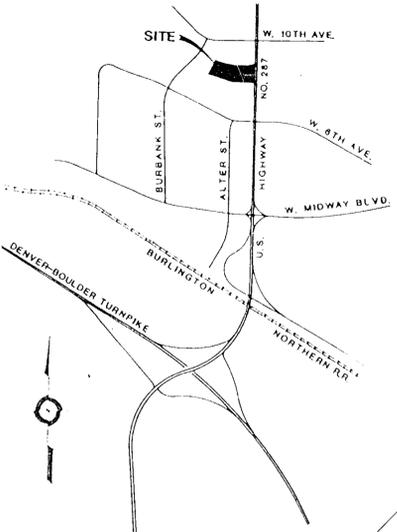
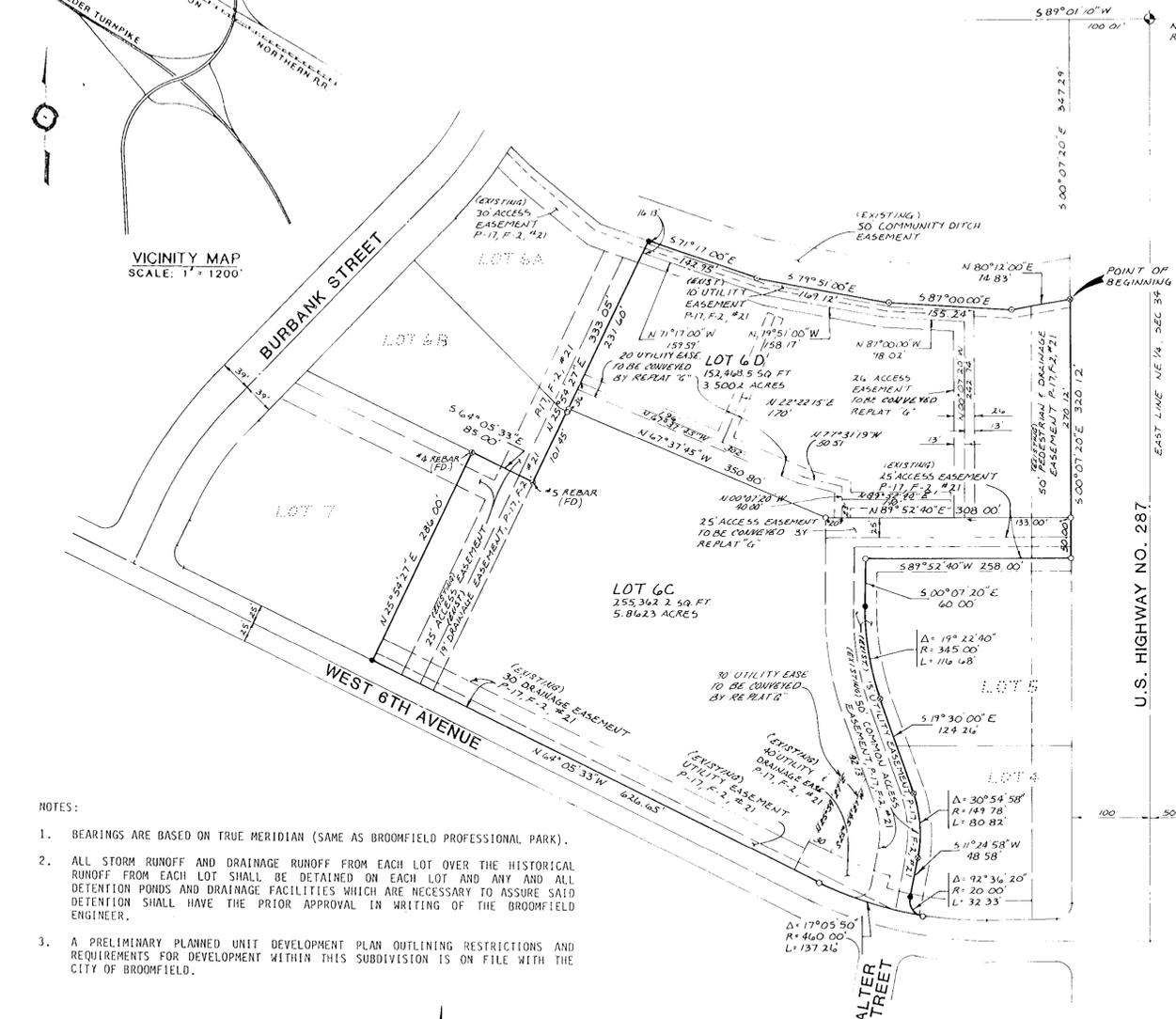


