

MOORMEIER AUTOMOTIVE CENTER FINAL PLAT

A RESUBDIVISION OF LOTS 1-5 INCLUSIVE, AND LOTS 20-24 INCLUSIVE, BLOCK 2, COLEMANS LAKEVIEW SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREON SIGNED, BEING THE OWNER OF THE HEREON DESCRIBED LAND HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LAND INTO LOTS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MOORMEIER AUTOMOTIVE CENTER - THE WESTERLY TEN FEET OF LOT 1 IS DEDICATED TO THE CITY OF BROOMFIELD, COLORADO.

LEGAL DESCRIPTION

LOTS 1-5, INCLUSIVE, AND LOTS 20-24, INCLUSIVE, BLOCK 2, COLEMANS LAKEVIEW SUBDIVISION, TOGETHER WITH VACATED ALLEY IN THE REAR OF SAID LOTS AND EXCEPT THE NORTH TEN FEET OF LOTS 1-5 AS CONVEYED IN DEED RECORDED OCTOBER 24TH, 1963 IN BOOK 1650 AT PAGE 283, CONTAINING 65,000 SQUARE FEET OR 1.492 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ROGER KELLEY, 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 AND IN CONFORMANCE WITH COLORADO STATE LAW THIS 7-25-96 DAY OF July, 1996, OF THE ABOVE DESCRIBED PROPERTY.

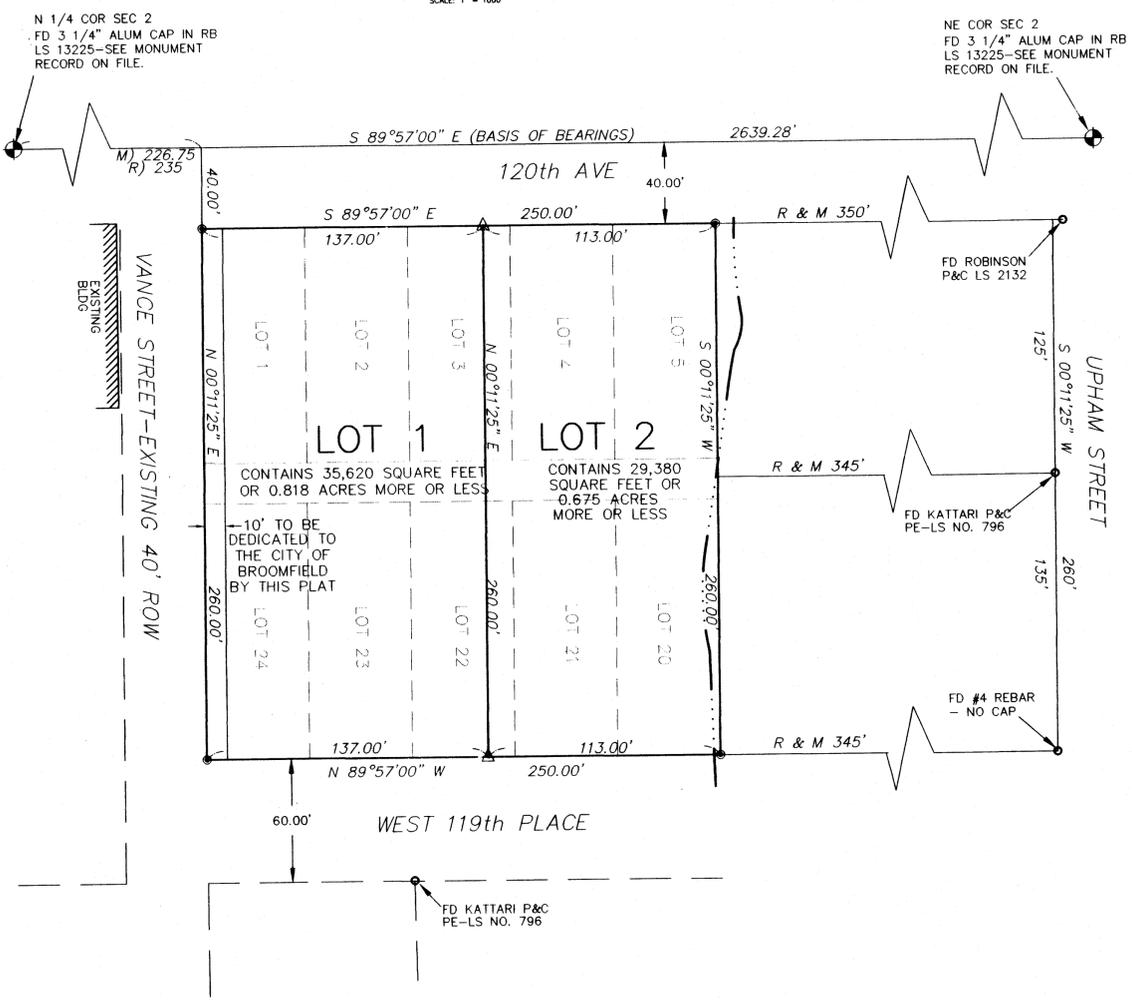
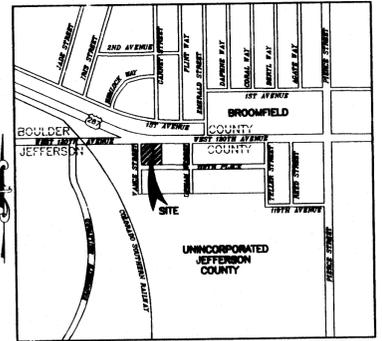
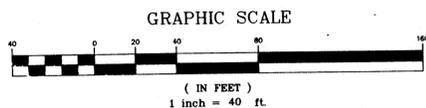


