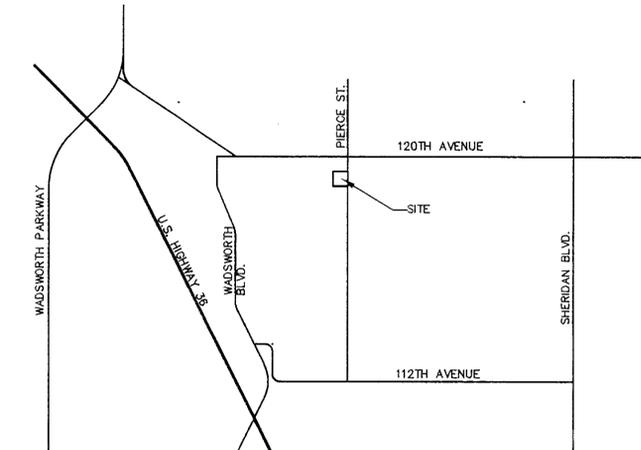
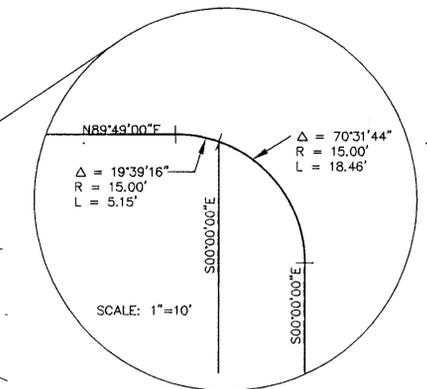
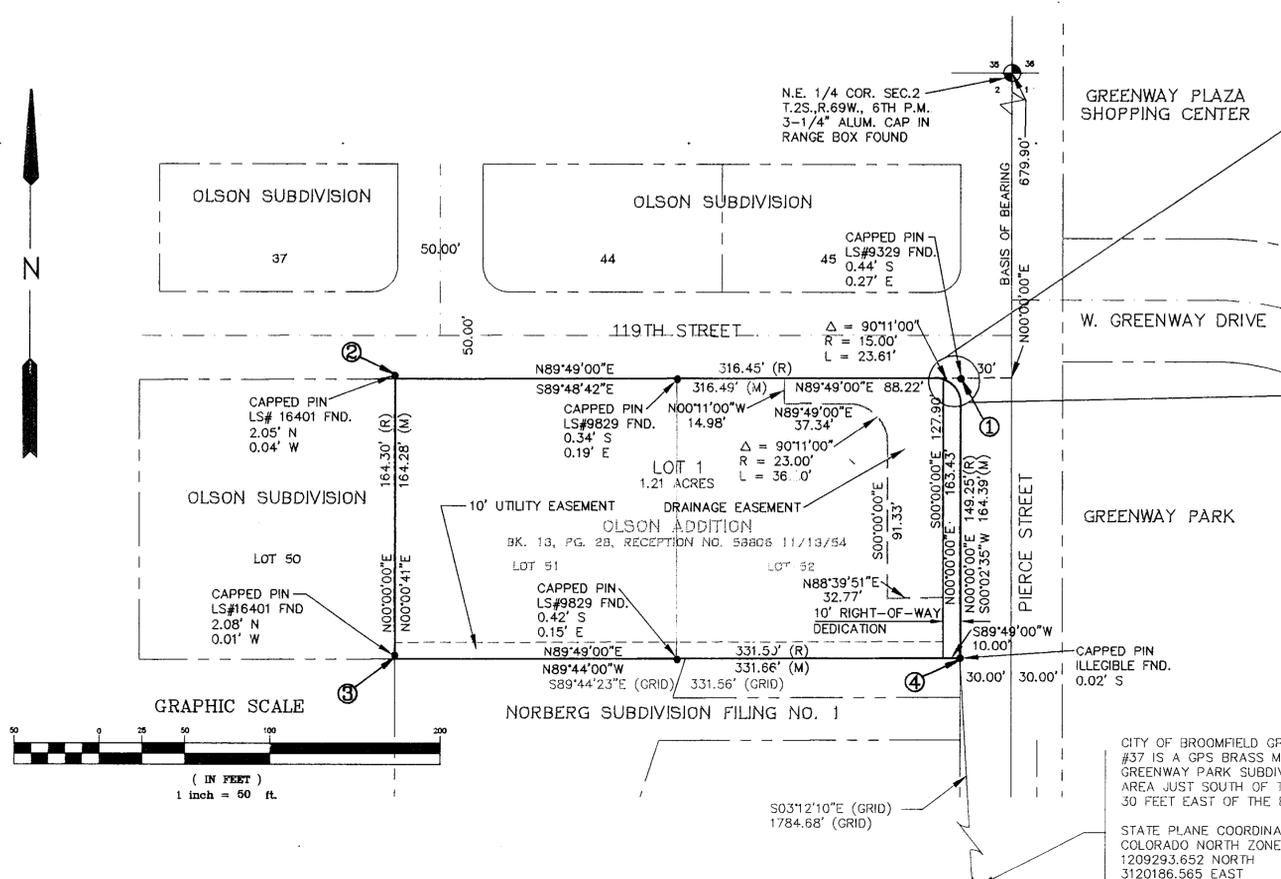
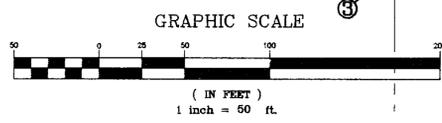


