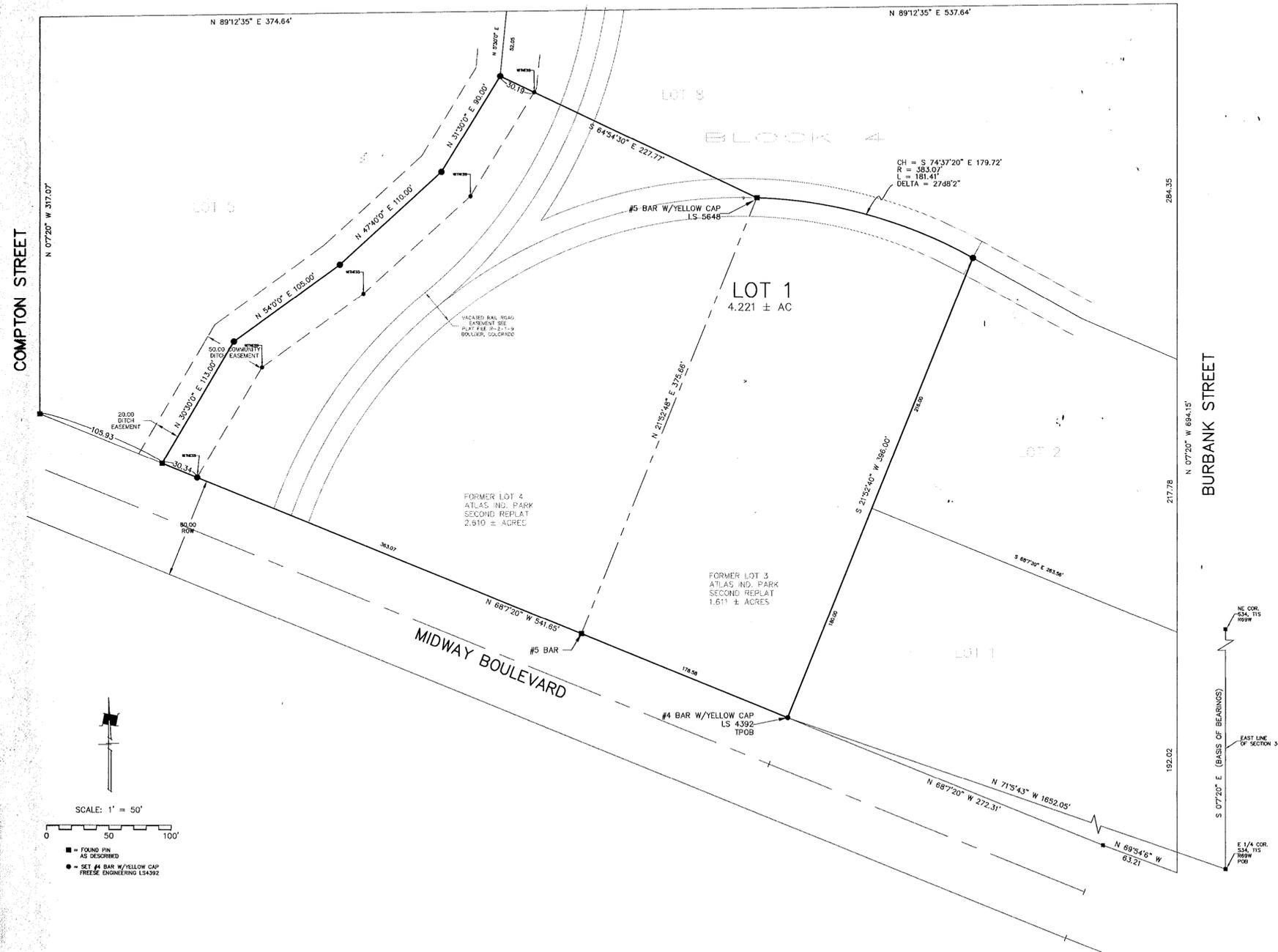


ATLAS INDUSTRIAL PARK THIRD REPLAT MINOR SUBDIVISION PLAT A REPLAT OF LOTS 3 AND 4, BLOCK 4, ATLAS INDUSTRIAL PARK REPLAT

LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.
CITY OF BROOMFIELD, BOULDER COUNTY, COLORADO



LEGAL DESCRIPTION
All that part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section 34, Township 1 South, Range 69 West of the 6th P.M., Boulder County, Colorado; being more particularly described as follows:

Beginning at the East 1/4 Corner (E 1/4 Cor.) of said Section 34 and considering the East line of Section 34 as bearing South 00°07'20" East and with all other bearings contained herein relating thereto;

Thence South 00°07'20" East, 2646.92 feet along the East line of Section 34, the center line of U.S. Highway No. 287, to the East 1/4 Corner (E 1/4 Cor.) of said Section 34;

Thence North 71° 05'43" West, 1652.05 feet to the South East Corner of Lot 3 of Atlas Industrial Park the True Point of Beginning;

Thence North 68°07'20" West, 541.65 feet along the Northeastly right-of-way of Midway Boulevard and the Southwesterly line of Lots 3 and 4 to the Northwest Corner of Lot 4;

Thence along the Northwesterly line of Lot 4, North 30°30'00" East, 113.00 feet;

Thence North 54°00'00" East, 105.00 feet;

Thence North 47°40'00" East, 110.00 feet;

Thence North 31°30'00" East, 90.00 feet to the Northwest corner of Lot 4;

Thence along the Northeastly line of Lot 4, South 64°54'30" East, 227.77 feet, to the Northeast corner of Lot 4;

Thence along the Northeastly line of Lot 3, a nontangent curve to the right who's chord bears South 74°37'20" East, 173.72 feet, who's central angle is 27°08'02", and who's radius is 383.07 feet, to the Northeast corner of Lot 3;

Thence along the Southeastly line of Lot 3, South 21°52'40" West, 396.00 feet to the True Point of Beginning.

Said described parcel contains 4.221 Acres more or less, and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

SURVEYORS CERTIFICATE
I, Jasper Freese a Registered Professional Land Surveyor in the State of Colorado do hereby certify that this plat was prepared under my personal supervision and that this plat is an accurate representation thereof. I further certify that the survey and this plat complies with all applicable rules, regulations, and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors.

Jasper Freese
Registered Land Surveyor No. 4392
9/23/96

OWNERS CERTIFICATE
Know all men by these presents, that Buckeye Investments being sole owner of Lots 3 and 4 shown hereon has caused said land to be combined, surveyed and platted under the name "Atlas Industrial Park Replat".

In witness thereof, has hereunto set our signature and seal this _____ day of _____, 1996

By: *George Cavanaugh*
George Cavanaugh President Buckeye Investments

CITY OF BROOMFIELD APPROVALS

Approved this 4th day of June, 1996
Planning Director *B. Alf*

Approved this _____ day of _____, 1996
City Engineer *Ray W. Behr*

Approved this 2 day of June, 1996
City Manager *Ramona S. Cicero*

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO
COUNTY OF BOULDER

I hereby certify that this instrument was filed in my office at 4:26 o'clock P.M. this 17th day of June, 1996 and is duly recorded in plan file P-37 E-2 #35

Film 2134, Reception number # 1612685

Fees \$11.00 paid.

Charlotta Houston
Clerk and Recorder

By: *William J. Schick*
Deputy

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) 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.

NOTICE: At the request of our client, recorded easements and rights-of-way have not been researched by us or shown on this plat. The easements and rights-of-way which may be shown hereon may not be complete, are based on general information, and are to be used only in this context.

ATLAS INDUSTRIAL PARK
THIRD REPLAT, MINOR SUBDIVISION PLAT
MIDWAY BOULEVARD
BROOMFIELD, COLORADO

PROJECT	REPLAT	REVISION
DATE	5 APR 96	MODIFY TITLE

FREESE ENGINEERING
1523 6th AVENUE
GREEENWOOD, CO 80631
(970) 352-0100

ALLEN CO.
SCALE AS NOTED
DATE: 15 MARCH, 1996
PROJECT: 1996-3
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