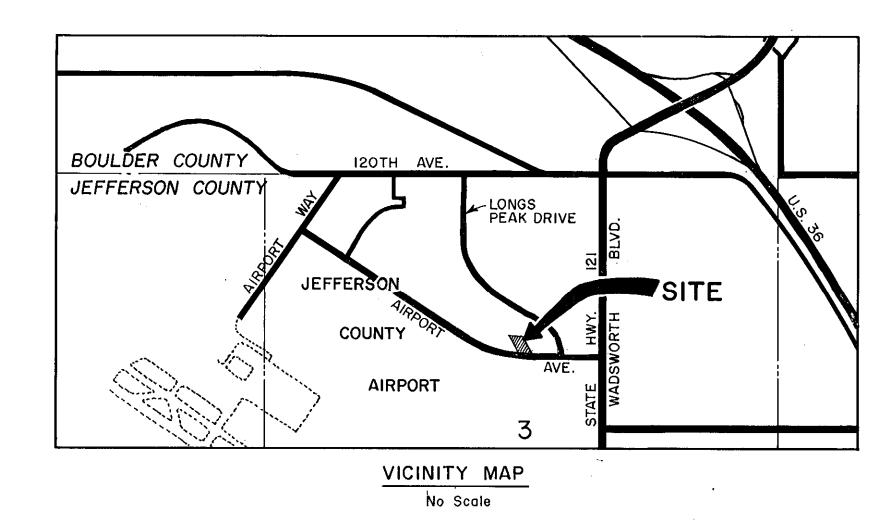
SEE BROOMIELD GUEST HOUSE FILING NO. 2

BROOMFIELD GUEST HOUSE

A PART OF THE NI/2 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST, 6 P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE N 1/2:OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST. 6 P.M., CITY OF BROOMFIELD.

BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 3; THENCE S OO°13'55" E A DISTANCE OF 1944.25 FEET TO A POINT ON DISTANCE OF 260.00 FEET; THENCE N 83°38'21" W A DISTANCE OF 224.69 FEET; THENCE S 22°00'00" E A DISTANCE OF 260.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF JEFFCO AIRPORT AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF JEFFCO AIRPORT AVENUE, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 11°34'47" AND A RADIUS OF 1113.28 FEET, A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAIN-ING 1.20 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE JAN. 4, 1988

I, JOHN J. HAINES, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF THE PLAT OF "BROOMFIELD GUEST HOUSE" WAS MADE BY ME AND UNDER MY DIRECT RESPON-SIBILITY, SUPERVISION AND CHECKING, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY AND STA MONUMENTS EXIST AS SHOWN HEREON.

AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT

DEDICATION

SHIP, BEING THE SUB-LESSEE, HAVE LAID OUT AND PLATTED THE HEREON DESCRIBED AND SHOWN PROPERTY AS HEREIN SHOWN OF BROOMFIELD AND ITS ASSIGNS EASEMENTS SHOWN HEREON.

ATTEST: Secretary

BY: Secretary

ATTEST: Secretary

NOTARY PUBLIC

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES __ a-1-1

BALL CORPORATION

BY: A. A. Lavis

19 88

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 2-7-29

LANNING AND COMPANY

STATE OF COLORADO } ss COUNTY OF JEFFERSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _ 27 19 28

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 2-7-79

E Sich in

APPROVALS

CITY OF BROOMFIELD, PLANNING AND ZONING COMMISSION

APPROVED THIS 1977 DAY OF MULLIN , 19.88.

SECRETARY

SECRETARY

APPROVED THIS ZGTH DAY OF JANUARY, 19 88.

