

BROOMFIELD SELF-STORAGE SUBDIVISION

(A REPLAT OF LOTS 3 & 4 OF HEATH'S SUBDIVISION) *File 16 Map 673*

A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, T.1S., R.68W. OF THE SIXTH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That George Delton Heath and Henri Ella Heath, husband and wife, being the owners of Lots 3 & 4, of "Heath's Subdivision", a part of the southeast 1/4 of section 31, township 1 south, range 68 west of the 6th principal meridian, Adams County, Colorado, more particularly described as follows:

Commencing at the southeast corner of section 31, T.1 S., R.68 W. of the 6th P.M.; Thence S 90°00'00" W (an assumed bearing), a distance of 1980.00 feet along the south line of said section 31; Thence N 00° 16'20" W, a distance of 40.00 feet to the north right-of-way line of U.S. highway 287, also known as 120th Avenue, and the southwest corner of said subdivision; thence continuing N 00° 16' 20" W, along the westerly line of said subdivision a distance of 705.81 feet to the TRUE POINT OF BEGINNING:

Thence continuing N 00° 16'20" W, a distance of 295.00 feet to the Northwest corner of said subdivision; Thence N 90°00'00" E, parallel to south line of said section 31, a distance 630.00 feet to the Northeast corner of said subdivision, and to the west R.O.W. line of Perry Street; Thence S 00° 16'20" E, a distance of 726.55 feet along the west R.O.W. line of Perry Street to the Southeast corner of said Lot 3; Thence N 90°00'00" W, parallel to the south line of said section 31, a distance of 146.23 feet; Thence along a curve to the right being tangent to the last described course and having a radius of 280.00 feet and a central angle of 39° 29' 47" a distance of 193.02 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said Lot 4; Thence continuing along said curve to the right having a radius of 280.00 feet and a central angle of 5° 30' 13" a distance of 26.90 feet; Thence N 45°00'00" W, a distance of 293.67 feet; Thence along a curve to the right being tangent to the last described course and having a radius of 280.00 feet and a central angle of 24° 15' 03" a distance of 118.51; Thence N 20° 44' 57" W, a distance of 46.08 feet to the TRUE POINT OF BEGINNING:

Containing 386,672 square feet (8.88 acres) more or less.

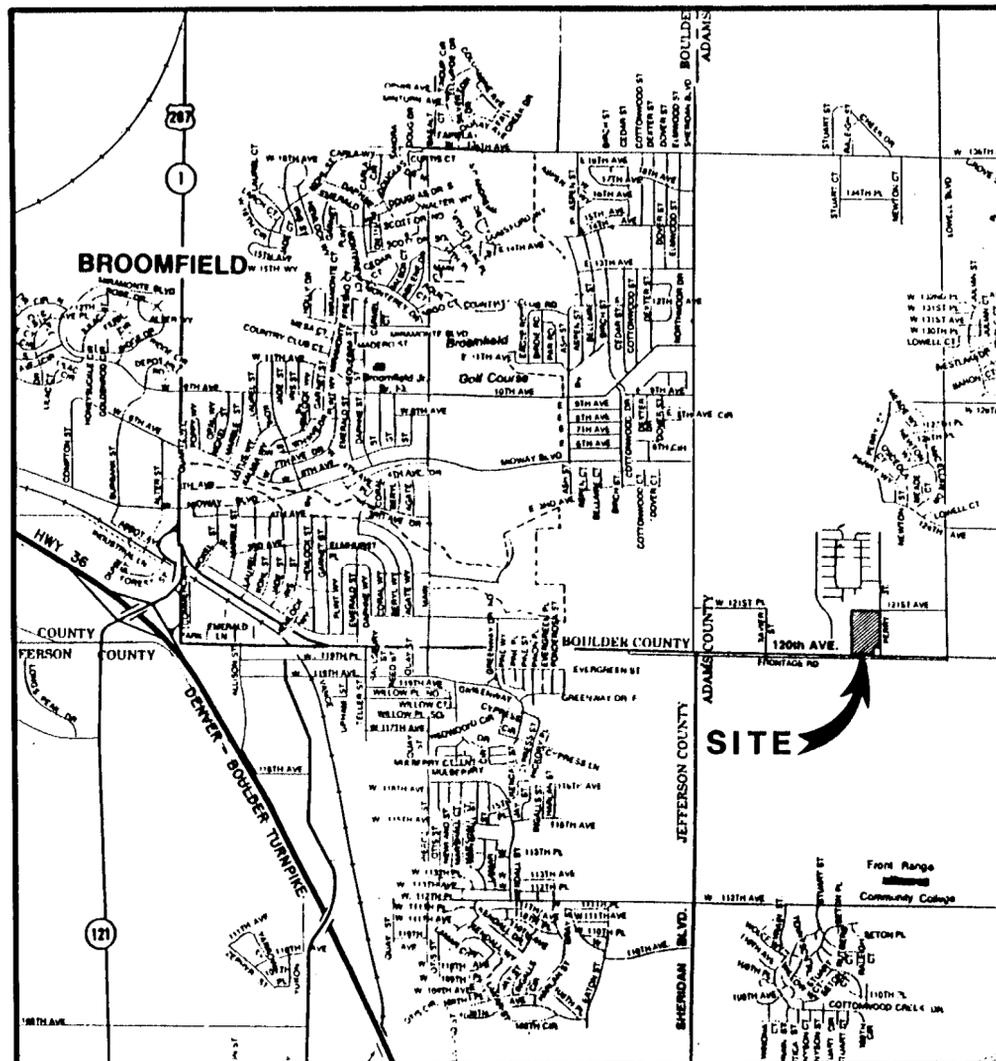
Has laid out, resubdivided and replatted the same into lots, utility easements, access and utility easements, and drainage easements as shown under the name of "Broomfield Self-Storage Subdivision", and does hereby grant and convey to the City of Broomfield and the public all utility easements, access and utility easements, and drainage easements over and across said lots at the location shown on the accompanying plat for the installation, operation, and maintenance of the aforementioned public utilities.

