

# FOSTER INDUSTRIAL PARK

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 34, T1S, R69W OF THE 6TH P. M.,  
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO  
AREA = 21.075 ACRES, MORE OR LESS

(DEDICATION CONTINUED)

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "FOSTER INDUSTRIAL PARK", A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DOES HEREBY SET APART AND DEDICATE ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT 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 AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES; AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "RAILWAY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF A RAILROAD SPUR LINE AND APPURTENANCES THERETO; AND FURTHER, DOES HEREBY GRANT TO THE CITY OF BROOMFIELD, ITS SUCCESSORS AND ASSIGNS, WITH RESPECT TO LOTS 1 AND 8, BLOCK 1, EACH AND EVERY RIGHT OF ACCESS AND CONTROL OF ACCESS TO AND FROM INDUSTRIAL LANE (COUNTY ROAD NO. 19) AND WITH RESPECT TO OUTLOT "B" EACH AND EVERY RIGHT OF ACCESS AND CONTROL OF ACCESS TO DUNN STREET.

IN WITNESS WHEREOF, DIAMOND INTERNATIONAL CORPORATION, A DELAWARE CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 20th DAY OF November A.D., 1980.

DIAMOND INTERNATIONAL CORPORATION

ATTEST: Guy Beaton BY: Vernon M. Groat  
SECRETARY CHAIRMAN  
VERNON M. GROAT  
EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF New York  
COUNTY OF Westchester

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November A.D., 1980 BY VERNON M. GROAT AS EXECUTIVE VICE PRESIDENT AND Guy Beaton AS SECRETARY OF DIAMOND INTERNATIONAL CORPORATION, A DELAWARE CORPORATION.

MY COMMISSION EXPIRES March 29, 1982 Charlotte K. Willmet  
NOTARY PUBLIC

APPROVALS

APPROVED THIS 20th DAY OF March A.D., 1980, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST: John Tofield John P. Groat  
SECRETARY CHAIRMAN

APPROVED THIS 20th DAY OF November A.D., 1980, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST: Guy Beaton Halter P. Groat  
CITY CLERK MAYOR

APPROVED: Wayne E. Stone 12-19-80  
PUBLIC SERVICE COMPANY OF COLORADO DATE

Carroll D. Matson 12-22-80  
MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. DATE

William V. Hillert 1-14-81  
CITY OF BROOMFIELD - CITY ENGINEER DATE

ATTORNEY'S OPINION

I, David C. Weiss, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DATED THIS 19 DAY OF December A.D., 1980, David C. Weiss  
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

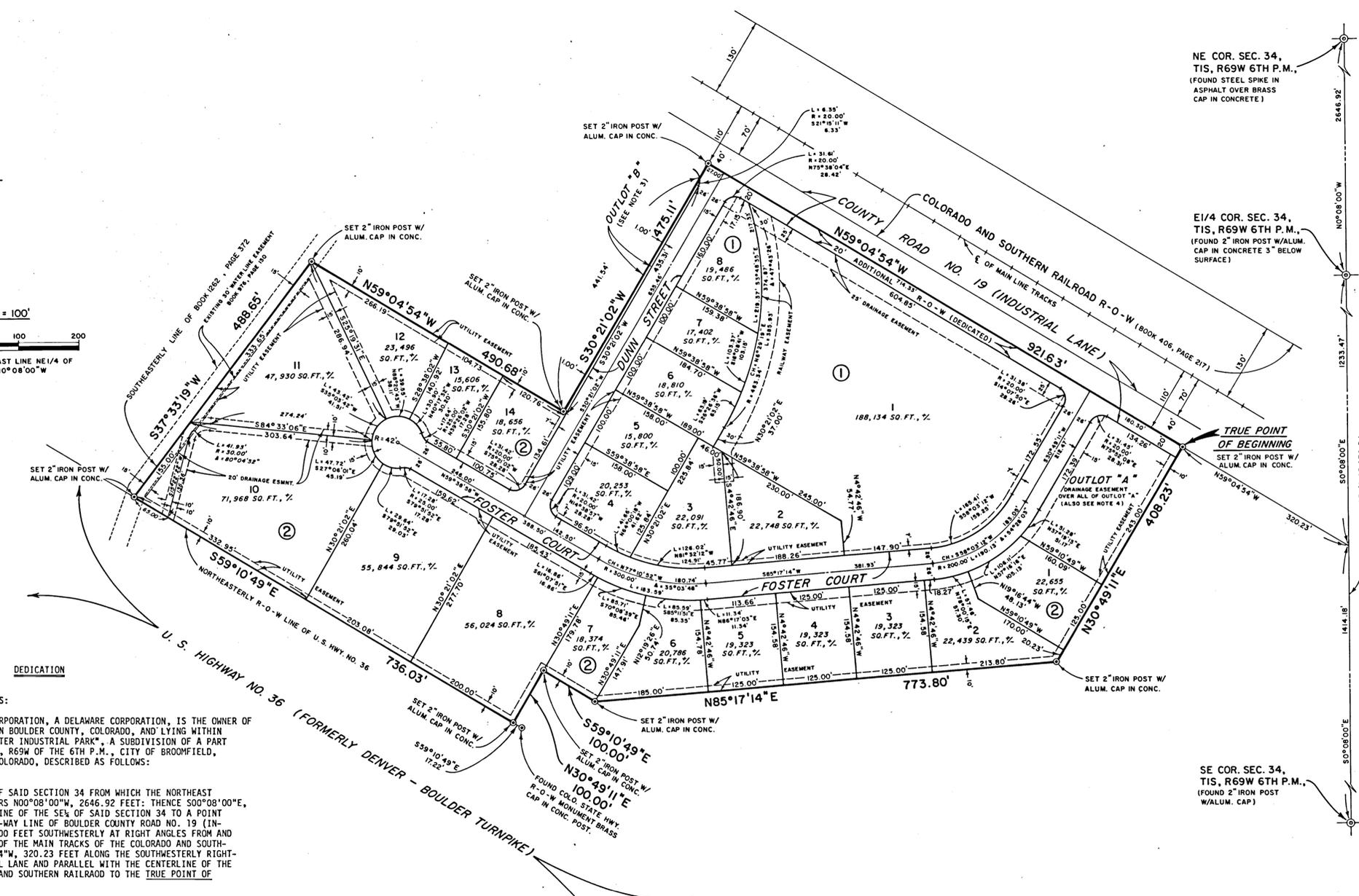
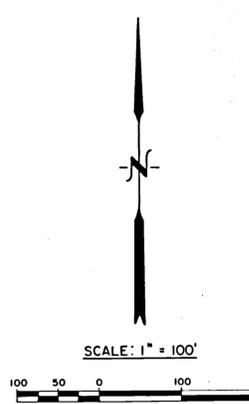
I, FRANK R. DREXEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "FOSTER INDUSTRIAL PARK" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME IN MY DIRECT SUPERVISION.

