

DEPOT HILL

A REPLAT OF TRACT "B", LAC AMORA FILING NO. 1, A PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AS RECORDED IN PLAN FILE P-4 F-3, PAGE NUMBERS 5 AND 6.

NOTES
A 5/8" PIN W/ALUMINUM CAP STAMPED RAY A. MELVIN L.S. 5429 WAS SET AT ALL BOUNDARY CORNERS OF THIS TRACT.

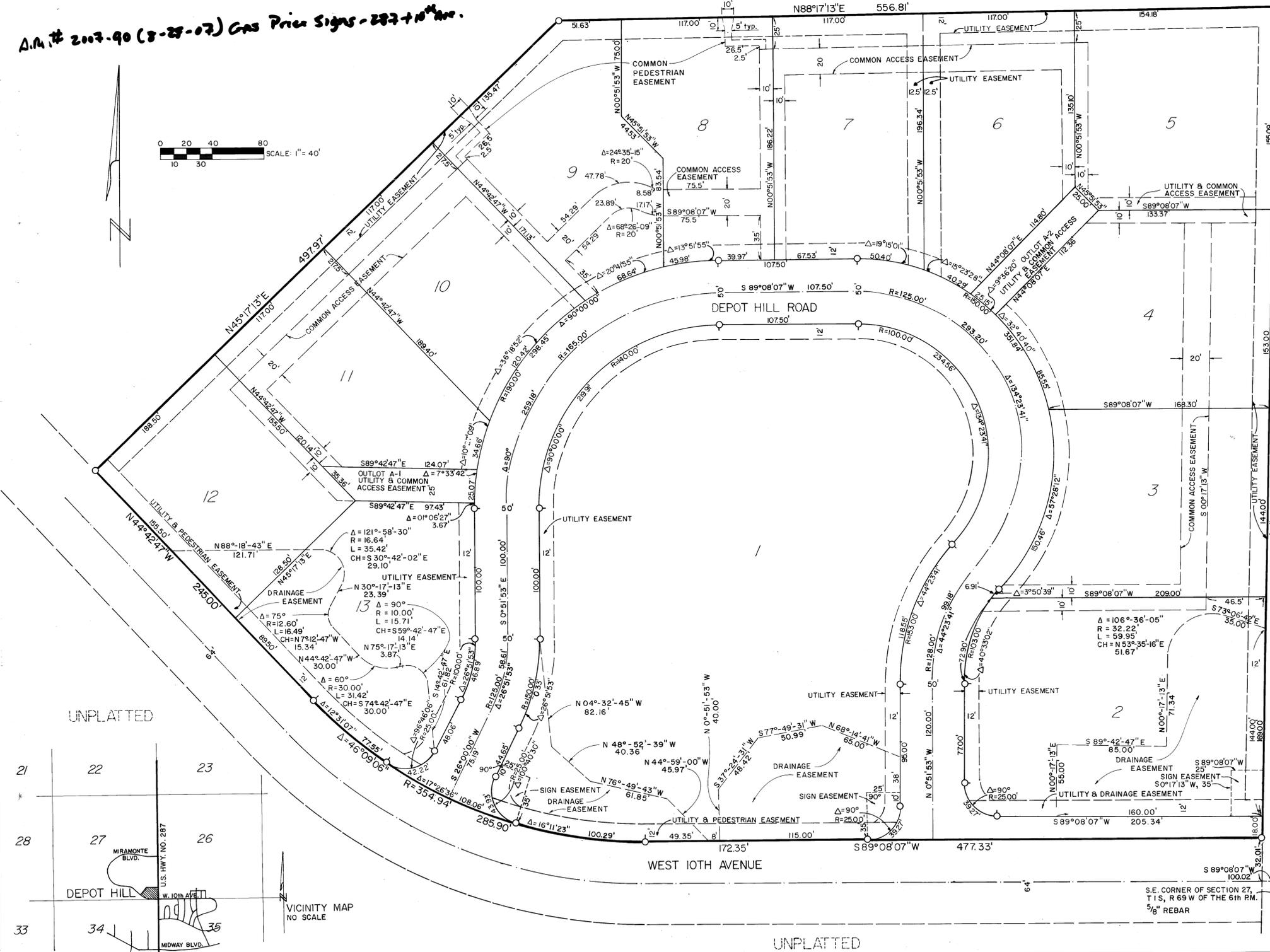
PROPERTY SUBJECT TO FIRST DEED OF TRUST TO PRESTON M. MARBLE, WILLIAM R. MARBLE AND THE TROWBRIDGE AGENCY, INC., AND TO THE GREAT AMERICAN LIFE INSURANCE COMPANY.

NO CURB CUTS ALLOWED ON W. 10th AVENUE EXCEPT FOR DEPOT HILL ROAD INTERSECTIONS, AND NO CURB CUTS ALLOWED ON U.S. HWY. NO. 287.

THE RESPECTIVE OWNERS OF LOTS 1, 2, 12 & 13 WILL BE RESPONSIBLE FOR REGULAR MAINTENANCE OF DRAINAGE AREAS AND DRAINAGE IMPROVEMENTS LOCATED WITHIN DESIGNATED DRAINAGE EASEMENTS WITHIN EACH OF SAID LOTS.

TRACT "A" LAC AMORA FILING NO. 1

Δ.M. # 2007-90 (8-25-07) Gas Price Signs - 287 + 10th Ave.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THE REAL PROPERTY OF 10.8299 ACRES DESCRIBED TRACT "B", LAC AMORA (FILING NO. 1), HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DEPOT HILL" AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, UTILITY, DRAINAGE, & PEDESTRIAN EASEMENTS AS SHOWN HEREON; AND TO ALL THE OWNERS OF LOTS IN DEPOT HILL, JOINTLY AND SEVERALLY, THE COMMON PEDESTRIAN EASEMENTS, SIGN, AND COMMON ACCESS EASEMENTS AS SHOWN HEREON.

WITNESS OUR HANDS AND SEALS THIS 6th DAY OF December, 1979.

McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION

[Signature]
THOMAS R. HOYT, PRESIDENT

[Signature]
CAROLINE HOYT, SECRETARY

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December, 1979 BY THOMAS R. HOYT, PRESIDENT AND CAROLINE HOYT, SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES March 1, 1983.

[Signature]
NOTARY PUBLIC

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 5th DAY OF February, 1980.

[Signature]
CHAIRMAN

[Signature]
SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THE 8th DAY OF April, 1980.

[Signature]
MAYOR

[Signature]
CITY CLERK

I, RAY A. MELVIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF DEPOT HILL WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACTS AND THE MONUMENTS DO ACTUALLY EXIST.

RAY A. MELVIN, L. S. NO. 5429

[Signature]
BROOMFIELD CITY ENGINEER

[Signature]
PUBLIC SERVICE COMPANY OF COLORADO

[Signature]
MOUNTAIN STATES TELEPHONE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 25th DAY OF APRIL, 1980 AT 9:36 O'CLOCK A.M. AND WAS RECORDED IN PLAT FILE P-4 F-4, AT MAP 31-34, RECEPTION NO. 393246 FILM 1114.

[Signature]
DEPUTY

[Signature]
COUNTY CLERK AND RECORDER

840.00
FEE

I, KIRK WICKERSHAM, JR., ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, PLACES, STREETS, AVENUES, ROADS AND EASEMENTS FROM A COMMITMENT TO INSURE ISSUED BY SECURITY TITLE GUARANTY COMPANY NO. W 69189 AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. DATED THIS 13 DAY OF December, 1979.

[Signature]
KIRK WICKERSHAM, JR.