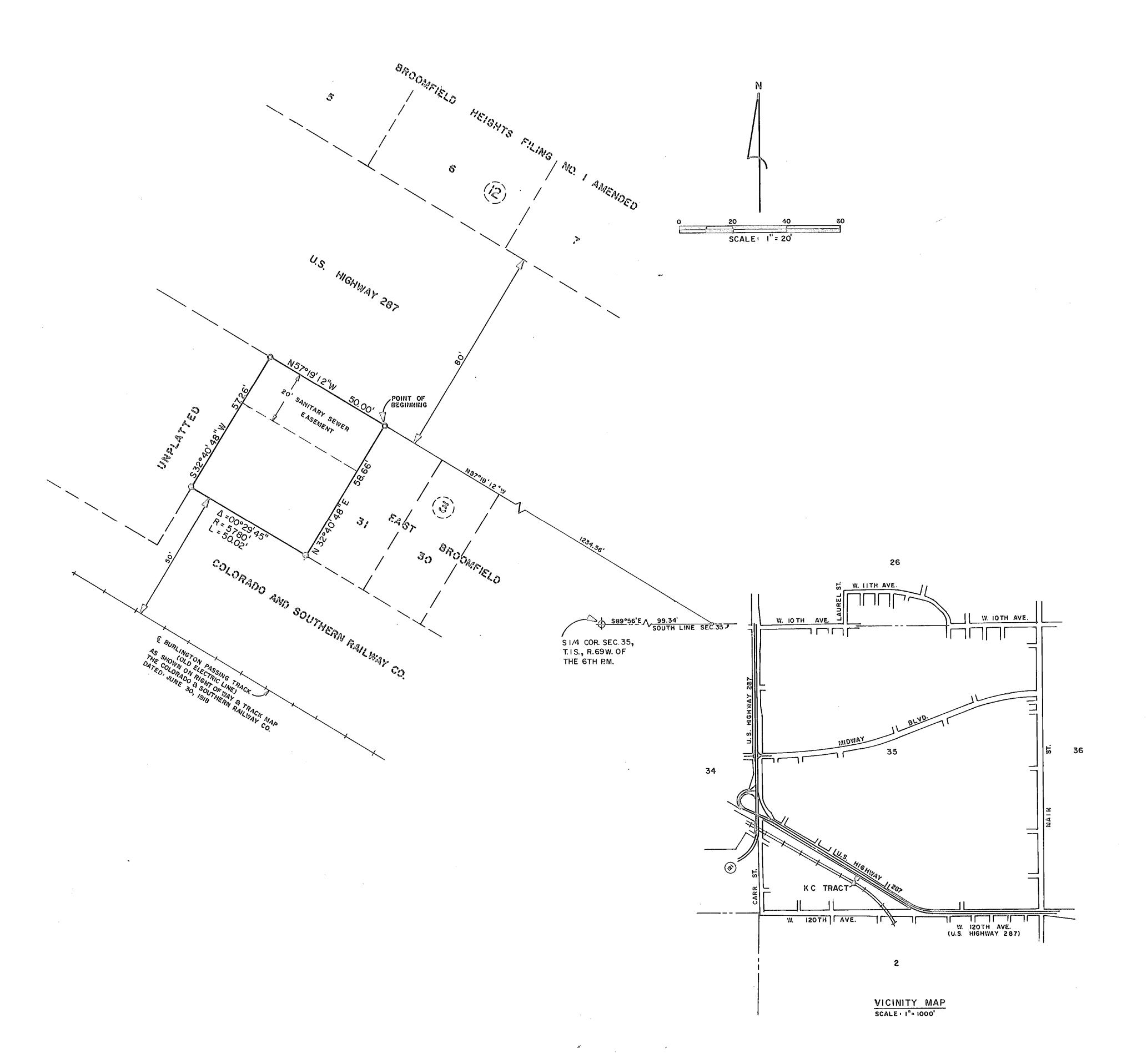
KC TRACT

A PARCEL OF LAND IN THE SE 1/4 OF THE SW 1/4 OF SECTION 35, T.IS., R.69W. OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



NOTES

- 1. o INDICATES METAL CAP BEARING L.S. NO. 5648 EMBEDDED
- IN CONCRETE CURB.

