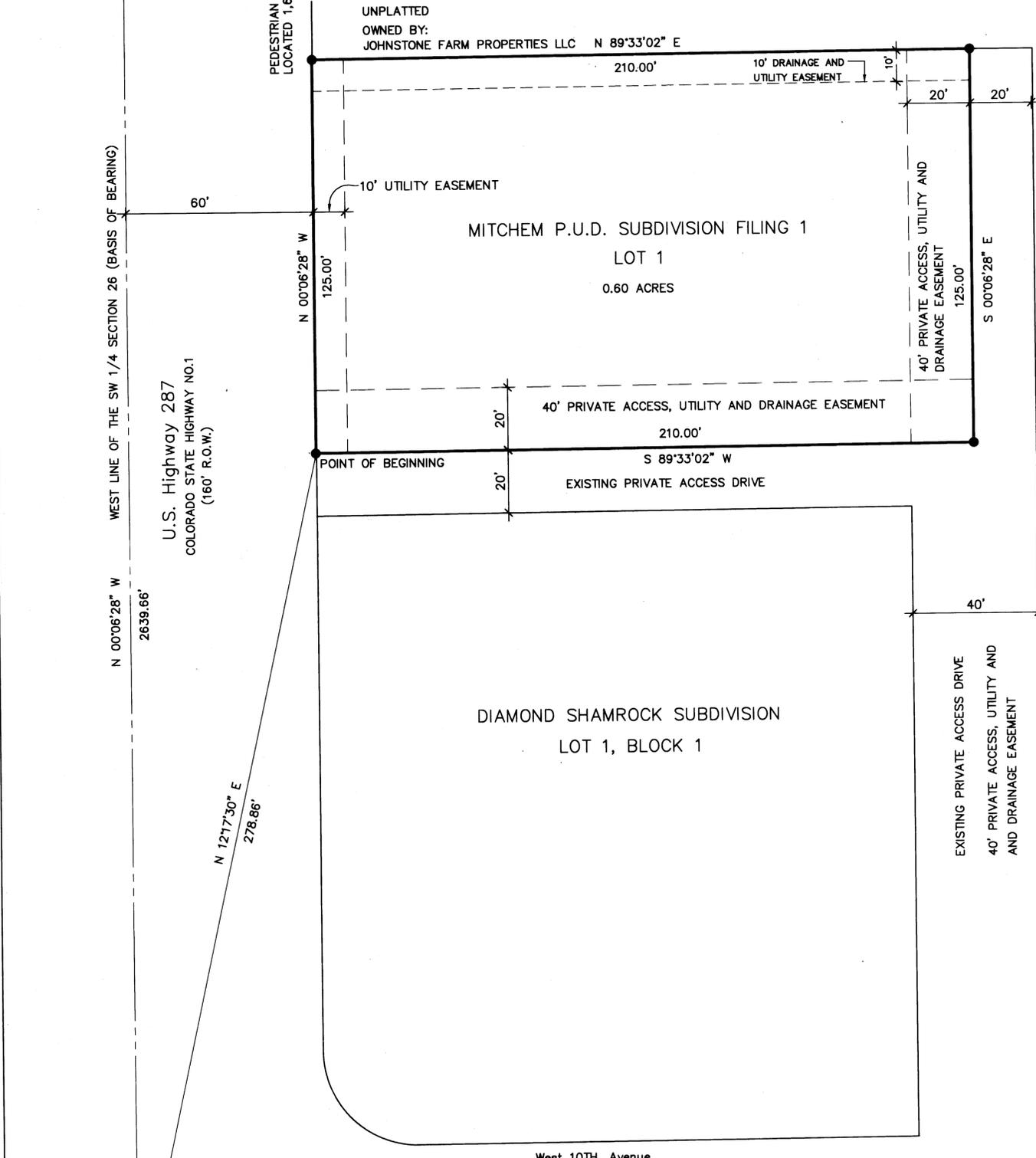


WEST QUARTER CORNER
SECTION 26, T1S,
R69W, 6TH. P.M.
FOUND 3" DIA.
ALUMINUM CAP L.S. 5429

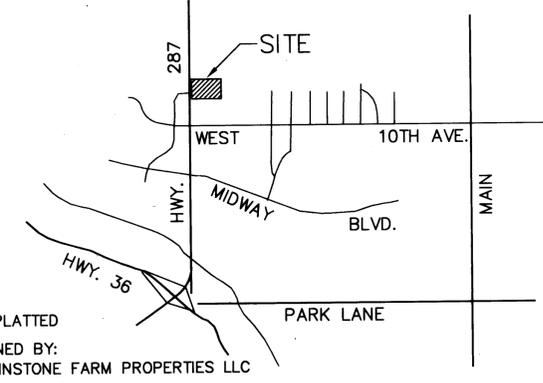
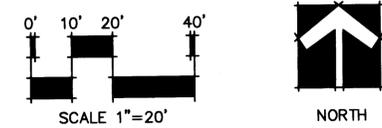
MITCHEM P.U.D. SUBDIVISION FILING 1

A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Note:
1) SET PIN AND CAP "CCS RLS 26296"
AT ALL CORNERS EXCEPT AS NOTED



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, BEING A FOUND IN PLACE 3" DIAMETER BRASS CAP IN RANGE BOX FROM WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION, BEING A FOUND IN PLACE 3" DIAMETER ALUMINUM CAP L.S. 5429 BEARS N 00°06'28" W, 2639.66 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 12°17'30" E, 278.86 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 287, COLORADO STATE HIGHWAY NO.1, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N 00°06'28" W, 125.00 FEET; THENCE N 89°33'02" E, 210.00 FEET; THENCE S 00°06'28" E, 125.00 FEET; THENCE S 89°33'02" W, 210.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.60 ACRES MORE OR LESS.

PREPARED BY:

DHM, Inc.
1660 17TH Street, Suite 400
Denver, Colorado 80202
(303) 892-5566

Cross Country Surveys, Inc.
14618 West 6th. Avenue
Golden, Colorado 80401
(303) 277-0577

DEDICATION:

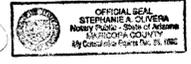
In witness whereof, Gerald Henry Mitchem, as Manager of Johnstone Farm Properties LLC, has caused his name to be hereunder subscribed this _____ day of _____, 1996 A.D.

OWNER: GERALD HENRY MITCHEM, AS MANAGER OF JOHNSTONE FARM PROPERTIES LLC
Gerald H. Mitchem

NOTARIAL CERTIFICATE
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 20th day of February, 1996, by Gerald Henry Mitchem, as Manager of Johnstone Farm Properties LLC. Witness my hand and Official Seal.

