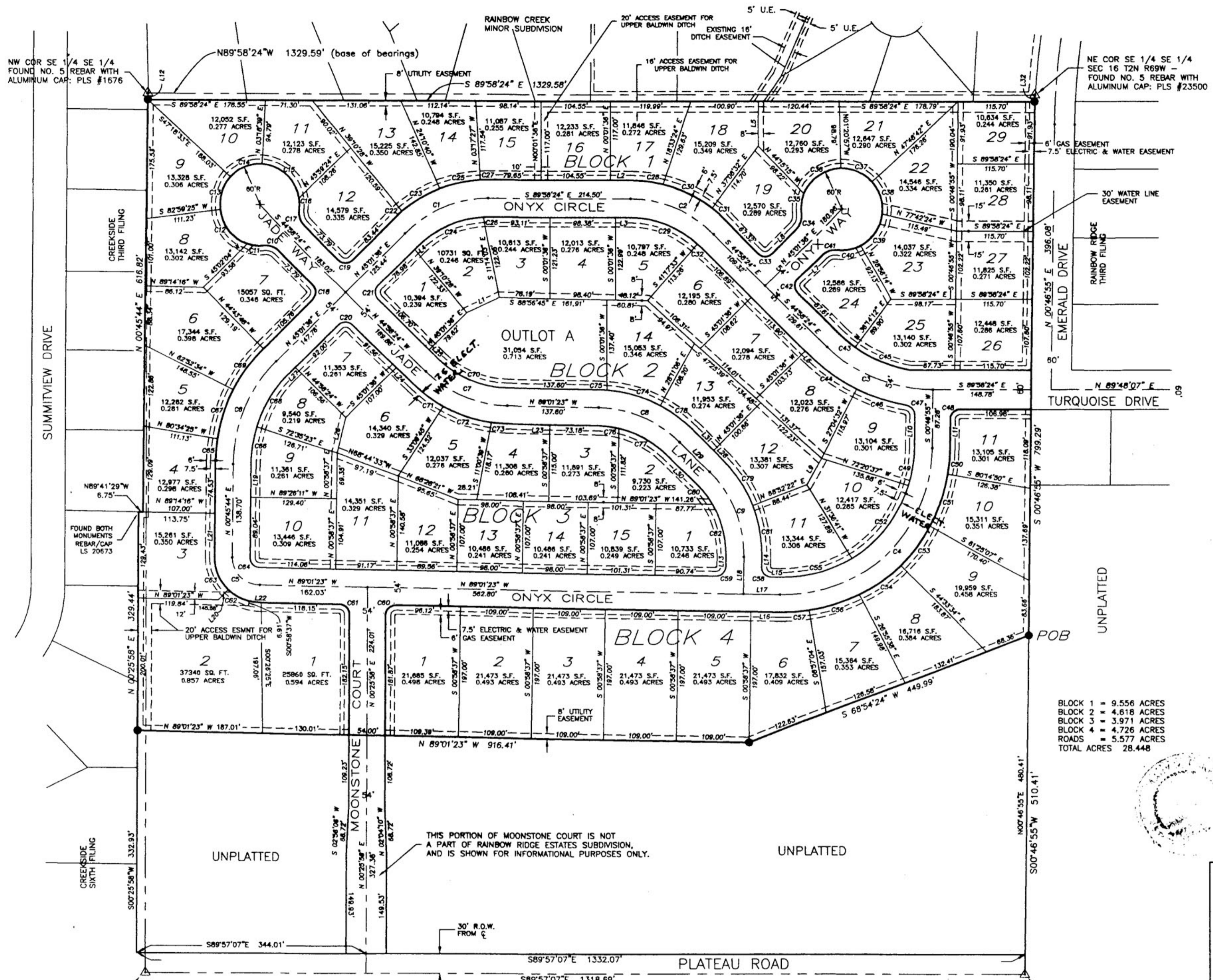


# RAINBOW RIDGE ESTATES FINAL PLAT



**EASEMENT APPROVAL:**  
Utility easements are adequate as shown and are hereby approved:  
*Ken Coon* West Communications  
*Excel Energy* Excel Energy

**UTILITY APPROVAL:**  
The required water rights and/or necessary cash payments have been transferred to the City of Longmont and the final utility plans have been approved. Utility easements are adequate as shown.  
*Arja* Water/Wastewater Department  
*Richard Blitzer* Longmont Power and Communication Dept.

