

# HUNTER DOUGLAS BUSINESS PARK

(TURNPIKE INDUSTRIAL PARK FILING NO. 5)

PART OF THE NE 1/4 OF SEC. 33 AND PART OF THE NW 1/4 OF SEC. 34, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33 AND THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 88°45'00" EAST A DISTANCE OF 2,624.15 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 00°02'22" EAST ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 34, A DISTANCE OF 50.02 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TURNPIKE INDUSTRIAL PARK FILING NO. 3 AS RECORDED WITH THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE UNDER PLAN FILE R P-4 F-3 NO. 38, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°45'00" EAST ALONG SAID SOUTH BOUNDARY LINE A DISTANCE OF 1,495.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOYT STREET; THENCE SOUTH 01°15'00" EAST A DISTANCE OF 1,536.09 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF HOYT STREET, SAID RIGHT-OF-WAY BEING DEDICATED BY THE FOLLOWING PLATS AS RECORDED WITH THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

- 1) SAID TURNPIKE INDUSTRIAL PARK FILING NO. 3,
  - 2) TURNPIKE INDUSTRIAL PARK FILING NO. 2 (PLAN FILE R P-4 F-3 NO. 37),
  - 3) TURNPIKE INDUSTRIAL PARK FILING NO. 1 (PLAN FILE R P-4 F-3 NO. 36),
- TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIDWAY BOULEVARD, AS SHOWN ON SAID TURNPIKE INDUSTRIAL PARK FILING NO. 1, SAID POINT BEING ON A NON-TANGENT CURVE, WHENCE THE RADIUS POINT BEARS NORTH 18°56'24" EAST A DISTANCE OF 1,387.54 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MIDWAY BOULEVARD THE FOLLOWING 2 COURSES:

- 1) ALONG A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 15°08'28" AND A RADIUS OF 1,387.54 FEET, A DISTANCE OF 366.67 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 86°12'04" EAST A DISTANCE OF 147.95 FEET TO THE NORTHWEST CORNER OF TURNPIKE INDUSTRIAL PARK FILING NO. 4 AS RECORDED WITH THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE UNDER PLAN FILE P-6 F-4 #42; THENCE SOUTH 03°47'56" WEST ALONG THE WEST BOUNDARY OF SAID FILING NO. 4 A DISTANCE OF 299.80 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID COLORADO AND SOUTHERN RAILROAD, THE FOLLOWING FIVE (5) COURSES;

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT WHENCE THE RADIUS POINT BEARS NORTH 03°47'56" EAST A DISTANCE OF 3,165.79 FEET, HAVING A CENTRAL ANGLE OF 03°57'31" AND A RADIUS OF 3,165.79 FEET A DISTANCE OF 218.72 FEET TO A POINT OF COMPOUND CURVATURE WHENCE THE RADIUS POINT BEARS NORTH 07°45'27" EAST A DISTANCE OF 1,709.57 FEET;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°59'30" AND A RADIUS OF 1,709.57 FEET A DISTANCE OF 178.78 FEET TO A POINT OF COMPOUND CURVATURE WHENCE THE RADIUS POINT BEARS NORTH 13°44'57" EAST A DISTANCE OF 1,810.08 FEET;
- 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°43'00" AND A RADIUS OF 1,810.08 FEET A DISTANCE OF 433.33 FEET TO A POINT OF COMPOUND CURVATURE WHENCE THE RADIUS POINT BEARS NORTH 27°27'57" EAST A DISTANCE OF 1,709.57 FEET;
- 4) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°59'30" AND A RADIUS OF 1,709.57 FEET A DISTANCE OF 178.78 FEET WHENCE THE RADIUS POINT BEARS NORTH 33°27'27" EAST A DISTANCE OF 1,709.57 FEET;
- 5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHENCE THE RADIUS POINT BEARS NORTH 34°46'55" EAST A DISTANCE OF 1,907.74 FEET, HAVING A CENTRAL ANGLE OF 05°18'09" AND A RADIUS OF 1,907.74 FEET A DISTANCE OF 183.96 FEET TO A POINT OF NON-TANGENCY WHENCE THE RADIUS POINT OF SAID CURVE BEARS NORTH 40°05'04" EAST A DISTANCE OF 1,907.74 FEET TO THE SOUTHEASTERLY CORNER OF SAID TURNPIKE INDUSTRIAL PARK FILING NO. 3; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TURNPIKE INDUSTRIAL PARK FILING NO. 3 NORTH 51°14'49" WEST A DISTANCE OF 982.61 FEET TO A POINT OF CUSP WHENCE THE RADIUS POINT OF A CURVE BEARS SOUTH 29°40'22" EAST A DISTANCE OF 440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 05°43'25" AND A RADIUS OF 440.00 FEET A DISTANCE OF 43.95 FEET TO A POINT OF CUSP; THENCE ALONG THE BOUNDARY OF SAID TURNPIKE INDUSTRIAL PARK FILING NO. 3 THE FOLLOWING THREE (3) COURSES;
- 1) NORTH 51°14'49" WEST A DISTANCE OF 720.84 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 20°34'49" AND A RADIUS OF 1,498.61 FEET, A DISTANCE OF 538.29 FEET;
- 3) THENCE NON-RADIALLY DEPARTING SAID CURVE SOUTH 88°43'00" EAST A DISTANCE OF 723.62 FEET TO THE TRUE POINT OF BEGINNING.

