REPLAT OF BLOCKS 58, 59, & 60
BROOMFIELD HEIGHTS FILING NO. 2

BOOK _____ PAGE _____

NOTES:

ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET LINES.

UTILITY EASEMENTS ARE 6' WIDE ALONG SIDE AND REAR LOT LINES WHERE SHOWN.

ALL GUY ANCHOR EASEMENTS EXTEND 25' INTO THE LOTS FROM THE REAR LOT LINES.

UTILITY AND GUY EASEMENTS INDICATED BY DASHED LINES.

* STREET ECCROW

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TURNPIKE LAND CO., A COLORADO CORPORATION BEING THE OWNER OF BLOCKS 58, 59, & 60, BROOMFIELD HEIGHTS, FILING NO. 2, BOULDER COUNTY, COLORADO, HAVE LAID OUT, RE-SUBDIVIDED, AND RE-PLATTED INTO LOTS AND STREETS AS SHOWN HEREON UNDER THE NAME AND STYLE OF: REPLAT OF BLOCKS 58, 59, & 60, BROOMFIELD HEIGHTS FILING NO. 2, WITH THE EXCEPTION OF THOSE STREETS AND AVENUES ON THE EXTERIOR BOUNDARIES OF BLOCKS 58, 59, & 60 WHICH INCLUDES HEMLOCK WAY, W. 11th AVE. DR., EMERALD ST., AND W. 9th AVE. WHICH WILL REMAIN UNCHANGED AND THEREFORE WILL REMAIN AS DEDICATED UNDER THE NAME OF BROOMFIELD HEIGHTS, FILING NO. 2 AS RECORDED IN PLAT BOOK 6, PAGES 46, 47, 48, & 49.

GARNET ST. AS SHOWN ON THE AFOREMENTIONED RECORDED PLAT OF BROOMFIELD HEIGHTS, FILING NO. 2 IS HEREBY VACATED FROM A POINT 690.00' NORTH OF ITS INTERSECTION WITH W. 9th AVE. TO A POINT 30.00' SOUTH OF ITS INTERSECTION WITH W. 11th AVE. DR.

EASEMENTS WITHIN THIS RE-PLAT PREVIOUSLY DEDICATED TO THE PUBLIC ARE HEREBY VACATED AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE USE OF ALL PRESENT AND FUTURE OWNERS OF THIS RE-SUBDIVISION FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF UTILITIES. THOSE PROTECTIVE COVENENTS RECORDED IN BOOK 995 AT PAGE 279, AND THE BOULDER COUNTY BUILDING CODE SHALL APPLY TO ALL LOTS SHOWN HEREON.

FOR TURNPIKE LAND CO:

W. F. Gibbons — W.F. GIBBONS PRESIDENT

F. F. Sherman — F.F. SHERMAN ASST. SEC.

STATE OF COLORADO)
COUNTY OF BOULDER) S.S

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF June A.D. 1961, BY W.F. GIBBONS AS PRESIDENT AND F.F. SHERMAN AS ASST. SECRETARY OF TURNPIKE LAND CO., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL F. H. Fremhagen

MY COMMISSION EXPIRES Sept. 26, 1964

IMPROVEMENTS:

BOULDER COUNTY SHALL UNDERTAKE MAINTENANCE OF STREETS AND AVENUES ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDERS OR THEIR BUYERS, AT NO EXPENSE TO THE COUNTY.

APPROVALS:

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE COUNTY OF BOULDER, COLORADO THIS _____ DAY OF _____ A.D., 1961

CHAIRMAN _____ SECRETARY _____

BOULDER COUNTY PLANNING COMMISSION

APPROVED BY THE BOULDER COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____ A.D., 1961

CHAIRMAN _____ CLERK _____

BOARD OF COUNTY COMMISSIONERS

ENGINEERS CERTIFICATE:

I, DANIEL M. HUFFSTUTLER, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PLAT SHOWN HEREON WAS DONE BY ME, AND THAT SAID PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

Dan'l M. Huffstutler

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR NO. 1858

CLEARED FOR EASEMENTS:

_____ P.S.C. OF COLORADO

_____ MT'N. ST. TEL. & TEL. CO. OF COLO.

CLERK & RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT BOULDER, COLORADO THIS _____ DAY OF _____ A.D. 1961 AT _____ .M.

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HUFFSTUTLER & CO. — ENGINEERS
6003 W. 16th AVE. AT HARLAN — BE 7-3735
DENVER 15, COLORADO