

BROOMFIELD HEIGHTS FILING NO. 1 AMENDED

RECORDED PLAT Book 6 PAGE 32

FILED PLAT Book A-1, PAGE 246

KNOW ALL MEN BY THESE PRESENTS that the TURNPIKE LAND CO., a Colorado corporation, K.C. ENSOR, doing business as K.C. ENSOR CONSTRUCTION CO., and SCHOOL DISTRICT NO. 43 of BOULDER COUNTY, COLORADO, being the owners of that part of Section Thirty-five (35), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), in the County of Boulder, State of Colorado, more particularly described as follows: Commencing at the southeast corner of said Section 35; thence north along the east line thereof 453.75 feet to the point of beginning; thence west parallel with the south line of said section 1220.5 feet; thence south parallel with said east line 90.75 feet; thence west parallel with said south line 264 feet; thence south parallel with said east line 363 feet to said south line; thence west along said south line 768.56 feet, more or less, to a point of spiral on the center line of Colorado State Highway No. 1 (U. S. Highway No. 87-287); thence northwesterly along said center line of highway 3825.9 feet, more or less, to a point of tangent on said highway located on the west line of said section 540.2 feet, more or less, south of the southwest corner of the Northwest One-Quarter (NW $\frac{1}{4}$) of said section; thence north along said west line to a point located 250 feet north of said southwest corner; thence east at right angles to said west line 330 feet to a point of curve; thence easterly on a curve to the left having a radius of 7589.49 feet (central angle 20°, tangent distance 1338.25 feet), an arc distance of 2649.23 feet to a point of tangent; thence easterly tangent to said curve 1240 feet to a point of curve; thence easterly on a curve to the right having a radius of 2914.79 feet (central angle 16°, tangent distance 409.63 feet) an arc distance of 813.96 feet to a point of tangent; thence easterly tangent to said curve 394.2 feet, more or less, to said east line of section; thence south along said east line 3522 feet, more or less, to the point of beginning, excepting therefrom those portions previously dedicated or deeded as public highways along the easterly, southerly and westerly sides thereof; has laid out, platted and subdivided the same as "BROOMFIELD HEIGHTS FILING NO. 1 AMENDED" and hereby do dedicate to the public the streets, alleys, utility easements and the areas designated as "Broomfield Park" shown thereon, reserving however to the Turnpike Land Co., its successors and assigns, the water line and sewer line easements shown across and through said Broomfield Park and also reserving the right and easement to locate such other pipe lines across said park as may be necessary for the proper development of the platted area.

Witness our hands and the corporate seal of said corporation this 3rd day of June, 1955 A. D.

TURNPIKE LAND CO.

By K.C. Ensor
K.C. ENSOR, President

Attest:

W.E. Bancroft
W. E. BANCROFT, Secretary

SCHOOL DISTRICT NO. 43 of
BOULDER COUNTY, COLORADO

By Arnold W. Thurrow
Arnold W. Thurrow, President

By Vivian C. Leonard
Vivian C. Leonard, Secretary

By Edward D. Smith
Edward D. Smith, Treasurer

STATE OF COLORADO } ss
BOULDER COUNTY

The foregoing instrument was acknowledged before me this 3rd day of June, 1955, by K. C. Ensor as President and W. E. Bancroft as Secretary of the Turnpike Land Co., a Colorado corporation, by K. C. Ensor, doing business as K. C. Ensor Construction Co., and by Arnold W. Thurrow as President, Vivian C. Leonard as Secretary and Edward D. Smith as Treasurer of School District No. 43 of Boulder County, Colorado.

Witness my hand and official seal.

My commission expires May 5, 1959

Leon M. DuCharme
Notary Public

Approved for Planning Commission of Boulder County, Colorado, on this 3rd day of June, 1955 A. D.

John L. Stanford
Chairman

Approved by Board of County Commissioners of Boulder County, Colorado, on this 7th day of June, 1955 A. D.

