Broomfield Professional Park Replat "J" Minor Subdivision

A Replat of Lot 7, Broomfield Professional Park Replat "D"

Lot 3, Block 1 Broomfield Professional Park Replat "I" Minor Subdivision

being a part of the N 1/2 of the NE 1/4 of Section 34, T.1 S., R. 69 W., 6th P.M.,

City of Broomfield, County of Boulder, State of Colorado.

Sheet 1 of 2

Property Description

All of Lot 7, Broomfield Professional Park Replat "D", as Recorded under Reception No. 566285 and all of Lot 3, Block 1 Broomfield Professional Park Replat "I" Minor Subdivision, as recorded under Reception No. 1524732 in the Office of the Clerk and Recorder of Boulder County, State of Colorado.

and being more particularly described as follows: Commencing at the Northeast corner of Section 34, T. 1 S., R. 69 W., of the 6th P.M.,; Thence S 00° 07'20" E, a distance of 617.41 feet;

Thence S 89°52'40" W, along the Southerly line extended and along the Southerly line of Broomfield Professional Park Replat "G", a distance of 408.01 feet;

Broomfield Professional Park Replat "G", a distance of 408.01 feet; Thence N 67°37'45" W, continuing along said Southerly line, a distance of 350.80 feet to

a point on the Easterly line of Broomfield Professional Park Replat "F"; Thence S 25°54'27" W, along said Easterly line, a distance of 101.45 feet to a point on the Northeasterly line of Lot 3, Block 1, Broomfield Professional Park Replat "I" Minor Subdivision, said point also being the POINT OF BEGINNING;

Thence S 64°05'33" E, along said Northeasterly line, a distance of 70.00 feet to Northeasterly corner of said Lot 3:

Thence S 25°54'27" W, along the Southeasterly line of said Lot 3, a distance of 286.00 feet to a point on the Northeasterly right of way line of West 6th Avenue;

Thence N 64°05'33" W, along said right of way line, a distance of 419.00 feet to a point of curve's Thence continuing along said right of way line, along said curve to the right having a radius of 20.00 feet a central angle of 90°00'00" an arc distance of 31.42 feet to a point of tangent said point also being on the Southeasterly right of way line of Burbank Street;

Thence N 25°54'27" E, along said tangent and along said Southeasterly right of way line, a distance of 35.06 feet to a point of curve;

Thence along said curve, continuing along said Southeasterly right of way line, having a radius of 436.00 feet a central angle of 18°40'28" an arc distance of 142.11 feet to the point of intertsection of said Southeasterly right of way line and the Northerly line of Lot 7, Broomfield Professional Park Replat

Thence S 64°05'33" E, along said Northerly line, a distance of 315.18 feet to the POINT OF BEGINNING;

Containing 2.78 Acres, more or Less.

Ownership

KNOW ALL MEN BY THESE PRESENTS: that Robert L. Underwood is the owner of that real property situated in the City of Broomfield, Boulder County, State of Colorado, being a Resubdivision of Lot 7, "Broomfield Professional Park Replat "I" Minor Subdivision, subdivisions being 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:

Lot 7, Broomfield Professional Park Replat "D", as Recorded under Reception No. 566285 and Lot 3, Block 1 Broomfield Professional Park Replat "I" Minor Subdivision, as recorded under Reception No. 1524732 in the Office of the Clerk and Recorder of Boulder County, State of Colorado.

Containing 2.78 Acres, more or Less.

Statement of Ownership

IN WITNESS THEREOF, Robert L. Underwood has caused his name to be hereonto subscribed this 39 day of April , A.D., 1997.

