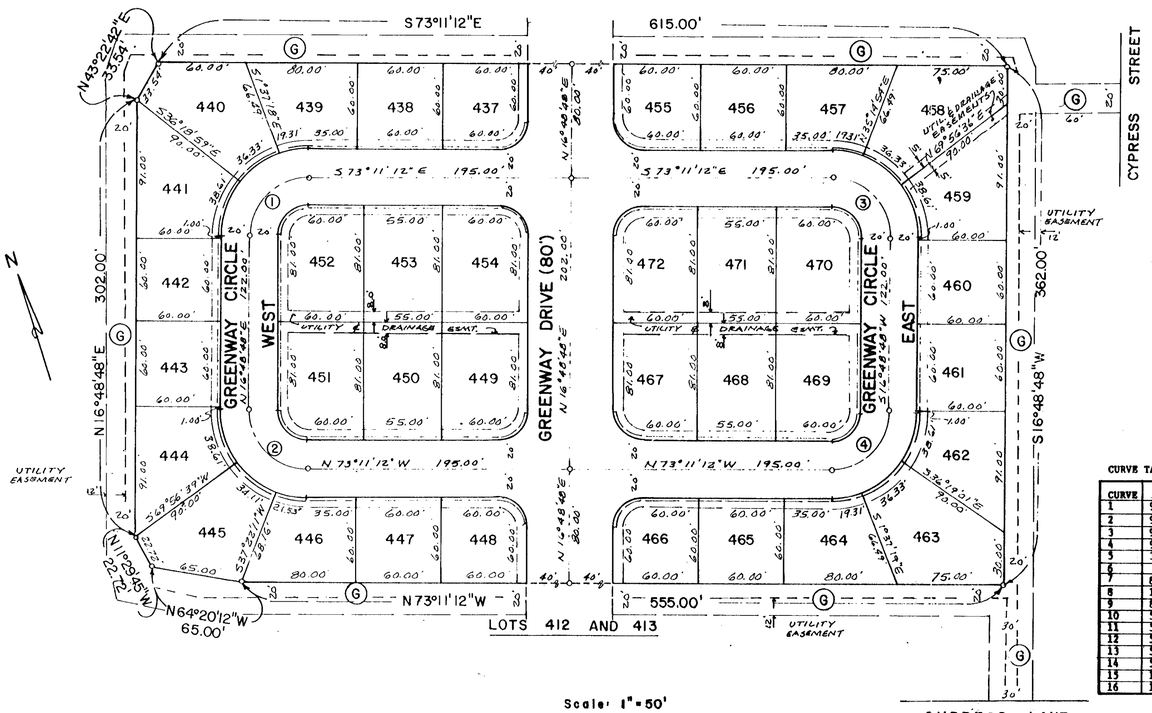
BK82 PG58 85008520 1-28-85 11:46 Jefferson County State of Colorado $10.00

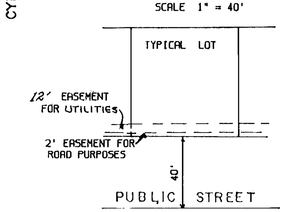
4TH REPLAT OF GREENWAY PARK

A PART OF THE NW1/4 OF SECTION 1, T2S, R69W OF THE 6th P.M.

CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO

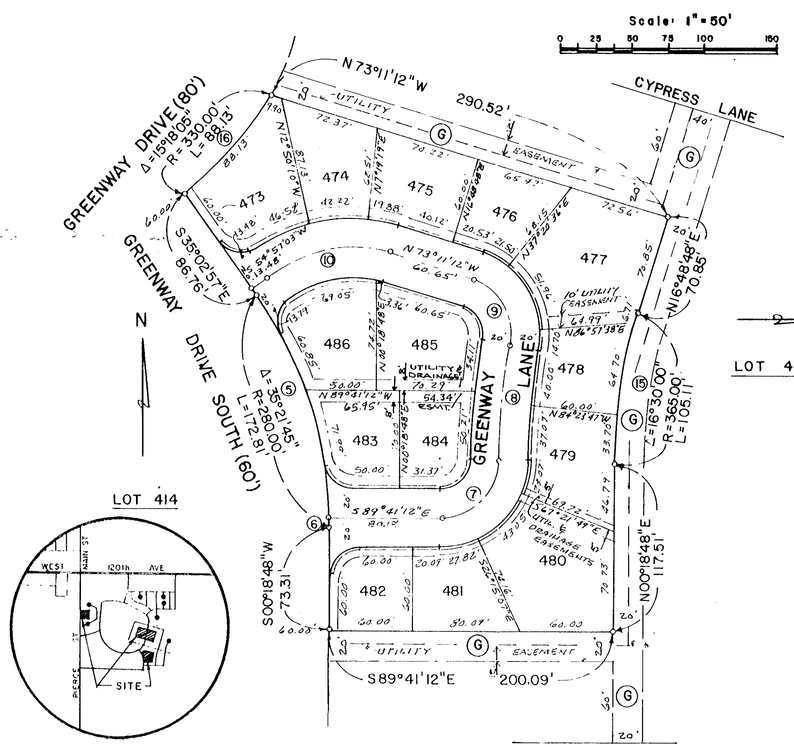


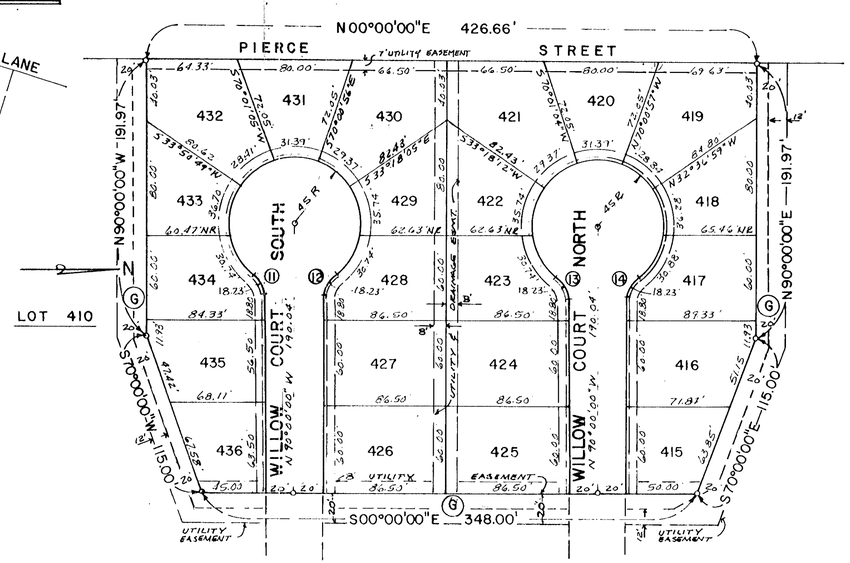
TYPICAL EASEMENTS
SCALE 1" = 40'



CURVE TABLE

CURVE	Δ	L	R	T	LOC.
1	90°00'00"	62.83	40.00	40.00	CL.
2	90°00'00"	62.83	40.00	40.00	CL.
3	90°00'00"	62.83	40.00	40.00	CL.
4	90°00'00"	62.83	40.00	40.00	CL.
5	33°49'45"	165.32	280.00	76.03	BY.
6	1°32'00"	7.50	280.00	3.75	BY.
7	89°42'22"	62.63	40.00	39.80	CL.
8	10°23'23"	80.69	445.00	40.46	CL.
9	84°11'01"	59.77	40.00	36.13	CL.
10	51°31'45"	90.52	100.00	48.62	CL.
11	52°01'12"	18.23	20.00	9.76	ROW
12	52°01'12"	18.23	20.00	9.76	ROW
13	52°01'12"	18.23	20.00	9.76	ROW
14	52°01'12"	18.23	20.00	9.76	ROW
15	16°30'00"	105.11	365.00	52.92	BY.
16	15°18'05"	88.13	330.00	44.33	BY.





DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN GREENWAY PARK, A RECORDED SUBDIVISION IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 2 SOUTH (T2S), RANGE 69 WEST (R69W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, TO WIT:

LOTS 410, 412, 413, & 414, GREENWAY PARK, COUNTY OF JEFFERSON, STATE OF COLORADO

HAS LAID OUT, REPLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "4TH REPLAT OF GREENWAY PARK" AND BY THESE PRESENTS DOES HEREBY DEDICATE ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DOES HEREBY DEDICATE THOSE PORTIONS OF THE REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY SERVICES.