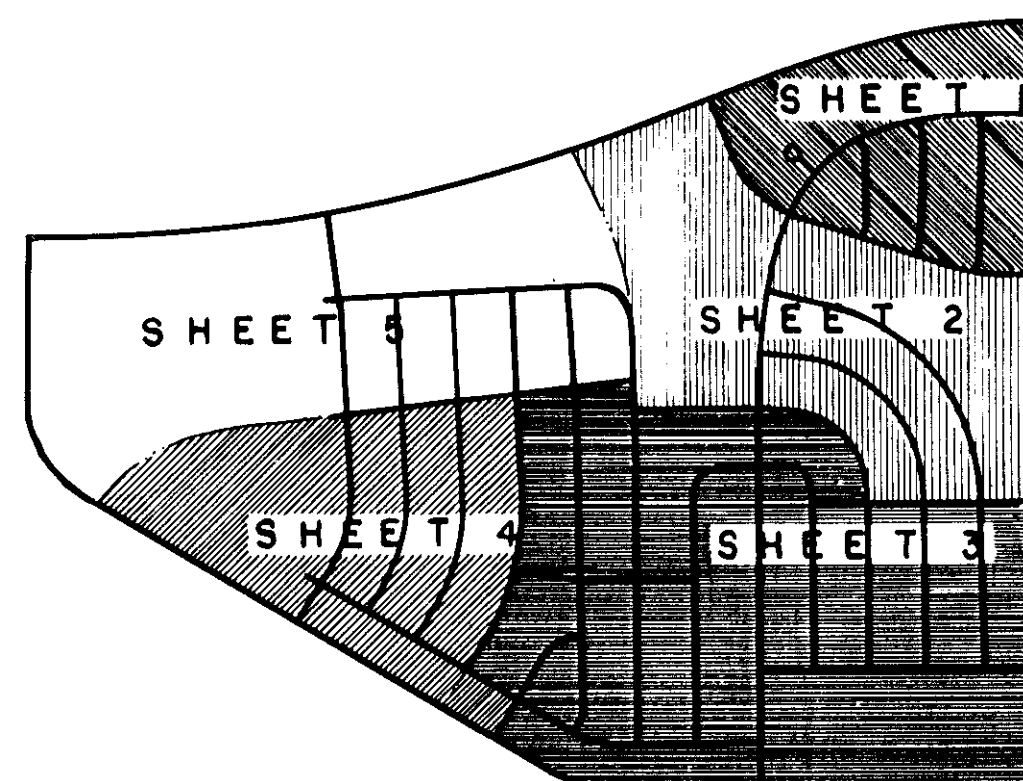
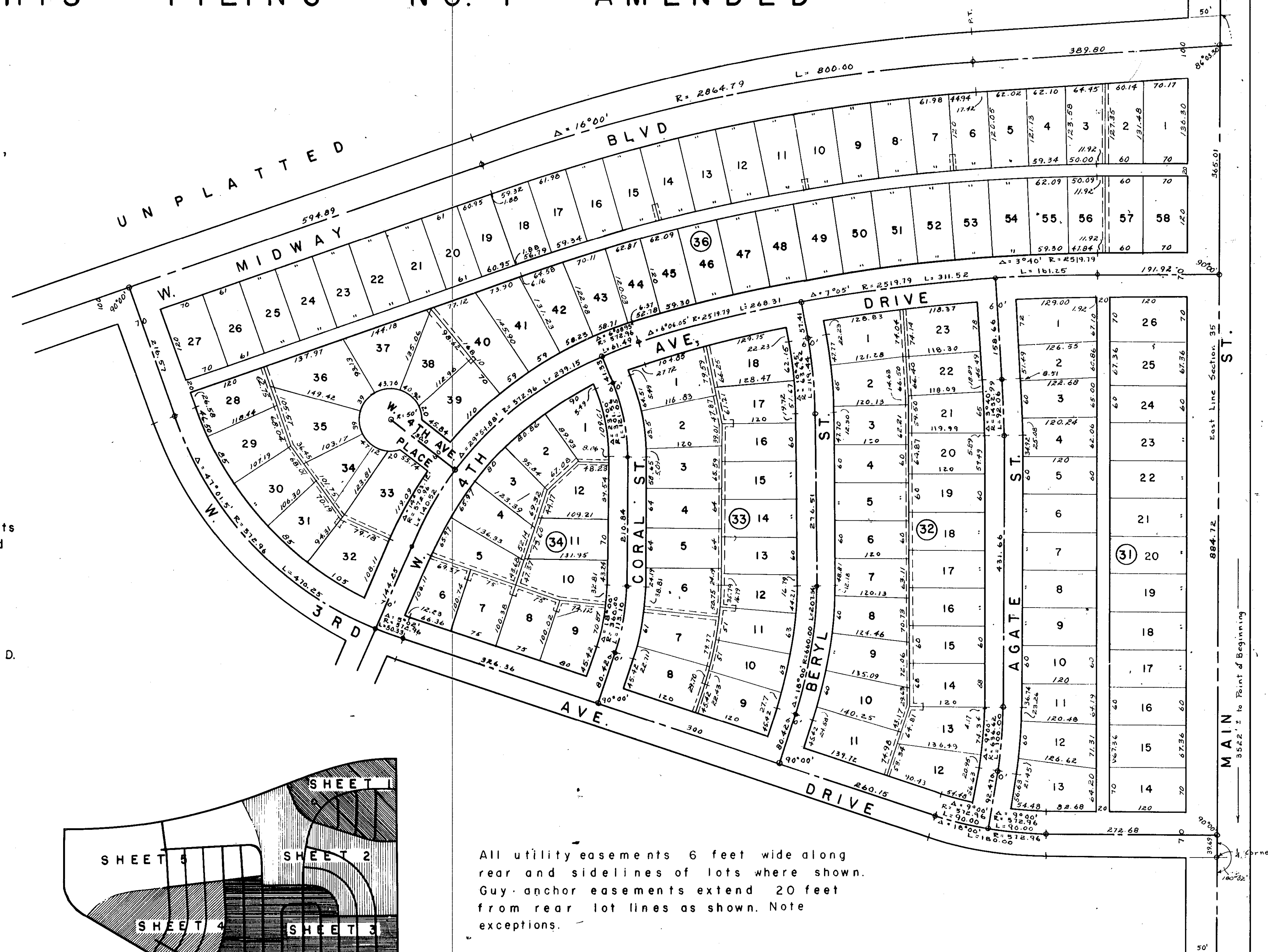
W. W. McLean
Chairman

