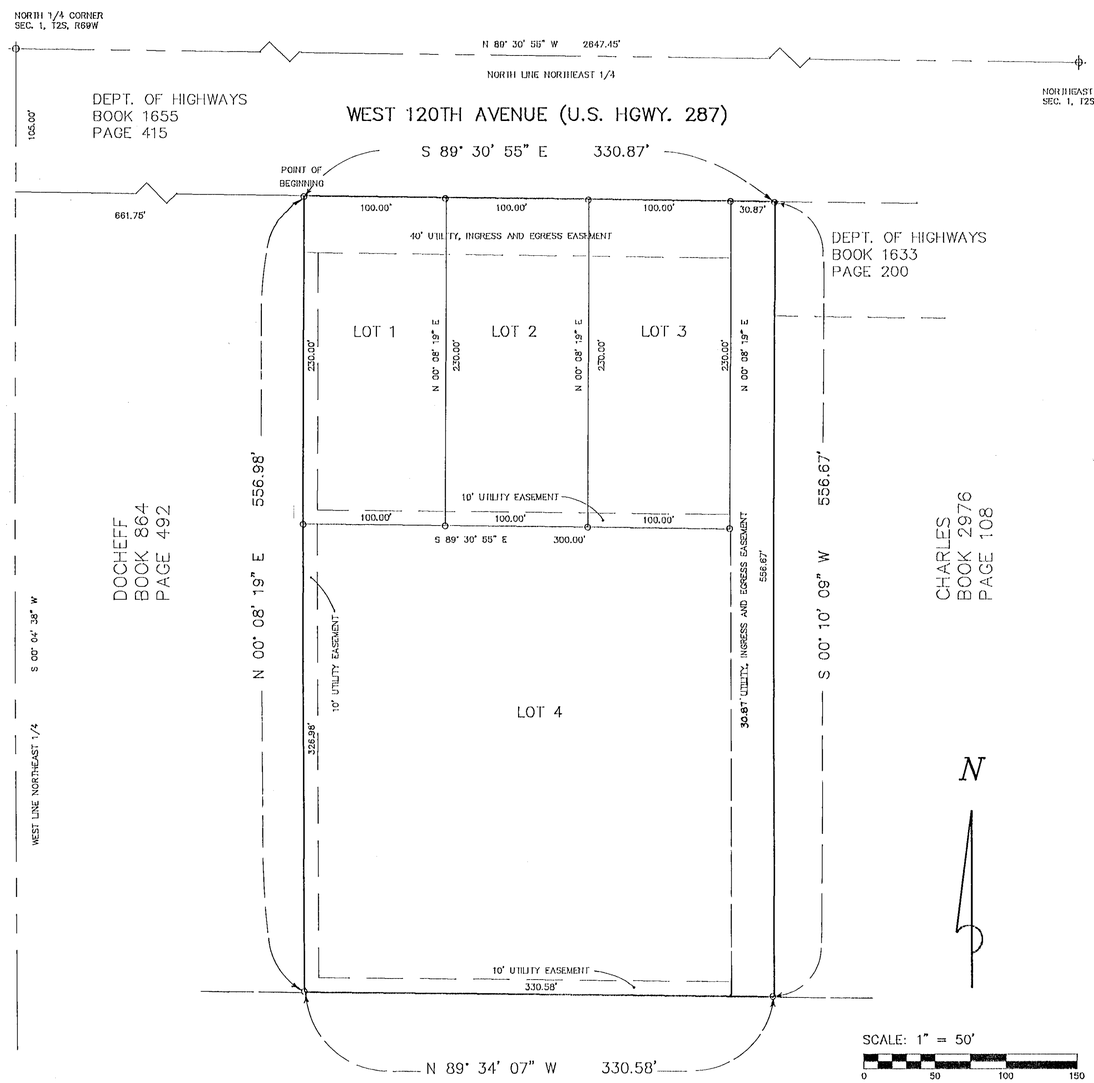
BK 97 PG35 Rec # 88050833 5-25-88 13:45 County of Jefferson State of Colorado $10.00

PREPARED BY:

MARK II ENGINEERING
P.O. BOX 444
BROOMFIELD, CO 80020
(303) 469-3341

DONELSON SUBDIVISION

PART OF THE NE 1/4 OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO



NOTES:

1. BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
2. ALL EASEMENTS MAY BE USED FOR DRAINAGE PURPOSES.
3. ° DENOTES STEEL PIN WITH PLASTIC CAP

THIS PLAT APPROVED BY THE CITY OF BROOMFIELD, COLORADO PLANNING COMMISSION THIS 2nd DAY OF May, 1988.

