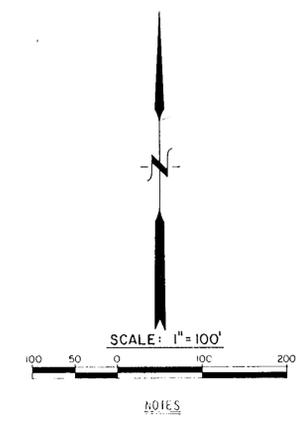
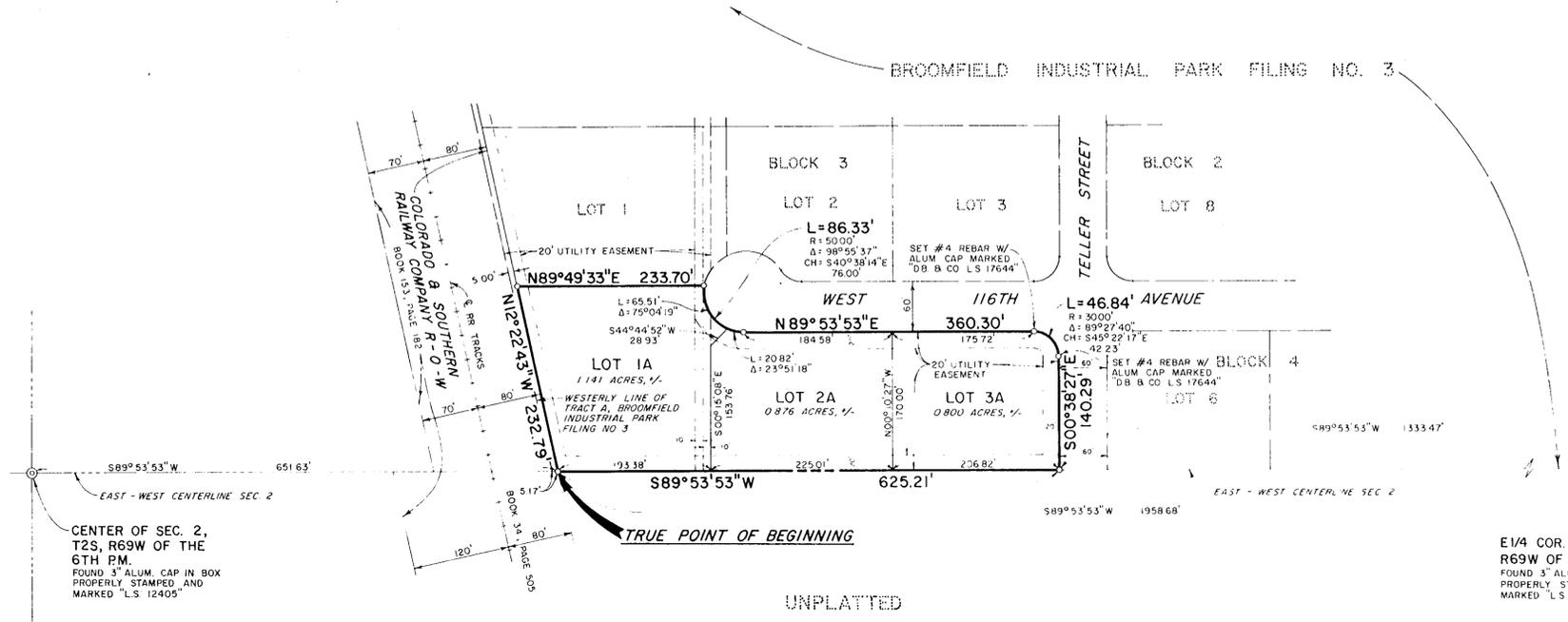


BROOMFIELD INDUSTRIAL PARK FILING NO. 4

A RESUBDIVISION OF A PORTION OF TRACT A, BROOMFIELD INDUSTRIAL PARK FILING NO. 3,
A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.
AREA = 2.817 ACRES, MORE OR LESS



1. FOUND #5 REBARS W/ YELLOW PLASTIC CAPS MARKED "LS 12405" AT ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON THE RECORD PLAT OF BROOMFIELD INDUSTRIAL PARK FILING NO. 3.
3. THIS PLAT IS BEING PREPARED IN ANTICIPATION OF TRANSFER TO A PRIVATE PARTY. THEREFORE, THE STREETS & EASEMENTS SHOWN HEREON SHALL NOT MERGE WITH THE CITY'S TITLE, BUT SHALL REMAIN AS DEDICATED EASEMENTS & STREETS.

