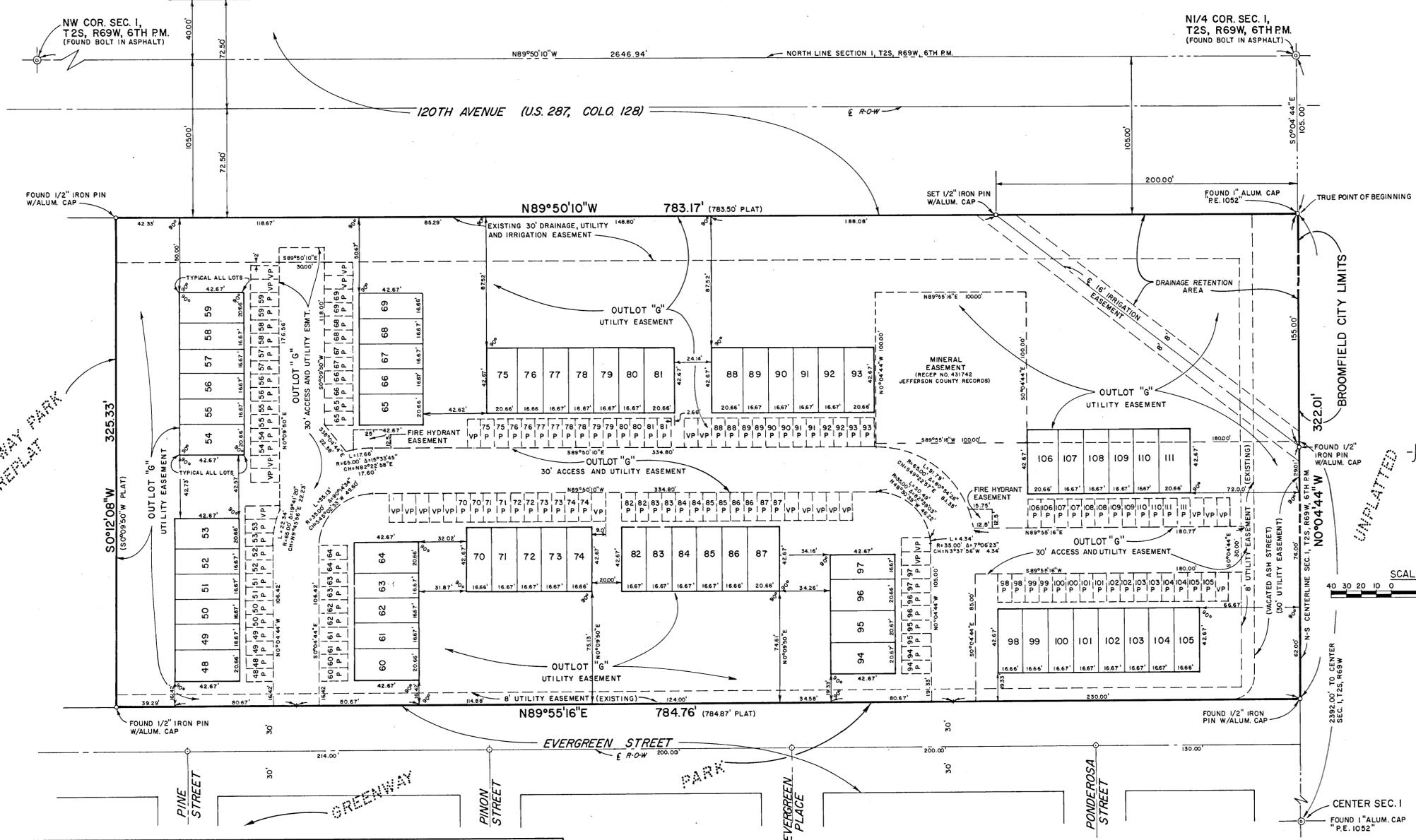


GREENWAY PARK 2ND REPLAT

A REPLAT OF PART OF LOT 411 OF GREENWAY PARK, A SUBDIVISION OF PART OF THE NW1/4 OF SECTION 1, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.

AREA = 5.825 ACRES, MORE OR LESS

The Greenway Park Homeowners' Association will be responsible for regular maintenance of the area and improvements located within that area designated "Drainage Retention Area" on the attached plat.



DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND LOCATED IN THE NW₄ OF SECTION 1, T2S, R69W OF THE 6TH P.M., AND BEING A PART OF LOT 411 OF GREENWAY PARK SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO, ACCORDING TO THE RECORD PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW₄ CORNER OF SAID SECTION 1, THENCE S00°04'44"E, 105.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1 TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 AND THE TRUE POINT OF BEGINNING;

THENCE N89°50'10"W, 783.17 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 287 TO THE NORTHEAST CORNER OF GREENWAY PARK REPLAT, A REPLAT IN SAID LOT 411;

THENCE S0°12'08"W, 325.33 FEET ALONG THE EAST LINE OF SAID GREENWAY PARK REPLAT TO THE SOUTH LINE OF SAID LOT 411;

THENCE N89°55'16"E, 784.76 FEET ALONG THE SOUTH LINE OF SAID LOT 411 AND THE SOUTH LINE OF SAID LOT 411 EXTENDED EASTERLY TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1;

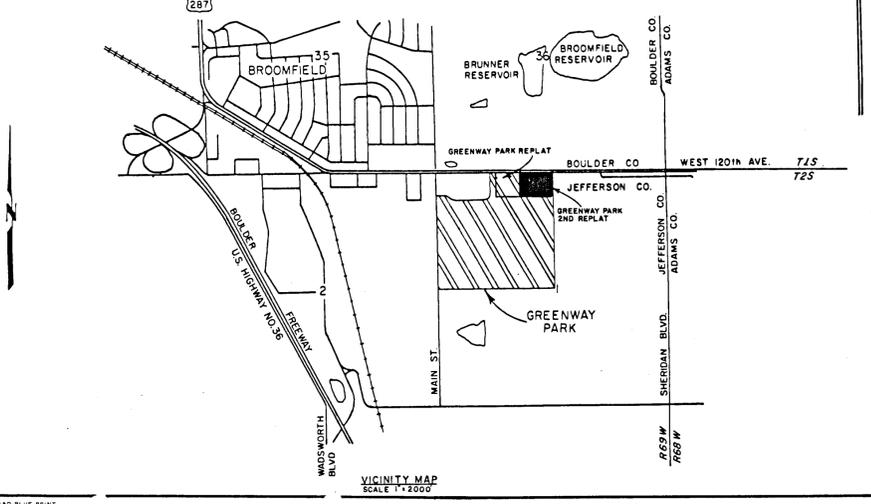
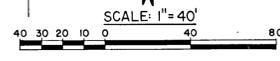
THENCE N0°04'44"W, 322.01 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1 TO THE TRUE POINT OF BEGINNING.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE SURVEYED AND REPLATTED INTO LOTS AND AN OUTLOT AS HEREON SHOWN UNDER THE NAME AND STYLE OF "GREENWAY PARK 2ND REPLAT", A REPLAT OF PART OF LOT 411 OF GREENWAY PARK, A SUBDIVISION OF A PART OF THE NW₄ OF SECTION 1, T2S, R69W OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY GRANT AN EASEMENT OVER ALL THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED "OUTLOT G" TO THE CITY OF BROOMFIELD FOR THE USE OF THE PUBLIC AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SERVICES, INCLUDING TELEPHONE, GAS, ELECTRIC, WATER, SEWER AND STORM DRAINAGE AND APPURTANENT FACILITIES, AND DOES HEREBY GRANT AN EASEMENT OVER ALL THAT PORTION OF SAID "OUTLOT G" DESIGNATED "30 FOOT ACCESS AND UTILITY EASEMENT" TO THE OWNERS OF SAID "OUTLOT G" DESIGNATED BY A NUMBER AND THE LETTER "M" TO THE OWNERS OF THE LOTS BEARING THE SAME NUMBER FOR VEHICULAR PARKING PURPOSES.

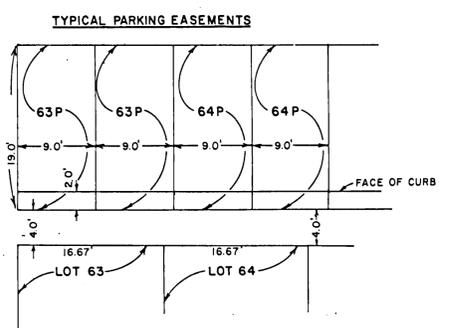
IN WITNESS WHEREOF, E.S.L. CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, ATTESTED BY ITS SECRETARY, THIS 11th DAY OF July, A.D. 1980.

E.S.L. CORPORATION
 ATTEST: *Frank R. Drexel* BY: *Donald E. May*
 SECRETARY VICE-PRESIDENT

STATE OF COLORADO)
 COUNTY OF JEFFERSON) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, A.D. 1980 BY *Frank R. Drexel* AS VICE-PRESIDENT AND *Donald E. May* AS SECRETARY OF E.S.L. CORPORATION, A COLORADO CORPORATION.
 MY COMMISSION EXPIRES *December 24, 1983*
John H. Jones
 NOTARY PUBLIC



AREAS DESIGNATED "VP" ARE VISITOR PARKING SPACES.
 PARKING EASEMENTS DESIGNATED WITH A NUMBER AND THE LETTER "P" (I.E. 63P, 64P, ETC.) ARE APPURTENANT TO THE LOTS BEARING THE SAME NUMBER (I.E. 63, 64, ETC.) AND ARE FOR THE EXCLUSIVE USE OF THE OWNERS THEREOF



APPROVED BY THE CITY OF BROOMFIELD, COLORADO, PLANNING COMMISSION THIS _____ DAY OF _____, A.D. 1980.