Robert L. Underwood

Acknowledgement

STATE OF <u>CALIFORNIA</u>)

SS
COUNTY OF <u>DRANGE</u>)

The foregoing instrument was acknowledged before me this 29 day of April , A.D., 1997, By Robert L. Underwood, owner, Personally KNOWN To ME.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC



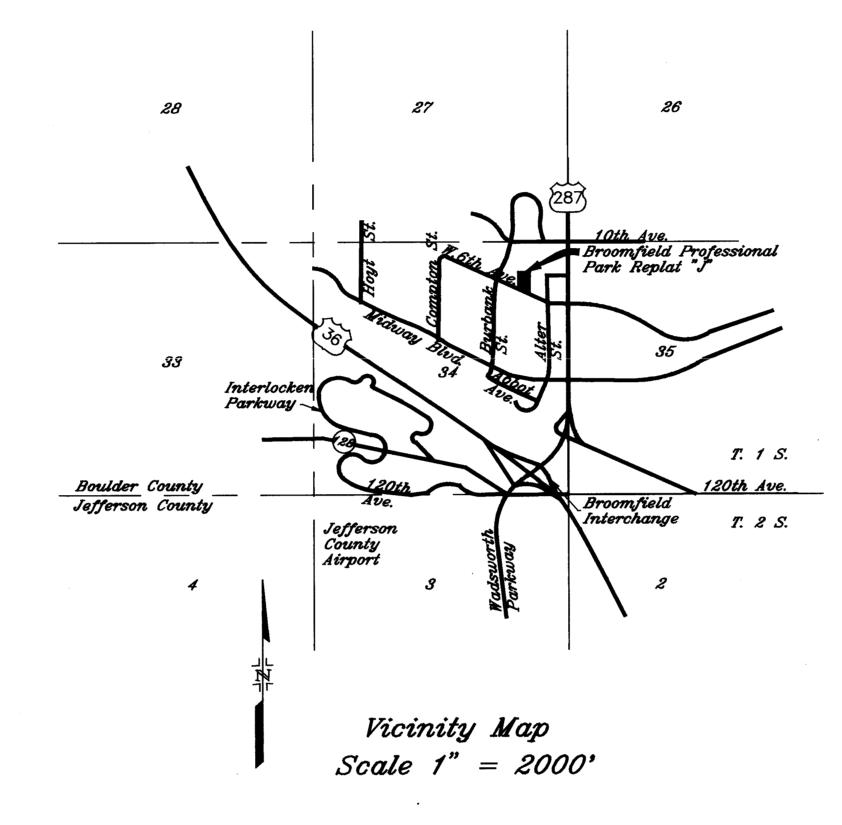
My commission expires: \une 18 1997

Address: \une 18 1997

Address: \une 18 1997

MISSION U.E.O. CA 92691





Notes

- 1. Bearings are based on the East line of Section 34, T. 1S., R. 69 W., of the 6th P.M., as being S 00°07'20" E
- 2. 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
- 3. A Preliminary Planned Unit Development Plan outlining restrictions and requirements for development within this subdivision is on file with the City of Broomfield.
- 4. NOTICE: According to Colorado Law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certification shown hereon.

Surveyor's Certificate

I, Paul D. Nelson, Jr., a duly Registered Land Surveyor in the State of Colorado, do hereby certify that this plat of Broomfield Professional Park Replat "J" Minor Subdivision truly and correctly represents the results of a survey made by me and under my direct supervision.

Paul D. Nelson Jr., RLS #1330 11330 Date

Broomfield	${\it Certificates}$
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Approved this 7th day of May A.D., 1997, by the City Engineer of the City of Broomfield, Colorado.

City Engineer

Approved this _____ day of ______, A.D., 199 , by the City Manager of the City of Broomfield, Colorado.

City Manager

Approved this day of May, A.D., 1997, by the City Planning Director of the City of Broomfield, Colorado.

Planning Director

Clerk and Recorder's Certificate

State of Colorado)
SS
County of Boulder)

I hereby certify that this instrument was filed in my office at 3:11____ o'clock P. M., this 16+1 day of 7-4 A.D., 1997, and is duly recorded in Plan P.39F-4 = 4>143

File ____ Film ___ Exception No. 1699002

Fees \$ <u>21.</u> Paid

Ch	erionte Houston	
	and Recorder	
مل	mm 2. Coope	
	Deputy	

A.M.# 2007 - 148 (10-2-07) Allows facade upgrade, removal of swining pool, tennis court + parking lot remodel.

COSTIN ENGINEERING CONSULTANTS, INC.

6801 S. Emporia Street, Suite 205 Englewood, Colorado 80112 PH (303) 790-4969 ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
Job No. 1790364a
Shoot 1 of 2
Document 12, 1996

