BEING A REPLAT OF BLAIR SUBDIVISION, FILING NO. 1, LOT 2 IN A PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION:

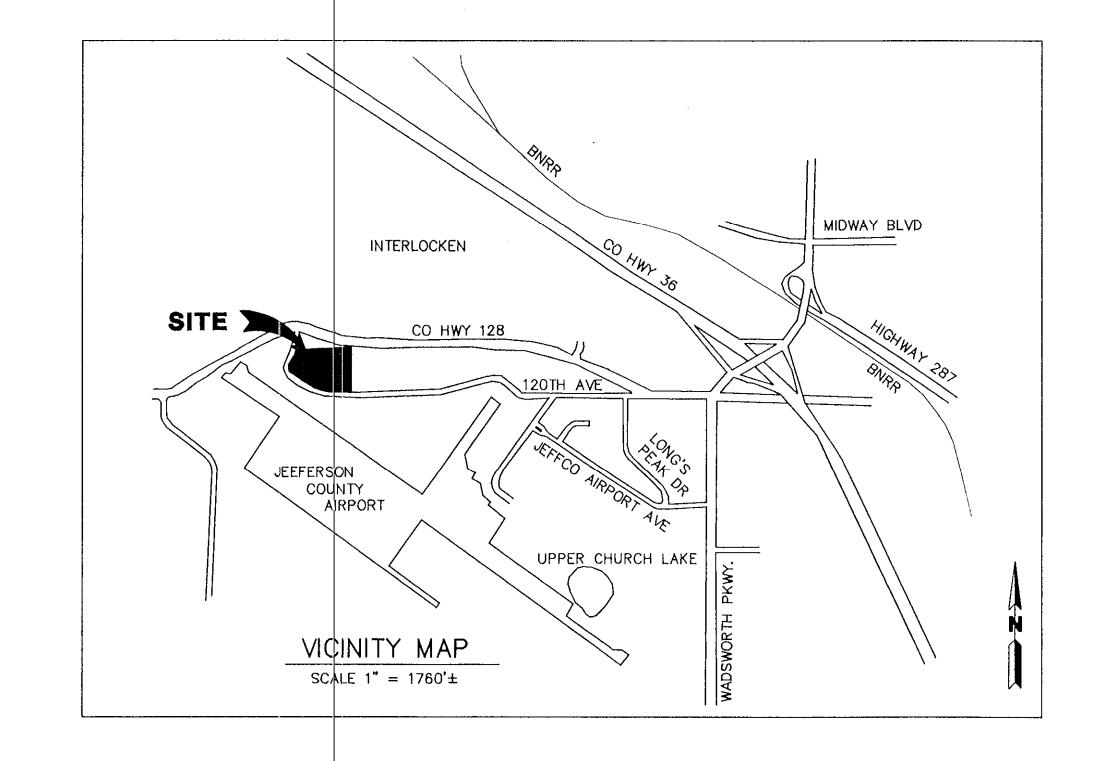
LOT 2, BLAIR SUBDIVISION, FILING NO. 1

NOTES:

- 1. "()" INDICATES A 5/8" REBAR WITH CAP STAMPED L.S. NO. 20699.
- 2. " MONUMENT FOUND AS DESCRIBED, JR PIN & CAP L.S. NO. 10377.
- 3. " MONUMENT FOUND AS DESCRIBED, ACCURATE PIN & CAP L.S. NO. .

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



DEDICATIONS:

AS SHOWN ON THE MAP ATTACHED HERETO AND SET FORTH HEREIN:

THE UNDERSIGNED OWNER OF THE PROPERTY, BY THESE PRESENTS HEREBY GRANTS TO THE CITY OF BROOMFIELD EASEMENTS UPON, OVER, UNDER, ACROSS AND THROUGH THE EASEMENT AREAS SHOWN ON THE ATTACHED MAP TOGETHER WITH ALL PRIVILEGES AND APPURTENANCES THERETO, FOR THE PURPOSES OF INSTALLATION, USE AND MAINTENACE OR PUBLIC UTILITIES, STORM, SANITARY SEWER AND WATER LINES: AND

THE UNDERSIGNED OWNER OF THE PROPERTY, BY THESE PRESENTS HEREBY GRANTS, BARGAINS, SELLS AND CONVEYS IN FEE SIMPLE TO THE CITY OF BROOMFIELD, ITS SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT-OF-WAY OF 120TH AVENUE, AS SHOWN ON THE MAP ATTACHED HERETO, FOR ANY AND ALL PUBLIC PURPOSES, TOGETHER WITH ALL PRIVILEGES AND APPURTENANCES THERETO.

OWNER'S CRTIFICATE:

THE OWNER'S HEREBY WARRANT THE ABOVE PROPERTIES AND PROPERTY INTERESTS TO BE FREE AND CLEAR OF ALL LIENS, DEEDS OF TRUST, MORTAGES, LOSSES, EQUITABLE INTERESTS OR OTHER ENCUMBRANCES.

OWNER

RICHARD J. BLAIR
GENESSEE CENTER 1
602 PARK POINT DRIVE, SUITE 141
GOLDEN, CO 80401

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF UT

DOMARY PUBLIC MIT



ATTORNEY'S CERTIFICATE:

OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON OR PERSONS DEDICATING THE STREETS, EASEMENTS, AND RIGHTS-OF-WAY SHOWN ON THIS PLAT, AND NOT PREVIOUSELY DEDICATED FOR PUBLIC USE, ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIFNS AND ENCUMBERANCES.

ATTORNEY AT LAW its Chief Title afficer

REGISTRATION NO:

SURVEYOR'S CERTIFICATE:

I, THOMAS E-CAVE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT A FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE AND ACCURATE PLAT OF THAT SURVEY PREPARED UNDER MY SUPERVISION THIS 215 DAY OF OCTOBER 1921, OF THE ABOVE DESCRIBED PROPERTY.

THOMAS E .CAVE PLS 14070 1.970

LAND USE REVIEW COMMISSION CERTIFICATES

APPROVED BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMFIELD, COLORADO THIS 13 DAY OF, OCTOBER, A.D., 1991

<u>Kristen Hunderson</u>

CHAIRMAN

CITY COUNCIL CERTIFICATE:

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF THE STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON, ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 28 DAY OF OCCUPANT A.D., 19 97.

MAYOR FROSTENI

CITY CLERK

SEAL)

CLERK & RECORDER'S CERTIFICATE:

FILE FILM NO. /743202

FEES \$ 21.00 PAID

Charlotte Howson

Katherine Comell

REV. OCT. 17, 1997 REV. OCT. 06, 1997 SEPT. 05,1997

MARTIN/MARTIN

Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

