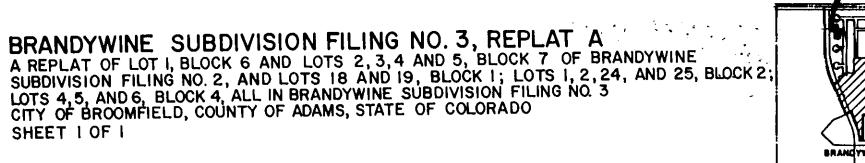
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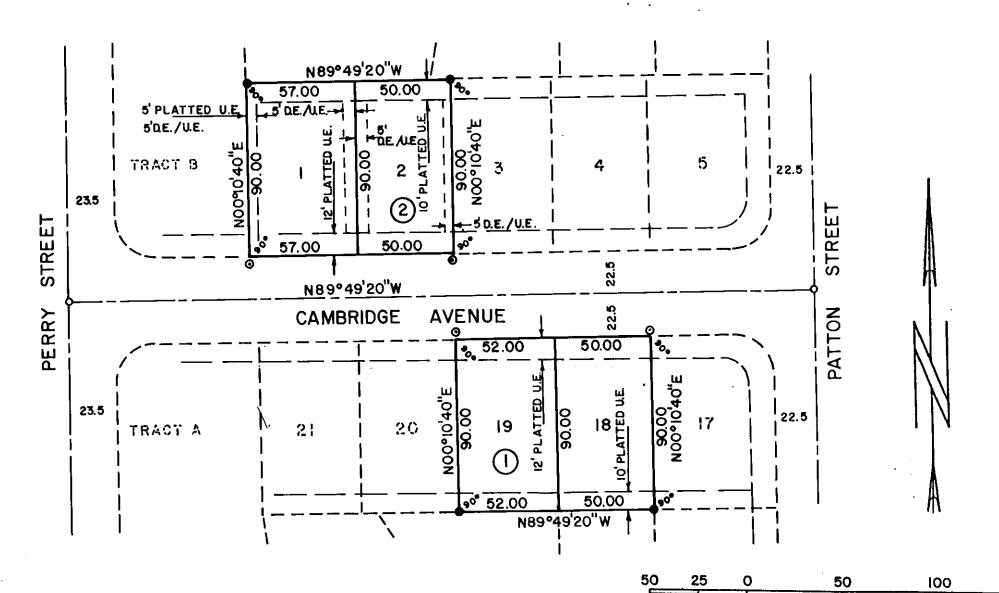


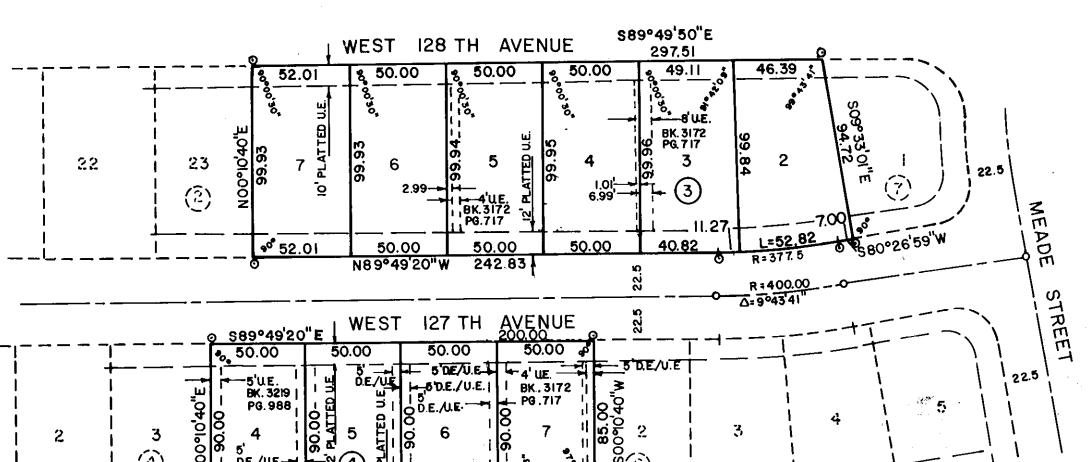
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VICINITY MAP

SCALE IN FEET

1"= 50"





50.00

S89°49'20"E

162.00

ATTORNEY'S CERTIFICATE:

I. MICHAELD. SHAW, an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the tracts and public ways shown on this Plat are the owners thereof in fee simple, free and clear of all encumbrances. This certification may be relied upon by the City of Broomfield, but by no other person.