Diane E. Eismann — SECRETARY
Norman C. Hoff — CHAIRMAN

ACCEPTED AND APPROVED AS A SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 24th DAY OF May, 1988.

Tricia Kegeries — CITY CLERK, Deputy
Gabe Shenk — MAYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 13:45 O'CLOCK, THIS 25th DAY OF May, 1988, AND IS DULY RECORDED IN BOOK 97, PAGE 35, AT RECEPTION NO. 88050833, FEES $10.00 PAID.

Debra L. Works — DEPUTY
Norman C. Allen — RECORDER

SURVEYOR'S CERTIFICATE:

I, ROBERT J. GROGAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE REPRESENTATION OF SAID SURVEY.

Robert J. Grogan
ROBERT J. GROGAN, R.L.S. #8921

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 2 SOUTH (T2S), RANGE 69 WEST (R69W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 1, THENCE S 00° 04' 38" W ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1 A DISTANCE OF 105.00 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO METRO AND HELEN DOCHEFF, RECORDED IN BOOK 864, PAGE 492, JEFFERSON COUNTY RECORDS AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 120TH AVENUE (U.S. HIGHWAY 287); THENCE S 89° 30' 55" E ALONG THE NORTH PROPERTY LINE OF SAID METRO AND HELEN DOCHEFF TRACT AND ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALSO BEING 105.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NE 1/4 OF SECTION 1, A DISTANCE OF 661.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89° 30' 55" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 330.87 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 1; THENCE S 00° 10' 09" W ALONG SAID WEST LINE A DISTANCE OF 556.67 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO CHARLES, RECORDED IN BOOK 2976, PAGE 108, JEFFERSON COUNTY RECORDS, AND ALSO BEING A POINT ON THE NORTH LINE OF A TRACT OF LAND DEEDED TO METRO DOCHEFF, RECORDED IN BOOK 1527, PAGE 291, DECREED UNDER CIVIL ACTION NO. 23423, AMENDED BOOK 1996, PAGE 94, JEFFERSON COUNTY RECORDS; THENCE N 89° 34' 07" W ALONG THE NORTH PROPERTY LINE OF SAID METRO DOCHEFF TRACT A DISTANCE OF 330.59 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID METRO AND HELEN DOCHEFF TRACT; THENCE N 00° 08' 19" E ALONG THE EAST PROPERTY LINE OF AFORESAID METRO AND HELEN DOCHEFF TRACT A DISTANCE OF 556.98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.226 ACRES MORE OR LESS,

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "DONELSON SUBDIVISION" AND BY THESE PRESENTS DOES HEREBY DEDICATE THOSE PORTIONS OF THE REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THE ACCOMPANYING PLAT TO THE CITY OF BROOMFIELD AND ITS ASSIGNS AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND OTHER PURPOSES AS NOTED.

WITNESS OUR HANDS THIS 27 DAY OF April, 1988.

LELAN C. DONELSON, INDIVIDUAL — JUDY A. LEONARD, INDIVIDUAL

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 1988, BY LELAN C. DONELSON, AN INDIVIDUAL, AND JUDY A. LEONARD, AN INDIVIDUAL.

MY COMMISSION EXPIRES October 19, 1990.

NOTARY PUBLIC

THE UNDERSIGNED, BEING THE HOLDERS OF DEEDS OF TRUST OF THE HEREON PLATTED PARCEL HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED:

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 24th DAY OF May, 1988.

JAMES C. DOCHEFF, INDIVIDUAL — JUDY J. DOCHEFF, INDIVIDUAL

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, 1988 BY JAMES C. DOCHEFF, AN INDIVIDUAL, AND JUDY J. DOCHEFF, AN INDIVIDUAL, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES October 19, 1990.

NOTARY PUBLIC

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS 29th DAY OF April, 1988.

A.V. PRESIDENT, OMNIBANK SOUTHEAST

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS
DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF April, 1988 BY THE PRESIDENT OF OMNIBANK SOUTHEAST, WITNESS MY HAND AND OFFICIAL SEAL. A.V.

MY COMMISSION EXPIRES My Commission expires July 31, 1988 My Commission expires July 31, 1988

NOTARY PUBLIC
7000 S. Broadway
Denver, Co 80237

ATTORNEY'S CERTIFICATE:

I, William P. Humphrey, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSONS DEDICATING THE EASEMENTS SHOWN ON THIS PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL ENCUMBRANCES, except as set forth in Mountain Title Land Title Guarantee Company Policy No. 1002 5398. This opinion relies specifically upon said commitment.

ATTORNEY Reg No. 630

This is to certify that original signatures were on file at the time of this recording
Norman C. Allen
By Debra L. Works Deputy