**PUBLIC WORKS APPROVAL:**  
The final street plans and profiles and drainage plans have been approved, and are substantiated by an executed memorandum of Agreement for Public Improvements.  
*Tommy Davis* Public Works Division

**PLANNING DIRECTOR APPROVAL:**  
Approved this 10th day of MAY, 2002.  
*B.S.H.* Planning Director

**MAYOR'S CERTIFICATE:**  
This is to certify that a plat of the above described property was approved by the City of Longmont and that the Mayor of the City of Longmont, Colorado, accepts all public streets, easements, rights-of-way and other places designated or described as for public use for all purposes indicated hereon.  
*John* Mayor  
Attest: *Richard Skitt* City of Longmont

**BALDWIN DITCH APPROVAL:**  
Approved this 10th day of April, 2002.  
*Donna Lionberger* FOR: BALDWIN DITCH COMPANY

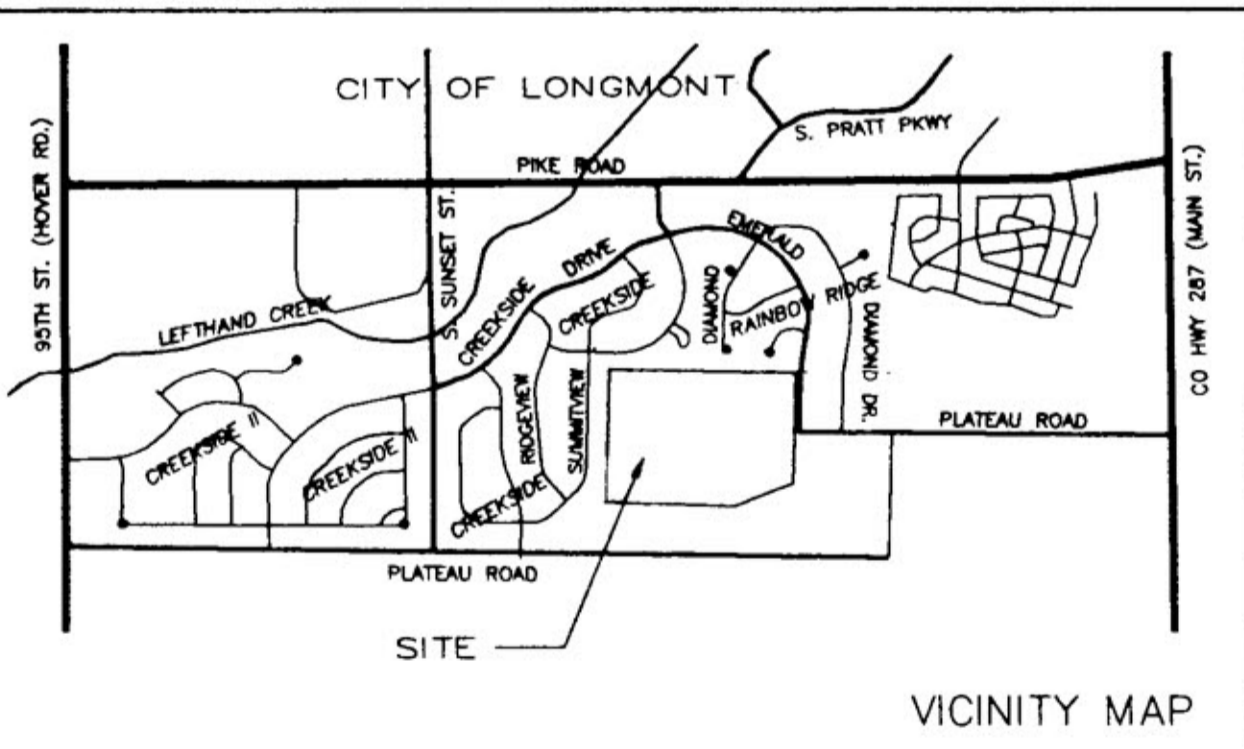
**MORTGAGEE'S CONSENT:**  
THE UNDERSIGNED LENDER, AS BENEFICIARY OF DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY, RECORDED AT R.M. 2172826 BOULDER COUNTY RECORDER, CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