889°53'53"W 651.63'
EAST - WEST CENTERLINE SEC. 2
CENTER OF SEC. 2, T2S, R69W OF THE 6TH PM.
FOUND 3" ALUM. CAP IN BOX PROPERLY STAMPED AND MARKED "LS 12405"

E1/4 COR. SEC. 2, T2S, R69W OF THE 6TH PM.
FOUND 3" ALUM. CAP IN BOX PROPERLY STAMPED AND MARKED "LS 12405"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, CITY OF BROOMFIELD, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF JEFFERSON, STATE OF COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF "BROOMFIELD INDUSTRIAL PARK FILING NO. 4", A RESUBDIVISION OF A PORTION OF TRACT A, BROOMFIELD INDUSTRIAL PARK FILING NO. 3, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SECTION 2, T2S, R69W OF THE 6TH P.M., THENCE S89°53'53"W, 1958.68 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2 TO THE EASTERLY LINE OF THE COLORADO & SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY AND THE TRUE POINT OF BEGINNING;

THENCE N12°22'43"W, 232.79 FEET ALONG THE EASTERLY LINE OF SAID COLORADO & SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY TO THE NORTH LINE OF SAID TRACT A;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF SAID TRACT A:

- THENCE N89°49'33"E, 233.70 FEET;
- THENCE SOUTHEASTERLY, 86.33 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98°55'37" AND BEING SUBTENDED BY A CHORD THAT BEARS S40°38'14"E, 76.00 FEET;
- THENCE N89°53'53"E, 360.30 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE SOUTHEASTERLY, 46.84 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°27'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S45°22'17"E, 42.23 FEET;
- THENCE S00°38'27"E, 140.29 FEET;
- THENCE S89°53'53"W, 625.21 FEET TO THE TRUE POINT OF BEGINNING.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "BROOMFIELD INDUSTRIAL PARK FILING NO. 4", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.

IN WITNESS WHEREOF, CITY OF BROOMFIELD, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF July, A.D., 1989.

CITY OF BROOMFIELD

By: *Leslie J. Shute*

ATTEST: *Victi May*

APPROVALS

APPROVED THIS 18th DAY OF October, A.D., 1989,
BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST: *Diene E. Egan* SECRETARY
James Hoff CHAIRMAN

APPROVED THIS 8th DAY OF November, A.D., 1988,
BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST: *Dicki May* CITY CLERK
Leslie J. Shute Mayor

SURVEYOR'S CERTIFICATE

I, RICHARD G. SETTERGREN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD INDUSTRIAL PARK FILING NO. 4 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Richard G. Settergren
RICHARD G. SETTERGREN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR

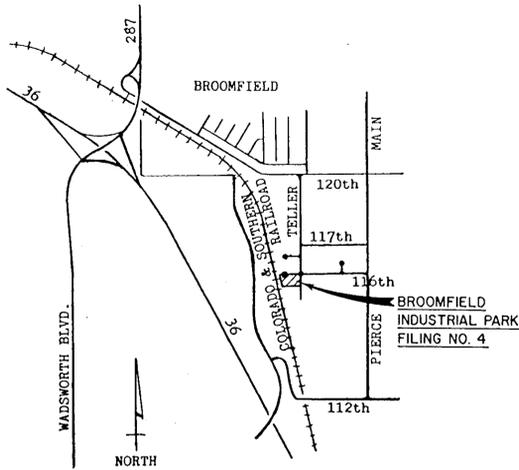
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF JEFFERSON)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:05 O'CLOCK A.M. THIS 14th DAY OF July, A.D., 1989, AND IS DULY RECORDED IN PLAN FILE 89059964.

FEES \$10.00 PAID.

Norman C. Allen
RECORDER
By: *Debra L. Works*
DEPUTY



VICINITY MAP
SCALE: 1" = 2000'

This is to certify the erasures were made prior to recording of plat.
By: Norman C. Allen clerk
By: Debra L. Works deputy