BROOMFIELD PROFESSIONAL PARK REPLAT "G"

A REPLAT OF LOT 6C, BROOMFIELD PROFESSIONAL PARK REPLAT "F", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, T1S, R69W, OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.



VICINITY MAP
SCALE: 1" = 1200'



U.S. HIGHWAY NO. 287

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT EAGLE JOINT VENTURE, A JOINT VENTURE, IS THE OWNER AND ABACUS MORTGAGE INVESTMENT COMPANY L, THE MORTGAGEE OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO, BEING A REPLAT OF LOT 6C, "BROOMFIELD PROFESSIONAL PARK REPLAT "F", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE S89°01'10"W 100.01' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287; THENCE S00°07'20"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 347.29 FEET TO THE NORTHEAST CORNER OF LOT 6C, "BROOMFIELD PROFESSIONAL PARK REPLAT "F", ALSO BEING THE POINT OF BEGINNING; THENCE S00°07'20"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 320.12 FEET; THENCE S89°52'40"W LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 258.00 FEET; THENCE S00°07'20"E A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE; THENCE 116.68' FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 192°22'40" AND A RADIUS OF 345.00 FEET TO A POINT; THENCE S19°30'00"E A DISTANCE OF 124.26 FEET TO A POINT OF CURVATURE; THENCE 80.82 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 309°4'58" AND A RADIUS OF 149.78 FEET TO A POINT; THENCE S19°31'59"W A DISTANCE OF 43.58 FEET TO A POINT OF CURVATURE; THENCE 32.33 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 92°36'20" AND A RADIUS OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 6TH AVENUE ALSO BEING A POINT OF CURVATURE; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE 137.26 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°05'50" AND A RADIUS OF 460.00 FEET AND A CHORD BEARING OF N72°38'28"W, AND A CHORD DISTANCE OF 136.76 FEET TO A POINT; THENCE N64°05'33"W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 626.65 FEET; THENCE N25°54'27"E LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 286.00 FEET; THENCE S64°05'33"E A DISTANCE OF 85.00 FEET; THENCE N25°54'27"E A DISTANCE OF 333.05 FEET; THENCE S71°01'00"E A DISTANCE OF 142.95 FEET; THENCE S71°01'00"E A DISTANCE OF 169.12 FEET; THENCE S07°00'00"E A DISTANCE OF 155.24 FEET; THENCE N80°12'00"E A DISTANCE OF 74.83 FEET TO THE POINT OF BEGINNING, COMPRISING 9.3625 ACRES (407830.7 SQUARE FEET), MORE OR LESS;

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "G", PART OF A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT AND CONVEY THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS EASEMENTS ON THE ACCOMPANYING PLAT.

STATEMENT OF OWNERSHIP:

IN WITNESS WHEREOF, MCR, A COLORADO GENERAL PARTNERSHIP, AND BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP AS JOINT VENTURERS IN EAGLE JOINT VENTURE, A JOINT VENTURE, HAVE CAUSED THEIR NAMES TO BE HEREBY SUBSCRIBED THIS 15th DAY OF March, A.D., 1987.

EAGLE JOINT VENTURE, BY
MCR, A COLORADO GENERAL PARTNERSHIP,
BY: *[Signature]*
JOHN CLAUS, GENERAL PARTNER
(AND)
BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP,
BY: *[Signature]*
R.J. WITTENBRINK, GENERAL PARTNER

ACKNOWLEDGEMENT:
STATE OF COLORADO } ss.
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF March, A.D., 1987, BY JOHN CLAUS GENERAL PARTNER OF MCR, AND BY R.J. WITTENBRINK AS GENERAL PARTNER OF BROOMFIELD SQUARE, AS JOINT VENTURES OF EAGLE JOINT VENTURE, A JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/23/88
ADDRESS: 130 Burbank, Broomfield, Co. 80020

ABACUS MORTGAGE INVESTMENT COMPANY,
BY: *[Signature]*
Vice President

ATTEST:
STATE OF COLORADO } ss.
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF March, A.D., 1987, BY *[Signature]*
ABACUS MORTGAGE INVESTMENT COMPANY, A DELAWARE CORP. AS MORTGAGEE.

