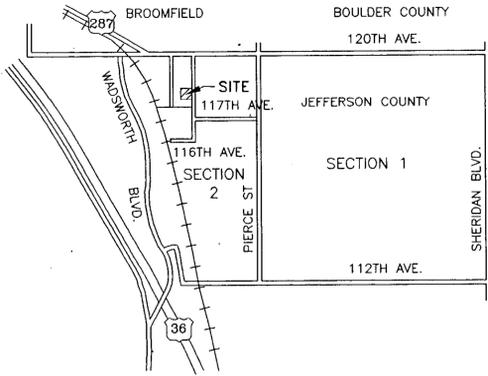


COTTONWOOD CREEK FILING NO. 3 MINOR SUBDIVISION

A REPLAT OF LOTS 10 AND 11, COTTONWOOD CREEK FILING NO. 2

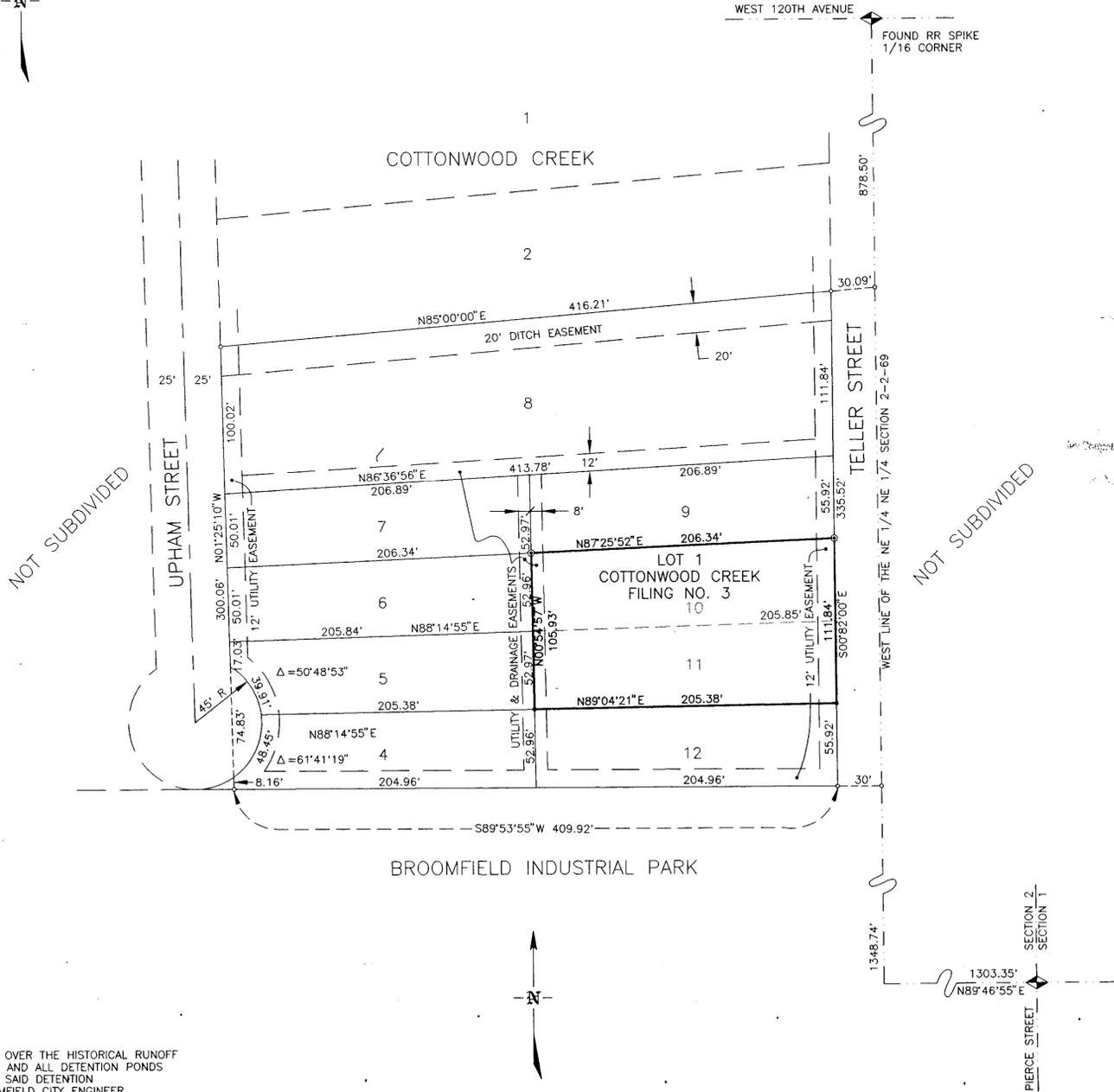
A SUBDIVISION OF A PART OF THE NE 1/4 SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



VICINITY MAP
SCALE: 1 INCH = 2000 FEET

OWNER:
BROOMFIELD MINI WAREHOUSES LTD.
AN ASSUMED NAME FOR SUSSEX INVESTMENTS LTD.
A COLORADO CORPORATION
1616 17th STREET, #360
DENVER, COLORADO 80202

