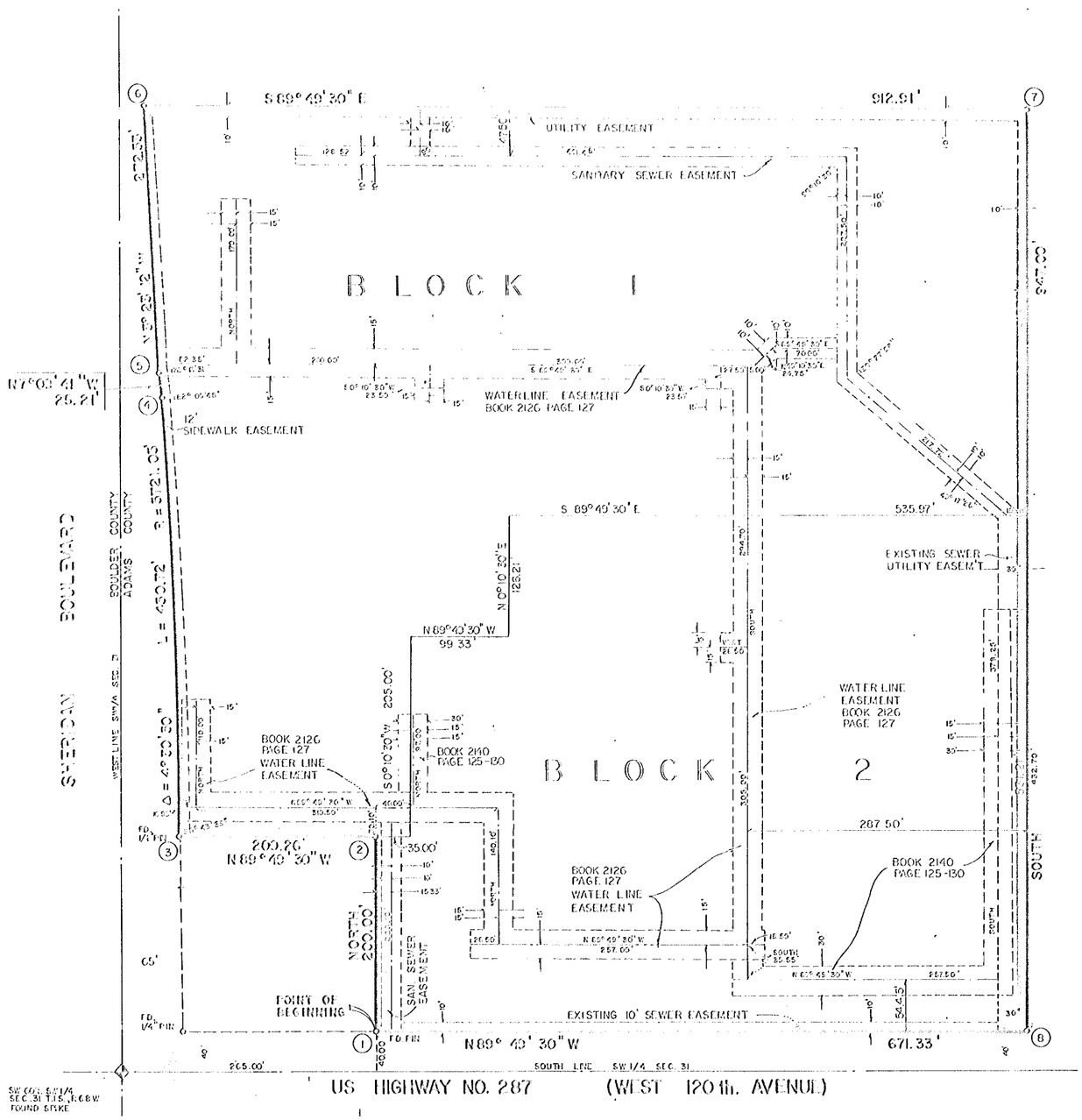
File 14 Map 351

A REPLAT OF BROOMFIELD PLAZA

A PART OF THE SOUTHWEST ONE - QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
AND ALL OF BROOMFIELD PLAZA
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



NOTES:

1. This symbol ① indicates a 5/8 inch rebar with metal cap stamped with boundary point number and L.S. No. 2432.
2. Bearings based on BROOMFIELD PLAZA.
3. The owner shall provide a non exclusive easement and right-of-way by pedestrian and vehicular traffic in, over, and across A Replat of BROOMFIELD PLAZA for the purpose of providing ingress and egress to and from the individual blocks comprising A Replat of BROOMFIELD PLAZA for the mutual benefit and common use of the present and future owners of A Replat of BROOMFIELD PLAZA or any part thereof. Their heirs, successors, assignees, agents, employees, tenants and business invitees. Owner shall also provide, to the City of BROOMFIELD, adequate access at all times to all utility easements.