BY Roger Kelley
ROGER KELLEY, P.L.S. 24667
7-25-96
DATE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(a)

LEGEND

- = FOUND CORNER AS NOTED.
- = FOUND #5 REBAR w/CAP LS 24667
- = FOUND PIN AS NOTED.
- = CENTERLINE OF DITCH
- - - = RIGHT-OF-WAY
- △ = SET #5 REBAR w/ YELLOW PERMA CAP LS 24667



GENERAL NOTES:

1. BASIS OF BEARINGS IS ASSUMED S89°57'00"E BETWEEN THE MONUMENTS SHOWN HEREON FOR THE NORTH LINE OF THE NE 1/4 OF SECTION 2.
2. TITLE COMMITMENT ORDER NO. 60066202 PREPARED BY STEWART TITLE GUARANTY COMPANY ON JULY 13, 1995 WAS RELIED UPON THE PROPERTY DESCRIPTION AND EASEMENTS OF RECORD (NONE REFERENCED).
3. EXISTING LOCAL CONTROL SHOWN MATCHES OCCUPATION LINES (FENCES, POWER POLES, UTILITIES) AS WELL AS PHYSICAL FEATURES FROM ORIGINAL PLAT (RAILROAD TRACKS ON WEST, DITCH @ SE COR LOT 20).
4. FIELD SURVEY PERFORMED ON OCT. 3-11, 1995.
5. SET INTERIOR LOT CORNERS JULY 10, 1996.

OWNER
MOORMEIER INVESTMENT, LLC

BY Norman L. Moormeier
NORMAN L. MOORMEIER

NOTARIAL CERTIFICATE
STATE OF COLORADO)
)SS.
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August, 1996, BY Norman L. Moormeier OF MY COMMISSION EXPIRES 5-11-96



William E. Kene
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I, Michael R. Cranmer, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSON DEDICATING THE RIGHT-OF-WAY SHOWN ON THIS PLAT, IS THE OWNER THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Michael R. Cranmer 17587
ATTORNEY AT LAW REGISTRATION NO. DATE July 31, 1996

LAND USE REVIEW COMMISSION CERTIFICATE

APPROVED BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMFIELD THIS 10th DAY OF June, 1996.
David E. ... SECRETARY John ... CHAIRMAN

CITY COUNCIL CERTIFICATE

THIS PLAT, AND THE DEDICATION OF THE RIGHT-OF-WAY SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 23rd DAY OF July, 1996.
Nicki ... CITY CLERK William M. ... MAYOR



RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS.
COUNTY OF JEFFERSON)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:16 O'CLOCK THIS 30th DAY OF August, 1996, AND IS DULY RECORDED IN PLAN F0294098.
FILE _____ FILM _____ NO. _____ FEES \$ 11.00 PAID

Jean ... CLERK AND RECORDER
Wicki ... DEPUTY

BASELINE LAND SURVEYING, INC.
1827 FEDERAL BLVD., DENVER, COLORADO 80204 (303)455-3070