

PARK BUSINESS PLAZA REPLAT 'A'

A RESUBDIVISION OF LOT 1, PARK BUSINESS PLAZA
IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

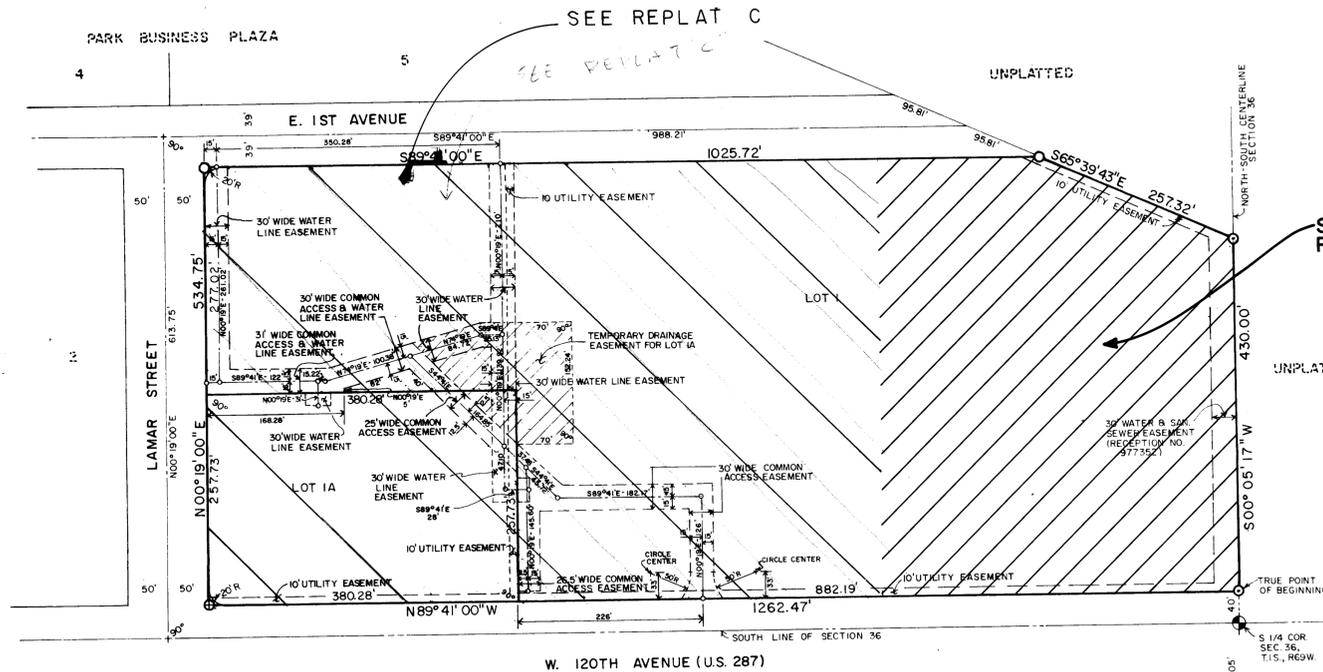
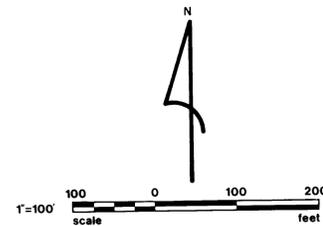
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF LOT 1, PARK BUSINESS PLAZA, IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
 THENCE N00°05'17"E ALONG THE NORTH-SOUTH CENTERLINE OF AFORESAID SECTION 36 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF WEST 120TH AVENUE (HIGHWAY 287);
 THENCE N89°41'00"W ALONG AFORESAID NORTH RIGHT-OF-WAY AND PARALLEL TO THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 1262.47 FEET TO A POINT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF LAMAR STREET;
 THENCE N00°19'00"E ALONG AFORESAID EAST RIGHT-OF-WAY A DISTANCE OF 534.75 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF EAST 1ST AVENUE;
 THENCE S89°41'00"E ALONG AFORESAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1025.72 FEET; THENCE S65°39'43"E A DISTANCE OF 257.32 FEET TO A POINT, SAID POINT BEING ON THE AFORESAID NORTH-SOUTH CENTERLINE OF SECTION 36;
 THENCE S00°05'17"W ALONG AFORESAID NORTH-SOUTH CENTERLINE A DISTANCE OF 430.00 FEET TO THE TRUE POINT OF BEGINNING;
 CONTAINING 15.2023 ACRES MORE OR LESS, HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF PARK BUSINESS PLAZA REPLAT 'A' AND BY THESE PRESENTS DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "COMMON ACCESS EASEMENT" FOR THE INGRESS AND EGRESS TO ALL PROPERTIES, AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED "WATER LINE EASEMENT" FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO. SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES:

