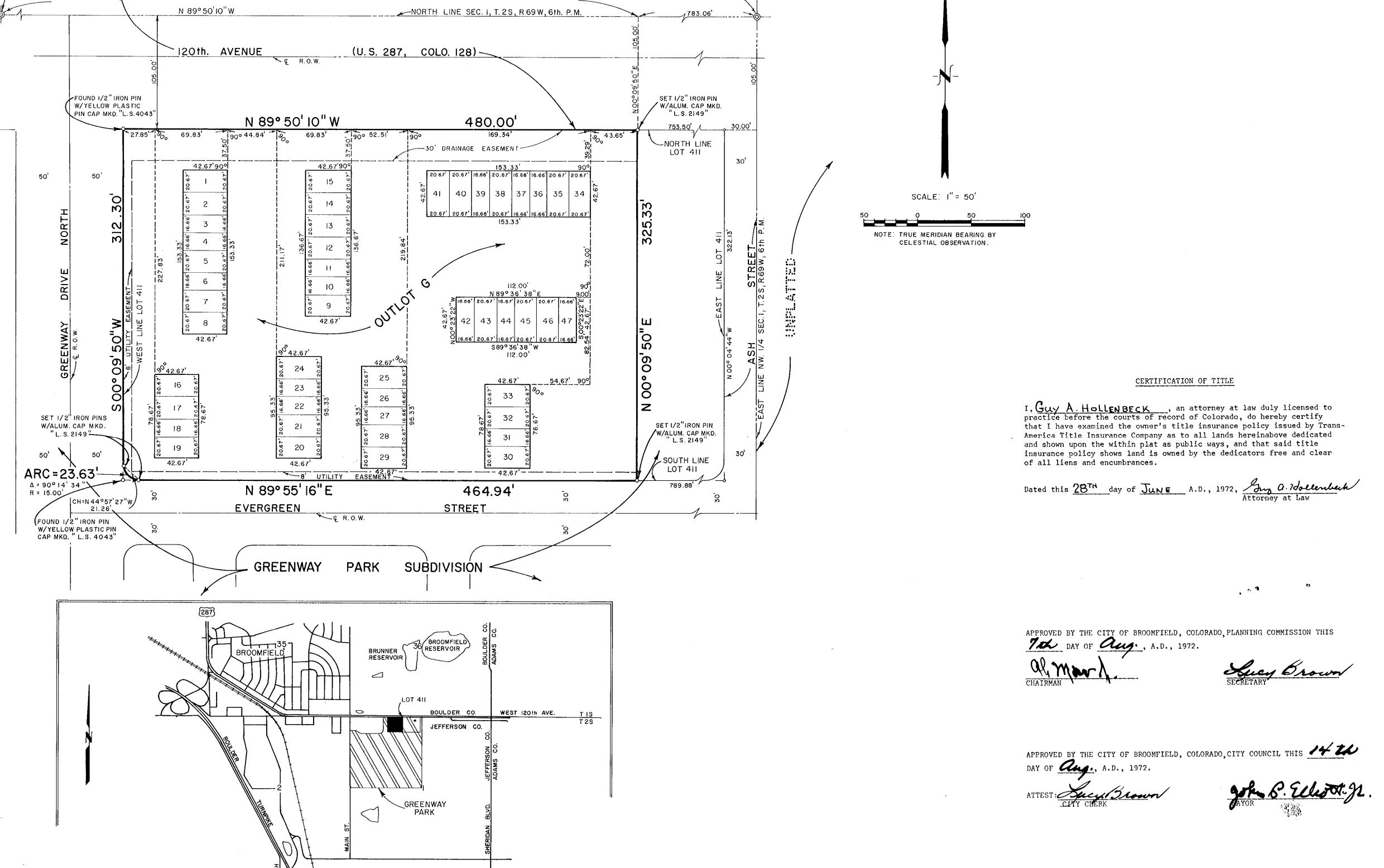
## GREENWAY PARK REPLAT

A REPLAT OF PART OF LOT 411 OF GREENWAY PARK, A SUBDIVISION OF PART OF THE NW 1/4 OF SECTION I, T 2 S, R 69 W, OF THE 6th P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO. AREA = 3.595 ACRES, MORE OR LESS



