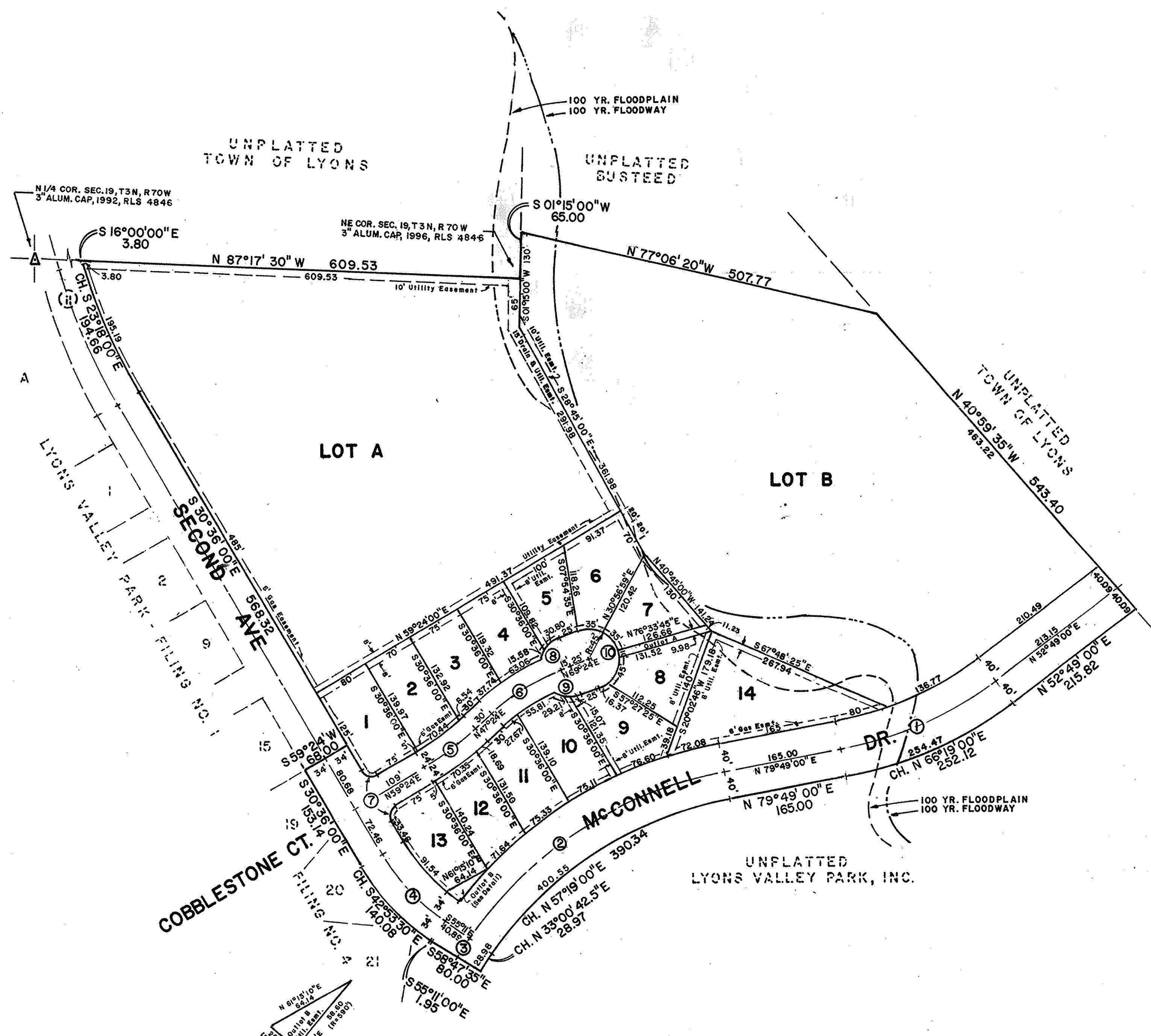


## FINAL PLAT

## 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	A	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°35'	800.00	203.85	102.46