Frank R. Drexel  
FRANK R. DREXEL  
REGISTERED LAND SURVEYOR  
NO. 2149

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO, SS  
COUNTY OF BOULDER)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:00 CLOCK P.M. THIS 20th DAY OF January A.D., 1980 AND IS DULY RECORDED IN PLAN FILE P-10 F-4 22 1981  
FEES 10.00 PAID  
Film 4 1153  
REception # 432312 BY Maxine S. Archuleta  
RECORDER  
DEPUTY

Plan File P-10 F-4 #22



KNOW ALL MEN BY THESE PRESENTS:  
THAT DIAMOND INTERNATIONAL CORPORATION, A DELAWARE CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "FOSTER INDUSTRIAL PARK", A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 34, T1S, R69W OF THE 6TH P. M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 34 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS N00°08'00"W, 2646.92 FEET; THENCE S00°08'00"E, 1233.47 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 34 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOULDER COUNTY ROAD NO. 19 (INDUSTRIAL LANE), WHICH IS 110.00 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM AND PARALLEL WITH THE CENTERLINE OF THE MAIN TRACKS OF THE COLORADO AND SOUTHERN RAILROAD; THENCE N59°04'54"W, 320.23 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL LANE AND PARALLEL WITH THE CENTERLINE OF THE MAIN TRACKS OF SAID COLORADO AND SOUTHERN RAILROAD TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N59°04'54"W, 921.63 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL LANE;

THENCE S30°21'02"W, 475.11 FEET;

THENCE N59°04'54"W, 490.68 FEET PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL LANE TO THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED FROM H.R. BERGLUND TO CRYOGENIC ENGINEERING COMPANY AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1262 AT PAGE 372 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE S37°33'19"W, 488.65 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1262 AT PAGE 372 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 (FORMERLY THE DENVER-BOULDER TURNPIKE);

THENCE S59°10'49"E, 736.03 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 36 TO A POINT FROM WHICH A COLORADO STATE HIGHWAY MONUMENT (BRASS CAP IN CONCRETE POST) BEARS S59°10'49"E, 17.22 FEET;

THENCE N30°49'11"E, 100.00 FEET;

THENCE S59°10'49"E, 100.00 FEET TO A POINT FROM WHICH A COLORADO STATE HIGHWAY MONUMENT (BRASS CAP IN CONCRETE POST) BEARS N30°49'11"E, 449.71 FEET;

THENCE N85°17'14"E, 773.80 FEET TO A POINT FROM WHICH SAID COLORADO STATE HIGHWAY MONUMENT BEARS N59°10'49"E, 629.71 FEET;

THENCE N30°49'11"E, 408.23 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 21.075 ACRES, MORE OR LESS.

TITLE INSURANCE COMPANY'S OPINION  
WE, Chicago Title Insurance Co., HAVE EXAMINED THE TITLE TO ALL OF THE LAND HEREINABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND THAT SUCH LAND IS SALABLE. DATED THIS 2nd DAY OF January A.D., 1981.  
Blanche Lewis  
AGENT

HOLDER OF FIRST DEED OF TRUST, LOT 1, BLOCK 1  
H.R. Berglund Blanche Lewis  
H.R. BERGLUND BLANCHE LEWIS

- GENERAL PLAT NOTES:
- 1) DELETED
  - 2) THE DEVELOPER AND SUBSEQUENT OWNERS OF LOTS UPON WHICH ARE LOCATED A 25-FOOT WIDE DRAINAGE EASEMENT WHICH ABUTS THE SOUTHERLY RIGHT-OF-WAY OF INDUSTRIAL LANE SHALL MAINTAIN SAID EASEMENT AND THE DRAINAGE CHANNEL WITHIN SAID EASEMENT LOCATED ALONG INDUSTRIAL LANE. THE CITY HAS THE RIGHT TO ENTER SAID EASEMENT AND PROVIDE WHATEVER EXTRAORDINARY MAINTENANCE OR CONSTRUCTION IT DEEMS APPROPRIATE.
  - 3) OUTLOT "B" IS RESERVED FOR CONVEYANCE TO THE CITY OF BROOMFIELD SUBJECT TO CONDITIONS ESTABLISHED IN THE DEDICATION.
  - 4) OUTLOT "A" IS RESERVED FOR CONVEYANCE TO THE CITY OF BROOMFIELD SUBJECT TO EASEMENTS GRANTED IN THE DEDICATION.

DRAWING NUMBER  
10 F 1

DRAWING NUMBER  
PLAT

DRAWING NUMBER  
FOSTER INDUSTRIAL PARK

DRAWING NUMBER  
10 F 1