## BROOMFIELD PROFESSIONAL PARK

A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 4 OF SECTION 34, TIS, R 69W OF THE 6TH. P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 54.131 AC. +/-

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT BROOMFIELD SQUARE, A PARTNERSHIP, R. J. WITTNEBRINK, M. C. DeCOLA, LESTER LERICH AND JOSEPH G. KRUPA ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "BROOMFIELD PROFESSIONAL PARK", A SUBDIVISION OF A PART OF THE N1/2 OF THE NE/4 OF SECTION 34, T1S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NE1/4 OF SECTION 34, TIS, R69W OF THE 6TH P.M., THENCE \$89°12'35"W, 100.01 FEET ALONG THE SOUTH LINE OF THE N1/2 OF THE NE1/4 OF SAID SECTION 34 TO THE NORTHEAST CORNER OF ATLAS INDUSTRIAL PARK REPLAT, A RESUBDIVISION OF ATLAS INDUSTRIAL PARK FILING NO. IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF AND THE TRUE POINT OF BEGINNING:

THENCE CONTINUING S89° 12'35"W, 260.02 FEET ALONG THE SOUTH LINE OF THE N1/2 OF THE NEI/4 OF SAID SECTION 34 AND ALONG THE NORTH LINE OF SAID ATLAS INDUSTRIAL PARK REPLAT TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO C. DON McFERRIN, LEWIS N. STUCKEY, JR. AND ROBERT D. GRAHAM, AS DESCRIBED IN DEED RECORDED ON FILM 1082 AS RECEPTION NO. 359480 OF THE RECORDS OF BOULDER COUNTY. COLORADO;

THENCE NO° 07'20" W, 168.83 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1082 AS RECEPTION NO. 359480 TO A NORTHEAST CORNER THEREOF:

THENCE N64°05'33"W, 144.67 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1082 AS RECEPTION NO. 359480 TO A NORTHEAST CORNER THEREOF:

THENCE S89<sup>0</sup>12'35"W, 300.03 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1082 AS RECEPTION NO. 359480 TO THE NORTHWEST CORNER THEREOF;

THENCE SOO7'20"E, 233.83 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1082 AS RECEPTION NO. 359480 TO THE NORTH LINE OF SAID ATLAS INDUSTRIAL PARK REPLAT:

THENCE S89012'35"W, 1167.47 FEET ALONG THE NORTH LINE OF SAID ATLAS INDUSTRIAL PARK REPLAT TO THE SOUTHEAST CORNER OF LOT 4 IN IDEAL INDUSTRIAL PARK, A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE N5047'50"W, 136.82 FEET ALONG THE EASTERLY LINE OF SAID LOT 4;

THENCE N8<sup>0</sup>50'50"E, 285.77 FEET ALONG THE EASTERLY LINES OF LOTS 4 AND 5 IN SAID IDEAL INDUSTRIAL PARK; THENCE N21<sup>0</sup>17'05"W, 103.04 FEET ALONG THE EASTERLY LINE OF SAID LOT 5 TO THE EAST LINE EXTENDED SOUTHERLY OF LOT 6 IN SAID IDEAL INDUSTRIAL PARK;

THENCE NO<sup>O</sup>09'30"W, 802.34 FEET ALONG THE EAST LINE EXTENDED SOUTHERLY, THE EAST LINE AND THE EAST LINE EXTENDED NORTHERLY OF SAID LOT 6 AND ALONG THE EAST LINE AND THE EAST LINE EXTENDED NORTHERLY OF LOT 7 IN SAID IDEAL INDUSTRIAL PARK TO THE NORTH LINE OF THE NEW OF SAID SECTION 34;

THENCE N89001'10"E, 1864.29 FEET ALONG THE NORTH LINE OF THE NEW OF SAID SECTION 34 TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287;

THENCE SOO7'20"E, 1323.13 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHNAY NO. 287 TO THE TRUE POINT OF BEGINNING

AREA = 54.131 ACRES, MORE OR LESS

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "BROOMFIELD PROFESSIONAL PARK, ARE DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND

IN WITNESS WHEREOF, BROOMFIELD SQUARE, A PARTNERSHIP, R. J. WITTENBRINK, M. C. DeCOLA, LESTER LERICH AND JOSEPH G. KRUPA HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ 22 ND. \_\_\_ DAY OF AUGUST A.D., 19 78.

STATE OF COLORADO) SS COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF Pucusi A.D., 1978, BY R. J. WITTENBRINK, M. C. DeCOLA AS INDIVIDUALS AND AS PARTNERS OF BROOMFIELD SQUARE.

STATE OF COLORADO) SS COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF ALGUST A.D., 1978, BY LESTER LERICH AND JOSEPH G. KRUPA AS INDIVIDUALS.

A.D., 19th, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD,

APPROVED THIS 25th DAY OF MARCH A.D., 1980, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

Caul L. Esbeuson MOINTAIN STATES TELEPHONE & TELEGRAPH CO.

DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNER'S TITLE TO ALL LANDS HEREINABOVE DEDICATED

DATED THIS 87 DAY OF May A.D., 1980.

SURVEYOR'S CERTIFICATE

I, FRANK R. DREXEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD PROFESSIONAL PARK TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 0 CLOCK A.M. THIS DAY OF A.D., 1987 AND IS DULY RECORDED IN PLAN FILE



## BROOMFIELD PROFESSIONAL PARK

A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TIS, R69W OF THE 6TH. P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER,