This plat was filed for record in the Office of the Clerk and Recorder of Boulder County, Colorado, at 11:15 A.M., on the 10th day of June, 1955, in Book 6, Page 32, File Book A-1, Map No. 246, Reception No.

By Elma C. Davis
Deputy Clerk and Recorder

Milton E. Isenich
Clerk and Recorder

Fee \$14.70 pd.



KEY MAP

All utility easements 6 feet wide along rear and sidelines of lots where shown. Guy anchor easements extend 20 feet from rear lot lines as shown. Note exceptions.

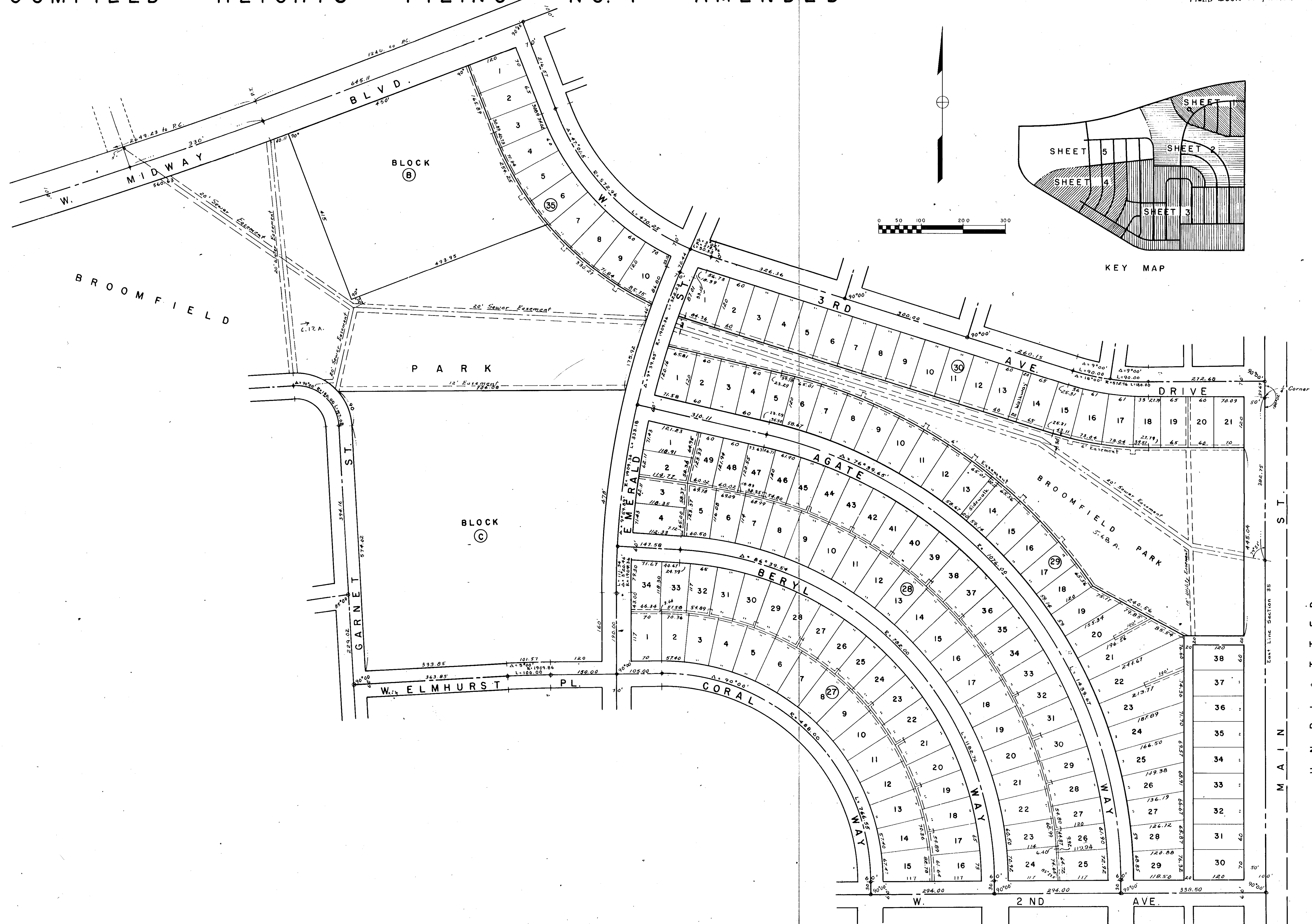
ENGINEERS CERTIFICATE

I hereby certify that the survey represented by this plat was made under my supervision and that said plat is a true representation of said survey.

