FINAL PLAT

ATLAS INDUSTRIAL PARK 2ND REPLAT

A RESUBDIVISION OF LOTS 6,7 AND 8, BLOCK 7, ATLAS INDUSTRIAL PARK REPLAT
IN THE EI/2 OF SECTION 34, TIS, R69W OF THE 6TH P. M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 5.483 ACRES, MORE OR LESS

MINOR SUBDIVISION

L = 121.12 R = 2748.00' Δ = 2°31'31" CH = \$82°48'05"E - MIDWAY BOULEVARD -FOUND # 5 REBAR W/ALUM. CAP MARKED "D.B. & CO. L.S. 17664" SET # 5 REBAR W/ ALUM. CAP MARKED "D. 8. 8. CO. LS 17664" LOT 5 L = 23.12' \$81°46'48"E L = 98.00' S83°02'34"E LOT 2 0. 564 ACRES, +/-(2000 W. MIDWAY BLVD.) 4.919 ACRES,+/-(2100 W. MIDWAY BLVD.) LOT 3 LOT 2 POINT OF BEGINNING MOST SOUTHERLY COR. OF LOT 8 > FOUND # 5 REBARS W/ALUM. CAPS MARKED "D.B. & CO. L.S. 17664" LOTI

VICINITY MAP

LEGAL DESCRIPTION

ALL OF LOTS 6, 7 AND 8, BLOCK 7, ATLAS INDUSTRIAL PARK REPLAT AS RECORDED IN PLAN FILE R-2-1-9 OF THE RECORDS OF BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 8, THENCE N59°03'20"W, 661.88 FEET ALONG THE SOUTHERLY LINES OF SAID LOTS 8 AND 6 TO THE MOST WESTERLY CORNER OF SAID LOT 6;

THENCE N37°40'40"E, 271.69 FEET ALONG THE WESTERLY LINE OF SAID LOT 6 TO THE NORTHWEST CORNER THEREOF;

THENCE S81°32'20"E, 437.69 FEET ALONG THE NORTHERLY LINES OF SAID LOTS 6 AND 7 TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY, 121.12 FEET ALONG THE NORTHERLY LINE OF SAID LOT 7 AND ALONG THE ARC OF SAID CURVE TO THE MOST EASTERLY CORNER OF SAID LOT 7, SAID ARC HAVING A RADIUS OF 2748.00, A CENTRAL ANGLE OF 2°31'31" AND BEING SUBTENDED BY A CHORD THAT BEARS S82°48'05"E, 121.11 FEET;

THENCE SOUTHWESTERLY, 433.77 FEET ALONG THE EASTERLY LINES OF SAID LOTS 7 AND 8 AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 31°04'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S15°24'40"W, 428.48 FEET;

THENCE S30°56'40"W, 73.15 FEET ALONG THE EASTERLY LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

AREA = 5.483 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, COMMANDER LEASING CO., A COLORADO GENERAL PARTNERSHIP, AND BROOMFIELD ENTERPRISES, INC., A COLORADO CORPORATION, ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF "ATLAS INDUSTRIAL PARK 2ND REPLAT", A RESUBDIVISION OF LOTS 6, 7 AND 8, BLOCK 7, ATLAS INDUSTRIAL PARK REPLAT.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED UNDER THE NAME AND STYLE OF "ATLAS INDUSTRIAL PARK 2ND REPLAT", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

IN WITNESS WHEREOF, COMMANDER LEASING CO., A COLORADO GENERAL PARTNERSHIP, AND BROOMFIELD ENTERPRISES, INC., A COLORADO CORPORATION, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS DAY OF Lease, 1993.

COMMANDER LEASING CO. A COLORADO GENERAL PARTNERSHIP (LOT !)

OWEN A. MCGINN, GENERAL PARTNER

BROOMFIELD ENTERPRISES, INC., A COLORADO CORPORATION (LOT 2)

BY: Jarold M.

ACKNOWLEDGEMENT

STATE OF COLORADO)

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF COMMANDER LEASING CO., A COLORADO GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-13-17

NO!

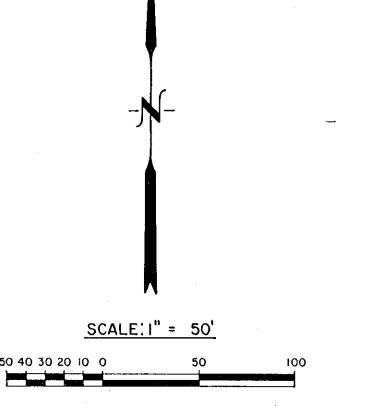
STATE OF COLORADO)
SE
Country of Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 77 DAY OF OCTOBER, 1993 BY HAROLA ASCHARASTA AS PRESIDENT AND MARK & SCHARA AS SECRETARY OF BROOMFIELD ENTERPRISES INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES UTA 194

NOTARY PUBLIC



NOTES

- BEARINGS ARE BASED ON THE LINE BETWEEN THE MOST SOUTHERLY CORNER OF LOT 8 AND THE MOST WESTERLY CORNER OF LOT 6 AS BEARING N59°03'20"W (AS PER THE PLAT OF ATLAS INDUSTRIAL PARK REPLAT ASSUMED MERIDIAN).
- 2. RECORDED EASEMENTS, RIGHTS-OF-WAY AND LEGAL DESCRIPTION ARE SHOWN AS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 977053, EFFECTIVE DATE: OCTOBER 11, 1993.
- 3. PREPARED BY: DREXEL BARRELL & CO.
 4840 PEARL EAST CIRCLE #114
 BOULDER, CO 80301-2475
- 4. IN ACCORDANCE WITH C.R.S. 13-80-105:
 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL
 ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS
 AFTER YOU FIRST DISCOVER ANY SUCH DEFECT. IN NO EVENT, MAY
 ANY ACTION BASED UPON DEFECT IN THIS SURVEY BE COMMENCED MORE
 THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
 HEREON.

PLANNING DIRECTOR DATE CITY ENGINEER CITY MANAGER DATE 10 - 29 - 93 DATE 10 - 29 - 93 DATE

SURVEYOR'S CERTIFICATE

I, RICHARD G. SETTERGREN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "ATLAS INDUSTRIAL PARK 2ND REPLAT" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADES UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN DERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

RICHAID GLASTOR REGRESSION COLORADO REGISTERED PROFESSION LAND SURVEYOR NO. 17664

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:58 O'CLOCK P.M., THIS 15t DAY OF November A.D., 1993, AND IS RECORDED IN PLAN FILE P-3 F-3 #6
FILM NO. 1895, RECEPTION NO. 1355995

FEES 10 PAI

Charlotte Houston CLERK AND RECORDER BY: Brunda Mure