NAME OF BENEFICIARY: STEWARD CAPITAL COMPANY, LLC A LIMITED LIABILITY COMPANY, BY FIVE STAR FINANCIAL SERVICES, LLC (A COLORADO LIMITED LIABILITY COMPANY MEMBER).  
*Donna Lionberger* MANAGER  
DATE: 4-8-02  
ADDRESS: 2230 Harvard Ct Longmont, CO 80503

STATE OF COLORADO )  
COUNTY OF BOULDER ) ss

The foregoing mortgagee's consent was acknowledged before me this 8th day of April, 2002, by DONNA LIONBERGER, MANAGER.  
My Commission expires: May 18, 2005  
*May R. Forest* 1800 Industrial Circle, Suite 8-1 Longmont, CO 80501  
Notary Public

BLOCK 1 = 9.556 ACRES  
BLOCK 2 = 4.818 ACRES  
BLOCK 3 = 3.971 ACRES  
BLOCK 4 = 4.726 ACRES  
ROADS = 5.577 ACRES  
TOTAL ACRES = 28.448



SW COR SE 1/4 SE 1/4 FOUND NO. 5 REBAR WITH ALUMINUM CAP: PLS #1676

NE COR SE 1/4 SE 1/4 SEC 16 T2N R69W FOUND NO. 5 REBAR WITH ALUMINUM CAP: PLS #23500

SE CORNER SECTION 16 T2N R69W 6TH PM FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP: PLS #23500 AS PER RECORD

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	45°00'00"	175.000'	137.445'	133.939'	N 67°31'36" E
C2	45°00'00"	175.000'	137.445'	133.939'	S 67°28'24" E
C3	45°00'00"	224.000'	175.929'	171.442'	N 67°28'24" W
C4	90°11'42"	224.000'	352.821'	317.322'	S 45°52'46" W
C5	89°47'07"	42.000'	65.816'	59.286'	N 44°07'50" W
C6	44°15'52"	224.000'	173.054'	168.782'	N 22°33'40" E
C7	44°02'59"	175.000'	134.542'	131.253'	N 66°39'54" W
C8	44°02'59"	175.000'	134.542'	131.253'	S 66°39'53" E
C9	45°57'01"	175.000'	140.347'	136.816'	S 21°59'53" E
C10	52°16'58"	25.000'	22.813'	22.029'	S 71°06'53" E
C11	25°16'58"	60.000'	26.912'	26.687'	N 84°24'24" W
C12	64°32'52"	80.000'	87.594'	84.076'	N 39°17'01" W
C13	49°42'02"	80.000'	92.046'	90.430'	N 17°50'26" E
C14	50°37'12"	80.000'	93.009'	91.302'	N 68°00'03" E
C15	77°34'39"	60.000'	81.239'	75.174'	S 47°54'02" E
C16	16°25'16"	80.000'	17.196'	17.137'	S 00°54'04" E
C17	52°16'58"	25.000'	22.813'	22.029'	N 18°49'55" W
C18	90°00'00"	15.000'	23.562'	21.213'	S 00°01'36" W
C19	90°00'00"	15.000'	23.562'	21.213'	N 89°58'24" W
C20	90°00'00"	15.000'	23.562'	21.213'	S 89°58'24" E
C21	90°00'00"	15.000'	23.562'	21.213'	N 00°01'36" E
C22	52°16'58"	202.000'	182.272'	182.272'	N 47°45'35" E
C23	18°38'01"	202.000'	65.894'	65.405'	N 59°48'35" E
C24	42°19'33"	148.000'	109.332'	106.862'	N 66°11'23" E
C25	17°34'58"	202.000'	61.989'	61.746'	N 77°35'04" E
C26	27°40'27"	148.000'	6.907'	6.907'	N 88°41'23" E
C27	17°19'03"	202.000'	11.701'	11.691'	N 88°22'05" E
C28	13°53'38"	202.000'	48.984'	48.864'	S 83°01'35" E
C29	42°24'28"	148.000'	109.544'	107.060'	S 68°46'10" E
C30	23°02'43"	202.000'	81.247'	80.701'	S 64°33'25" E
C31	8°03'40"	202.000'	28.420'	28.396'	S 49°00'14" E
C32	2°35'31"	148.000'	6.695'	6.695'	S 46°16'10" E
C33	90°00'00"	15.000'	23.562'	21.213'	N 89°58'24" W
C34	52°16'58"	25.000'	22.813'	22.029'	S 87°16'48" E
C35	29°09'03"	60.000'	30.527'	30.199'	N 07°19'10" E
C36	66°45'22"	60.000'	68.807'	66.018'	N 55°16'22" E
C37	49°09'39"	60.000'	51.481'	49.816'	S 66°46'02" E
C38	48°39'36"	60.000'	50.957'	49.439'	S 17°31'29" E
C39	55°21'32"	60.000'	57.972'	55.743'	S 34°09'06" W
C40	52°16'58"	25.000'	22.813'	22.029'	N 71°10'05" E