COMMUNITY FINANCIAL FEDERAL CREDIT UNION FILING NO. 1

A REPLAT OF LOT 51 AND LOT 52 OF THE OLSON ADDITION
 A PORTION OF THE NE 1/4 OF SECTION 2, T.2S., R.69W., OF THE 6TH P.M.
 CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO



	GRID COORDINATES		GROUND COORDINATES	
	NORTH	EAST	NORTH	EAST
①	1211239.883	3120085.465	1211585.732	3120976.352
②	1211238.264	3119753.757	1211584.112	3120644.549
③	1211074.042	3119755.294	1211419843	3120646.087
④	1211075.549	3120086.853	1211421.351	3120977.741



CITY OF BROOMFIELD GPS CONTROL MONUMENT #37 IS A GPS BRASS MONUMENT LOCATED SOUTH OF THE GREENWAY PARK SUBDIVISION IN AN OPEN-SPACE AREA JUST SOUTH OF THE WOODEN FENCE AND APPROXIMATELY 30 FEET EAST OF THE EAST ROW OF PIERCE STREET.

STATE PLANE COORDINATES ARE NAD83/92 DATUM COLORADO NORTH ZONE IN US SURVEY FEET 1209293.652 NORTH 3120186.565 EAST

CITY OF BROOMFIELD MODIFIED STATE PLANE GROUND COORDINATES IN US SURVEY FEET 1209638.945 NORTH 3121077.481 EAST

NOTE: ALL BEARINGS AND DISTANCES LABELED (GRID) ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983-1992. ALL BEARINGS AND DISTANCES LABELED (GROUND) ARE BASED UPON THE CITY OF BROOMFIELD MODIFIED STATE PLANE GROUND COORDINATE SYSTEM. THE COMBINED FACTOR TO CONVERT FROM CITY OF BROOMFIELD MODIFIED STATE PLANE GROUND TO COLORADO NORTH ZONE NAD83/92 STATE PLANE GRID IS 0.99971454856. LAMBERT CONVERGENCE USED FOR THIS SURVEY WAS 00'16'35.747"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREON SIGNED, BEING THE OWNER OF THE HEREON DESCRIBED LAND HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LAND INTO LOTS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION COMMUNITY FINANCIAL FEDERAL CREDIT UNION FILING NO. 1 AND DO HEREBY GRANT TO THE CITY OF BROOMFIELD THE STREET RIGHT-OF-WAY AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON FOR PUBLIC USE.

OWNER

COMMUNITY FINANCIAL FEDERAL CREDIT UNION
 BY: Kathleen B. V.P. Finance
 ATTEST: Resident

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS A REPLAT OF LOT 51 AND LOT 52 OF THE OLSON ADDITION A SUBDIVISION RECORDED AT PLAT BOOK 13, PAGE 28, RECEPTION NO. 58806 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE ON NOVEMBER 13, 1954.

SURVEYOR'S CERTIFICATE

I, KENNETH A. PERRY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE AND ACCURATE PLAT OF THAT SURVEY PREPARED UNDER MY SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW THIS 17TH DAY OF FEBRUARY 1997, OF THE ABOVE DESCRIBED PROPERTY.

BY: Kenneth A. Perry
 KENNETH A. PERRY, R.L.S. 25961
 DATE: FEBRUARY 22, 1997

ATTORNEY'S CERTIFICATE

I, Craig D. Johnson, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSON DEDICATING THE RIGHT-OF-WAY SHOWN ON THIS PLAT, IS THE OWNER THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Craig D. Johnson
 ATTORNEY AT LAW
 REGISTRATION NO. 11902 DATE 8/7/97

LAND USE REVIEW COMMISSION CERTIFICATE

APPROVED BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMFIELD 27th DAY OF January 1997.

Diane Esamian SECRETARY
John Melone CHAIRMAN

CITY COUNCIL CERTIFICATE

THIS PLAT, AND THE DEDICATION OF THE RIGHT-OF-WAY SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 17th DAY OF February 1997.

Dicki May CITY CLERK
William M. Bowers MAYOR



NOTARIAL CERTIFICATE

STATE OF COLORADO)
 COUNTY OF JEFFERSON)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF AUGUST 1997, BY Robert L. Brooks AS V.P. Finance OF Community Financial Federal Credit Union MY COMMISSION EXPIRES June 14, 1998

Dorothy G. Whitaker
 MY COMMISSION EXPIRES
 6855 W. 119th AVE.
 BROOMFIELD, CO. 80020
 NOTARY PUBLIC

RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF JEFFERSON)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:28:02 O'CLOCK THIS 28th DAY OF August 1997, AND IS DULY RECORDED IN PLAN _____

FILE _____ FILM _____ NO. F0467491 FEES \$ 11.00 PAID

Don Fitz-Herald
 CLERK AND RECORDER
Kristie Lynn Adams
 DEPUTY

NOTE:

(R) - DENOTES RECORD ANGLE OR DISTANCE AS PER A BOUNDARY SURVEY PREPARED BY ROCKY MOUNTAIN CONSULTANTS. JOB NO. 0935.011.00 DATED 1/13/93, SIGNED BY DUWAYNE PHILLIPS, L.S. 9329
 (M) - DENOTES MEASURED ANGLE OR DISTANCE AS PER HENKELS & McCOY, INC. FIELD SURVEY.

REVISED: JANUARY 31, 1997
 REVISED: JANUARY 22, 1997
 PREPARED: DECEMBER 20, 1996



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 UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(a).