## 3rd REPLAT OF GREENWAY PARK

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

CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO

APPLICABLE TO SAID SUBDIVISION. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE INCORPORATED HEREIN AND MADE

A PART OF THIS PLAT

1982 Dec 16p.m. 3:4.

PREPARED BY

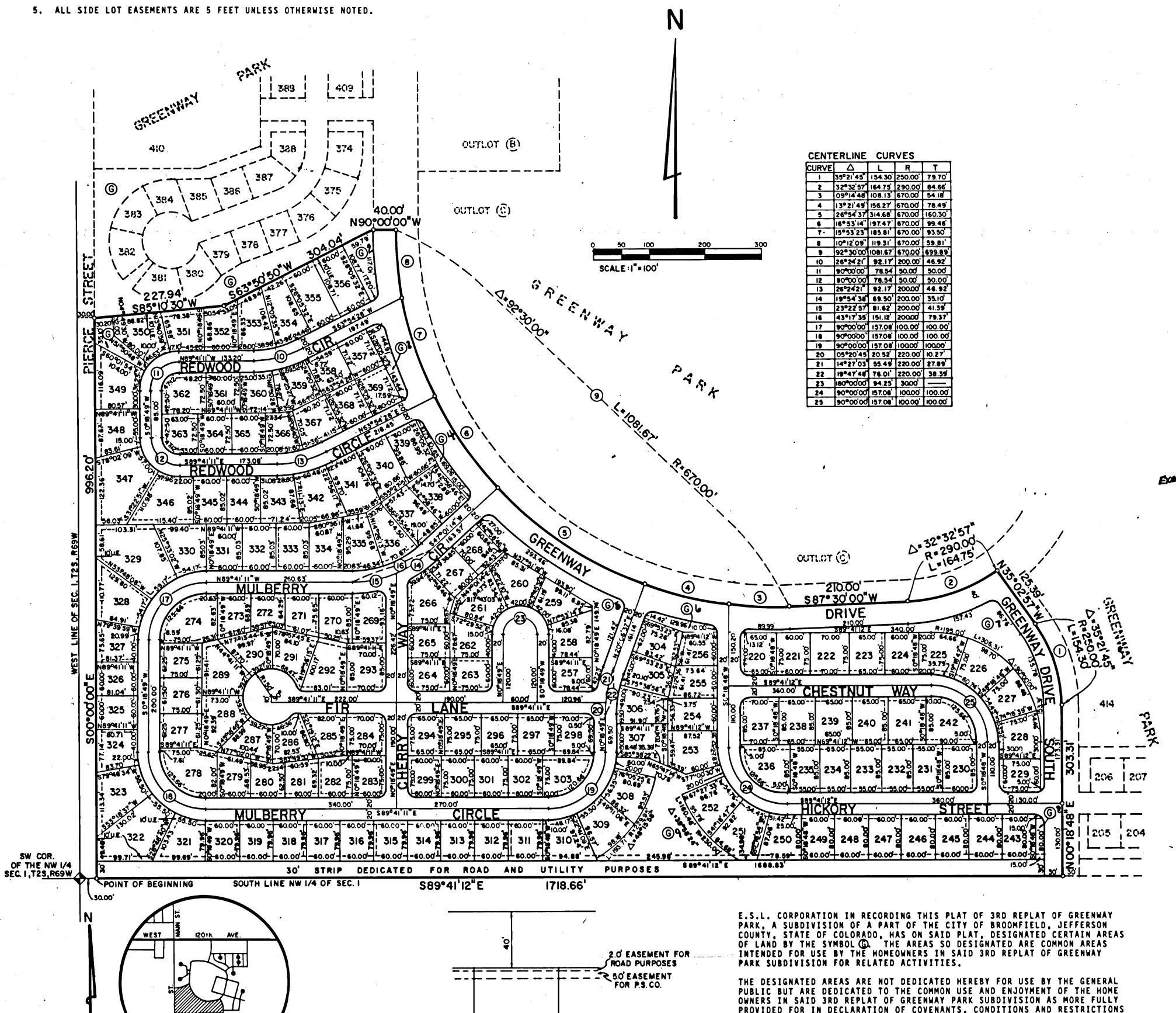
P.O. BOX 444

MARK II ENGINEERING

BROOMFIELD, CO. 80020

VICINITY MAP

- 1. ALL GREENWAY AREAS 1.e. G MAY BE USED FOR THE INSTALLION OF UTILITIES AND FOR DRAINAGE PURPOSES.
- 2. ALL FRONT LOT EASEMENTS AS SHOWN ARE 5 FEET WIDE FOR GAS MAIN PURPOSES. 1.e.. GE UNLESS OTHERWISE DESIGNATED.
- 3. ALL BLOCK CORNER RADII ARE 15'. CORNER LOT DIMENSIONS ARE INTERSECTION OF EXTENDED LOT LINE OR OTHERWISE DESIGNATED.
- 4. BEARINGS ARE DERIVED FROM GREENWAY PARK.



B.O EASEMENTS FOR UTILITIES

& DRAINAGE

TYPICAL EASEMENTS

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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SECTION 1; THENCE S89 41'12"E ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 30.00 FEET TO THEPOINT OF BEGINNING; THENCE CONTINUING ALONG THE AFORESAID LINE A DISTANCE OF 1718.66 FEET TO THE CENTERLINE OF SOUTH GREENWAY DRIVE; THENCE NOO'18'48"E ALONG THE CENTERLINE OF SOUTH GREENWAY DRIVE A DISTANCE OF 303.31 FEET TO A POINT OF CURVE; THENCE ALONG SAID CENTERLINE AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°21'45" AND A RADIUS OF 250.00 FEET AN ARC LENGTH OF 154.30 FEET TO A POINT OF TANGENT; THENCE N35°02'57"W ALONG SAID CENTERLINE A DISTANCE OF 125.39 FEET TO A POINT ON A CURVE AND THE CENTERLINE OF GREENWAY DRIVE; THENCE S54°57'03"W ALONG SAID CENTERLINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°32'57" AND A RADIUS OF 290.00 FEET AN ARC DISTANCE OF 164.75 FEET TO A POINT OF TANGENT; THENCE S87°30'00"W ALONG SAID CENTERLINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°30'00" AND A RADIUS OF 670.00 FEET AN ARC DISTANCE OF 1081.67 FEET; THENCE