 2.
 O INDICATES 5/8 INCH REBAR WITH METAL CAP BEARING
- L.S. NO. 5648.

 3. THE BASIS OF BEARINGS IS A BEARING OF N89°56'00"W FOR THE SOUTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST BY COLORADO DEPARTMENT OF HIGHWAYS FOR U.S. HIGHWAY 287.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 35; THENCE S89°56'00"E ALONG THE SOUTH LINE OF AFORESAID SECTION 35 A DISTANCE OF 99.34 FEET TO A POINT, SAID POINT BEING ON THE SOUTH-WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 EXTENDED FROM THE NORTHWEST; THENCE N57°19'12"W ALONG AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE EXTENDED A DISTANCE OF 1234.56 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF LOT 31, BLOCK 3, EAST BROOMFIELD SUBDIVISION; THENCE CONTINUING N57°19'12"W ALONG AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 A DISTANCE OF 50.00 FEET; THENCE S32°40'48"W A DISTANCE OF 57.26 FEET TO A POINT, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°29'45", A RADIUS OF 5780.00 FEET, WHOSE LONG CHORD BEARS S55°42'51"E A DISTANCE OF 50.02 FEET, AND SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILWAY COMPANY; THENCE SOUTH-EASTERLY ALONG THE ARC OF AFORESAID CURVE AND AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILWAY COMPANY A DISTANCE OF 50.02 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID LOT 31. BLOCK 3, EAST BROOMFIELD SUBDIVISION; THENCE N42°40'48"E ALONG THE WESTERLY LOT LINE OF AFORESAID LOT 31, BLOCK 3, EAST BROOMFIELD SUBDIVISION A DISTANCE OF 58.66 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.067 ACRES MORE OR LESS. HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "K C TRACT" AND BY THESE PRESENTS DO HEREBY GRANT THE SANITARY SEWER EASEMENT AS SHOWN HEREON.

WITNESS OUR HANDS AND SEALS THIS	DAY OF hovembur, 1980.
25/1/ilson	MORTGAGEE: UNITED BANK OF BROOMFIELD DUANE C. KNIGHT SENIOR VICE PRESIDENT
G. E. WILSON, OWNER	DUANE C. KNIGHT) SENIOR VICE PRESIDENT
STATE OF COLORADO) COUNTY OF Soulder) ss	
THE FOREGOING WAS ACKNOWLEDGED BEFORE	RE ME THIS 6 DAY OF Novembers 1980, BY G. E. WILSON,

WITNESS MY HAND AND SEAL. MY COMMISION EXPIRES

APPROVED BY THE PLANNING COMMISION OF THE CITY OF BROOMFIELD, COLORADO, THIS 32 DAY OF JUNE, 19

CHAIRMAN SECRETARY SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD COLORADO, THIS _// DAY OF Morentee, 1980.

I, KENNETH H. CUPIT, A REGISTERED RROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF K C TRACT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACT AND THE MONUMENTS DO ACTUALLY EXIST.

KENNETH H. CUPIT. P.E. & U.S. NO. 564

I, FRANK H. ROBERTI, JR., ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS AN EASEMENT FROM A COMMITMENT TO INSURE ISSUED BY

SECURITY TITLE GUARANTY CO.

AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. DATED THIS 12th DAY OF 10cc., 1980

BY — DIAN — CALL STATES TELEPHONE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF DECENTION NO. 427631

O'CLOCK P M. AND WAS RECORDED IN PLAT FILE PLANTING AT MAP — CALL STATES TELEPHONE

O'CLOCK P M. AND WAS RECORDED IN PLAT FILE PLANTING AT MAP — CALL STATES TELEPHONE

FILM 1147

PREPARED BY: K.E.N. ENGINEERING CO., NO. 6 GARDEN CENTER, SUITE 220, BROOMFIELD, COLORADO 80020