My commission expires 12/31/96
Stephanie B. ...
Notary Public



OWNER

Johnstone Farm Properties LLC
Gerald H. Mitchem, Manager
P.O. Box 9882
Phoenix, Arizona 85068

By: *Gerald H. Mitchem* As Mgr

ATTORNEY'S CERTIFICATE:

I, John W. Keenan an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons dedicating the easements and rights of way shown on this plat, are the owners thereof in fee simple, free and clear of all liens and encumbrances.

John W. Keenan
Notary, Attorney at Law
Registration No. 23254

SURVEYOR'S CERTIFICATE:

I, Noel L. Potter, a registered land surveyor in the State of Colorado, do hereby certify that to the best of my knowledge and belief this plat of Mitchem P.U.D. Subdivision Filing 1" truly and correctly represents the results of a survey made under my direct supervision and has been performed in accordance with Colorado State Law.

Noel L. Potter
Cross Country Surveys, Inc.
Noel L. Potter RLS 26296



LAND USE REVIEW COMMISSION CERTIFICATE:

Approved by the Land Use Review Commission of the City of Broomfield this 19th day of December, 1996.

John Malore Chairman
Diane Eismann Secretary

CITY COUNCIL CERTIFICATE:

This plat, and the dedication of the tracts, rights-of-way and easements shown shown hereon are hereby accepted and approved by the City of Broomfield this 27th day of February, 1996.

William M. Reene Mayor
Shirley Keenan City Clerk, Deputy



RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

I hereby certify that this instrument was filed for record in my office at 4:15 PM o'clock this 15th day of March, 1996, and is duly recorded in Plan P-36 E-2 #43
File # _____ Film 2113 No. 1591785 Fees \$ 11.00 Paid.

Charlotte Houston
Clerk and Recorder
Debra ...
Deputy

DATE:	8.11.95
REVISIONS:	2.12.96
	2.14.96
	2.15.96