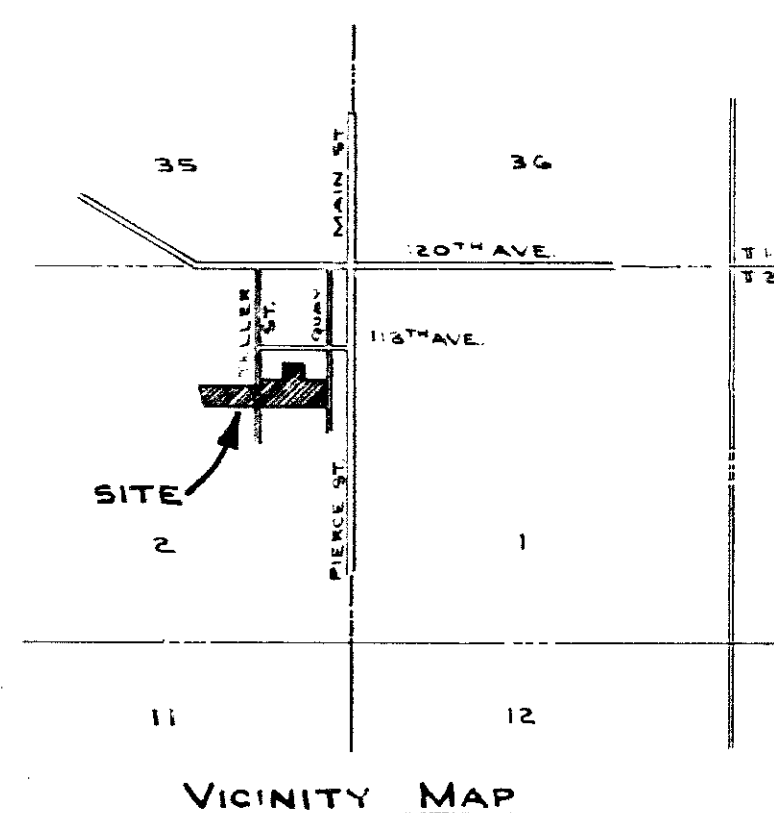
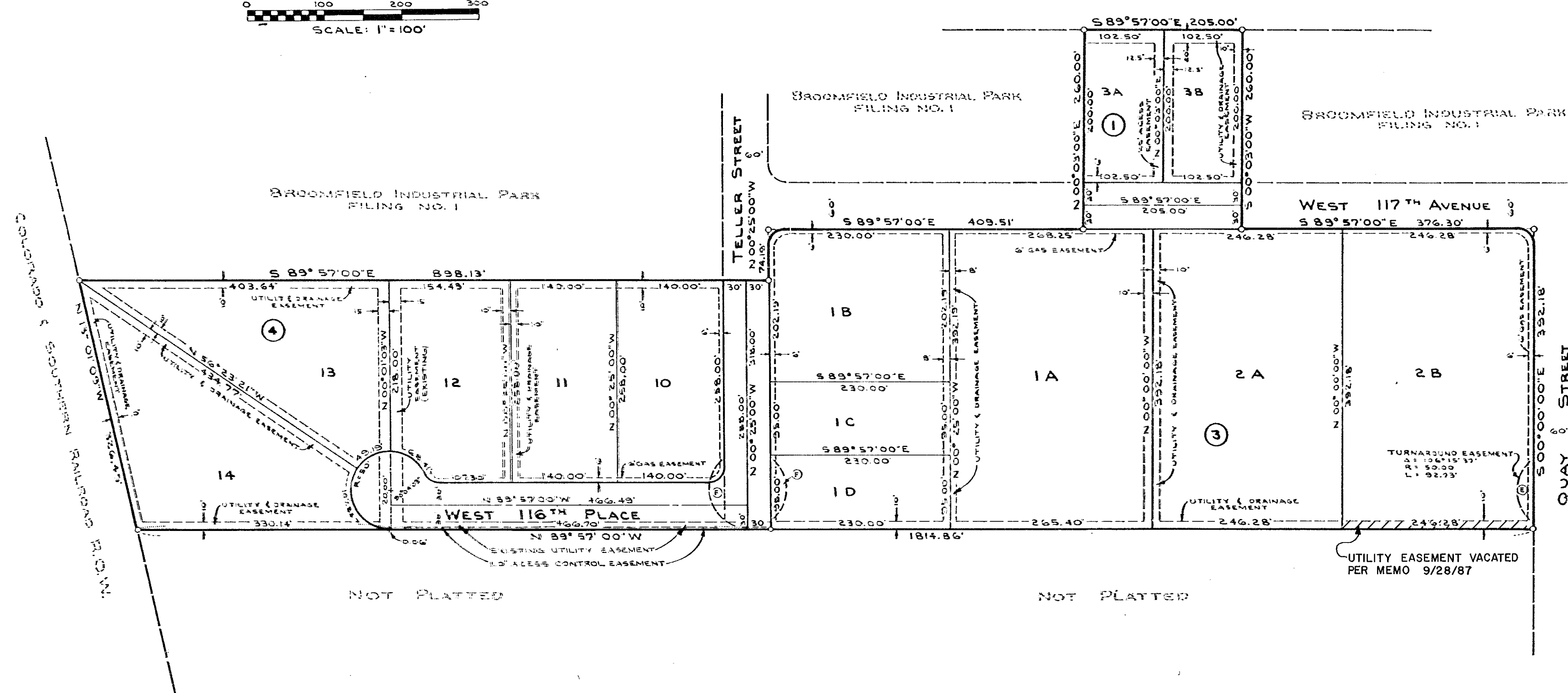