SUBDIVIDER:
RAY'S AUTO SERVICE
10960 HARLAN STREET
WESTMINSTER, COLORADO 80030



- NOTES**
- ALL STORM RUNOFF AND DRAINAGE RUNOFF FROM EACH LOT OVER THE HISTORICAL RUNOFF FROM EACH LOT SHALL BE DETAINED ON EACH LOT AND ANY AND ALL DETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID DETENTION SHALL HAVE THE PRIOR APPROVAL IN WRITING OF THE BROOMFIELD CITY ENGINEER.
 - NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN THIS SURVEY WITHIN THREE 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 AFTER DATE OF CERTIFICATION SHOWN HEREON.
 - BASIS OF BEARINGS WERE TAKEN FROM COTTONWOOD CREEK FILING NO. 2.
 - DENOTES A #4 REBAR WITH PLASTIC CAP MARKED L.S. #4921.
 - ⊙ DENOTES A REBAR WITH CAP MARKED L.S. #745.
 - DENOTES A STEEL PIN AND CAP MARKED L.S. #1802.

OWNERSHIP

KNOW ALL MEN BY THESE PRESENT: THAT BROOMFIELD MINI WAREHOUSES, LTD. AN ASSUMED NAME FOR SUSSEX INVESTMENTS, LTD., A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTH EAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS: LOTS 10 AND 11, A REPLAT OF COTTONWOOD CREEK FILING NO. 2, COUNTY OF JEFFERSON, STATE OF COLORADO.

STATEMENT OF OWNERSHIP

IN WITNESS WHEREOF, Jackson L. White, AS PRESIDENT AND Gene A. Culver, SECRETARY OF BROOMFIELD MINI WAREHOUSES LTD., AN ASSUMED NAME FOR SUSSEX INVESTMENTS, LTD., A COLORADO CORPORATION, HAVE HEREUNTO SET THEIR NAMES THIS 5th DAY OF September, A.D. 1995.

Jackson L. White AS PRESIDENT
Gene A. Culver AS SECRETARY

ACKNOWLEDGEMENT

STATE OF Colorado }
COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September, A.D. 1995 BY Jackson L. White, AS PRESIDENT AND Gene A. Culver, AS SECRETARY OF BROOMFIELD MINI WAREHOUSES LTD., AN ASSUMED NAME FOR SUSSEX INVESTMENTS, LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

Mary Beth Gray
NOTARY PUBLIC
My Commission Expires February 28, 1997
ADDRESS: 100 W. Pikes Peak Blvd
Broomfield, CO 80020



SURVEYOR'S CERTIFICATE

I, DONALD COWAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF COTTONWOOD CREEK FILING NO. 3 A REPLAT OF LOTS 10 AND 11 COTTONWOOD CREEK FILING NO. 2, TRULY AND CORRECTLY REPRESENTS THE SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION AND IS IN CONFORMANCE WITH STATE LAW.

Donald Cowan
DONALD COWAN 1002
RLS No. 1802
DATE Aug. 21, 1995

BROOMFIELD CERTIFICATES

APPROVED THIS 8th DAY OF SEPTEMBER, A.D., 1995, BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD, COLORADO.

Paul J. Allen
CITY ENGINEER

APPROVED THIS 20th DAY OF SEPT., A.D., 1995, BY THE CITY MANAGER OF THE CITY OF BROOMFIELD, COLORADO.

Gene A. Culver
CITY MANAGER

APPROVED THIS 8th DAY OF SEPTEMBER, A.D., 1995, BY THE CITY PLANNING DIRECTOR OF THE CITY OF BROOMFIELD, COLORADO.

Aime Carlson
CITY PLANNING DIRECTOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF JEFFERSON } SS

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:32 O'CLOCK A. M., ON THE 11th DAY OF October, A.D., 1995, AND IS DULY RECORDED IN PLAN FILE NO. F0128085 80126 pg 19

FEES \$ 11.00 PAID
CLERK AND RECORDER Joan Fitz Gerald
BY: Melanie Jacino DEPUTY



FEC FOOTHILL ENGINEERING CONSULTANTS, INC. 300 HANCOCK STREET, SUITE 412 GOLDEN, COLORADO, 80401 (303) 278-1022	
DESIGNED BY: <u>N/A</u>	COTTONWOOD CREEK FILING NO. 3
DRAWN BY: <u>R. MEARES</u>	A REPLAT OF LOTS 10 AND 11
CHECKED BY: <u>D. AILEY</u>	COTTONWOOD CREEK FILING NO. 2
DATE: <u>AUGUST 14, 1995</u>	FEC PROJECT: <u>SCALE: 1" = 50'</u>
	SHEET: <u>1 OF 1</u>

SURVEY PERFORMED BY:
COWAN ENGINEERING AND SURVEYING, INC.
P.O. BOX 83
ARVADA, COLORADO 80001