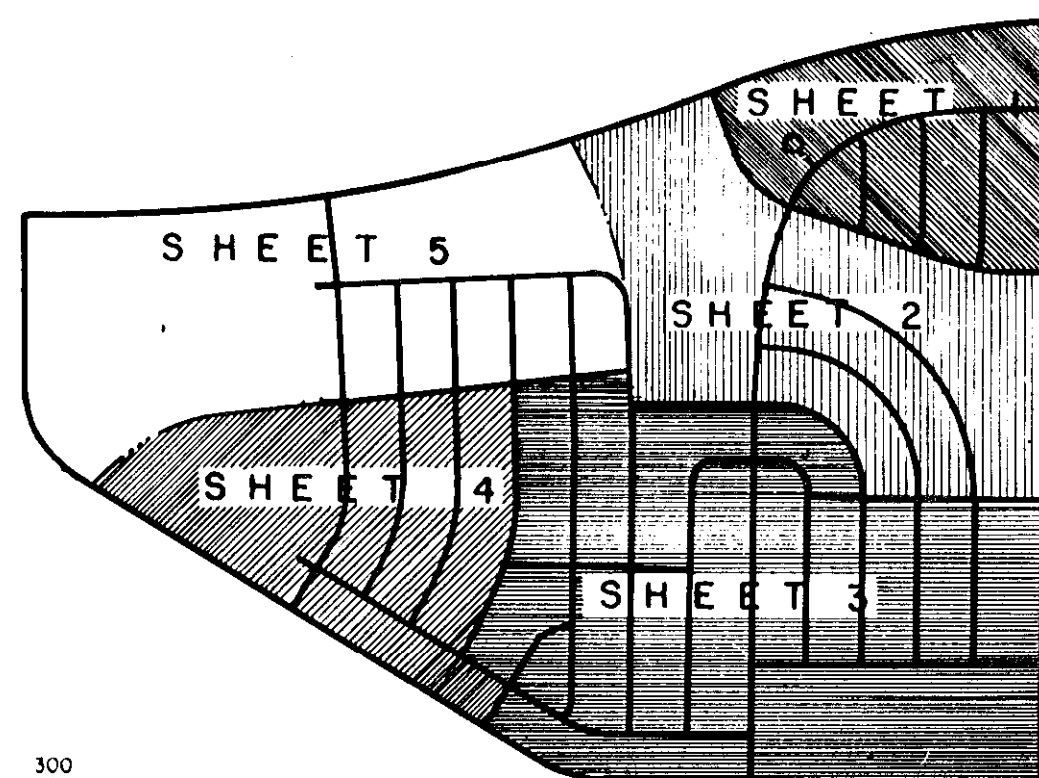
Arnold L. Condon
Arnold L. Condon, Registered
Professional Engineer and Land
Surveyor, No. 2023