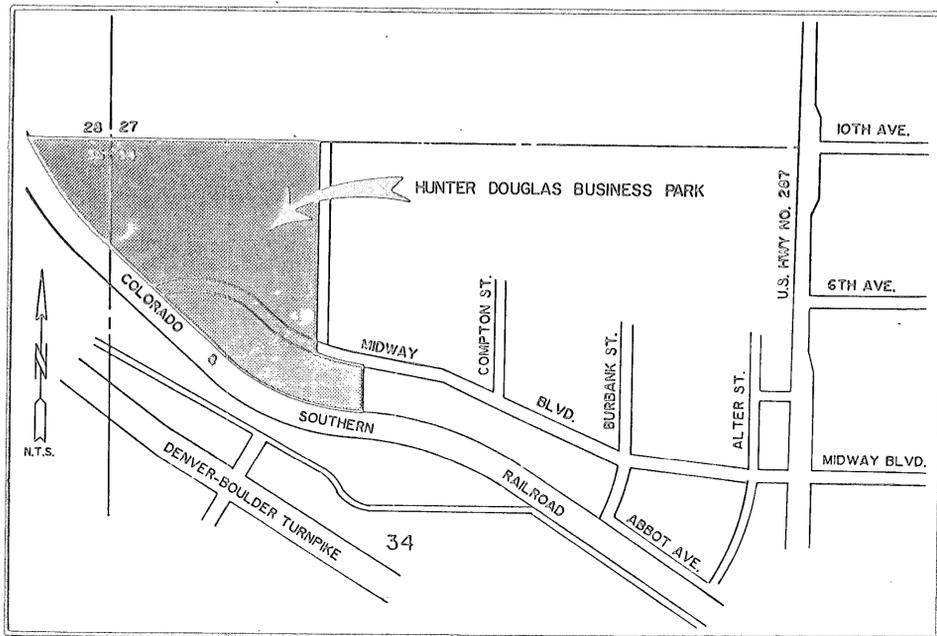
SAID PARCEL OF LAND CONTAINS 56.292 ACRES.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF HUNTER DOUGLAS BUSINESS PARK (TURNPIKE INDUSTRIAL PARK FILING NO. 5) AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS STREETS, RIGHTS OF WAY AND PERPETUAL EASEMENTS FOR STORM DRAINAGE AND FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE, ELECTRIC AND CABLE TELEVISION LINES, AND POSTAL FACILITIES AND ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

THE ACCESS EASEMENT SHOWN HEREIN IS DEDICATED FOR NONEXCLUSIVE VEHICLE AND PEDESTRIAN USE OF THE OWNER OF LOT 2 HIS/HER RESPECTIVE SUCCESSORS, ASSIGNS, TENANTS, EMPLOYEES, AGENTS, CUSTOMERS AND INVITEES.

