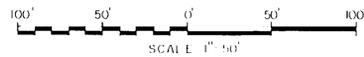
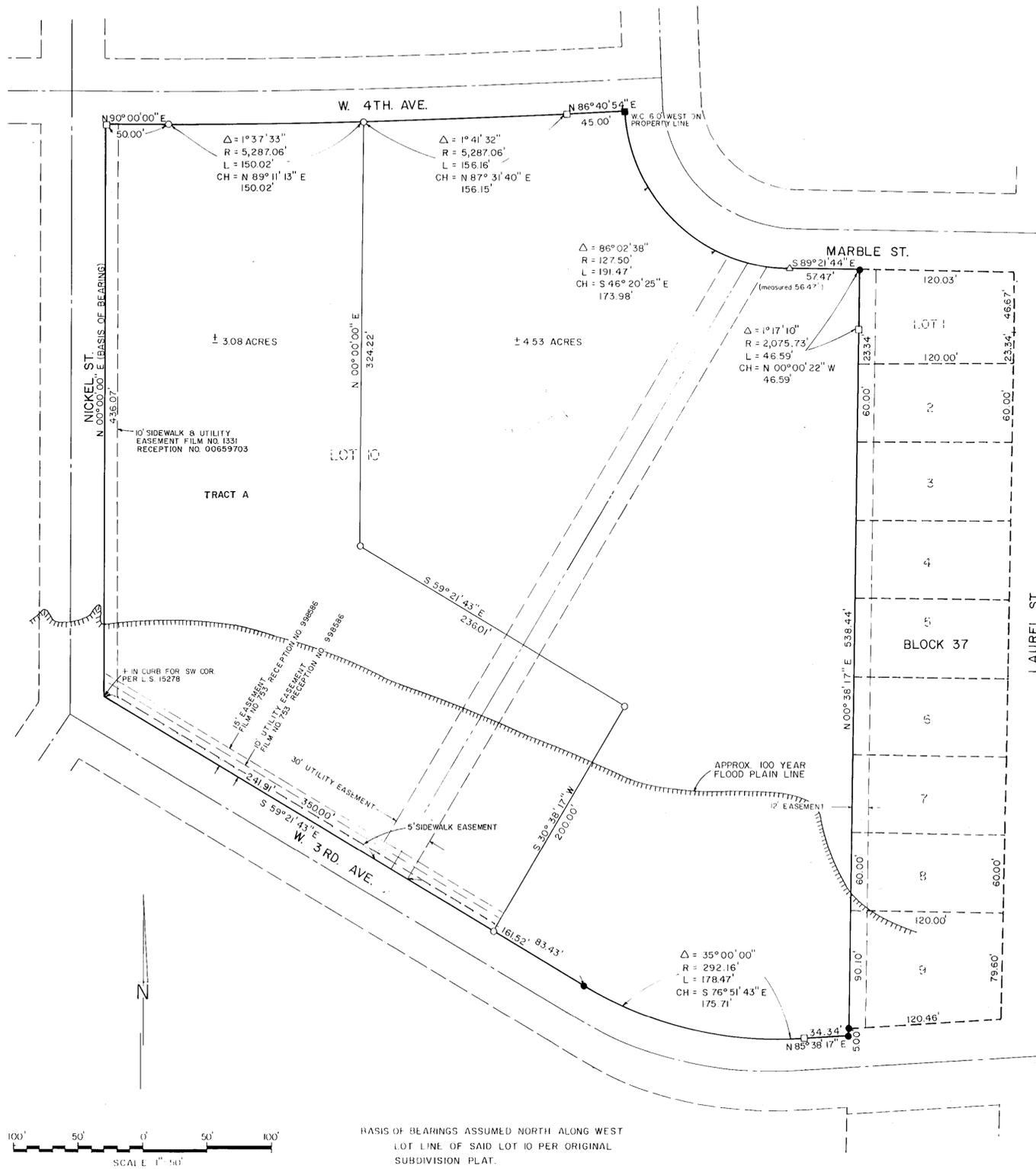


NICKEL CENTRE SUBDIVISION
 A REPLAT OF LOT 10 OF A REPLAT OF BLOCK 39
 BROOMFIELD HEIGHTS FILING NO. 1 AMENDED
 SECTION 35 T1N, R69W
 BOULDER COUNTY, COLORADO

LEGEND

- FND #4 REBAR & PLASTIC CAP
- FND #4 REBAR & PLASTIC CAP PER ROBINSON R.L.S. #2132
- SET #4 REBAR & PLASTIC CAP PER L.S. 15278
- △ FND #4 REBAR



BASIS OF BEARINGS ASSUMED NORTH ALONG WEST
 LOT LINE OF SAID LOT 10 PER ORIGINAL
 SUBDIVISION PLAT.