SUBDIVISION AGREEMENT RECORDED AT RECEPTION NO. 804403 BOULDER COUNTY CLERK AND RECORDER. SUPPLEMENT RECORDED AT RECEPTION NO. 1062759-61-28

SCALE: 1 IN. = 100 FT.  
100 50 0 100 200 300

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

## 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" W. Subdivision corners established in this survey were marked by no. 4 re-bars with survey caps. The survey complied in all respects with the provisions of C.R.S. Sec. 12-25-201 et seq. (1973), as amended.

Seal:

Keith L. Bell  
12970  
Boulder County Surveyor  
State of Colorado

By: Carol Jacobson  
Deputy

## 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" W 609.53 feet along the north line of said Section 19 to the easterly right-of-way line of Second Avenue; thence, S 16°00'00" E 3.80 feet; thence, along a curve to the left of radius 766.00 feet a distance of 195.19 feet (chord bears S 23°18'00" E 194.66 feet); thence, S 30°36'00" E 568.32 feet; thence, S 59°24'00" W 68.00 feet departing from said right-of-way line; thence, S 30°36'00" E 153.14 feet; thence, along a curve to the left of radius 329.00 feet a distance of 141.16 feet (chord bears S 42°30' E 140.08 feet); thence, S 55°11'00" E 1.95 feet; thence, S 58°47'35" E 80.00 feet; thence, along a curve to the right of radius 460.00 feet a distance of 28.98 feet (chord bears N 33°00'42.5" E 28.97 feet); thence, along a curve to the right of radius 510.00 feet a distance of 400.55 feet (chord bears N 57°19'00" E 390.34 feet); thence, N 79°49'00" E 165.00 feet; thence, along a curve to the left of radius 540.00 feet a distance of 254.47 feet (chord bears N 66°19'00" E 252.12 feet); thence, N 52°49'00" E 215.82 feet; thence, N 40°59'35" W 543.40 feet; thence, N 77°06'20" W 507.77 feet; thence, S 01°15'00" W 65.00 feet to the point of beginning.

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.

*Keith L. Bell*  
Chairman

*Gregory T. Buentzli*  
BANK OF BOULDER - Mortgagee  
Keith L. Bell - President  
Warren E. Keys - Secretary

LYONS VALLEY PARK, INC.

*Gregory T. Buentzli*  
Gregory T. Buentzli - V.P.

## 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.

*Keith L. Bell*  
Mayor  
*Warren E. Keys*  
Town Clerk

Seal:

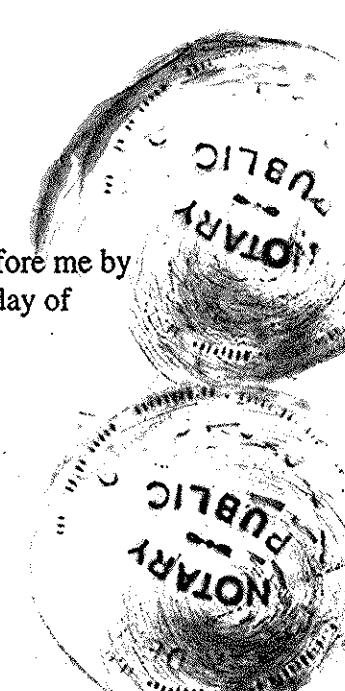
*Keith L. Bell*  
Town Engineer  
*Thomas Cuffel*  
Public Service Company  
U.S. West

*Keith L. Bell*  
Town Public Works Department  
*Thomas Cuffel*  
Public Service Company  
U.S. West

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.  
*Laura Deniston*  
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 #1738066  
Fee \$11.00

CHARLOTTE HOUSTON  
County Clerk & Recorder

By: Carol Jacobson  
Deputy

P-41 F-3 #31