AN EASEMENT TWO FEET IN WIDTH ABUTTING EACH FORTY FOOT WIDE PLATTED STREET SHALL BE, AND HEREBY IS, DEDICATED FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF STREET LIGHTING FACILITIES AND WATER METERS AND VALVES AND APPURTENANCES THERETO. ON ALL SAID FORTY FOOT WIDE PLATTED STREETS AN EASEMENT (12) FEET IN WIDTH IMMEDIATELY ABUTTING THE HERIN DESCRIBED TWO FOOT WIDE EASEMENT SHALL BE, AND HEREBY IS, DEDICATED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF GAS MAIN FACILITIES AND APPURTENANCES THERETO. OTHER UTILITIES MAY BE CONSTRUCTED, INSTALLED AND MAINTAINED WITHIN THE EASEMENTS HEREIN PROVIDED FOR IF SAID FACILITIES CROSS THE SAID EASEMENTS AT RIGHT ANGLES. PAVED DRIVEWAYS AND SIDEWALKS MAY CROSS THE EASEMENTS HERIN PROVIDED FOR IF THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND IF THEY DO NOT EXCEED TWENTY SIX FEET IN WIDTH. NO STRUCTURES OTHER THAN THE UTILITY FACILITIES, DRIVEWAYS AND SIDEWALKS HEREIN EXPRESSLY PROVIDED FOR SHALL BE CONSTRUCTED WITHIN THE EASEMENTS HEREIN DESCRIBED. IN THE EVENT THAT THE EASEMENTS HEREIN PROVIDED FOR ARE LANDSCAPED, THE COMPANY PROVIDING UTILITY SERVICES SHALL NOT BE REQUIRED TO MAINTAIN OR REPLACE SAID LANDSCAPING IN THE EVENT SAID LANDSCAPING IS REMOVED, DAMAGED OR DESTROYED DURING THE PROCESS OF THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF THE UTILITY FACILITY HEREIN REFERRED TO.

WITNESS OUR HANDS THIS 22nd DAY OF JANUARY A.D., 1985

E. S. L. CORPORATION

Chris H. Davis
VICE PRESIDENT

Gregory F. Pascoli
~~ASSISTANT~~ SECRETARY

STATE OF COLORADO)
COUNTY OF JEFFERSON) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January A.D., 1985 BY Chris H. Davis AS VICE PRESIDENT AND Gregory F. Pascoli AS ~~ASSISTANT~~ SECRETARY OF E. S. L. CORPORATION, A COLORADO CORPORATION.

MY COMMISSION EXPIRES June 2, 1986. WITNESS MY HAND AND SEAL Kimberly A. Morgan
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I, THOMAS J. HIBBENY, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSONS DEDICATING THE PUBLIC WAYS SHOWN ON THIS PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL ENCUMBRANCES.

Thomas J. Hibbeny
ATTORNEY

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
REGISTERED LAND SURVEYOR NO. 4721

APPROVED BY JONES INTERCABLE, INC. Mark Ahrens Chief Tech

APPROVED BY MOUNTAIN BELL TELEPHONE CO. Shirley Campbell Eng Tech

APPROVED BY BROOMFIELD CITY ENGINEER Dru Eugene Thompson P.E.

APPROVED BY PUBLIC SERVICE CO. OF COLORADO Cindy A. Hall

THIS PLAT APPROVED BY THE CITY OF BROOMFIELD, COLORADO PLANNING COMMISSION THIS 2nd DAY OF October A.D., 1984.

Diane E. Eisemann
SECRETARY

CHAIRMAN

ACCEPTED AND APPROVED AS A SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 13th DAY OF NOVEMBER A.D., 1984.

Lucy Brown
CITY CLERK

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 11:46 O'CLOCK, THIS 28th DAY OF January A.D., 1985, AND IS DULY RECORDED IN PLAN FILE _____.
FEES $10.00 PAID.

Mary C. Hazelton
DEPUTY

Norman C. Allen
RECORDER