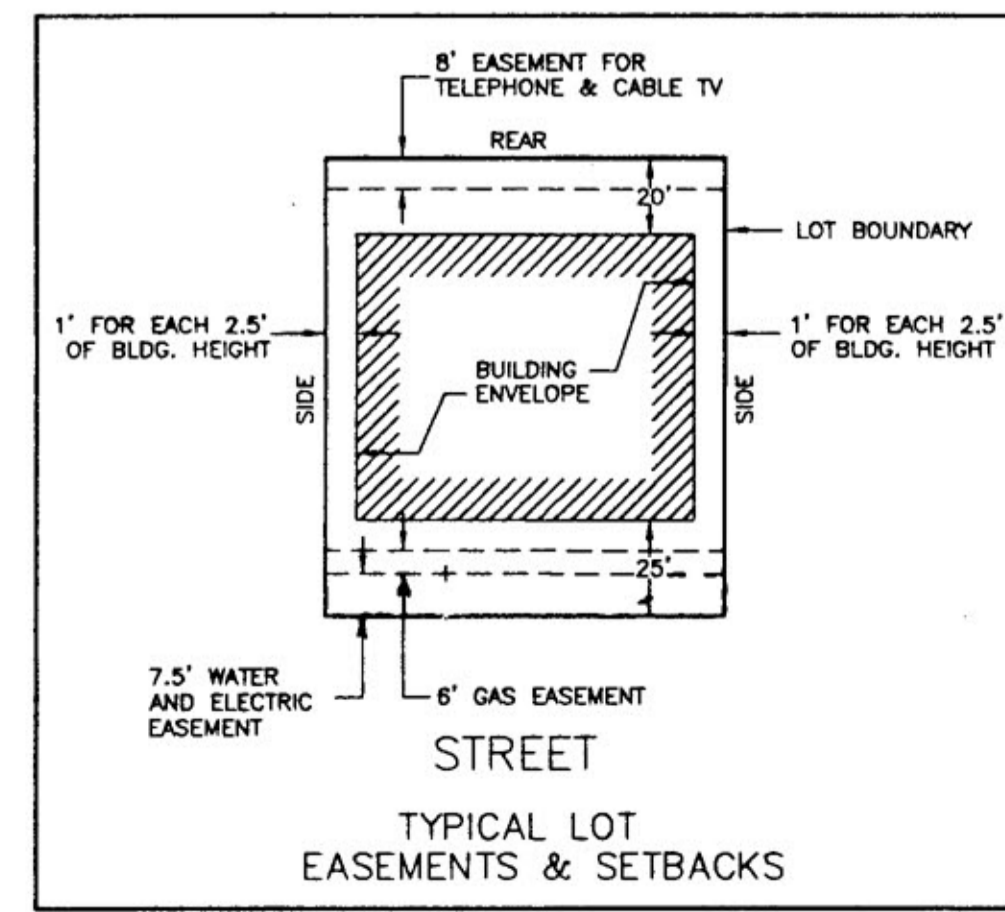
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 64°56'42" E	53.91'
L2	S 89°58'24" E	30.29'
L3	S 89°58'24" E	23.00'
L4	N 45°01'36" E	6.46'
L5	S 00°01'36" W	66.08'
L6	S 44°58'24" E	18.14'
L7	S 45°01'36" W	51.72'
L8	N 45°01'36" E	51.72'
L9	S 28°38'13" W	45.94'
L10	S 00°46'55" W	48.14'
L11	N 00°46'55" E	42.83'
L12	N 00°45'44" E	10.00'
L13	N 00°58'37" E	15.23'
L14	N 00°58'37" E	15.23'
L15	N 89°01'23" W	13.02'
L16	S 89°01'23" E	43.30'
L17	N 89°01'23" W	55.02'
L18	N 00°58'37" E	57.23'
L19	S 00°45'44" W	49.66'
L20	S 44°04'01" W	21.50'
L21	N 00°45'44" E	64.16'
L22	N 89°01'23" W	2.28'
L23	N 89°01'23" W	64.42'
L24	N 44°58'24" E	36.30'
L25	N 44°58'24" W	21.16'
L26	N 13°44'49" E	54.23'
L27	S 45°01'36" W	13.76'
L28	N 44°58'24" W	18.47'
L29	N 44°58'24" E	62.95'
L30	N 44°58'24" W	62.95'
L31	N 44°58'24" W	44.48'
L32	S 00°46'55" W	10.00'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 64°56'42" E	53.91'
