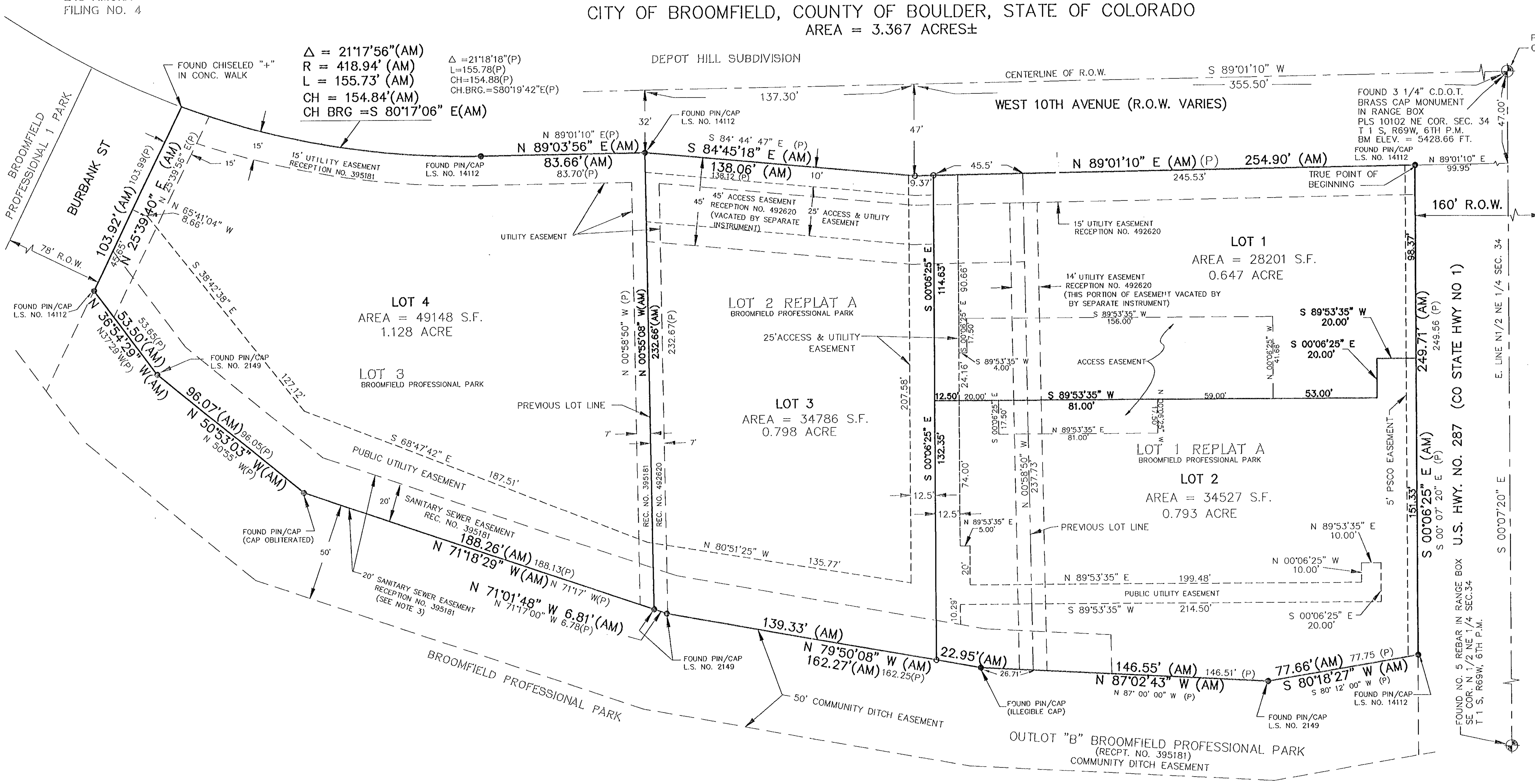
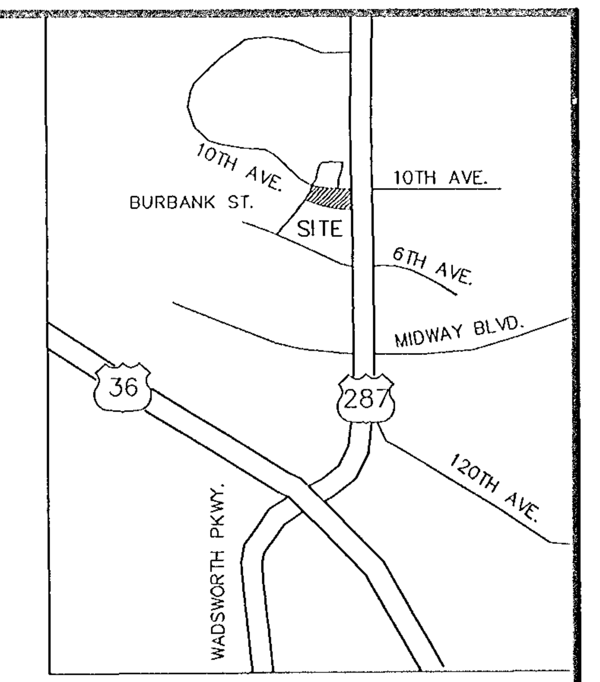
BROOMFIELD PROFESSIONAL PARK REPLAT "H"