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE CITY OF BROOMFIELD, COLORADO, CITY COUNCIL THIS _____ DAY OF _____, A.D., 1980.

ATTEST: CITY CLERK _____ MAYOR _____

APPROVALS:
Donald E. May
 PUBLIC SERVICE COMPANY OF COLORADO
 MOUNTAIN BELL TELEPHONE _____
 CITY OF BROOMFIELD ENGINEER _____

THE WEST ADAMS COUNTY FIRE PROTECTION DISTRICT HAS REVIEWED THIS PROPOSED DEVELOPMENT FOR APPROPRIATE FIRE HYDRANT LOCATIONS, ADEQUATE WATER SUPPLY AND FIRE LANES AND DOES ACCEPT THIS PLAN RELATIVE TO THESE ITEMS, SUBJECT TO FIELD INSPECTION.
Frank R. Drexel
 For the West Adams County Fire Protection District
John H. Jones

SURVEYOR'S CERTIFICATE

I, FRANK R. DREXEL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "GREENWAY PARK 2ND REPLAT" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION.

Frank R. Drexel
 FRANK R. DREXEL
 COLORADO REGISTERED LAND SURVEYOR
 NO. 2149

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS _____ DAY OF _____, A.D. 1980 AT BOOK _____, PAGE _____, RECEPTION NO. _____

CLERK AND RECORDER _____

GREENWAY PARK 2ND REPLAT

A REPLAT OF PART OF LOT 411 OF GREENWAY PARK, A SUBDIVISION OF PART OF THE NW1/4 OF SECTION 1, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO

ATTORNEY'S CERTIFICATE

I, Pamela McClune, an attorney at law duly licensed to practice before the Courts of records of the State of Colorado (registration number 7965), do hereby certify that I have examined title commitment number 5213627, with an endorsement deleting exception number 14, effective July 25, 1980, issued by the Transamerica Title Insurance Company, pertaining to the land shown on the Greenway Park Second Replat, and that said title insurance commitment shows the land is owned by E.S.L. Corporation, a Colorado Corporation, free and clear of all encumbrances and liens, with the exception of the following:

1. Reservation by the Union Pacific Railway Company of all coal underlying subject property and such rights of way as may be necessary for the proper working of any coal mines that may be developed and for the transportation of any coal therefrom, as contained in Deed recorded August 12, 1890 in Book 35 at Page 223, as limited, however, by instrument recorded July 15, 1971 in Book 2279 at Page 14 wherein the Union Pacific Land Resources Corporation, as transferee of said rights, relinquished its rights to enter upon or damage the surface to subject premises, EXCEPT as to 5 drilling sites, each 100 feet by 100 feet in dimension and together with right of ingress and egress thereto, as described in said instrument recorded in Book 2279 at Page 14, affecting portion of subject property.
2. Declaration of Covenants, Conditions and Restrictions, and all terms, provisions, rights, burdens, applicable party wall provisions, covenants, assessments and lien therefor, and restrictions, which do not contain a forfeiture or reverter clause, but omitting restrictions if any, based on race, color, religion, or national origin, as contained in instruments recorded June 1, 1972 in Book 2381 at Page 725 and purported to be amended by instrument recorded April 16, 1973 in Book 2495 at Page 203 and as further amended by Certificate of Annexation recorded September 10, 1973 in Book 2547 at Page 775, and as amended by instruments recorded March 10, 1975 in Book 2709 at Pages 193 and 194 and March 17, 1975 in Book 2711 at Page 319, Certificate of Amendment recorded March 10, 1975 in Book 2709 at Page 230.
3. Drainage, utility and irrigation easement being 30 feet in width over the North 30 feet of said property, as shown on the Greenway Park Second Replat.
4. Irrigation easement being 16 feet in width over and across the Northeastly corner of the property, as shown on the Greenway Park Second Replat.
5. Utility easement 8 feet in width over the South and East 8 feet of the property, as shown on the Greenway Park Second Replat.
6. Terms, agreements, provisions, conditions and obligations as contained in Greenway Park Final P.U.D. Plan Amendment recorded December 21, 1977 in Book 3120 at Page 267.
7. Terms, agreements, provisions, conditions and obligations as contained in Subdivision Agreement recorded August 19, 1977 in Book 3055 at Page 691.
8. Terms, agreements, provisions, conditions and obligations as contained in Agreement recorded February 28, 1978 as Reception No. 78017308.

Pamela McClune

State of Colorado)
City and County of Denver) ss.,

The foregoing instrument was acknowledged before me this ____ day of _____, 1980 by Pamela McClune, attorney at law.

My commission expires:
Witness my hand and official seal.

(S E A L)

Notary Public