Michael D. Phur # 5914

SURVEYOR'S CERTIFICATE:

I, Jon S. McDaniel, a Registered 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 representation of said survey.

NOTES:

- 1. The bearings on this plat are based on the North line of the Northeast quarter of Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being S89°49'50"E, said line being determined by an axle in a range box at the Northeast corner of said Section 31 and a 3-1/2" aluminum cap at the North quarter corner of said Section 31, L.S. No. 6169.
- 2. All angles are 90°, or to radial lines, or the complement or supplement of the angles shown.
- 3. This symbol " " indicates a 5/8" steel pin with cap and L.S. No. 12405; this symbol " @ " indicates a nail and brass disc, P.L.S. 12405, set in concrete at 3.00' offset to actual corner.
- Drainage Easement and Utility Easement Acknowledgement: Those portions of real property which are labeled as D.E./U.E. on this plat are Drainage Easements "D.E." and Utility Easements "U.E." for the conveyance of surface drainage and installation of utilities. Utilities may be installed in said easements in a manner that does not interfere with the approved Distinge Plan. The drainage swales contained within D.E./U.E. s are to be maintained as such and no appurtenances or landscaping shall be constructed in said D.E./U.E.'s that interferes with the approved Drainage Plan. The designed invest-elevation of the drainage swale within the D.E./U.E.'s shall not be altered without written approval from the City of Broomfield. Maintenance of the property subject to the D.E./U.E. is the responsibility of the owner of the lot on which the D.E./U.E falls; the City of Broomfield maintains a perpetual right of ingress and egress across said D.E/U.E's for maintenance.

Utilities which will be installed within the D.E./ U.E. include but are not limited to storm and sanitary sewer, drainage swales, natural gas lines, water lines, telephone lines, electrical lines, cables, cable television, conduits, poles, and postal facilities, together with all necessary and convenient appurtenances thereto; together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.

According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 from the date of the certification shown hereon.

KNOW BY ALL MEN BY THESE PRESENTS that the undersigned being the owners of the following described property situated in Brandywine Subdivision Filing No. 2, a subdivision recorded at File 16, Map 372, Reception No. B617646 of the Adams County records and Brandywine Subdivision Filing No. 3, a subdivision recorded at File 16, Map 373, Reception No. B617648 of the Adams County records. Said subdivisions are located in the East half of Section 31, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows:

Lot 1, Block 6 and Lots 2, 3, 4, and 5, Block 7 of said Brandywine Subdivision Filing No. 2, and Lots 18 and 19, Block 1; Lots 1, 2, 24, and 25, Block 2; Lots 4, 5, and 6, Block 4, all in said Brandywine Subdivision Filing No. 3.

Have laid out, subdivided, and platted the same into lots and blocks, under the name and style of Brandywine Subdivision Filing No. 3, Replat A, and do by these presents grant and convey to the City of Broomfield and its assigns, the Drainage Easements and Utility Easements as described herein.

Witness our February	hand this A.D., 19	27th	d a y	o f

MISSION VIEJO COMPANY, A CALIFORNIA CORPORATION

Assistant Secretary

STATE OF)
en e) ss
COUNTY OF)

this 27 day of fabruary

A.D., 19 29 by Jerry T. Poston as Division Vice President, Colorado Division, and by Joseph B. Assistant Secretary of Mission Viejo California Corporation.

My commission expires 12191

Witness my hand and

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_	Notary Public	All was

This Plat approved by the City of Broomfield, Colorado, Planning Commission this

February Secretary

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this March day of

RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF ADAMS

I hereby certify that this instrument was filed for record in my office on the