- THE BASIS OF BEARINGS IS A BEARING OF N89°41'00"W FOR THE SOUTH LINE OF SECTION 36, T. 1 S., R. 69 W. BY COLORADO DEPARTMENT OF HIGHWAYS FOR U.S. HIGHWAY 287.
- INDICATES 5/8 INCH REBAR WITH METAL CAP BEARING L.S. NO. 5648
 - INDICATES 5/8 INCH REBAR WITH METAL CAP BEARING L.S. NO. 2568
 - INDICATES A CROSS SET IN CONCRETE
- CORNER LOTS HAVE A 20 FOOT RADIUS AT ALL STREET INTERSECTIONS AND ALL LOT DIMENSIONS ARE TO P. I. OF STREET INTERSECTIONS.
- TEMPORARY DRAINAGE EASEMENT FOR LOT 1A IS TO BE VACATED UPON APPROVAL OF DRAINAGE PLAN FOR THE ENTIRE PARCEL BY THE CITY OF BROOMFIELD.



WITNESS OUR HANDS AND SEALS THIS 8 DAY OF March, 1984 A.D.

MOUNTAIN EMPIRE DAIRYMEN'S ASSOCIATION
INC., A COLORADO CORPORATION

James P. Camerlo, Jr.
JAMES P. CAMERLO, JR.
PRESIDENT

STATE OF COLORADO)
COUNTY OF Adams)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF March, 1984 A.D. BY JAMES P. CAMERLO, JR., PRESIDENT OF MOUNTAIN EMPIRE DAIRYMEN'S ASSOCIATION, INC., A COLORADO CORPORATION. WITNESS MY HAND AND MY SEAL. MY COMMISSION EXPIRES 29 April 1986.

Sanjiv Mathan
NOTARY PUBLIC

10850 Carroll Lane
ADDRESS

James P. Futore
CITY/ENGINEER

Wm. Kimball
MOUNTAIN BELL

Wayne E. Rose
PUBLIC SERVICE CO.

Peter W. Wolf
JONES INTERCABLE

SURVEYOR'S CERTIFICATE

I, KENNETH H. CUPIT, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY.

Kenneth H. Cupit
KENNETH H. CUPIT P.E. & L.S.
NO. 5648

CLERK AND RECORDER'S CERTIFICATE

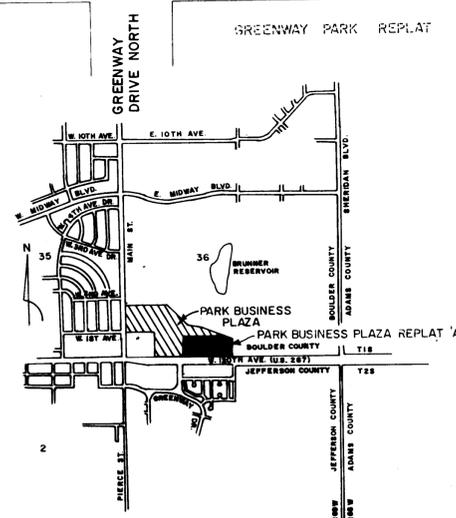
STATE OF COLORADO)
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:14 O'CLOCK P.M. THIS 20th DAY OF MARCH, 1984 A.D. AND IS DULY RECORDED IN PLAN FILE P-15 F-2 #30

RECEPTION NO. 609938 film 1294
MAP NO.

Fees - \$10.00

Charlotte Houston
CLERK AND RECORDER
by W. Wilson & Sons



VICINITY MAP
SCALE: 1"=2000'

APPROVALS

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

Buddy Insurance
SECRETARY

John H. ...
CHAIRMAN

APPROVED THIS 28th DAY OF February, 1984 A.D. BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD COLORADO.

Diana ...
CLERK

Walter ...
MAYOR

ATTORNEY'S OPINION

I, Robert ..., AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HERINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DATED THIS 15 DAY OF March, 1984 A.D.

Robert ...
ATTORNEY AT LAW