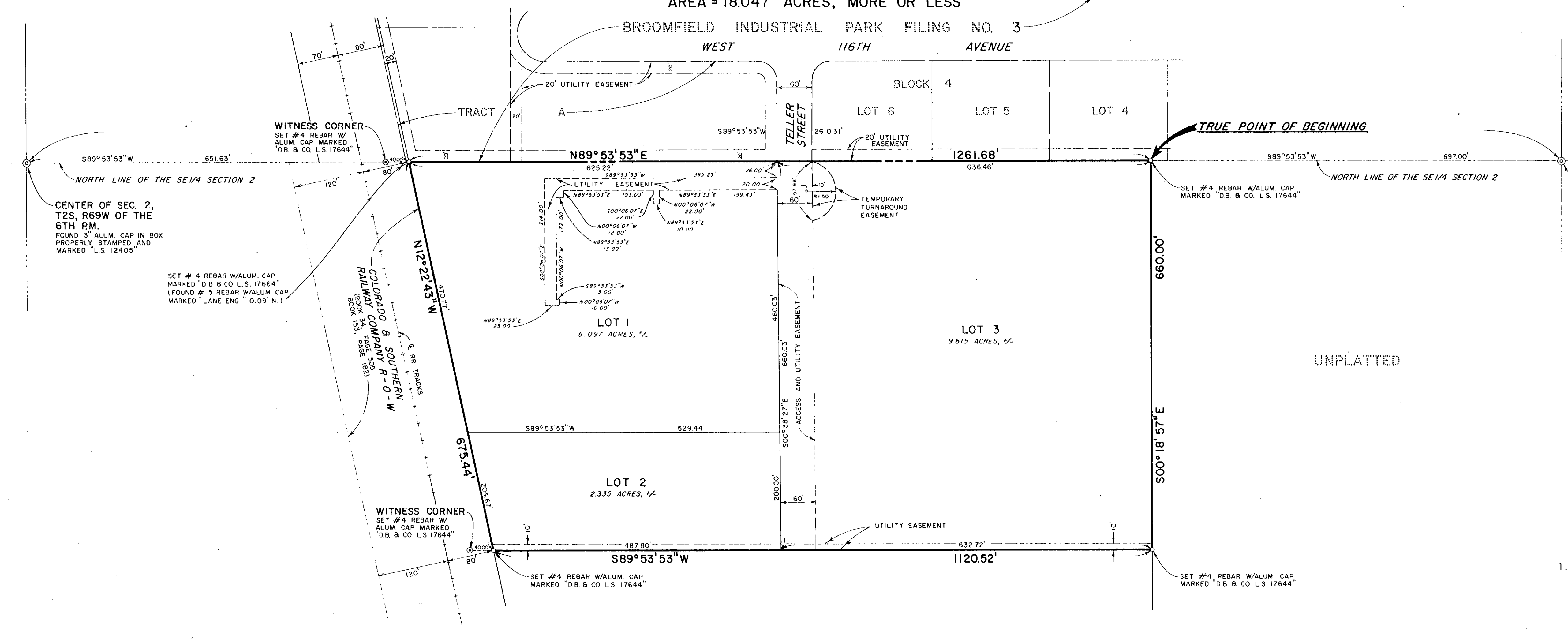


# BROOMFIELD INDUSTRIAL PARK FILING NO. 5

A SUBDIVISION OF A PART OF THE SE 1/4 OF SECTION 2, T2S, R69W OF THE 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.