George Delton Heath
George Delton Heath
Henri Ella Heath
Henri Ella Heath

STATE OF Florida)
) ss.
COUNTY OF Marion)

The foregoing instrument was acknowledged before me this 22 day of July, 1987, by George Delton Heath and Henri Ella Heath, husband and wife.

WITNESS my hand and official seal: Jino A. Schroy
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 29, 1991
My address is: 2103 S.E. 17th St. Suite 101
Ocala, Florida 32611



VICINITY MAP

NOT TO SCALE

LIENHOLDERS CERTIFICATE:

The undersigned hereby consents to the execution of this plat and subdivision agreement with respect to the Broomfield Self-Storage Subdivision. The undersigned is the holder of a deed of trust (the "Deed of Trust") dated March 21, 1983, granted by George Delton Heath and Henri Ella Heath for the benefit of First Federal Savings and Loan Association of Denver, recorded in the real estate records of Adams County, Colorado, on April 8, 1983, in book 2734 at page 723 of said records.

FIRST FEDERAL SAVINGS BANK OF COLORADO
formerly First Federal Savings and Loan Association of Denver

By: [Signature]
Title Vice President

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing Lienholders Certificate was subscribed and sworn to me this 9th day of October, 1987, by Robert W. Richards, V.P., First Federal Savings Bank of Colorado.

WITNESS my hand and seal: Vilde Hanania
Notary Public
My commission expires 8/29/90
My address is 815 So. Wadsworth Blvd.
Lakewood Co. 80226

ATTORNEYS CERTIFICATE:

I, Robert A. Lembke, an attorney at law, duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of lands herein above dedicated and shown upon the within plat, as public ways, streets, avenues, and easements and that the title to such lands is in the dedicators, and that the dedication made by the dedicators is superior to any liens or encumbrances of record affecting the dedicated property.

Dated: 10-1-87

[Signature]
Robert A. Lembke

This plat approved by the City of Broomfield, Colorado, Planning & Zoning Commission this 4th day of May, 1987

[Signature]
Secretary

[Signature]
Chairman

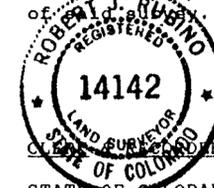
Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 23rd day of June, 1987

[Signature]
City Clerk

[Signature]
Mayor

SURVEYORS CERTIFICATE:

I, Robert J. Rubino a registered land surveyor in the state of Colorado, do hereby certify that I have surveyed the above described property, and that this plat is a true representation of the same.



[Signature] 8-7-87
Robert J. Rubino R.L.S.#14142

CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

I hereby certify that this instrument was filed for record in my office on the 23rd day of October, 1987, at 8:00 A.M. In Book No. , File 16, Map 673. Reception No. B777362

[Signature]
Clerk and Recorder

[Signature]
Deputy

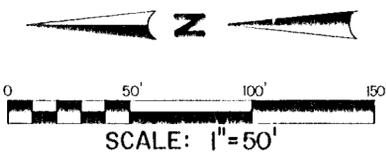
PREPARED BY:

PROFESSIONAL
ENGINEERING

William E. Payne & Associates

1391 N. Speer Boulevard Denver, Colorado 80204
(303) 623-4110

W 121st PL.