A REPLAT OF LOTS 1 & 2 BROOMFIELD PROFESSIONAL PARK REPLAT "A", AND LOT 3 BROOMFIELD PROFESSIONAL PARK,
A SUBDIVISION OF 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
AREA = 3.367 ACRES±



SCALE: 1" = 30'



VICINITY MAP
1" = 2000'

LEGEND:

(AM) INDICATES AS MEASURED BEARINGS AND DISTANCES
(P) INDICATES PLAT BEARINGS AND DISTANCES

o SET NO.5 REBAR WITH 1 1/2" ALUM. CAP LS NO. 5112

NOTES:

1) BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SEC. 34 BEARS S 00°07'20" E. THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34 ARE SHOWN HEREON.

2) BENCHMARK: "E 413", CITY OF BROOMFIELD, AN ENCASED STAINLESS STEEL ROD LOCATED AT THE INTERSECTION OF US HWY. 287 & W 10TH AVE. ELEVATION = 5425.18

3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

4) INDIVIDUAL LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE FACILITIES WHICH ARE CONSTRUCTED ON THERE LOTS.

PROPERTY DESCRIPTION

BEING LOTS 1 AND 2 OF BROOMFIELD PROFESSIONAL PARK, REPLAT "A" RECORDED AS RECEPTION NO. 492620, COUNTY OF BOULDER, STATE OF COLORADO, RECORDS AND LOT 3 OF BROOMFIELD PROFESSIONAL PARK RECORDED AS RECEPTION NO 395181, BOULDER COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND DEPARTMENT OF HIGHWAYS BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 34, T 1 S, RANGE 69 WEST OF THE 6TH P.M.; THENCE S 00°07'20" E ALONG THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 47.00 FEET TO A POINT; THENCE S 89°01'10" W A DISTANCE OF 99.95 FEET TO A FOUND PIN AND CAP, LS NO. 14112 AT THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287, THE TRUE POINT OF BEGINNING; THENCE S 00° 06"25" E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 249.71 FEET TO A FOUND PIN AND CAP LS NO. 14112 AT THE NORTHERLY LINE OF THE COMMUNITY DITCH EASEMENT SHOWN AS OUTLOT "B" OF THE BROOMFIELD PROFESSIONAL PARK RECEPTION NO. 395181 BOULDER COUNTY RECORDS; THENCE S 80°18'27" W ALONG THE NORTHERLY LINE OF SAID DITCH EASEMENT A DISTANCE OF 77.66 FEET TO A FOUND PIN AND CAP LS NO. 2149; THENCE N 87°02'43" W A DISTANCE OF 146.55 FEET TO A FOUND PIN AND CAP WITH LS NO. OBLITERATED; THENCE N 79°50'08" W A DISTANCE OF 162.27 FEET TO A FOUND PIN AND CAP, LS NO. 2149; THENCE N 71°01'48" W A DISTANCE OF 6.81 FEET TO FOUND IRON PIN AND CAP LS NO. 2149; THENCE N 71°18'29" W A DISTANCE OF 188.26 FEET TO A FOUND PIN AND CAP, LS NO. OBLITERATED; THENCE N 50°53'03" W DISTANCE OF 96.07 FEET TO A FOUND PIN AND CAP LS NO. 2149; THENCE N 36°54'29" W A DISTANCE OF 53.50 FEET TO A FOUND IRON PIN AND CAP, LS NO. 14112 AT THE EASTERLY RIGHT-OF-WAY LINE OF BURBANK ST.; THENCE LEAVING SAID NORTHERLY LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 25°39'40" E A DISTANCE OF 103.92 FEET TO A FOUND CROSS CUT IN CONCRETE AT THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°17'56" A RADIUS OF 418.94 FEET, A CHORD BEARING OF S 80°17'06" E AND A CHORD DISTANCE OF 154.84 FEET TO A FOUND PIN AND CAP, LS NO. 14112; THENCE N 89°03'56" E A DISTANCE OF 83.66 FEET TO A FOUND PIN AND CAP, LS NO. 14112; THENCE S 84° 45'18" E A DISTANCE OF 138.06 FEET TO A SET NO. 5 REBAR WITH CAP LABELED LS 5112; THENCE N 89°01'10" E, A DISTANCE OF 254.90' FEET TO THE POINT OF BEGINNING, CONTAINING 3.367 ACRES MORE OR LESS.