ATTORNEY'S CERTIFICATE

I, Jack D. Feuer, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE A COURT OF RECORD OF COLORADO, DO HEREBY CERTIFY, THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN, DEDICATED AND SHOWN WITHIN TRACT A AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATIONS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON, DATED THIS 27th DAY OF AUGUST, A.D., 1985.

Jack D. Feuer
 ATTORNEY AT LAW

APPROVALS

APPROVED THIS 16th DAY OF April, A.D., 1985, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

James E. Egan SECRETARY *Thomas Thompson* CHAIRMAN

APPROVED THIS 27th DAY OF AUGUST, A.D., 1985, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

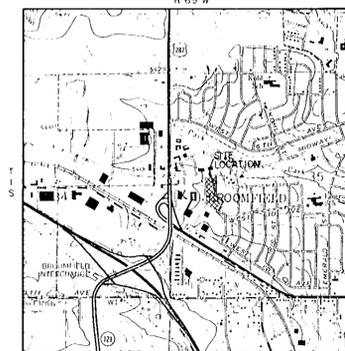
Lois Brown CITY CLERK *Halter P. Jones* MAYOR

APPROVED: *Wayne E. Ross* PUBLIC SERVICE COMPANY AUGUST 23, 1985 DATE

B. Shuman MOUNTAIN STATE TELEPHONE AND TELEGRAPH CO. 8-23-85 DATE

Don Eugene Putnam CITY OF BROOMFIELD - CITY ENGINEER 8-27-1985 DATE

Mark Alms JONES INTERCABLE 8-22-85 DATE



VICINITY MAP
 SCALE 1"=200'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT H. SOL CERSONSKY, BERNARD CERSONSKY AND JACK D. FEUER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF BOULDER, STATE OF COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF NICKEL CENTRE SUBDIVISION A REPLAT OF LOT 10 OF A REPLAT OF BLOCK 39 BROOMFIELD HEIGHTS FILING NO. 1 AMENDED SECTION 35 T 1 S, R 69 W, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "NICKEL CENTRE SUBDIVISION", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO AND DO HEREBY GRANT TO SAID CITY OF BROOMFIELD AND ITS ASSIGNS THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENTS" AS DOMINANT EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND SERVICES.

IN WITNESS WHEREOF, H. SOL CERSONSKY, BERNARD CERSONSKY AND JACK D. FEUER AS OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 21st DAY OF August, A.D., 1985.

BY: *H. Sol Cersonsky* H. SOL CERSONSKY BY: *Jack Feuer* JACK FEUER
Bernard Cersonsky BERNARD CERSONSKY

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY H. SOL CERSONSKY, A OWNER OF THE PROPERTY THIS 21st DAY OF August, A.D., 1985. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 11-16-87.
Custom Lane Carney NOTARY PUBLIC 5250 Leelande ADDRESS

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BERNARD CERSONSKY, A OWNER OF THE PROPERTY THIS 20th DAY OF August, A.D., 1985. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES July 9, 1989.
Aprilia T. Barbieri NOTARY PUBLIC 6955 Colorado ADDRESS

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACK D. FEUER, A OWNER OF THE PROPERTY THIS 19th DAY OF August, A.D., 1985. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 4/18/87.
Michelle Levin NOTARY PUBLIC 8400 E. Prentice ADDRESS

SURVEYOR'S CERTIFICATE

I, ANDREW CLARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF "NICKEL CENTRE SUBDIVISION" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Andrew Clark ANDREW CLARK DATED: 3/26/85
 COLORADO L.S. 23036 73036

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:55 O'CLOCK A.M. THIS 28th DAY OF August, A.D., 1985, AND IS DULY RECORDED IN PLAN FILE 8-18 RECEPTION # 709270 FEES 8.10.00 PAID.

BY: *Charlotte Houston* RECORDER BY: *Carol Porter* DEPUTY