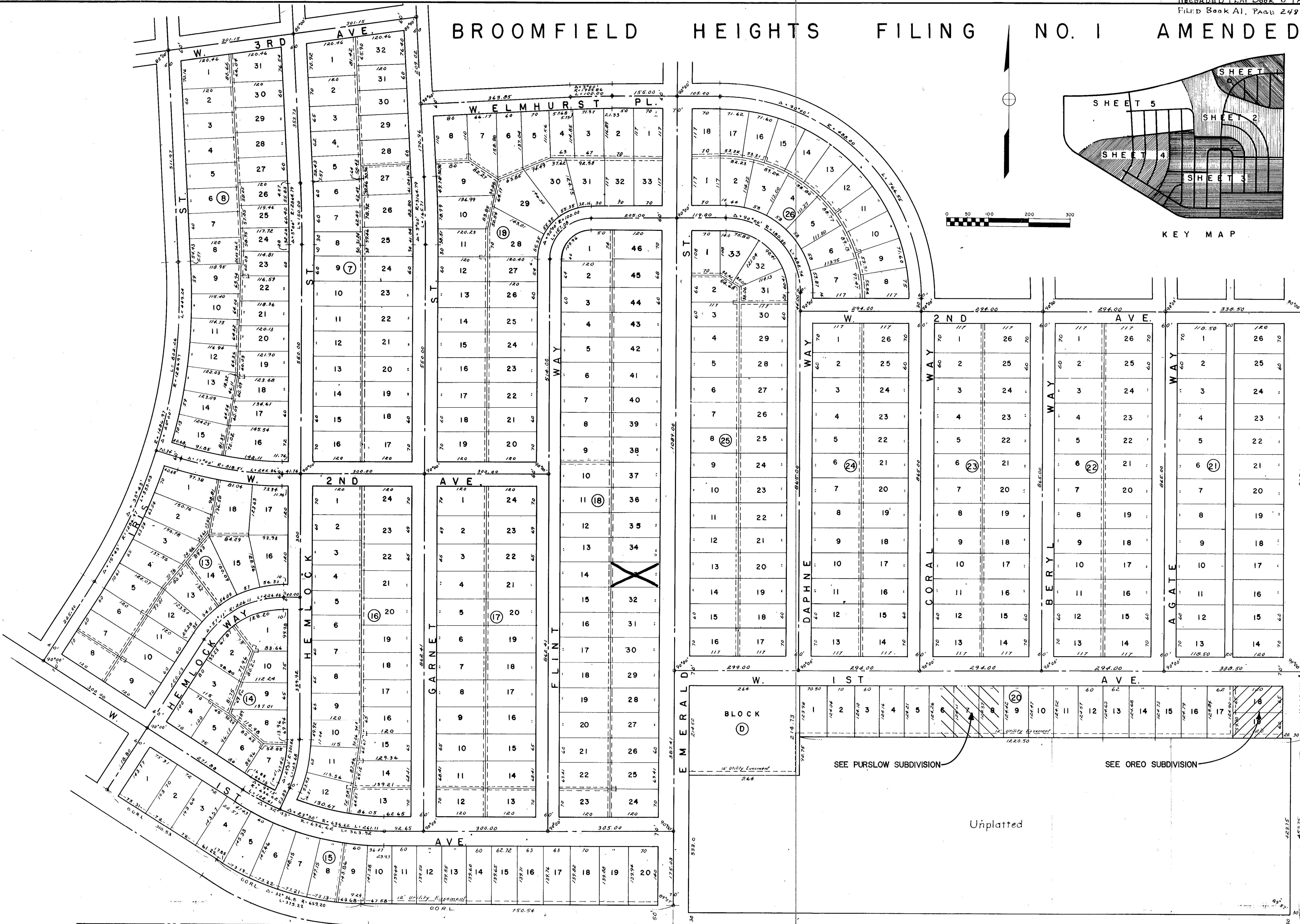
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BROOMFIELD HEIGHTS FILING NO. 1 AMENDED



