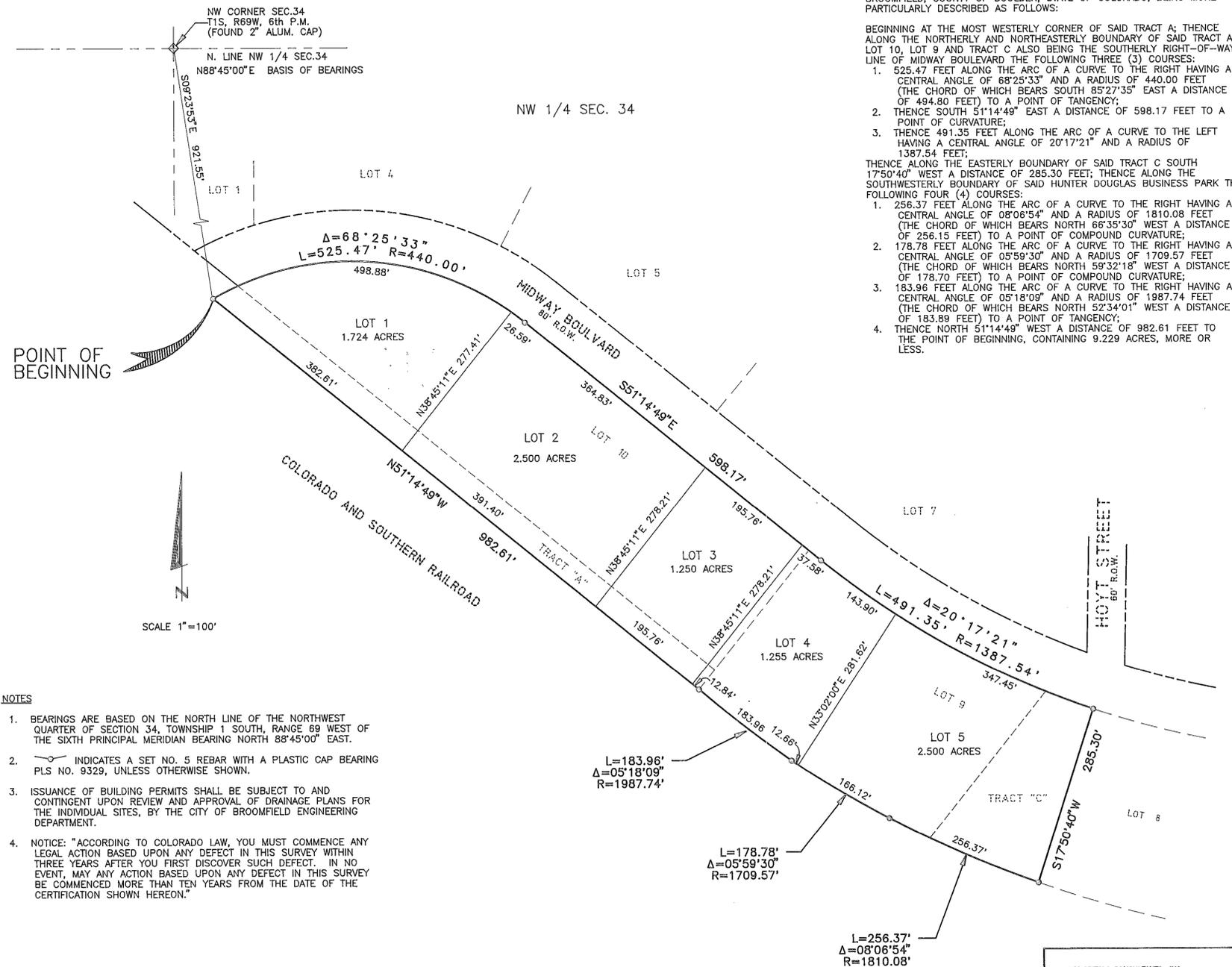
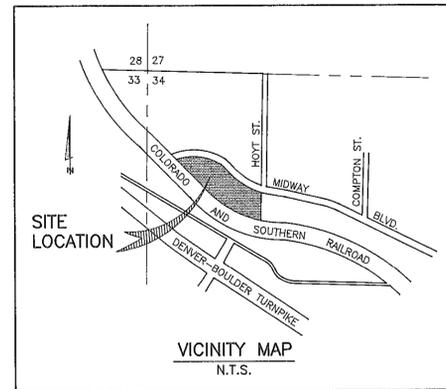


MINOR SUBDIVISION HUNTER DOUGLAS BUSINESS PARK FILING NO. 2

A REPLAT OF LOTS 9, 10, TRACT A, AND TRACT C, HUNTER DOUGLAS BUSINESS PARK
LOCATED IN THE NW 1/4 SECTION 34, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 1 OF 1



NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 88°45'00" EAST.
2. INDICATES A SET NO. 5 REBAR WITH A PLASTIC CAP BEARING PLS NO. 9329, UNLESS OTHERWISE SHOWN.
3. ISSUANCE OF BUILDING PERMITS SHALL BE SUBJECT TO AND CONTINGENT UPON REVIEW AND APPROVAL OF DRAINAGE PLANS FOR THE INDIVIDUAL SITES, BY THE CITY OF BROOMFIELD ENGINEERING DEPARTMENT.
4. 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."

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOT 9, LOT 10, TRACT A AND TRACT C, HUNTER DOUGLAS BUSINESS PARK, A PLAT RECORDED IN THE BOULDER COUNTY RECORDS AT RECEPTION NO. 957694, PLAN FILE R P-22, F-4, NO. 18 & 19, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE MOST WESTERLY CORNER OF SAID TRACT A; THENCE ALONG THE NORTHERLY AND NORTHEASTERLY BOUNDARY OF SAID TRACT A, LOT 9 AND TRACT C ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF MIDWAY BOULEVARD THE FOLLOWING THREE (3) COURSES:
1. 525.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68°25'33" AND A RADIUS OF 440.00 FEET (THE CHORD OF WHICH BEARS SOUTH 85°27'35" EAST A DISTANCE OF 494.80 FEET) TO A POINT OF TANGENCY;
 2. THENCE SOUTH 51°14'49" EAST A DISTANCE OF 598.17 FEET TO A POINT OF CURVATURE;
 3. THENCE 491.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°17'21" AND A RADIUS OF 1387.54 FEET;
- THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT C SOUTH 17°50'40" WEST A DISTANCE OF 285.30 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID HUNTER DOUGLAS BUSINESS PARK THE FOLLOWING FOUR (4) COURSES:
1. 256.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°06'54" AND A RADIUS OF 1810.08 FEET (THE CHORD OF WHICH BEARS NORTH 66°35'30" WEST A DISTANCE OF 256.15 FEET) TO A POINT OF COMPOUND CURVATURE;
 2. 178.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°59'30" AND A RADIUS OF 1709.57 FEET (THE CHORD OF WHICH BEARS NORTH 59°32'18" WEST A DISTANCE OF 178.70 FEET) TO A POINT OF COMPOUND CURVATURE;
 3. 183.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°18'09" AND A RADIUS OF 1987.74 FEET (THE CHORD OF WHICH BEARS NORTH 52°34'01" WEST A DISTANCE OF 183.89 FEET) TO A POINT OF TANGENCY;
 4. THENCE NORTH 51°14'49" WEST A DISTANCE OF 982.61 FEET TO THE POINT OF BEGINNING, CONTAINING 9.229 ACRES, MORE OR LESS.

OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF HUNTER DOUGLAS BUSINESS PARK.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED UNDER THE NAME AND STYLE OF "HUNTER DOUGLAS BUSINESS PARK FILING NO. 2", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

IN WITNESS WHEREOF, TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 9 DAY OF May, 1994.

TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION

BY: Fred L. Spallone
FRED L. SPALLONE, PRESIDENT

ATTEST: _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF May, 1994 BY FRED L. SPALLONE AS PRESIDENT AND LOUIS R. SPALLONE AS SECRETARY/TREASURER OF TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-7-97
Deann D. Wallmann
NOTARY PUBLIC

APPROVALS

<u>Wirk Spallone</u> PLANNING DIRECTOR	<u>5/10/94</u> DATE
<u>David Spallone</u> CITY ENGINEER	<u>5-11-94</u> DATE
<u>James J. Lewis</u> CITY MANAGER	<u>5-10-94</u> DATE

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF HUNTER DOUGLAS BUSINESS PARK FILING NO. 2 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DUWAYNE M. PHILLIPS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 9329



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:27 O'CLOCK P.M., THIS 12th DAY OF May, A.D., 1994, AND IS RECORDED IN PLAN FILE P-31 F-3118.

FILM NO. 1995, RECEPTION NO. 1426602

FEES \$ 10.00 PAID.

Charlotte Houston
CLERK AND RECORDER
BY: Connie Rode
DEPUTY

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106
Date: 5/5/94 Job No. 2825.001.00