AREA = 18.047 ACRES, MORE OR LESS



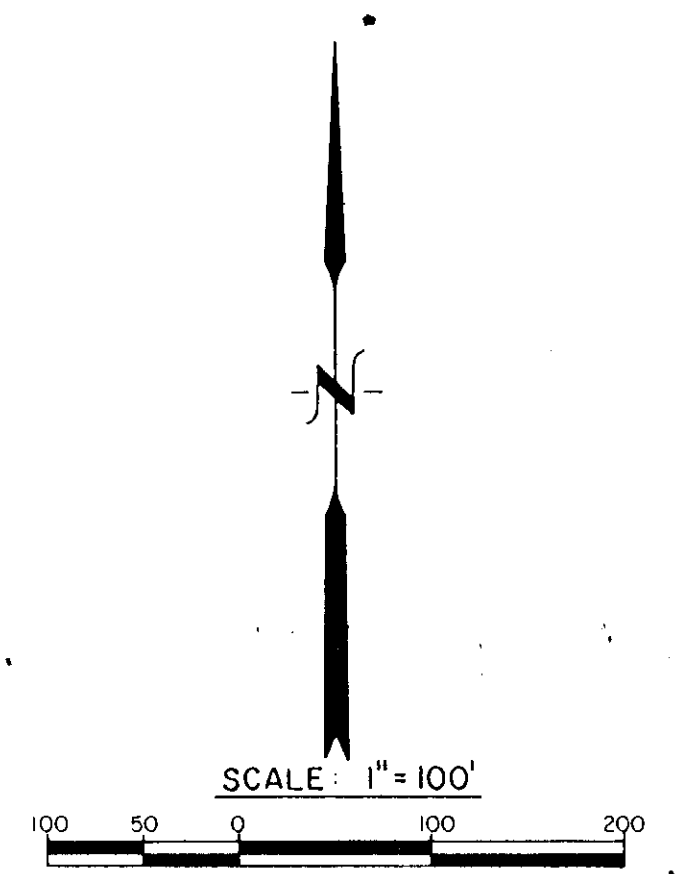
E 1/4 COR. SEC. 2, T2S, R69W OF THE 6TH P.M.  
FOUND 3" ALUM CAP IN BOX PROPERLY STAMPED AND MARKED "LS 12405"

CENTER OF SEC. 2, T2S, R69W OF THE 6TH P.M.  
FOUND 3" ALUM CAP IN BOX PROPERLY STAMPED AND MARKED "LS 12405"

SET # 4 REBAR W/ALUM. CAP MARKED "DB & CO. L.S. 17664" (FOUND # 5 REBAR W/ALUM. CAP MARKED "LANE ENG." "O.09" N.)

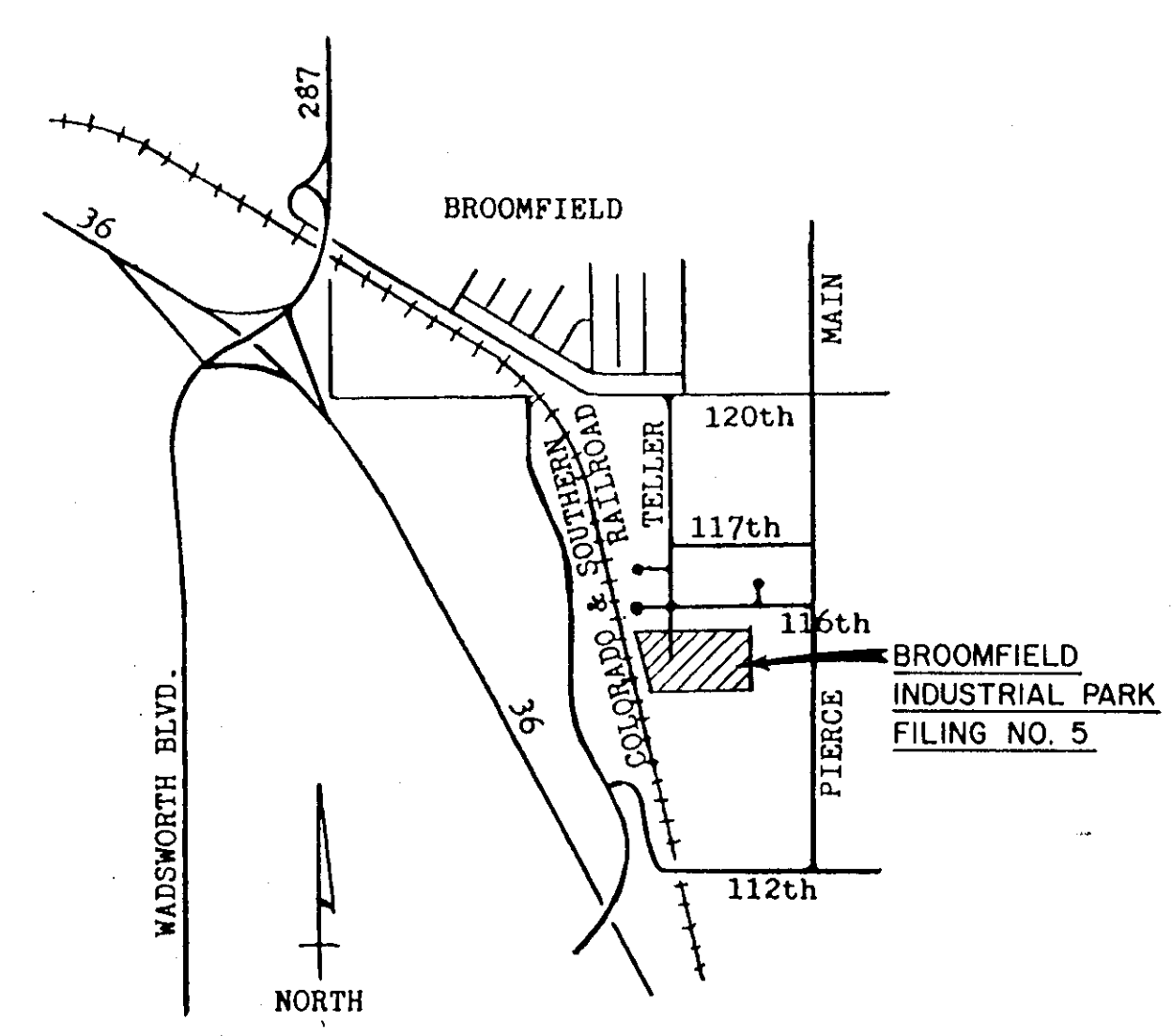
SET # 4 REBAR W/ALUM. CAP MARKED "DB & CO. L.S. 17644"

