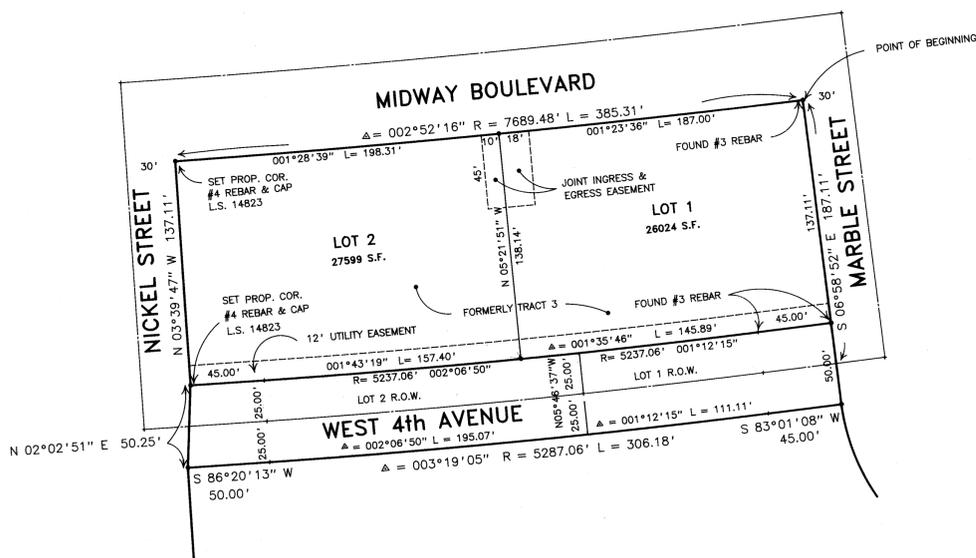


**MIDWAY PLAZA
BEING
A REPLAT OF TRACT 3, A REPLAT OF BLOCK 39-38, BROOMFIELD HEIGHTS FILING NO. 1 AMENDED
AND INCLUDING A PORTION OF WEST 4TH AVENUE**

A TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, COLORADO



Scale 1" : 50'

KNOW ALL MEN BY THESE PRESENTS that the undersigned being owner of TRACT 3 being a part of a Replat of Block 39-38, Broomfield Heights Filing No. 1 Amended located in Section 35, 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:

Considering the East line of Tract 3 of said Replat of Block 39-38, Broomfield Height Filing No. 1 Amended as bearing South 06° 58' 52" East, 50.00 feet to a point on the South right-of-way of West 4th Avenue; thence along said South right-of-way, South 83° 01' 08" West, 45.00 feet to a point on a curve concave to the North having a central angle of 3° 19' 05", a radius of 5287.06 feet and the chord of which bears South 84° 40' 41" West, 306.14 feet; thence along the arc of said curve and along said South right-of-way, 306.18 feet; thence continuing along said South right-of-way, South 86° 20' 13" West, 50.00 feet; thence, North 02° 02' 51" East, 50.25 feet to the Southwest corner of said Tract 3; thence along the West line of said Tract 3, North 03° 39' 47" West, 137.11 feet to the Northwest corner of said Tract 3, said point being on a curve concave to the North, having a central angle of 2° 52' 16", a radius of 7689.48 feet and the chord of which bears North 84° 40' 41" East, 385.27 feet; thence along the arc of said curve and along the North line of said Tract 3, 385.31 feet to the Point of Beginning, containing 1.687 acres more or less.

Beginning at the Northeast Corner of said Tract 3; thence along said East line of Tract 3, South 06° 58' 52" East, 137.11 feet to the Southeast Corner of said Tract 3; thence, South 06° 58' 52" East, 50.00 feet to a point on the South right-of-way of West 4th Avenue; thence along said South right-of-way, South 83° 01' 08" West, 45.00 feet to a point on a curve concave to the North having a central angle of 3° 19' 05", a radius of 5287.06 feet and the chord of which bears South 84° 40' 41" West, 306.14 feet; thence along the arc of said curve and along said South right-of-way, 306.18 feet; thence continuing along said South right-of-way, South 86° 20' 13" West, 50.00 feet; thence, North 02° 02' 51" East, 50.25 feet to the Southwest corner of said Tract 3; thence along the West line of said Tract 3, North 03° 39' 47" West, 137.11 feet to the Northwest corner of said Tract 3, said point being on a curve concave to the North, having a central angle of 2° 52' 16", a radius of 7689.48 feet and the chord of which bears North 84° 40' 41" East, 385.27 feet; thence along the arc of said curve and along the North line of said Tract 3, 385.31 feet to the Point of Beginning, containing 1.687 acres more or less.

Has laid out, subdivided and platted the same into lots under the name and style of Midway Plaza 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 joint ingress and egress easement shown herein is dedicated for the mutual and nonexclusive vehicle and pedestrian use of the owners of lots 1 and 2, and their respective successors, assigns tenants, employees, agents, customers and invitees.

Executed this 23rd day of June, 1988.
OWNER: Midway Plaza Partnership, a Colorado General Partnership
Michael S. Byrne, Managing General Partner

NOTES:

- Bearings shown on this plat are based on the West line of the Northwest Quarter of Section 35, T1S, R69W on the Replat of Blocks 39-38, Broomfield Heights Filing No. 1 Amended as bearing North 0° 00' 00" West.
- Lot 1 R.O.W. and Lot 2 R.O.W. are subject to an Improvement and Maintenance Agreement, recorded September 9, 1985 as Reception No. 711495.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 23rd day of June, A.D., 1988 by: Michael S. Byrne, Managing General Partner of Midway Plaza Partnership.

My commission expires 12-14-91
Sue A. Hubbard
Notary Public

ATTORNEY'S CERTIFICATE

I, John R. McHaffey, 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.

John R. McHaffey
Attorney at Law

SURVEYORS CERTIFICATE

I, Gerald D. Gilliland, 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 23rd day of June, 1988, of the above described property.

By: *Gerald D. Gilliland*
Gerald D. Gilliland, P.L.S.
Colo. Reg. No. 14823



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 CERTIFICATE

Approved by the Planning Commission of the City of Broomfield this 23rd day of July, A.D., 1988.

Doris E. Korman Secretary
Sharon Hoff Chairman

MAYOR'S CERTIFICATE

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 23rd day of July, A.D., 1988.

ATTEST: City Clerk
John M. ... 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 28th day of July, A.D., 1988 in Book No. 932468 File 1101AM, Reception No. 932468 FEE \$10.00

Charlotte Houston Clerk and Recorder
Barbara Ervold Deputy

PLANFILE: P-22 F-2 #30



#00872463 07/28/88 11:01 AM REAL ESTATE RECORDS F5539 CHARLOTTE HOUSTON BOULDER COUNTY CO RECORDER