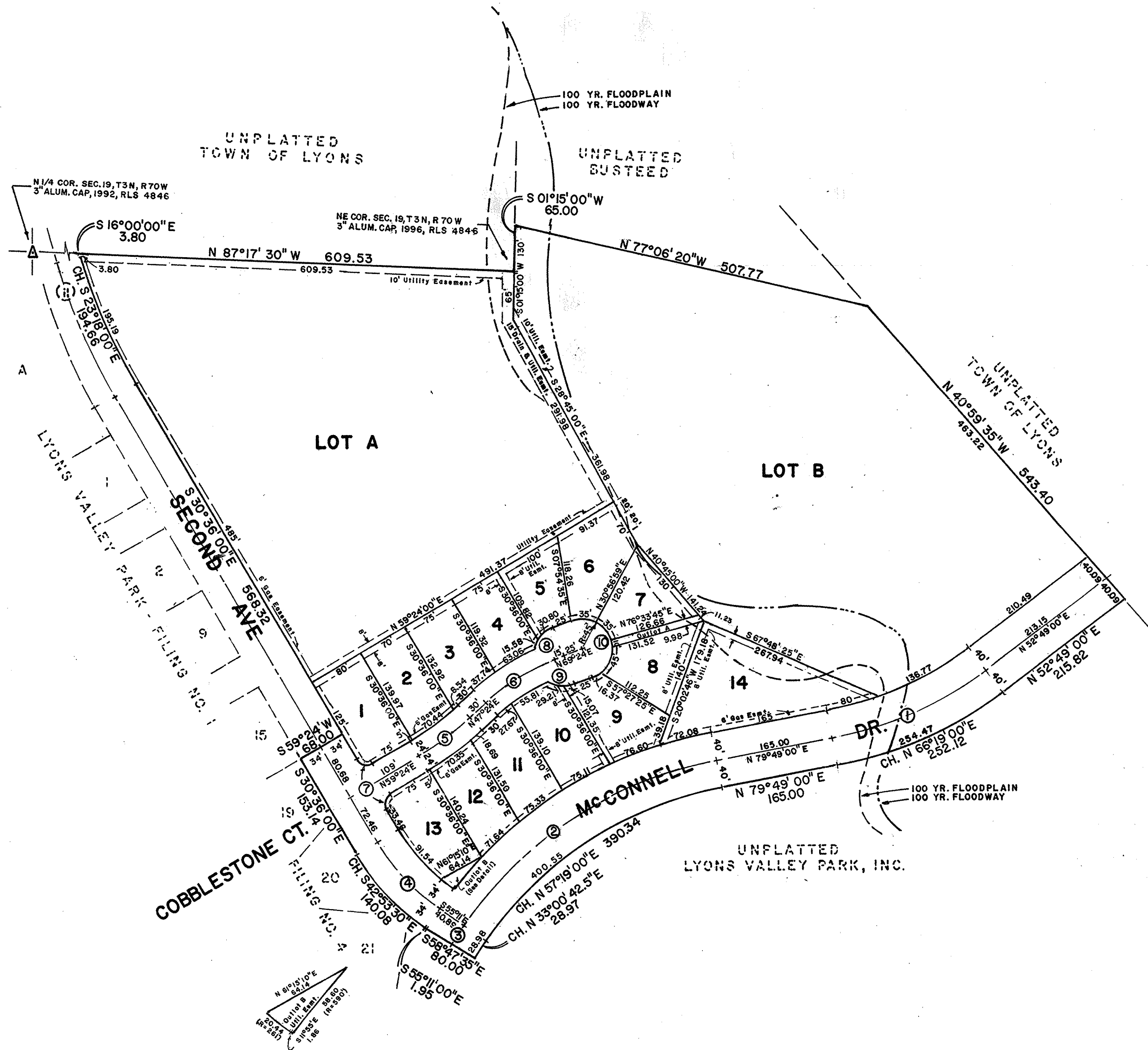


FINAL PLAT

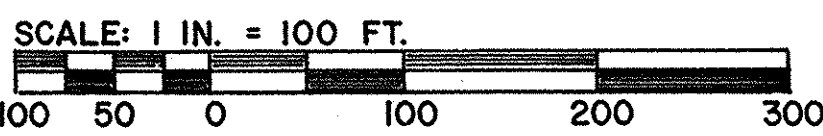
LYONS VALLEY PARK-FILING NO. 5

A SUBDIVISION OF A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF LYONS, BOULDER COUNTY, COLORADO.