WITNESS MY HAND AND OFFICIAL SEAL: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/23/88
ADDRESS: 130 Burbank, Broomfield, Co. 80020

ATTORNEY'S CERTIFICATE:

I, RONALD K. REEVES, AN ATTORNEY AT LAW, DULY LICENSED BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREIN BEFORE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATORS FREE OF ALL LIENS AND ENCUMBRANCES EXCEPT DEED OF TRUST FOR THE USE OF ABACUS MORTGAGE INVESTMENT CORPORATION, RECORDED ON JANUARY 30, 1984, FILM NUMBER 1289 UNDER RECEPTION NUMBER 601545, BOULDER COUNTY, COLORADO RECORDS.

RONALD K. REEVES

SURVEYOR'S CERTIFICATE:

I, ROBERT E. EMMONS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD PROFESSIONAL PARK REPLAT "G" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.
[Signature]
ROBERT E. EMMONS, PLS #11111 DATE: 3-24-87

BROOMFIELD CERTIFICATES:

APPROVED THIS 15 DAY OF March, A.D., 1987 BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD, COLORADO.

[Signature]
CITY ENGINEER

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS 15 DAY OF March, A.D., 1987.

[Signature]
PUBLIC SERVICE COMPANY

APPROVED BY MOUNTAIN BELL THIS 15 DAY OF March, A.D., 1987.

[Signature]
MOUNTAIN BELL

APPROVED BY JONES INTERCABLE THIS 15 DAY OF March, A.D., 1987.

[Signature]
JONES INTERCABLE

APPROVED THIS 16 DAY OF March, A.D., 1987 BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:
[Signature]
SECRETARY CHAIRMAN

APPROVED THIS 16th DAY OF March, A.D., 1987, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:
[Signature]
CITY CLERK MAYOR

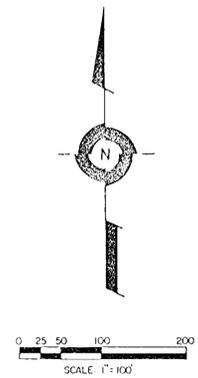
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } ss.
COUNTY OF BOULDER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:30 P.M. THIS 20th DAY OF March, A.D., 1987, AND IS DULY RECORDED IN PLAN FILE

FEES PAID:
RECORDER: *[Signature]*
BY: DEPUTY: *[Signature]*
FILM 1464
Receipt No. 835360

- NOTES:**
- BEARINGS ARE BASED ON TRUE MERIDIAN (SAME AS BROOMFIELD PROFESSIONAL PARK).
 - ALL STORM RUNOFF AND DRAINAGE RUNOFF FROM EACH LOT OVER THE HISTORICAL RUNOFF FROM EACH LOT SHALL BE DETAINED ON EACH LOT AND ANY AND ALL DETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID DETENTION SHALL HAVE THE PRIOR APPROVAL IN WRITING OF THE BROOMFIELD ENGINEER.
 - A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN OUTLINING RESTRICTIONS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THIS SUBDIVISION IS ON FILE WITH THE CITY OF BROOMFIELD.



- LEGEND**
- SET EXISTING PIN AND CAP LS # 11111
 - FOUND PIN AND CAP LS # 14112
 - FOUND PIN AND CAP LS # 2147
 - FOUND "X" IN CONC WALK

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU 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.

EMMONS, HENRY, MEISENHEIMER & GENDE, INC., CONSULTING ENGINEERS; AURORA CO

Job No.	Date	Revision
8727 02	11-19-86	1 2286 ARCH COMMENTS
		2 12286 CITY COMMENTS
		3 12287 CITY COMMENTS
		4 12288 CITY COMMENTS