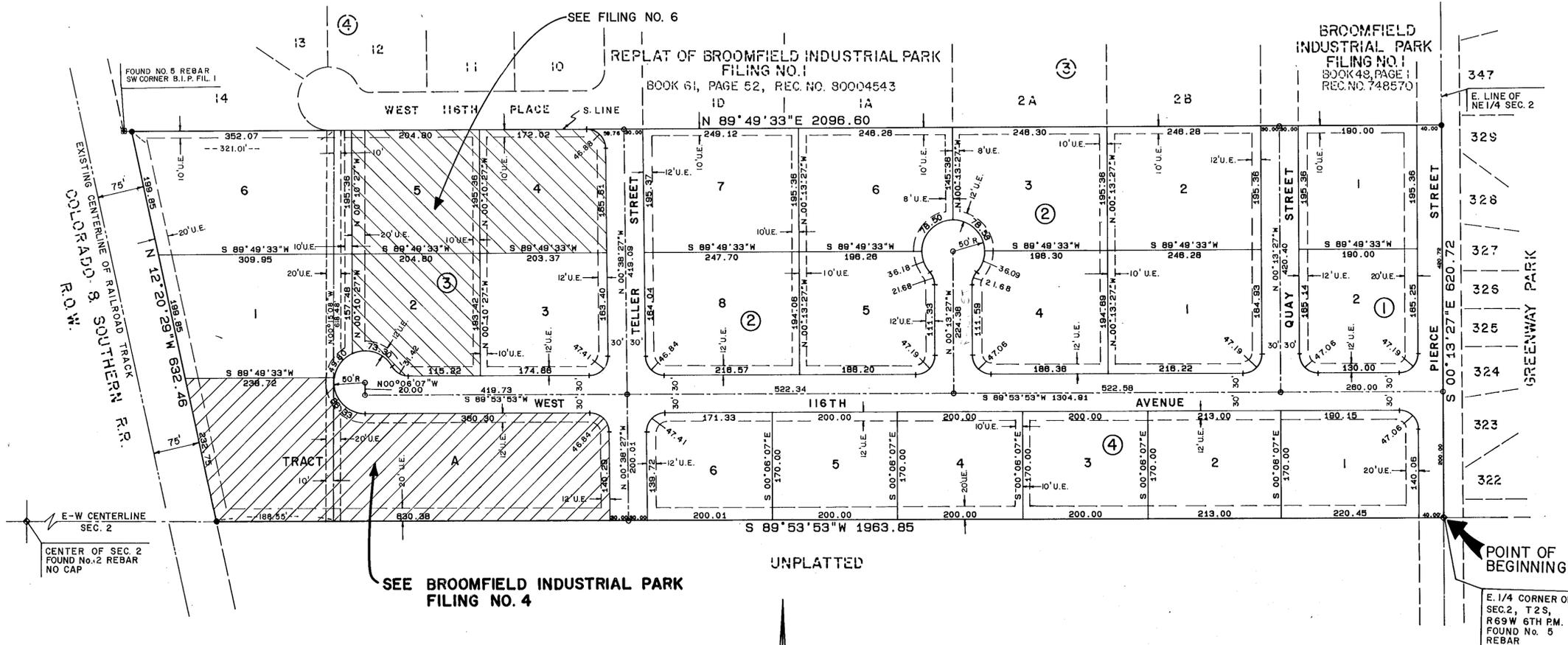
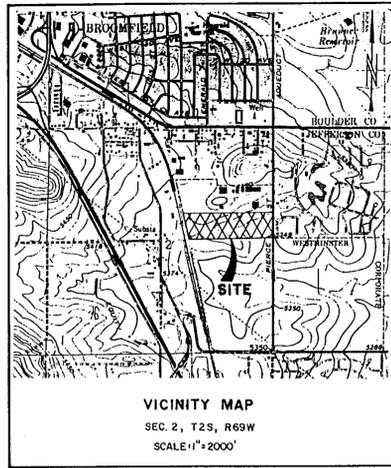