CURVE	Δ	R	L	T
1	27°00'	500.00	235.62	120.04
2	45°00'	550.00	431.97	227.82
3	03°36'32"	500.00	31.49	15.75
4	24°35'	295.00	126.57	64.28
5	12°00'	425.00	89.01	44.67
6	22°00'	300.00	115.00	58.31
7	90°00'	15.00	23.56	15.00
8	59°03'09"	45.00	46.38	25.49
9	56°22'50"	45.00	44.28	24.12
10	180°00'	45.00	141.37	45.00
11	14°36'	800.00	203.68	102.48

SUBDIVISION AGREEMENT RECORDED AT RECEPTION NO. 804403 BOULDER COUNTY CLERK AND RECORDER. SUPPLEMENT RECORDED AT RECEPTION NO.



BASIS OF BEARINGS IS NORTH LINE OF NE 1/4 SEC. 19, T 3 N, R 70 W, WHICH BEARS N 87°17'30\"/>

DESCRIPTION:

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 19 and the Northwest Quarter of the Northwest Quarter of Section 20, Township 3 North, Range 70 West of the 6th Principal Meridian, Town Of Lyons, Boulder County, Colorado, more particularly described as follows:

Beginning at the northeast corner of said Section 19, Township 3 North, Range 70 West, Proceed, N 87° 17' 30\"/>

Described tract contains 18.932 acres more or less.

DEDICATION:

Know all men by these presents, that Lyons Valley Park, Inc., a Colorado Corporation, being the sole owner of the land described herein has caused said land to be laid out and platted under the name Lyons Valley Park - Filing No. 5 and does hereby dedicate all streets to the public forever, reserving the right to install, repair, operate and maintain an underdrain along and across Second Ave., Cobblestone Ct. and McConnell Drive. All utility and drainage easements as indicated hereon are dedicated to the Town of Lyons and or the duly franchised utility companies for the purposes indicated hereon, all in compliance with the Town of Lyons subdivision regulations. By contractual agreement the land owners shall bear all expenses involved in improvements except as otherwise noted or referenced on this final plat. In witness whereof, we have hereunto set our hand and seal this 5th day of September, 1997.

LYONS VALLEY PARK, INC.

BANK OF BOULDER - Mortgagee

Keith L. Bell - President

Gregory T. Buentzli - V.P.

Warren E. Keys - Secretary

Seal:

STATE OF COLORADO)
COUNTY OF BOULDER) SS

The foregoing instrument was acknowledged, subscribed and sworn to before me by Keith L. Bell, Warren E. Keys and Gregory T. Buentzli, this 5th day of September, 1997.

Witness my hand and official seal.

My commission expires 5/25/99.

Notary Public

Seal:

COUNTY CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I hereby certify that this plat was filed in my office at 1:20 o'clock P. M. on the 9th day of OCTOBER, 1997, and is duly recorded in Plan File P-41 F-3 #31. Fee \$11.00

CHARLOTTE HOUSTON
County Clerk & Recorder

By: Carol Jacobson
Deputy

PLANNING COMMISSION CERTIFICATE:

This is to certify that the within plat has been approved by the Planning Commission of the Town of Lyons, Colorado.

Approved this 25th day of March, 1997.
Chairman

MAYOR'S CERTIFICATE:

This is to certify that the Town of Lyons, Colorado, by motion of its Town Board did on this 21st day of July, 1997, adopt and approve the within plat and accept the dedication hereon made.

Seal:
Mayor
Town Clerk

EASEMENT APPROVAL:

Town Engineer

Public Service Company

Town Public Works Department

U.S. West

SURVEYOR'S CERTIFICATE:

I, Keith L. Bell, do hereby certify that the boundary of Lyons Valley Park - Filing No. 5 was made under my supervision and the accompanying plat accurately represents said survey. Bearings are based on prior surveys which establish the north line of the northeast quarter of Section 19, T 3 N, R 70 W to bear N 87° 17' 30\"/>

Seal:

Keith L. Bell