3403FP01.DWG
47492403

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE NATIONAL BANK, AND NORTHWEST INVESTMENT GROUP, ARE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOJLDER COUNTY, STATE OF COLORADO, LYING WITHIN THE BOUNDARY OF "BROOMFIELD PROFESSIONAL PARK", 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:

LOT 1 AND 2 OF BROOMFIELD PROFESSIONAL PARK REPLAT "A"
AND LOT 3 OF BROOMFIELD PROFESSIONAL PARK.
CONTAINING AN AREA OF 146,661 S.F., 3.367 ACRES

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "H", PART OF A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DO HEREBY GRANT THAT PORTION OF SAID REAL PROPERTY WHICH IS DESIGNATED AS "ACCESS EASEMENT" CN THE ACCOMPANYING PLAT.

IN WITNESS THEREOF, NORTHWEST INVESTMENT GROUP, A COLORADO GENERAL PARTNERSHIP, AND EAGLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAVE CAUSED THEIR NAMES TO BE HEREONTO SUBSCRIBED THIS 8th & 25th DAY OF April, A.D., 1994.

NORTHWEST INVESTMENT GROUP, A COLORADO GENERAL PARTNERSHIP, LOT 1, OF BROOMFIELD PROFESSIONAL PARK REPLAT "A" AND LOT 3, BROOMFIELD PROFESSIONAL PARK.

John Claus
JOHN CLAUS

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF April, A.D., 1994, BY John Claus

WITNESS MY HAND AND OFFICIAL SEAL: Kathy L. Rathlich
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/1/94

DATE: 4/18/94

EAGLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, LOT 2, OF BROOMFIELD PROFESSIONAL PARK REPLAT "A"

Dave Manley, President
DAVE MANLEY

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April, A.D., 1994, BY Dave Manley

WITNESS MY HAND AND OFFICIAL SEAL: Karen A. Pollard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/97

DATE: 4/25/94

ATTORNEYS CERTIFICATE :

I, ALBERT U. EVANS 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 HEREINBEFORE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATORS FREE OF ALL LIENS AND ENCUMBRANCES.

Albert U. Evans

BROOMFIELD CERTIFICATES :

APPROVED THIS 5th DAY OF April, A.D. 1994, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Diane Eismann
SECRETARY

Gary Malone
CHAIRMAN

APPROVED THIS 26th DAY OF April, A. D. 1994, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Vicki Marcus
CITY CLERK

CITY OF BROOMFIELD CORPORATE SEAL COLORADO

Robert K. Sakaguchi
MAYOR Pro-Tem

SURVEYOR'S CERTIFICATION:

I, ROBERT A. RICKARD A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF EAGLE BANK SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

COLORADO REGISTERED ROBERT A. RICKARD 28282

Robert A. Rickard
ROBERT A. RICKARD
P.L.S. 28282
FOR AND ON BEHALF OF JEHN & ASSOCIATES, INC.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:50 O'CLOCK A.M. THIS 19th DAY OF May, A.D., 1994, AND IS DULY RECORDED IN PLAN FILE P-31 F-3 #21

Film # 1977
Reception # 1428629
Fees: $10.00

RECORDER Charlotte Houston

Carol Porter
(BY DEPUTY)

PREPARED BY:

Jehn & Associates, Inc.
PROFESSIONAL ENGINEERS AND SURVEYORS
5695 YUKON STREET, SUITE C
ARVADA, COLORADO 80002
PHONE (303) 423-6036 FAX (303) 467-9438