EXECUTED THIS 9 DAY OF DEC, 1988.

OWNER: TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION  
*Richard F. Swabner* SECRETARY  
*Daniel L. Hughes* PRESIDENT



VICINITY MAP

**NOTES:**

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 SECTION 34 BEING NORTH 88°45'00" EAST.
2. ALL EASEMENTS ARE AS SHOWN ON THE PLAT AND ARE FOR DRAINAGE AND UTILITY PURPOSES, UNLESS OTHERWISE INDICATED.
3. "6" DENOTES #5 REBAR WITH PLASTIC CAP MARKED L.S. NO. 9329.
4. 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.
5. THE CITY OF BROOMFIELD MAY REQUIRE FIRE HYDRANTS, AND EASEMENTS TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, WITHIN LOTS ON THIS PLAT. SUCH FIRE HYDRANTS SHALL BE INSTALLED AND SUCH EASEMENTS SHALL BE GRANTED, BY THE OWNER OF THE LOT WHEN STRUCTURES ARE BUILT ON THAT LOT.
6. DETENTION OF STORM WATER AND DRAINAGE RUN-OFF SHALL BE PROVIDED FOR EACH LOT OR GROUP OF LOTS UNDER THE SAME OWNERSHIP. DETENTION FACILITIES SHALL BE SIZED TO LIMIT PEAK DISCHARGE TO THE FOLLOWING VALUES:

5-YEAR STORM:	0.052	CFS/TRIBUTARY ACRE
100-YEAR STORM:	0.495	CFS/TRIBUTARY ACRE

7. DETENTION AND RETENTION FACILITIES DESIGN SHALL BE APPROVED IN WRITING BY BROOMFIELD CITY ENGINEER PRIOR TO CONSTRUCTION.
8. LOT 11 IS A BUFFER PARCEL APPURTENANT TO LOT 1 AND MAY NOT BE SOLD OR TRANSFERRED SEPARATELY FROM LOT 1.
9. TRACT A, CURRENTLY OWNED BY THE CITY OF BROOMFIELD, IS TO BE EXCHANGED FOR TRACT B, CURRENTLY OWNED BY TURNPIKE CONSTRUCTION COMPANY. THEREAFTER, TRACT A SHALL BE APPURTENANT TO LOT 10 AND MAY NOT BE SOLD OR TRANSFERRED SEPARATELY FROM LOT 10.
10. THE BROOMFIELD URBAN RENEWAL AUTHORITY SHALL BE ALLOWED TO INSTALL AND MAINTAIN LANDSCAPING IN THE LANDSCAPE AND UTILITY EASEMENT ALONG HOYT STREET UNTIL SUCH TIME AS THE LOT(S) SUBJECT TO THE EASEMENT IS/ARE DEVELOPED.
11. AS EACH LOT ALONG MIDWAY BLVD. AND HOYT STREET IS DEVELOPED, THE OWNER OF EACH LOT ON WHICH, OR ADJACENT TO WHICH, LANDSCAPING HAS BEEN INSTALLED BY BROOMFIELD URBAN RENEWAL AUTHORITY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SUCH LANDSCAPING AND WILL INSTALL A NEW IRRIGATION SYSTEM FOR SAID LANDSCAPING CONNECTED TO THE SYSTEM USED ON THE REMAINDER OF THE LOT.
12. SIGN EASEMENT SHALL BE IN FAVOR OF HUNTER DOUGLAS BUSINESS PARK PROPERTY OWNER'S ASSOCIATION.
13. TRACT C IS RESERVED FOR A PERIOD OF 5 YEARS DURING WHICH TIME THE CITY OF BROOMFIELD OR THE BROOMFIELD URBAN RENEWAL AUTHORITY SHALL HAVE EXCLUSIVE RIGHT TO PURCHASE TRACT C FOR ROADWAY, UTILITY, AND LANDSCAPE PURPOSES. IF THE CITY OF BROOMFIELD OR THE BROOMFIELD URBAN RENEWAL AUTHORITY DOES NOT PURCHASE TRACT C WITHIN 5 YEARS OF THE DATE OF COUNCIL APPROVAL OF THIS PLAT, TRACT C SHALL BECOME APPURTENANT TO LOT 9 AND MAY NOT BE SOLD OR TRANSFERRED SEPARATELY FROM LOT 9.