SURVEYOR'S CERTIFICATE

I, FRANK R. DREXEL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "GREENWAY PARK REPLAT" TRULY AND CORRECTLY

REPRESENTS THE RESULTS OF A SURVEY MADE

N. 1/4 COR, SEC.1

T. 2 S, R. 69 W, 6th P.M. (FOUND BOLT IN ASPHALT)

NW COR. SEC. I

T. 2S, R. 69W, 6th. P. M. (FOUND BOLT IN ASPHALT)

1863,88

DEDICATION

The undersigned, being the owner of the following described property: A tract of land located in the N'2 of the NE% of the NW% of Section 1, T2S, R69W of the 6th P.M., and being a part of Lot 411 of Greenway Park Subdivision, County of Jefferson, State of Colorado, according to the record plat thereof, said tract of land being described as follows:

Commencing at the N% corner of said Section 1, thence N89°50'10"W, 783.06 feet along the North line of said Section 1;

Thence S00009'50"W, 105.00 feet at right angles to the North line of said Section 1 to the North line of said Lot 411 and the TRUE POINT OF BEGINNING;

Thence continuing S00°09'50"W, 325.33 feet to the South line of said Lot 411; Thence S89055'16"W, 464.94 feet along the South line of said Lot 411 to a

point of curve to the right; Thence Northwesterly 23.63 feet along the Southwesterly line of said Lot 411

and along the arc of said curve to a point tangent, said arc having a radius of 15.00 feet, a central angle of 90°14'34", and being subtended by a chord that bears N44<sup>o</sup>57'27"W, 21.26 feet; Thence N00°09'50"E, 312.30 feet along the West line of said Lot 411 to the

Northwest corner of said Lot 411:

Thence S89°50'10"E, 480.00 feet along the North line of said Lot 411 to the TRUE POINT OF BEGINNING.

That it has caused said real property to be surveyed and replatted into lots as herein shown under the name and style of "Greenway Park Replat", a replat of a part of Lot 411 of Greenway Park, a subdivision of a part of the NW4 of Section 1, T25, R69W of the 6th P.M., City of Broomfield, County of Jefferson, State of Colorado, and by these presents does dedicate to the use of the public forever those portions of said real property which are designated as "8' utility easement" on the accompanying plat as easements for the installation and maintenance of all utility services and does further dedicate that portion of said real property which is designated as "30' drainage easement" for the installation, operation and maintenance of drainage facilities.

In addition the owner does dedicate utility easements in all the area designated "outlot G" subject to and restricted by the following coverant:

Utilities and appurtenant facilities, including specifically telephone, gas, electric, sewer, water and storm drainage and appurtenant facilities may be constructed, installed and maintained on the area designated "outlot, G" provided that written consent for such installation or construction is first obtained from either Greenway Park, Inc. or the fee owner of the subject property and any person who acquires a right or interest to said "outlot G" shall acquire and hold said right or interest subject to the provisions hereof. Greenway Park, Inc.'s right to grant use of "outlot G" for the aforementioned purposes will expire June 1, 1976.

In witness whereof Greenway Park, Inc., has caused its name to be hereunto subscribed by its President and its corporate seal to be hereunto affixed, attested by its Secretary, this 38 Whilay of September A.D. 1972

STATE OF COLORADO ) COUNTY OF JEPPERSON)

The foregoing instrument was acknowledged before me this day of September A.D. 1972 by Walter Kirch as President and Martin T. Hart as Secretary of Greenway Park, Inc., a Colorado Corporation.

My Commission expires

My Commission expires April 1, 1973

(SEAL)

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 10th DAY OF Jan, A.D., 1973, AT BOOK 40, PAGE 10 RECEPTION NO. 542 103.

> norman C. allen By Mildred M. Summons Deputy Clerk

APPROVALS: