BROOMFIELD PLAZA

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
INCLUDING A REPLAT OF A PART OF THE NORTH SHERIDAN PLAT
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

100' 200'

SCALE: 1"= 100' S 89° 49' 30"E UTILITY EASEMENT _182°05'48" WATER LINE SIDEWALK EASEMENT 340.86 LOT 3 L 0 WATER LINE **EASEMENT** 90°10'30" 30.67

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owners of a part of the Southwest one-quarter of Section 31. Township 1 South: Range 68 West of the Sixth Principal Meridian, including a part of North Sheridan Plat, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows: Beginning at a point which is 40.00 feet North of the South line and 265.00 feet East of the West line of said Section 31: thence North and parallel to the West line of said Section 31, a distance of 200.00 feet; thence N89°49'30"W and parallel to the South line of said Section 31, a distance of 200.26 feet to a point on a curve whose radius point bears \$89°26'57"W; thence Northerly along a curve to the left having a radius of 5721.05 feet and a central angle of 4°30′50″, an arc distance of 450.72 feet to a point of intersection with a line 25.00 feet South of and parallel to the North line of said North Sheridan Plat; thence N7º09'41"W, 25.21 feet to the Southeast corner of a strip of land as described in Book 1887, Page 244, in the office of the Clerk and Recorder of said Adams County; thence N3°23'12"W and along the East line of said strip of land a distance of 272.53 feet; thence \$89°49'30"E and parallel to the South line of said Section 31, a distance of 912.91 feet; thence South and parallel to the West line of said Section 31, a distance of 272.00 feet to the Northeast corner of said North Sheridan Plat; thence continuing South and along the East line of said North Sheridan Plat, a distance of 675.00 feet to a point being 40.00 feet North of and measured perpendicularly from the South Line of Section 31; thence N89°49'30"W and parallel to the South line of said Section 31, a distance of 671.33 feet to the point of beginning. Containing 18.334 acres, more or less. have laid out and platted the above described land under the name and style of BROOMFIELD PLAZA and by these presents do dedicate to public utilities and the City of Broomfield the easements as shown hereon for the purposes noted hereon. Executed this 23rd day of September OWNER: NORTH SHERIDAN PARTNERSHIP, A CO-PARTNERSHIP STATE OF COLORADO) 52 COUNTY OF ADAMS) The foregoing was acknowledged before me this 23 Tay of September A.D., 1976, by Albert I. Strauch William I. Anderson + Robert L. Cohen partner(s) in North Sheridan Partnership, a Co-Partnershi Witness my hand and seal. My commission expires on July 27, 1978 STATE OF COLORADO) SS COUNTY OF ADAMS) The foregoing was acknowledged before me this____day of____ partner(s) in North Sheridan Partnership, a Co-Partnership. Witness my hand and seal. My commission expires on Notary Public APPROVED BY THE PLANNING COMMISSION of the City of Broomfield, Colorado, this 5th day of Octobor. Darleno, R. atwood ACCEPTED AND APPROVED as a subdivision and passed by the City Council of the City of Broomfield, Colorad day of Manember A.D., 1976. attest: I, Leonard L. McCoy, a Registered Professional Engineer and Land Surveyor in the State of Colorado, do her by Genify

U.S. HIGHWAY NO. 287 (WEST 120th AVE)

POINT OF

1/4" PIN ~ (FOUND)

SW CORNER SW 1/4 SECTION 31

TIS , R 68 W (FOUND SPIKE)

NOTES: 1. This symbol (8) indicates a 5/8 inch rebar with metal cap stamped with boundary point number and L.S. No. 2432.

2. Bearings based on North Sheridan Plat.

3. Owner shall provide a non-exclusive easement and right-of-way by in, over and across Broomfield Plaza for the number of providing industry

671.33

pedestrian and yehicular traffic in, over and across Broomfield Plaza for the purpose of providing ingress and egress to and from the individual lots comprising Broomfield Plaza for the mutual benefit and common use of the present and future Owners of Broomfield Plaza or any part thereof, their heirs, successors, assigns, agens, employees, tenants and business invitees. Owner shall also provide to the City of Broomfield adequate access at all times to all utility easements.

SEWER EASEMENT-

SOUTH LINE SWI/4 SEC.3

N 89° 49' 30" W

MEURER, SERAFINI, CONSULTING ENGINEERS DENVER, COLORADO

89049'30"--

APPROVED BY:

Welliam Broomfield City Engineer

AND MEURER INC.

570 WEST 44th AVE.

80216

shows said tract and the monuments shown do actually exist.

Public Service Company

Thereby certify that this plat was filed in my office on this 6 day of A.B. P.M. o'clock and was recorded in Plat File 14 at Map 303 Reception No. B 56249

that the survey of BROOMFIELD PLAZA was made under my supervision and the accompanying plat accurately approperly

Mountain Bell B. 1. C.