OWNER CERTIFICATE  
 STATE OF COLORADO )  
 COUNTY OF BOULDER ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December A.D., 1988 BY: Richard F. Swabner and Daniel L. Hughes  
 TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION.

MY COMMISSION EXPIRES 2-7-89

*Diana E. Eismann*  
 NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I, Louis A. Monaco, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSONS DEDICATING THE PUBLIC WAYS SHOWN ON THIS PLAT, AND NOT PREVIOUSLY DEDICATED FOR PUBLIC USE ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL ENCUMBRANCES.

*Louis A. Monaco*  
 ATTORNEY AT LAW

SURVEYORS CERTIFICATE

I, Duwayne M. Phillips, 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 7th DAY OF December 1988, OF THE ABOVE DESCRIBED PROPERTY.

*Duwayne M. Phillips*  
 L.S. NO. 9329  
 FOR AND ON BEHALF OF  
 ROCKY MOUNTAIN CONSULTANTS, INC.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS 1st DAY OF November A.D., 1988.

*Diana E. Eismann*  
 SECRETARY

*Harold C. Stoff*  
 CHAIRMAN

CITY COUNCIL APPROVAL

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF THE STREETS, PUBLIC WAYS AND TRACTS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN, ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 9th DAY OF December, 1988.

*Vicki Mann*  
 ATTEST: CITY CLERK

*John J. Sullivan*  
 MAYOR

RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF December A.D., 1988 IN BOOK NO. 957694, PAGE 1558  
 FILE P-22-4-18-19, RECEPTION NO. 957694. Fee: 50.00

*Charlotte Houston*  
 CLERK AND RECORDER

*Connie Rode*  
 DEPUTY

PREPARED BY:  
 ROCKY MOUNTAIN CONSULTANTS INC.  
 8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111  
 741-6000 DATE: 9-29-88 JOB NO: 116-001-00

