

# IRVIN INDUSTRIES INDUSTRIAL PARK

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 34, T.1S., R.69W. OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 34; THENCE N00°08'00"W ALONG THE EAST LINE OF AFORESAID SOUTHEAST 1/4 A DISTANCE OF 1414.18 FEET TO A POINT, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL LANE (BOULDER COUNTY ROAD NO. 19) WHICH IS 110.00 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACKS OF THE COLORADO AND SOUTHERN RAILROAD; THENCE N59°04'54"W ALONG AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL LANE AND PARALLEL TO AFORESAID CENTERLINE OF THE MAIN TRACKS OF THE COLORADO AND SOUTHERN RAILROAD A DISTANCE OF 1652.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N59°04'54"W ALONG AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL LANE A DISTANCE OF 519.00 FEET; THENCE S30°47'06"W A DISTANCE OF 961.52 FEET TO A POINT, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36; THENCE S59°12'41"E ALONG AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 A DISTANCE OF 384.85 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF FOSTER INDUSTRIAL PARK, AS RECORDED IN THE COUNTY OF BOULDER; THENCE N37°33'19"W ALONG THE WESTERLY LINE OF AFORESAID FOSTER INDUSTRIAL PARK A DISTANCE OF 488.84 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID FOSTER INDUSTRIAL PARK; THENCE S59°04'54"E ALONG THE NORTHERLY LINE OF AFORESAID FOSTER INDUSTRIAL PARK A DISTANCE OF 20.13 FEET; THENCE N37°33'19"E A DISTANCE OF 478.29 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 9.9679 ACRES, MORE OR LESS, HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF IRVIN INDUSTRIES INDUSTRIAL PARK, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF BROOMFIELD ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES; AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES; AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "COMMON ACCESS EASEMENT" FOR THE INGRESS AND EGRESS TO ALL ADJACENT PROPERTY COMMON TO IT; AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED "WATER SERVICE LINE EASEMENT" FOR WATER SERVICE LINE TO LOT 3. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAYS OF RECORD

WITNESS OUR HANDS AND SEALS THIS 4 DAY OF APRIL, 1983 A.D. IRVIN INDUSTRIES INC.

STEPHEN M. GORDON  
PRESIDENT  
STATE OF New York  
COUNTY OF New York

WILLIAM M. WOLFSON  
SECRETARY

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, 1983 A.D., BY STEPHEN M. GORDON, PRESIDENT, AND WILLIAM M. WOLFSON, SECRETARY, IRVIN INDUSTRIES INC.

WITNESS MY HAND AND MY SEAL.

MY COMMISSION EXPIRES March 30, 1984

CAROL A. AGUILAR  
NOTARY PUBLIC State of New York  
No. 4175-280  
Qualified in Queens County  
Commission Expires March 19 84

CAROL A. AGUILAR  
NOTARY PUBLIC  
51-90 Manilla St  
ADDRESS  
Lynchburg, NY 11373

WITNESS MY HAND AND SEAL THIS 10th DAY OF April, 1983 A.D.

RICHARD E. COLLIER  
OWNER - OUTLOT B  
STATE OF Colorado  
COUNTY OF Adams

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April, 1983 A.D., BY RICHARD E. COLLIER, OWNER - OUTLOT B.

WITNESS BY HAND AND MY SEAL.

MY COMMISSION EXPIRES 7-16-85

MARJORIE ANN DUBOIS  
NOTARY PUBLIC  
1025 2nd Ave  
ADDRESS  
Denver, CO 80204

### SURVEYOR'S CERTIFICATE

I, KENNETH H. CUPIT, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY.

Kenneth H. Cupit  
KENNETH H. CUPIT P.E. & L.S.  
NO. 5648

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS  
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:30 O'CLOCK AM THIS 21st DAY OF April, 1983 A.D. AND IS DULY RECORDED IN PLAN FILE P-13 F-3#49.

F.L.M.: 1249  
RECEPTION NO. 544945  
MAP NO. 299

Charlotte Horst  
CLERK AND RECORDER

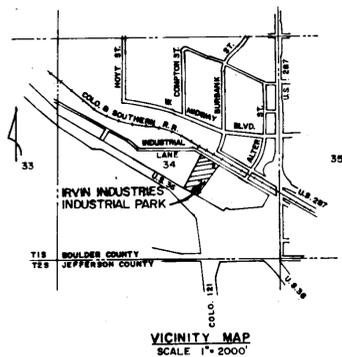
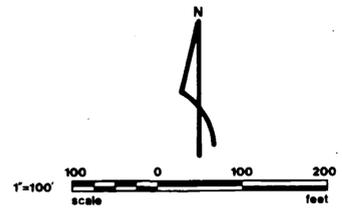
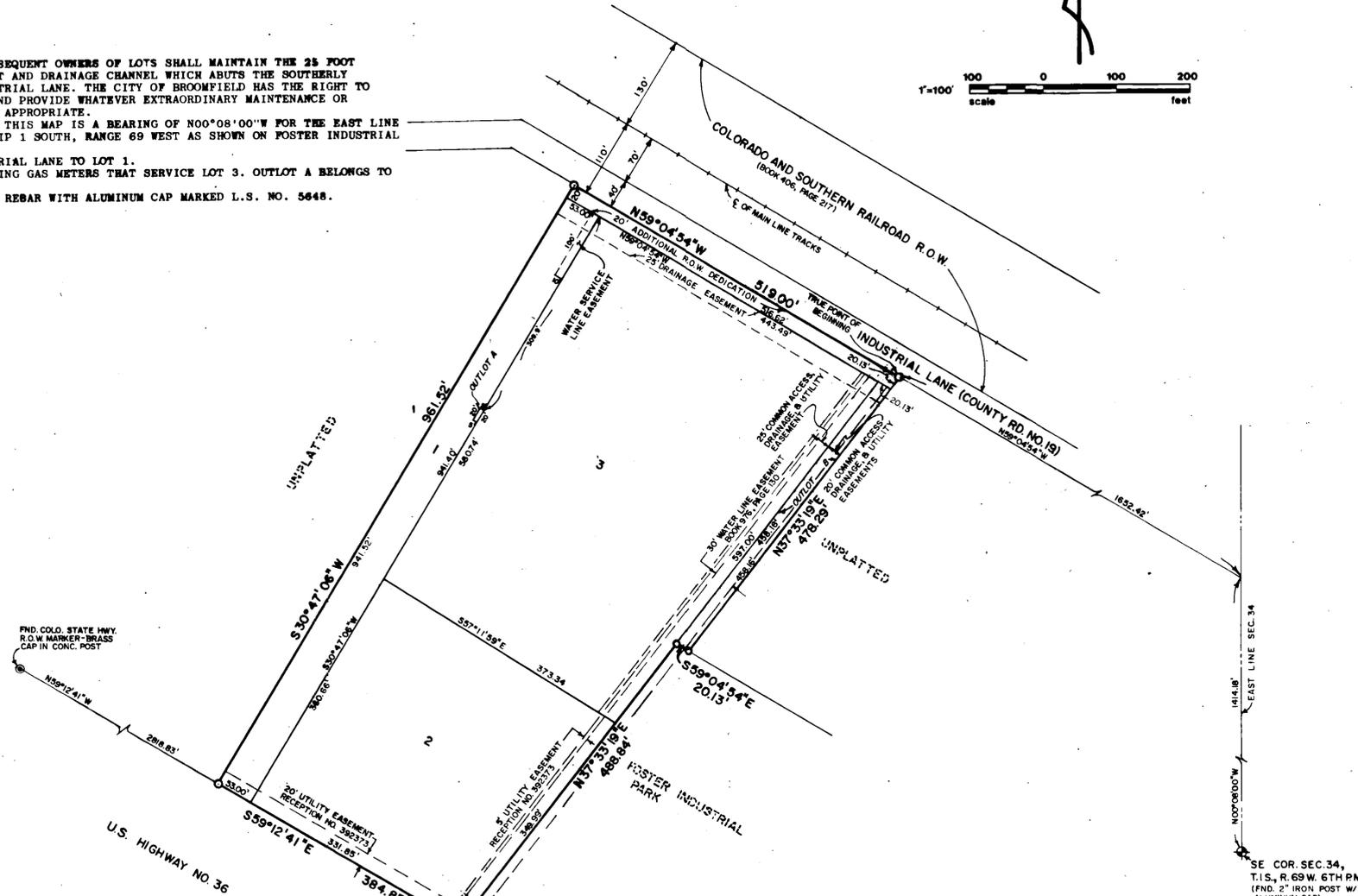
BY: Brock Taylor  
DEPUTY

Walter E. Jones  
PUBLIC SERVICE COMPANY OF COLORADO  
Gerald H. Jones, Asst. Supt.  
JONES INTERCABLE, INC.

Alan H. Flint  
THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
James Eugene Fetherman P.E.  
BROOMFIELD CITY ENGINEER

### GENERAL NOTES

1. THE DEVELOPER AND SUBSEQUENT OWNERS OF LOTS SHALL MAINTAIN THE 25 FOOT WIDE DRAINAGE EASEMENT AND DRAINAGE CHANNEL WHICH ABUTS THE SOUTHERLY RIGHT-OF-WAY OF INDUSTRIAL LANE. THE CITY OF BROOMFIELD HAS THE RIGHT TO ENTER SAID EASEMENT AND PROVIDE WHATEVER EXTRAORDINARY MAINTENANCE OR CONSTRUCTION IT DEEMS APPROPRIATE.
2. BASIS OF BEARINGS FOR THIS MAP IS A BEARING OF N00°08'00"W FOR THE EAST LINE OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST AS SHOWN ON FOSTER INDUSTRIAL PARK.
3. NO ACCESS FROM INDUSTRIAL LANE TO LOT 1.
4. OUTLOT A IS FOR EXISTING GAS METERS THAT SERVICE LOT 3. OUTLOT A BELONGS TO LOT 1.
5. Ⓞ INDICATES 5/8 INCH REBAR WITH ALUMINUM CAP MARKED L.S. NO. 5648.



### APPROVALS

APPROVED THIS 1st DAY OF MARCH, 1983 A.D. BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Betty A. Niessance  
SECRETARY

John G. Mays  
CHAIRMAN

APPROVED THIS 12th DAY OF APRIL, 1983 A.D. BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD COLORADO.

ATTEST:

Lucy Brown  
CITY CLERK

Math P. Jander  
MAYOR

### ATTORNEY'S OPINION

I, ALAN L. STEIN, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HERINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DATED THIS 20th DAY OF APRIL, 1983 A.D.

Alan L. Stein  
ATTORNEY AT LAW

