

BROOMFIELD PROFESSIONAL PARK REPLAT "E"

A REPLAT OF LOT 14, BROOMFIELD PROFESSIONAL PARK, A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, T.1 S., R. 69 W. OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF March, A.D., 1984, BY JOHN CLAUS, PRESIDENT AND RON SHIMPA, SECRETARY OF MOUNTAIRE, INC., JOHN CLAUS AND RONALD K. REEVES, GENERAL PARTNERS OF MCR, BY JOHN M. NIGRO AND VICTOR J. YOSHA, GENERAL PARTNERS OF M. AND V. INVESTMENT, BY M. C. DE COLA, AND R. J. WITTENBRINK AS GENERAL PARTNERS OF BROOMFIELD SQUARE AND BROOMFIELD PROFESSIONAL PARK.

WITNESS MY HAND AND OFFICIAL SEAL:

Sherice Plance
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-86
ADDRESS: 3150 W. 6th Ave
Broomfield, Co 80020
STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF March, A.D., 1984, BY William Gannon MORTGAGOR, OF ABACUS MORTGAGE INVESTMENT CORPORATION, A DELEWARE CORP., AS MORTGAGOR.

WITNESS MY HAND AND OFFICIAL SEAL:

Sherice Plance
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-86
ADDRESS: 3150 W. 6th Ave
Broomfield, CO 80020
ATTORNEY'S CERTIFICATE:

I, RONALD K. REEVES, AN ATTORNEY AT LAW, DULY LICENSED BEFORE THE COURTS OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREINBEFORE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATORS FREE OF ALL LIENS AND ENCUMBRANCES EXCEPT DEED OF TRUST FOR THE USE OF ABACUS MORTGAGE INVESTMENT CORPORATION, RECORDED JANUARY 30, 1984, FILE NUMBER 1288 UNDER RECEPTION NUMBER 601545, BOULDER COUNTY, COLORADO RECORDS.

Ronald K. Reeves
RONALD K. REEVES

SURVEYOR'S CERTIFICATE:

I, KURT O. LINN, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD PROFESSIONAL PARK REPLAT "E" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.

Kurt O. Linn, Jr.
KURT O. LINN, JR., RLS #34412

BROOMFIELD CERTIFICATES:

APPROVED THIS 14 DAY OF March, A.D., 1984 BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD, COLORADO.

Don Eugene Putman
CITY ENGINEER

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS 14th DAY OF March, A.D., 1984.

Donald E. May
P.S.C.

APPROVED BY THE MOUNTAIN BELL THIS 15 DAY OF March, A.D., 1984.

Wm. Neugatter
MTN. BELL

APPROVED BY JONES INTERCABLE THIS 14th DAY OF March, A.D., 1984.

William S. Jones
JONES INTERCABLE

APPROVED THIS 3rd DAY OF January, A.D., 1984, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:
Betsy J. Insurance
SECRETARY

Jim H. H.
CHAIRMAN

APPROVED THIS 14th DAY OF February, A.D., 1984, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:
Wilma Reddish
CITY CLERK

Walter P. Fisher
MAYOR

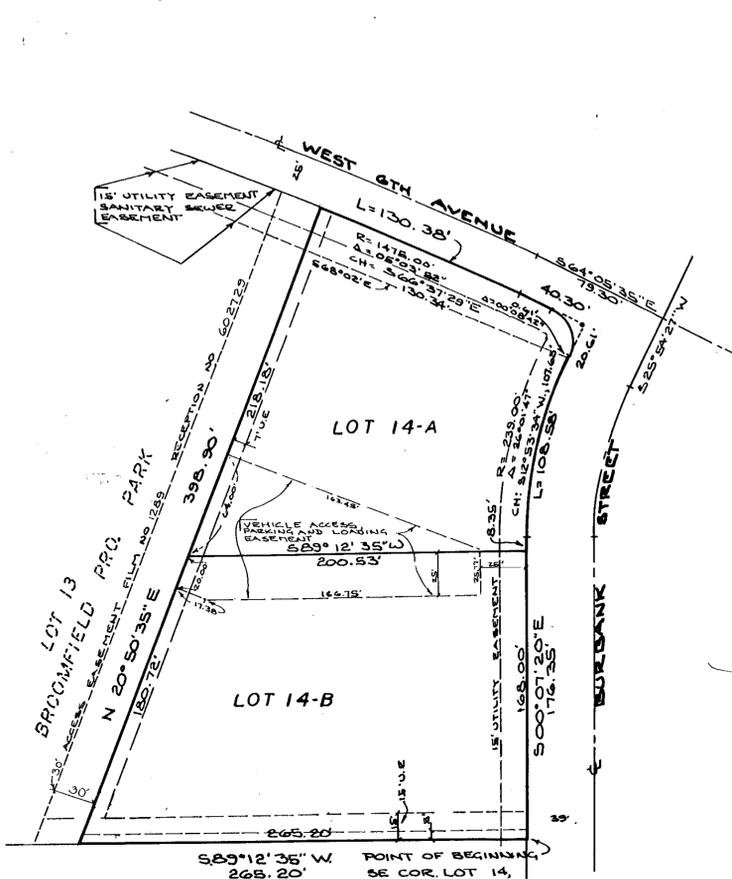
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:22 O'CLOCK P.M. THIS 15th DAY OF March, A.D., 1984, AND IS DULY RECORDED IN PLAN FILE P-15 F-2 #40

