3001 SOUTH JAMAICA COURT SUITE 100

AURORA, COLORADO 80014

(303) 752-4823

## DEDICAT

Know all men by these presents that the undersigned being the owner of Outlot B, Irvin Industries Industrial Park and the owner of a parcel of land situated in the Southeast quarter (SE-1/4) of Section Thirty-Four (34), Township One (1) South, Range Sixty-Nine (69) West of the 6th Principal Meridian, County of Boulder, State of Colorado more particularly described as follows:

BEGINNING at the Southeast corner of said Section 34; thence North 00°16'19" East along the East line of said Section 34, a distance of 1414.00 feet to the intersection of the said East line of Section 34 with the Southwesterly right-of-way line of County Highway No. 108; thence North 58°40'08" West along said Southwesterly right-of-way line of said County Highway No. 108 a distance of 1652.40 feet to a point within the limits of that certain water line easement described at Book 976, Page 130, of the Boulder County records; thence South 37°58'06" West, a distance of 20.13 feet to Northwest corner of said Outlot B; to a point which is the TRUE POINT OF BEGINNING of the tract described herein; thence on courses and distances as follows:

- 1. North 58°40'08" West along the North line of said Outlot B, a distance of 20.13 feet to the Northwest corner of said Outlot B;
- 2. South 37°58'06" West along the West line of Said Outlot B, a distance of 457.75 feet;
- 3. South 58°40'08" East and parallel with the Southwesterly right-of-way line of County Highway No. 108, a distance of 487.00 feet to a point;
- 4. North 31°11'53" East, a distance of 454.68 feet, more or less, to a point on the Southwesterly right-of-way line of Industrial Lane;
- 5. North 58°40'08" West along said Southwesterly right-of-way line of County Highway 108, a distance of 412.90 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 209,160 square feet (4.802 acres) more or less.

Have laid out, platted, and subdivided the same into lots, block and tracts as shown on this plat under the name and style of COLLIER INDUSTRIAL PARK and by these presents do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the City of Broomfield for the perpetual use of the public, and does hereby grant those portions of said real property which are designated as "utility easement" to the City of Broomfield as easements for the installation and maintenance of all municipally owned and municipally franchised utilities and services, and does hereby grant those portions of said real property which are designated "water line easement" to the City of Broomfield for the installation and maintenance of a water line together with all necessary and convenient appurtenances thereto.

Witness my hand and seal this day of season, 1983, A.D. Collier Invisiment Company

R Chard E. Collier, General Partner
STATE OF COLORADO )

The foregoing was acknowledged before me this 17 day of Occasion 1988, A.D. for Collier Investment Company by Richard E. Collier, General Partner.

Witness my hand and seal.

My commission expires 10.27.1715

Notary Public 1015 West 113 st.

DINIER CO BOLOG

## ATTORNEY'S CERTIFICATE

I, Karen McMurry, an attorney at law, duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title policy dated December 8, 1988, issured by Commonwealth Land Title, Policy No. E 066380 B, insuring Union Bank and Trust and covering the lands hereinabove dedicated and shown upon the within plat as public ways, and, having made no independent investigation but in reliance solely upon said Title Policy, I hereby certify that said Title Policy shows that said land is owned by the dedicator free of all liens and encumbrances, except as shown hereon. Dated this

Dated this 15 1-h. day of December, 1988 A.D.
At Vorney

## APPROVALS

Approved this 4th day of Ochter, 1988, A.D. by the planning commission of the City of Broomfield, Colorado.

Attest:
Dine E. Comann
Secretary

Chairman Wiff

Approved this 25th day of Colors. 1988 A.D. by the City Council of the City of Broomfield Colorado.

ty Clerk (Mayor Mayor)

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF BOULDER)

I hereby certify that this instrument was filed in my office at 2:21 o'clock P. M. this 21.4. day of January . 1988 A.D. 170 AD, and was duly recorded in plat file P.24 F.2 at map # 37 Reception No. 1025341, film 16/2, Fees 1/6.00 Paid.

Charlotk Houston

VICINITY MAP

SCALE:  $1'' = 2,000' \pm$