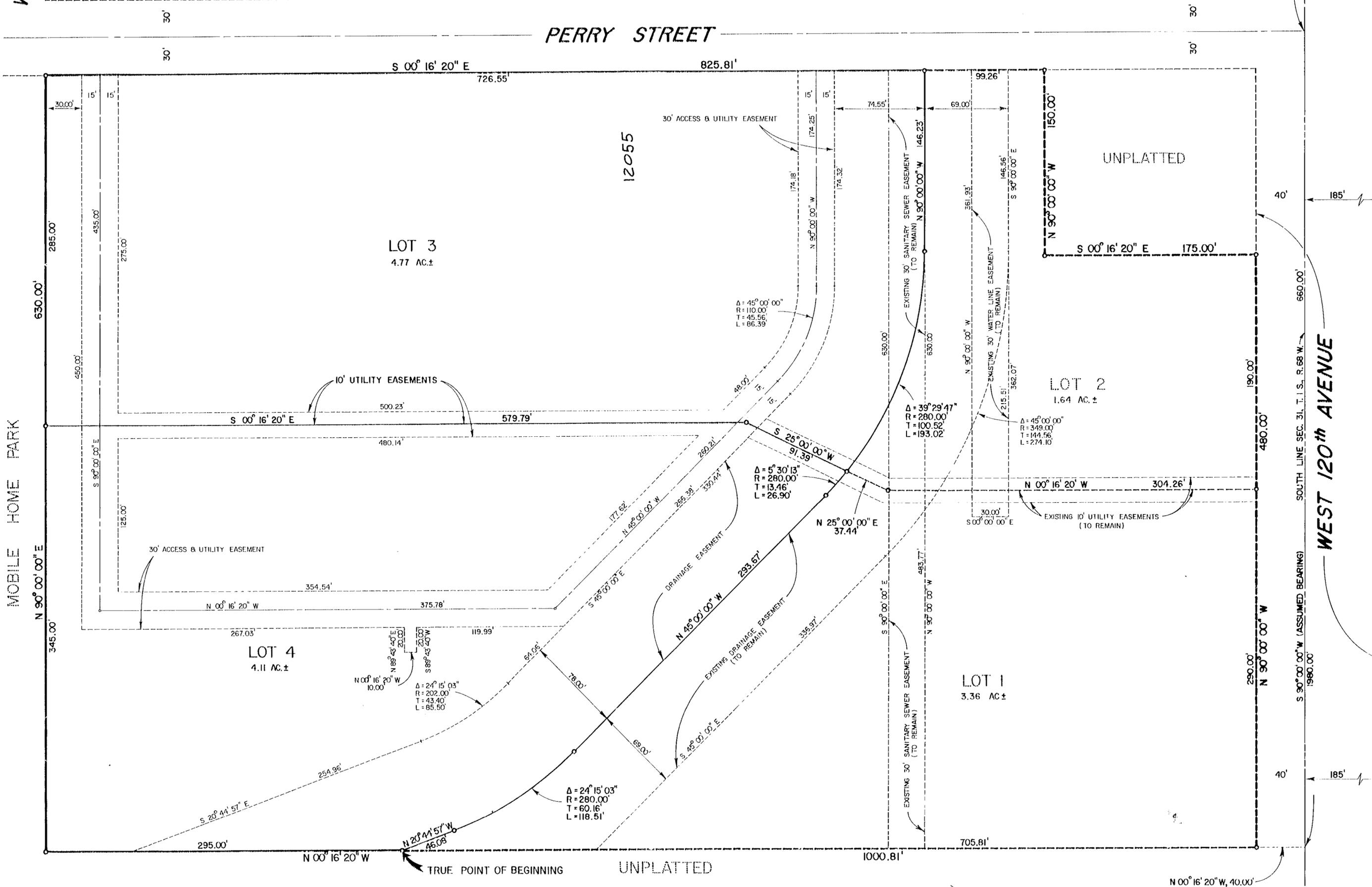


BROOMFIELD SELF-STORAGE

A Replat of Lots 3 & 4 of Heath's Subdivision

NORWEST SUBDIVISION

SE COR SEC. 31,
T.1.S., R.68 W.



MOBILE HOME PARK

PERRY STREET

WEST 120th AVENUE

DATE: 3-23-87

SHEET 2 OF 2