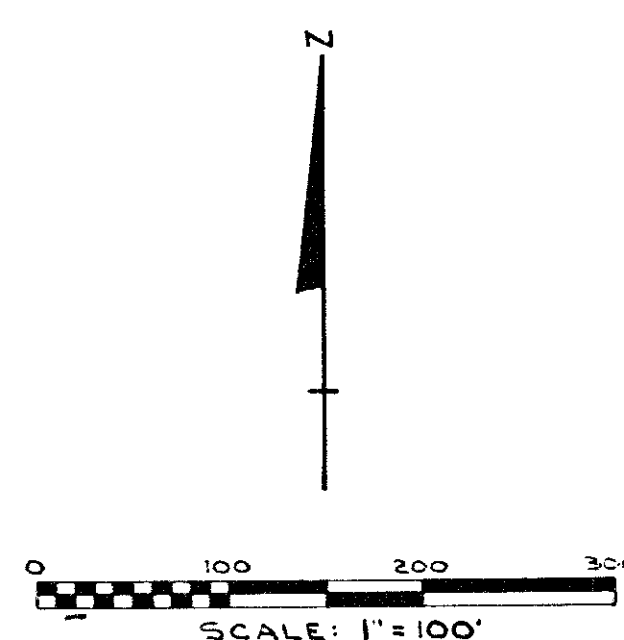