APPROVED BY William B. Barsten
Broomfield City Engineer

Robert A. Bakerby
Public Service Company

Clinton C. Meed
Mountain Bell

NOTE: Replat is subject to Subdivider's Agreement filed in Adams County Court House on January 6, 1977 in Book 2114, Page 508-512

GENGE / MEURER, SERAFINI AND MEURER, INC.
CONSULTING ENGINEERS 570 WEST 44th. AVE.
DENVER, COLORADO 80216

SCALE: 1" = 100'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of Broomfield Plaza in the Southwest one quarter 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:

Beginning at a point which is 40.00 feet North of the South line and 265.00 feet East of the West line of said Section 31, thence North and parallel to the West line of said Section 31, a distance of 200.00 feet; thence N89°49'30"W and parallel to the South line of said Section 31, a distance of 200.26 feet to a point on a curve whose radius point bears S89°26'57"W; thence Northerly along a curve to the left having a radius of 5721.05 feet and a central angle of 4°30'50", an arc distance of 450.72 feet; thence N7°09'41"W, 25.21 feet to the Southeast corner of a strip of land as described in Book 1887, Page 244, in the office of the Clerk and Recorder of said Adams County thence N3°23'12"W and along the East line of said strip of land a distance of 272.53 feet; thence S89°49'30"E and parallel to the South line of said Section 31, a distance of 912.91 feet; thence South and parallel to the West line of said Section 31, a distance of 947.00 feet to a point being 40.00 feet North of and measured perpendicularly from the South line of Section 31; thence N89°49'30"W and parallel to the South line of said Section 31 a distance of 671.33 feet to the point of beginning. Containing 16.334 acres, more or less Has laid out and platted the above described land under the name and style of A REPLAT OF BROOMFIELD PLAZA and by these presents does dedicate to public utilities and the City of Broomfield the easements as shown hereon for the purposes noted hereon. Note No. 3 shall be a part of this dedication.

Executed this 28th day of June A.D., 1977.

OWNER BROOMFIELD ASSOCIATES, A COLORADO LIMITED PARTNERSHIP
KROH BROTHERS DEVELOPMENT CO., General Partner

By [signature]

MORTGAGEE: B.A. MORTGAGE CO., INC.

By [signature]

STATE OF TEXAS)
COUNTY OF HARRIS) SS

The foregoing was acknowledged before me this 1st day of June A.D., 1977, by Robert Miller of C & W Manhattan Associates. Witness my hand and seal. My commission expires [illegible]

Notary Public [signature]

STATE OF MISSOURI)
COUNTY OF JACKSON) SS.

The foregoing was acknowledged before me this 7th day of June A.D., 1977. by [illegible] of Kroh Brothers Development Co., and by [illegible] of B.A. Mortgage Co., Inc. Witness by hand and seal My commission expires [illegible]

Notary Public [illegible]

C & W MANHATTAN ASSOCIATES, A Texas Limited Partnership, by the General Partner, COOGAN & WALTERS, A Texas General Partnership

By [signature]

MORTGAGEE: SECURITY PACIFIC MORTGAGE CORPORATION

By [signature]

STATE OF COLORADO)
COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this [illegible] A.D., 1977 By [illegible] of Security Pacific Mortgage Corporation. Witness my hand and seal. My commission expires 7-4-81

Notary Public [illegible]

APPROVED BY THE PLANNING COMMISSION of the City of Broomfield, Colorado, this 7th day of June A.D., 1977.

Henry A. Stovall
Chairman

Pat Copeland
Secretary

ACCEPTED AND APPROVED as a subdivision and passed by the City Council of the City of Broomfield, Colorado, this 26th day of July A.D., 1977.

Walter P. Spader
Mayor

I, Leonard L. McCoy, a Registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that the survey of A REPLAT OF BROOMFIELD PLAZA was made under my supervision and the accompanying plat accurately and properly shows said tract and the monuments shown do actually exist.

Leonard L. McCoy
Registered Professional Engineer and Land Surveyor No. 2432

I hereby certify that this plat was filed in my office on this 15th day of Aug A.D., 1977, at 8:00 A.M. Clerk and Recorder's Reception No. was recorded in Plat Book 14 at Map 351 Reception No. B087747

William Sokol
County Clerk and Recorder
By Ray Sakaguchi Deputy

46803