SET # 4 REBAR W/ALUM. CAP MARKED "DB & CO. L.S. 17644"



NOTES

- BEARINGS ARE REFERRED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 2, T2S, R69W OF THE 6TH P.M. AS BEARING S89°53'53"W.



VICINITY MAP  
SCALE: 1" = 200'

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, MICHAEL S. MILOT AND DEBORAH E. MILOT ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF A PART OF THE SE 1/4 OF SECTION 2, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 2, THENCE S89°53'53"W, 697.00 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 2 TO THE TRUE POINT OF BEGINNING;

THENCE S00°18'57"E, 660.00 FEET;

THENCE S89°53'53"W, 1120.52 FEET TO THE EASTERLY LINE OF THE COLORADO & SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY;

THENCE N12°22'43"W, 675.44 FEET ALONG THE EASTERLY LINE OF SAID COLORADO & SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 2;

THENCE N89°53'53"E, 1261.68 FEET ALONG NORTH LINE OF THE SE 1/4 OF SAID SECTION 2 TO THE TRUE POINT OF BEGINNING.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "BROOMFIELD INDUSTRIAL PARK FILING NO. 5", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, AND DO HEREBY GRANT TO SAID CITY OF BROOMFIELD AND ITS ASSIGNS FOR PUBLIC USE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENTS" AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND SERVICES AND HEREBY GRANT TO THE USE OF PROPERTY OWNERS WITHIN THIS SUBDIVISION THEIR GUESTS, TENANTS, AND INVITEES THE ACCESS EASEMENT SHOWN HEREON FOR INGRESS AND EGRESS TO THE PROPERTY WITHIN THIS SUBDIVISION.

BY: *Michael S. Milot*  
MICHAEL S. MILOT

BY: *Deborah E. Milot*  
DEBORAH E. MILOT



**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL S. MILOT AND DEBORAH E. MILOT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 1988.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
ADDRESS \_\_\_\_\_

**APPROVALS**

APPROVED THIS 18th DAY OF October, A.D., 1988,  
BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST: *Diane E. Cameron* SECRETARY  
*Jensen Hoff* CHAIRMAN

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

ATTEST: *Dicki Macey* CITY CLERK  
*Debbie J. Short* MAYOR



**ATTORNEY'S OPINION**

I, FENTON A. BAIN, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DATED THIS 4th DAY OF November, A.D., 1988.

*Fenton A. Bain*  
ATTORNEY AT LAW #7609

**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. 5" 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 #17664

**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 89059965

FEES \$10.00 PAID.

*Norman C. Allen*  
RECORDER

BY: *Delra L. Woods*  
DEPUTY