A REPLAT OF LOT 3, BLOCK 1, LOT 1 AND LOT 2, BLOCK 3 AND LOT 2, BLOCK 4 OF BROOMFIELD INDUSTRIAL PARK FILING NO. 1

A PART OF THE NE 1/4 OF SECTION 2, T.2S., R.69W. OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO



NOTES:

1. BEARINGS ARE DERIVED FROM NELSON, WALEY, PATTERSON & QUIRK SURVEY OF THE AREA. (EAST LINE SEC. 2, T.2S., R.69W., 6TH P.M. IS N 00° 00' 00\"
2. ALL LOT CORNER RADII ARE 25 FEET, CORNER LOT LINE DIMENSIONS ARE TO THE INTERSECTION OF THOSE LINES EXTENDED. EXCEPT AS OTHERWISE INDICATED.
3. ALL EASEMENTS ARE AS SHOWN ON THE PLAT AND ARE FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, UNLESS OTHERWISE INDICATED.
4. ISSUANCE OF BUILDING PERMITS SHALL BE SUBJECT TO AND CONTINGENT UPON REVIEW AND APPROVAL OF DRAINAGE PLANS FOR THE INDIVIDUAL SITES, BY THE CITY OF BROOMFIELD ENGINEERING DEPARTMENT.
5. CITY WATER AND SEWER SYSTEM CAPACITIES MAY LIMIT CERTAIN TYPES OF INDUSTRIAL USES ON THIS PLAT ACCORDING TO THE RECORDED SUBDIVISION AGREEMENT DATED SEPTEMBER 17, 1975.
6. THE CITY OF BROOMFIELD MAY REQUISITE FIRE HYDRANTS, AND EASEMENTS TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, WITHIN LOTS ON THIS PLAT. SUCH FIRE HYDRANTS SHALL BE INSTALLED, AND SUCH EASEMENTS SHALL BE GRANTED, BY THE OWNER OF THE LOT WHEN STRUCTURES ARE BUILT ON THAT LOT.
7. TURNAROUND EASEMENT AREAS DENOTED BY (E) SHOWN ON THE PLAT SHALL BE VACATED UPON COMPLETION OF QUAY STREET OR UPON CITY ACCEPTANCE OF A STREET LOOPING TELLER STREET.
8. (D) DENOTES 1/2\"
9. TURNAROUND EASEMENT AREAS DENOTED BY (F) SHOWN ON PLAT ARE HEREBY VACATED.
10. BROOMFIELD INDUSTRIAL PARK FILING #1 IS A SUBDIVISION IN JEFFERSON COUNTY, COLORADO: RECORDED IN BOOK #48, PAGE #1, RECEPTION #748570.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 2 SOUTH (T2S), RANGE 69 WEST (R69W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 1, AND LOT 1 AND LOT 2, BLOCK 3, AND LOT 2, BLOCK 4, CONTAINING 16.427 ACRES, MORE OR LESS, HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A REPLAT OF LOT 3, BLOCK 1, AND LOT 1 AND LOT 2, BLOCK 3, AND LOT 2, BLOCK 4, BROOMFIELD INDUSTRIAL PARK FILING NO. 1" AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC AND SET APART THE STREETS AND OTHER PUBLIC PLACES HEREON SHOWN. CONTAINING 16.427 ACRES, MORE OR LESS.

WITNESS OUR HANDS AND SEALS THIS 3rd DAY OF October, 1979.

BENCHMARK BUILDERS, INC.

Robert J. Hansen, PRESIDENT

Edward N. Hansen
Jack T. Knueffer

Beverly B. Hansen
Robert S. Levy

Dennis S. Ferraro
DENNIS S. FERRARO
James R. Van Buskirk
JAMES R. VAN BUSKIRK

DOWN PRODUCTS CORP., A WASHINGTON CORPORATION

Robert J. Hancock
ROBERT J. HANCOCK
Emeran Ecker
EMERAN ECKER

Mary Jo Hancock
MARY JO HANCOCK
Olga Ecker
OLGA ECKER

STATE OF COLORADO }
COUNTY OF JEFFERSON }
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 1979 BY THE ABOVE SIGNATORIES.
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES July 17, 1980.

NOTARY PUBLIC

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO THIS 7th DAY OF August, 1979, A.D.

John J. Grogan
CHAIRMAN

Pat Copfield
SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 24th DAY OF August, 1979, A.D.

Walter J. Grogan
MAYOR

Luigi Brown
CITY CLERK

I, ROBERT J. GROGAN, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF A REPLAT OF LOT 3, BLOCK 1, LOT 1 AND LOT 2, BLOCK 3, AND LOT 2, BLOCK 4, BROOMFIELD INDUSTRIAL PARK FILING NO. 1, WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACT AND THE MONUMENTS SHOWN DO ACTUALLY EXIST.

P.E. & L.S. NO. 4921

I, R. Barry Russell, 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 HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, STREETS, AVENUES AND EASEMENTS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. DATED THIS 15th DAY OF October, 1979, A.D.

Walter J. Grogan
ATTORNEY AT LAW

Wayne E. Saxe
PUBLIC SERVICE COMPANY OF COLORADO

Carl E. Hansen
MOUNTAIN BELL TELEPHONE

William J. Bell
BROOMFIELD CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 17th DAY OF January, 1980 A.D., AT 10:32 O'CLOCK A M., AND WAS RECORDED IN PLAT FILE --- AT MAP --- RECEPTION NO. 80004543.

Norman P. Allen
COUNTY CLERK AND RECORDER

John J. Grogan
DEPUTY