L2	S 89°58'24" E	30.29'
L3	S 89°58'24" E	23.00'
L4	N 45°01'36" E	6.46'
L5	S 00°01'36" W	66.08'
L6	S 44°58'24" E	18.14'
L7	S 45°01'36" W	51.72'
L8	N 45°01'36" E	51.72'
L9	S 28°38'13" W	45.94'
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L16	S 89°01'23" E	43.30'
L17	N 89°01'23" W	55.02'
L18	N 00°58'37" E	57.23'
L19	S 00°45'44" W	49.66'
L20	S 44°04'01" W	21.50'
L21	N 00°45'44" E	64.16'
L22	N 89°01'23" W	2.28'
L23	N 89°01'23" W	64.42'
L24	N 44°58'24" E	36.30'
L25	N 44°58'24" W	21.16'
L26	N 13°44'49" E	54.23'
L27	S 45°01'36" W	13.76'
L28	N 44°58'24" W	18.47'
L29	N 44°58'24" E	62.95'
L30	N 44°58'24" W	62.95'
L31	N 44°58'24" W	44.48'
L32	S 00°46'55" W	10.00'

**SURVEY MONUMENTATION:**  
● SET NO. 5 REBAR W/ CAP: PLS #23500  
▲ MONUMENTS FOUND AS DESCRIBED



**LEGAL DESCRIPTION:**  
A plat of a parcel of land in the City of Longmont, located in the SE 1/4 of the SE 1/4, Section 16, T2N, R69W of the 6th PM, being more particularly described as follows:

Commencing at the Southeast Corner of Section 16, whence the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 16 bears North 89°57'07" West 1,318.69 feet; thence along the East line of the Southeast Quarter of Section 16, North 00°46'55" East 510.41 feet to the Point of Beginning; thence South 68°54'24" West 449.99 feet; thence North 89°01'23" West 916.41 feet; thence North 00°25'58" East 329.44 feet; thence South 89°41'29" East 6.75 feet; thence North 00°45'44" East 616.82 feet to a point whence the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 16 bears North 0°45'44" East 10.00 feet; thence South 89°58'24" East 1,329.58 feet to a point on the East line of the Southeast Quarter of Section 16, whence the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 16 bears North 00°46'55" East 10.00 feet; thence along the East line of the Southeast Quarter of Section 16, South 00°46'55" West 799.29 feet to the Point of Beginning.

Containing 28.448 acres, more or less.

**DEDICATION:**  
Know all men by these presents that 600 Weaver Park, LLC and Mt. Meeker Investments, LLC, being sole owner(s) of the land described herein have caused said land to be platted under the name of Rainbow Ridge Estates and do hereby dedicate to the public forever all streets, rights-of-way, easements and other places designated herein for public uses. All terms, conditions, and specifications of approval are hereby agreed to and shall be binding on the owners, their heirs, successors, and assigns.

In witness whereof, we have hereunto set our hands and seals this 8th day of April, 2002.

*Dale Beams* 600 Weaver Park, LLC  
*Dale Beams* Meeker Investments, LLC

**NOTARIAL CERTIFICATE:**  
STATE OF COLORADO )  
COUNTY OF BOULDER ) ss

The foregoing instrument was acknowledged before me this 8th day of April, 2002.

My Commission expires: May 18, 2005  
*May R. Forest* Notary Public

**NOTICE:**  
Under Colorado law any legal action based upon any defect found in this survey must commence within three years after first discovering such defect. In no case may any action based upon any defect found in this survey be commenced more than ten years following the date of certification shown hereon.

**BASIS OF BEARINGS:**  
The North line of the Southeast Quarter of the Southeast Quarter of Section 16 assumed as bearing North 89°58'24" West as monumented as shown hereon.

**NOTES:**  
1. The same house model may not be built adjacent to each other.  
2. The pocket park located in Outlot A will be maintained by the Homeowners' Association.  
3. Privacy fencing may not be placed in the rear yards of any lot abutting the pocket park in Outlot A, on the property line adjoining the park.  
4. The maximum allowable height of structures shall be 30 feet above grade.  
5. Landscaping of individual lots is required and enforced by subdivision covenants. Landscaping will conform with section 18.76.30(A)(3) of the Development Procedures. The home builder will be required to issue a voucher for required landscaping to home buyer prior to certificate of occupancy. Home buyers shall install landscaping within one year.  
6. The Homeowners' Association shall maintain the portion of Moonstone Court located south of the southerly subdivision boundary, in accordance with agreement with Boulder County.

**SURVEYOR'S CERTIFICATE:**  
I certify this Plat accurately represents the result of a survey made by me or under my direct supervision and conformed to applicable State of Colorado requirements.  
*Michael Hascall* 4-1-2  
A. M. HASCALL, L.S. Colorado Reg. No. 74583500

**CLERK AND RECORDER'S CERTIFICATE:**  
STATE OF COLORADO )  
COUNTY OF BOULDER ) ss

I hereby certify that this instrument was filed in my office at 2:32 o'clock P.M. this 28th day of May, 2002 A.D. and is recorded in Plat book No. P-56 F-4 #7, Reception No. 2291487.  
Deputy *Cherette K. Williams* Recorder *Charolte Houston*  
Fees: \$10.00

DATE 04/01/02 SHEET 1 OF 1  
HSI JOB NO. 166FIN2  
Foothills Engineering

P-56 F-4 #7