ATTORNEY'S CERTIFICATE

I. THE UNDERSIGNED, AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS A PUBLIC WAY, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 4th DAY OF march, 1988, AT 09:53 A.M., IN BOOK 96 AT PAGE 45

Norman C. allen CLERK AND RECORDER

RECEPTION NUMBER <u>88021001</u>

BY: Donna M Kuhnle.
DEPUTY



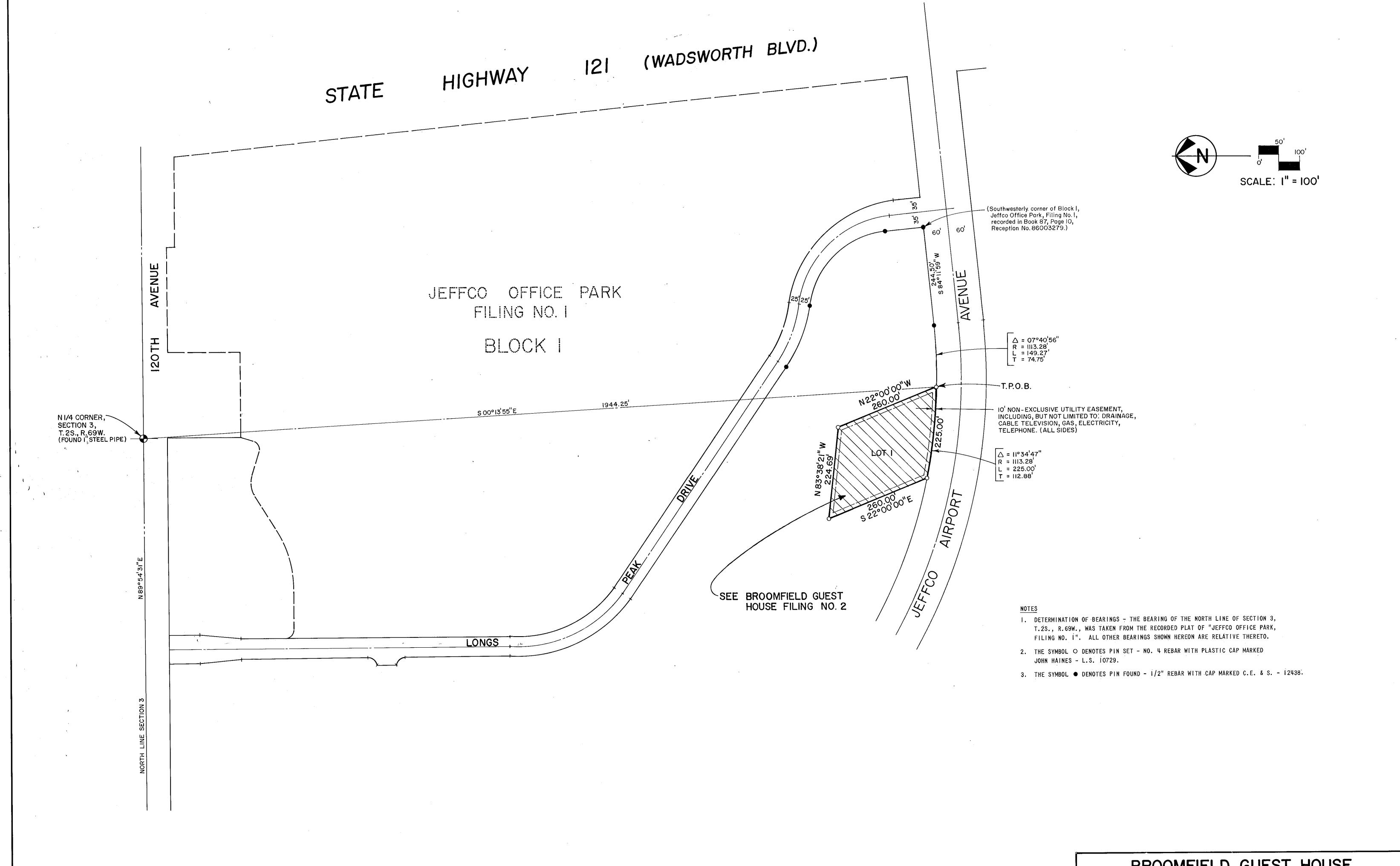
BROOMFIELD GUEST HOUSE

JOHN HAINES LAND CONSULTING P.O. BOX 423, LAFAYETTE, COLO. 80026

Date of Preparation: 1/4/88

FINAL PLAT

Sheet I of 2



BROOMFIELD GUEST HOUSE

JOHN HAINES LAND CONSULTING P.O. BOX 423, LAFAYETTE, COLO. 80026

Date of Preparation: 1/4/88

FINAL PLAT

Sheet 2 of 2