# BROOMFIELD INDUSTRIAL PARK FILING NO. 3

A REPLAT OF BROOMFIELD INDUSTRIAL PARK FILING NO. 2  
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 1 OF 1



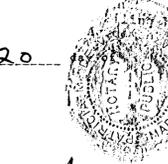
DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of a part of the Northeast quarter of Section 2, Township 2 South, Range 69 West of the Sixth Principal Meridian, City of Broomfield, County of Jefferson, State of Colorado, more particularly described as follows:  
Beginning at the East quarter corner of said Section 2;  
thence S89°53'53"W, along the East-West centerline of said Section 2, 1963.85 feet to a line seventy-five (75) feet East of and parallel with the existing centerline of the Colorado and Southern Railroad;  
thence N12°20'29"W along said line, 632.46 feet to the South line of a Replat of Broomfield Industrial Park Filing No. 1, a recorded plat on file in the Jefferson County records in Book 61 at Page 52, Reception No. 80004543, and Broomfield Industrial Park Filing No. 1, a recorded plat on file in the Jefferson County records in Book 48 at Page 1, Reception No. 748570;  
thence N89°49'33"E along the South line of said Replat of Broomfield Industrial Park Filing No. 1, and said Broomfield Industrial Park Filing No. 1, 2096.60 feet to a point on the East line of said Section 2;  
thence S00°13'27"E along said East line of Section 2, 620.72 feet to the Point of Beginning, containing 28.871 acres more or less.  
Has laid out, platted and subdivided the above described land into streets, Lots, Blocks and Tract under the name and style of "Broomfield Industrial Park Filing No. 3", and by these presents does hereby dedicate all of the streets as shown on the accompanying plat to the City of Broomfield and its assigns and does hereby dedicate to the City of Broomfield and its assigns those portions of the real property which are labeled as easements on the accompanying plat as easements for the installation and maintenance of water, sewer, electric, gas, cable television, drainage & other services and does hereby dedicate to the City of Broomfield and its assigns Tract A (which may be held or used for governmental, public or proprietary purposes, may be sold or may be exchanged for other property, as the City Council deems proper).

Witness our hand this 7th day of JANUARY A.D., 1988  
OWNERS:  
ROBERT S. LEVY  
*Robert S. Levy*  
Robert S. Levy

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF ADAMS )  
The foregoing instrument was acknowledged before me this Seventh day of January A.D., 1988, by Robert S. Levy.  
My commission expires May 27, 1990  
Witness my hand and seal Barbara A. Coleman  
Notary Public  
3752 S. Odessa St.  
Address



JAMES R. VAN BUSKIRK  
*James R. Van Buskirk*  
James R. Van Buskirk  
STATE OF COLORADO ) Arizona  
                                  ) SS  
COUNTY OF ADAMS ) Maricopa  
The foregoing instrument was acknowledged before me this 20 day of January A.D., 1988, by James R. Van Buskirk.  
My commission expires 10-30-89  
Witness my hand and seal *Jalicia DeLeon*  
Notary Public  
12200 N. 111th Av. YOUNGTOWN AZ 85363  
Address



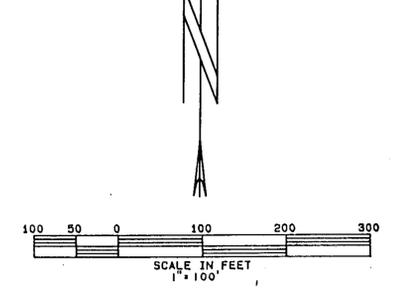
ATTORNEYS CERTIFICATE:  
I, R. JERRY RUSSELL, an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the public ways shown on the Plat are the owners thereof in fee simple, free and clear of all encumbrances.  
*R. Jerry Russell* 2-9-88  
Attorney at Law

Approved by Broomfield City Engineer \_\_\_\_\_  
This Plat approved by the City of Broomfield, Colorado, Planning Commission this 2nd day of February A.D., 1988.  
*Gene E. Egan* *Henry C. Hoff*  
Secretary Chairman

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 9th day of February A.D., 1988.  
*Dicki Mann* *Jalicia DeLeon*  
City Clerk Mayor

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 22nd day of February, A.D., 1988, at Book 96, Page 43.  
Reception No. 88017154  
*Norman C. Allen*  
Clerk and Recorder  
By: *Donna M. Kuhnle*  
Deputy Clerk

- NOTES:
1. Basis of Bearings is the East line of the Northeast quarter of Section 2, Township 2 South, Range 69 West, which bears N00°13'27"W.
  2. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your 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.
  3. This symbol "●", indicates a 5/8" steel pin with cap L.S. No. 12405 unless otherwise shown.
  4. All easements are as shown on the plat and are for water, sewer, electric, gas, cable television, drainage & other services, unless otherwise indicated.
  5. Issuance of building permits shall be subject to and contingent upon review and approval of drainage plans for the individual sites, by the City of Broomfield Engineering Department.
  6. The City of Broomfield may require fire hydrants, and easements to provide access to these fire hydrants, within lots on this plat. Such fire hydrants shall be installed, and such easements shall be granted, by the owner of the lot when structures are built on that lot.
  7. There shall be no access permitted onto Pierce Street from lots.
  8. There are 22 lots and 1 tract in Broomfield Industrial Park Filing No. 3.



PREPARED: NOVEMBER, 1987  
EMK CONSULTANTS, INC.  
ENGINEERS · SURVEYORS · LAND PLANNERS  
ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 120  
ENGLEWOOD, COLORADO 80111  
(303) 694-1520

NOTE: U.E. DENOTES UTILITY EASEMENT  
NOTE: ALL BLOCK CORNER RADIUS ARE 30' UNLESS OTHERWISE NOTED.

SURVEYING CERTIFICATE  
I, Jon S. McDaniel, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under my supervision on DEC 15 1987 and the monuments shown thereon actually exist and this plat accurately represents said survey.