KEY MAP

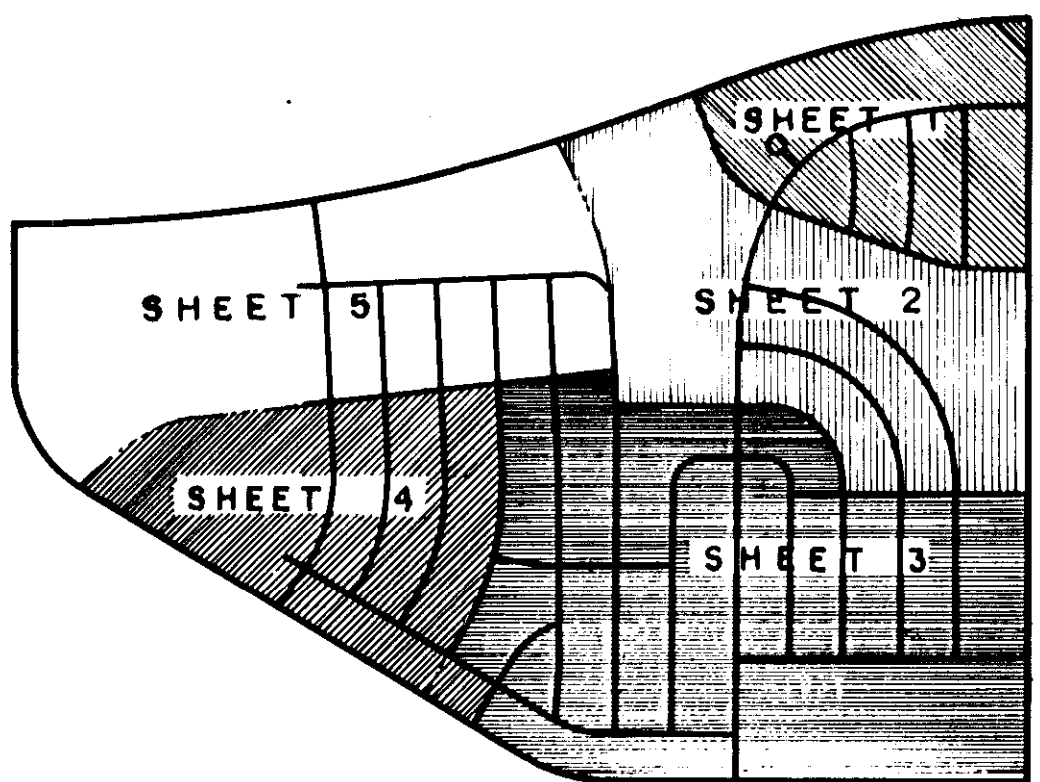


UNPLATTED

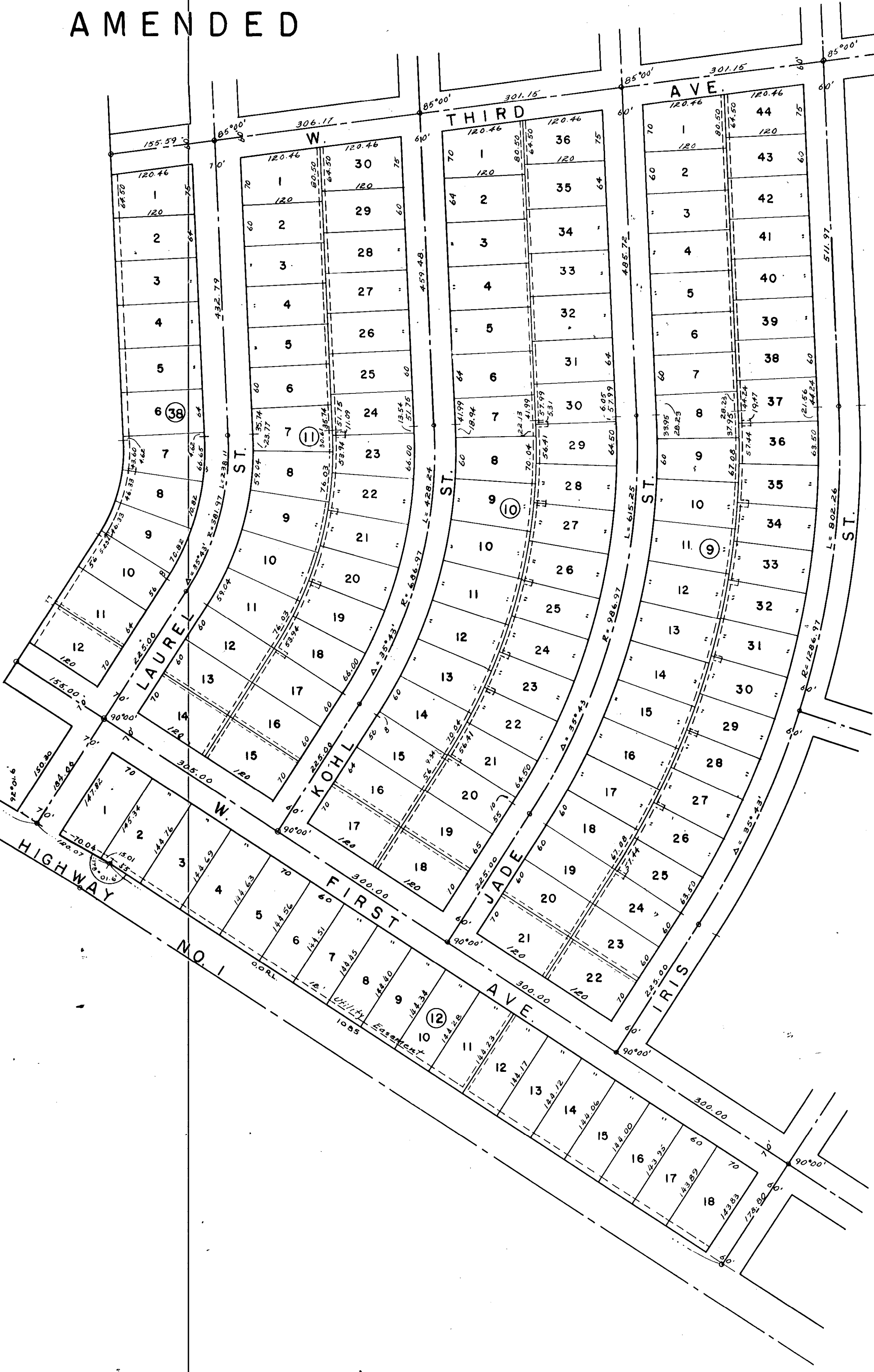
BROOMFIELD HEIGHTS FILING NO. 1 AMENDED

(SEE REPLAT NO. 1 AMENDED)

BLOCK
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KEY MAP



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