FEES \$10.00 PAID
Film 1294
Rec. # 610301

Charlotte Houston
RECORDER
Mary Lind
DEPUTY



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

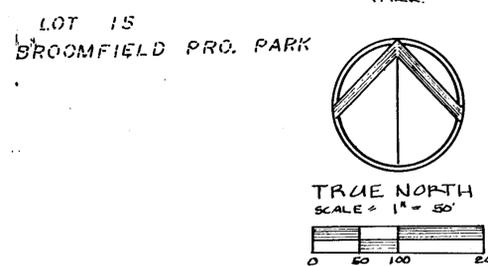
THAT EAGLE JOINT VENTURE IS THE OWNER AND ABACUS MORTGAGE INVESTMENT COMPANY, A DELEWARE CORP. IS THE MORTGAGOR OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO, BEING A RESUBDIVISION OF LOT 14, "BROOMFIELD PROFESSIONAL PARK", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.;
THENCE S.89°01'10"W. ALONG THE NORTH LINE OF THE NE 1/4 SAID SECTION 34 A DISTANCE OF 100.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 287;
THENCE S.00°07'20"E. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1323.13 FEET TO THE SOUTHEAST CORNER OF OUTLOT A, "BROOMFIELD PROFESSIONAL PARK", SAID POINT BEING ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 34;
THENCE S.89°12'35"W. ALONG THE SOUTH LINE SAID NORTH 1/2 OF THE NE 1/4 OF SECTION 34 A DISTANCE OF 1259.11 FEET TO THE SOUTHEAST CORNER OF LOT 15, BROOMFIELD PROFESSIONAL PARK;
THENCE N.00°07'20"W. ALONG THE EAST LINE SAID LOT 15 A DISTANCE OF 357.94 FEET TO THE SOUTHEAST CORNER OF LOT 14, BROOMFIELD PROFESSIONAL PARK, THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S.89°12'35"W. ALONG THE SOUTH LINE SAID LOT 14 A DISTANCE OF 265.20 FEET TO THE SOUTHWEST CORNER SAID LOT 14;
THENCE N.20°50'35"E. ALONG THE WESTERLY LINE SAID LOT 14 A DISTANCE OF 398.90 FEET TO THE NORTHWEST CORNER SAID LOT 14;
THENCE EASTERLY ALONG THE NORTHERLY LINE SAID LOT 14 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, WHOSE RADIUS = 1475.00 FEET, CENTRAL ANGLE = 05°03'52", AN ARC LENGTH OF 130.38 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S.66°37'29"E. A DISTANCE OF 130.34 FEET;
THENCE S.64°05'33"E. ALONG THE NORTHERLY LINE SAID LOT 14 A DISTANCE OF 40.30 FEET TO A POINT;
THENCE S.25°54'27"W. A DISTANCE OF 20.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 14, AND THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 26°01'27", RADIUS = 239.00 FEET, AN ARC LENGTH OF 108.58 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC BEARS S.12°53'34"W. A DISTANCE OF 107.65 FEET;
THENCE S.00°07'20"E. ALONG THE EASTERLY LINE SAID LOT 14 A DISTANCE OF 176.35 FEET, TO THE POINT OF BEGINNING, CONTAINING 69,970 SQ. FT., MORE OR LESS. THIS AREA IS EXCLUSIVE OF THE 20 FOOT RADIUS AT THE NORTHEAST CORNER OF LOT 14,

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "E", PART OF A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DO HEREBY GRANT THAT PORTION OF REAL PROPERTY WHICH IS DESIGNATED AS "PEDESTRIAN EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PEDESTRIAN WALKWAYS, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND DO HEREBY GRANT THOSE PORTIONS OF REAL PROPERTY WHICH ARE DESIGNATED AS "ACCESS EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION OF ROADWAYS.



NOTES:

- BEARINGS ARE BASED ON TRUE MERIDIAN (SAME AS BROOMFIELD PROFESSIONAL PARK).
- SET 1/2 INCH IRON PIN WITH SURV-CAP, "RLS #14112" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- ALL STORM RUNOFF AND DRAINAGE RUNOFF FROM EACH LOT OVER THE HISTORICAL RUNOFF FROM EACH LOT SHALL BE DETAINED ON EACH LOT AND ANY AND ALL DETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID DETENTION SHALL HAVE THE PRIOR APPROVAL IN WRITING OF THE BROOMFIELD ENGINEER.
- A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN OUTLINING RESTRICTIONS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THIS SUBDIVISION IS ON FILE WITH THE CITY OF BROOMFIELD.
- CORNER LOTS HAVE A 20 FOOT RADIUS AT ALL STREET INTERSECTIONS AND ALL LOT DIMENSIONS ARE TO THE P.I. OF STREET INTERSECTIONS UNLESS SHOWN OTHERWISE.