N90°00'00"W A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF GREENWAY DRIVE; THENCE S63°50'50"W A DISTANCE OF 304.04 FEET; THENCE S85°10'30"W A DISTANCE OF 227.94 FEET TO THE EAST RIGHT OF WAY LINE OF PIERCE STREET; THENCE S00°00'00"D"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 996.20 FEET TO THE POINT OF BEGINNING. CONTAINING 28.513 ACRES MORE OR LESS,

HAS LAID OUT, REPLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "3RD 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 FIVE FOOT IN WIDTH IMMEDIATELY ABUTTING THE HEREIN DESCRIBED TWO FOOT WIDE EASEMENT SHALL BE, AND HEREBY IS, DEDICATED FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF GAS MAIN FACILITIES AND APPURTENANCES THERETO. ON ALL OTHER PLATTED STREETS A FIVE 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, INSTALLATION 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 HEREIN 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 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 \_\_\_\_\_\_

E. S. L. CORPORATION STATE OF COLORADO MY COMMISSION EXPIRES July 7, 1983 WITNESS MY HAND AND SE ATTORNEY'S CERTIFICATE I. THOMAS T. HUBENY

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

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I HAVE SURVEYED I, ROBERT J. GROGAN, A REGISTERED LAND SURVEYOR IN THE STATE THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE REPRESENTED

APPROVED BY MOUNTAIN BELL TELEPHONE CO APPROVED BY PUBLIC SERVICE CO. OF COLORADO

APPROVED BY BROOMFIELD CITY ENGINEER THIS PLAT APPROVED BY THE CITY OF BROOMFIELD, COLORADO PLANNING COMMISSION THIS

ACCEPTED AND APPROVED AS A SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD. COLORADO THIS \_\_\_\_\_\_\_\_\_\_ NOVEMBER A.D., 1982.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO COUNTY OF JEFFERSON 5 ss

I HEREBY GERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:40 TO'CLOCK, THIS 16 TO CLOCK, THIS A.D., 19 2, AND IS DULY RECORDED IN PLAN FILE