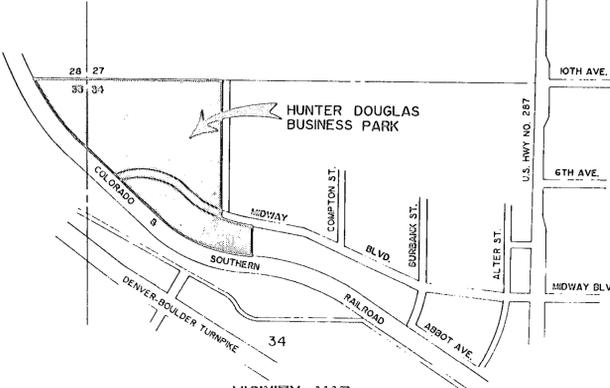
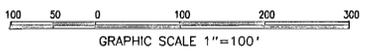
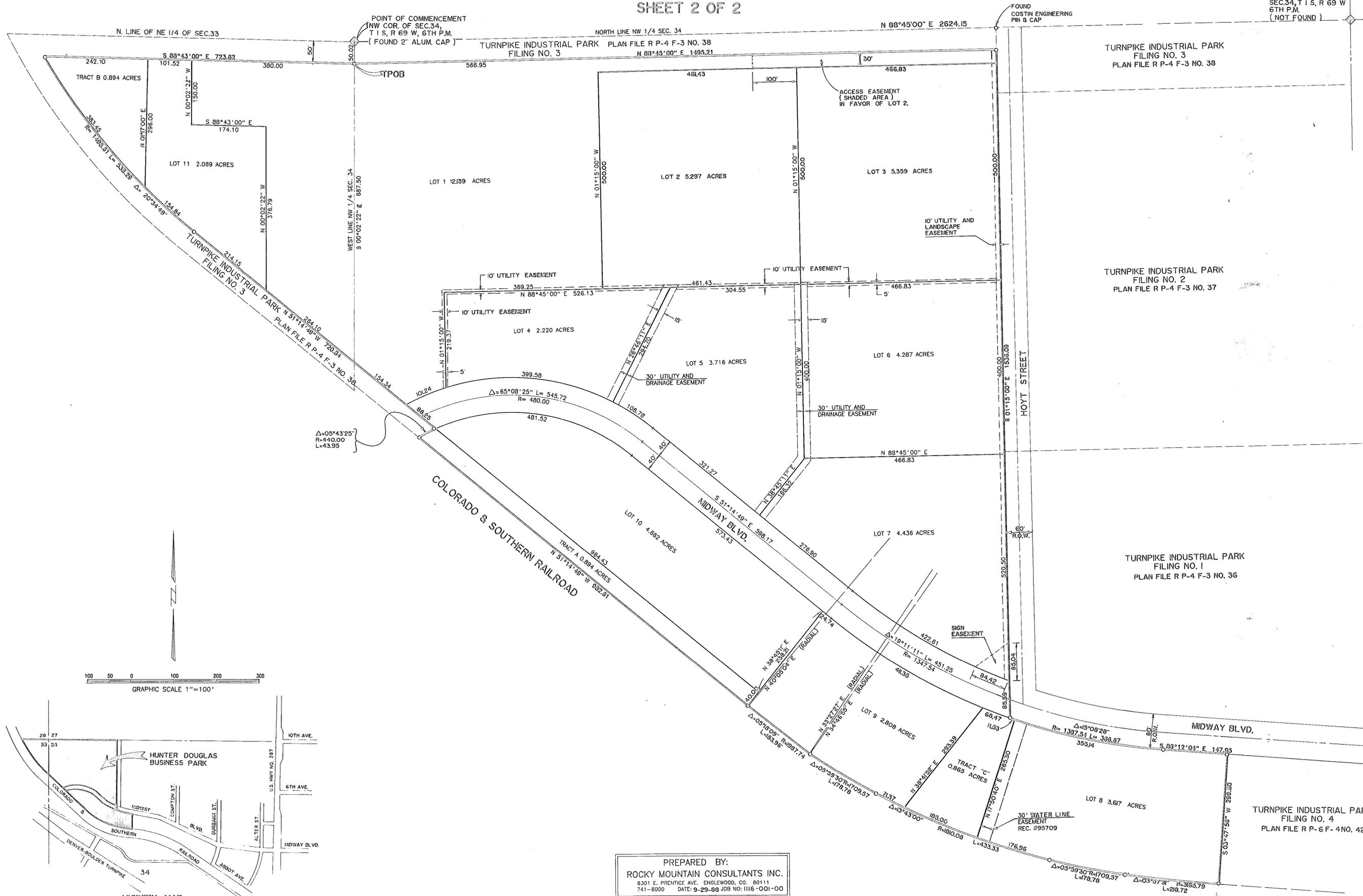
800957694.12/14/88 11:31 AM REAL ESTATE RECORDS F.258 CHARLOTTE HOUSTON BOULDER COUNTY CO RECORDER

# HUNTER DOUGLAS BUSINESS PARK

(TURNPIKE INDUSTRIAL PARK FILING NO. 5)  
 PART OF THE NE 1/4 OF SEC. 33 AND PART OF THE NW 1/4 OF SEC. 34, TOWNSHIP 1 SOUTH,  
 RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

N 1/4 COR. OF  
 SEC. 34, T 1 S, R 69 W  
 6TH P.M.  
 (NOT FOUND)



PREPARED BY:  
 ROCKY MOUNTAIN CONSULTANTS INC.  
 8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111  
 741-6000 DATE: 9-29-88 JOB NO: 1116-001-00

80057694 12/14/88 11:31 AM REAL ESTATE RECORDS  
 F1526 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER