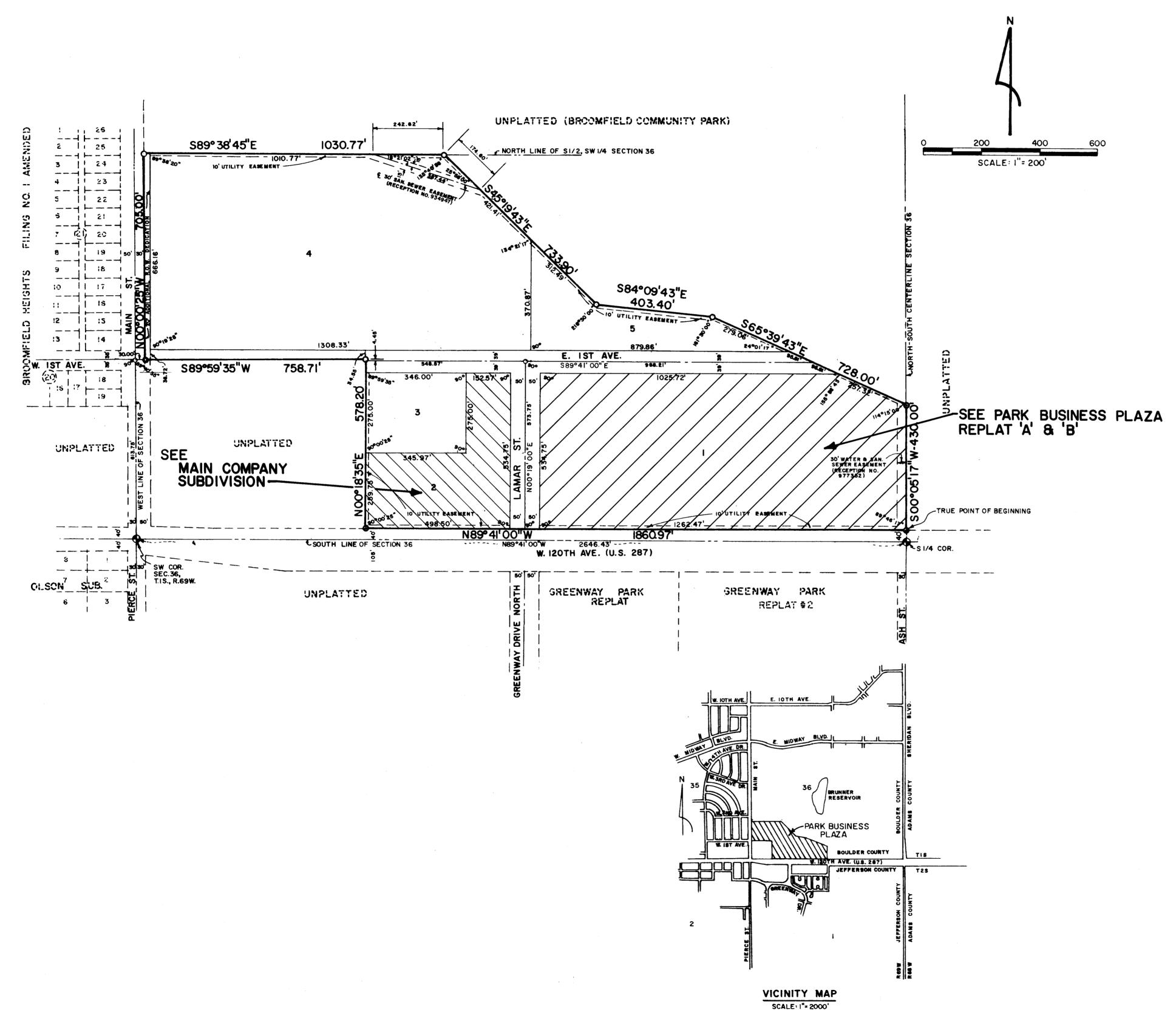
PARK BUSINESS PLAZA

A PARCEL OF LAND IN THE S 1/2 OF THE SW 1/4 OF SECTION 36, T.IS., R.69W. OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



OF THE SOUTH WEST ONE-QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 36; THENCE NOO°05'17"E ALONG THE EAST LINE OF AFORESAID S1/2, SW1/4 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF WEST 120TH AVENUE (HIGHWAY 287);

THENCE S89°59'35"W A DISTANCE OF 758.71 FEET TO A POINT, SAID POINT BEING NOO°00'25"W A DISTANCE OF 613.75 FEET AND N89°59'35"E A DISTANCE OF 30.00 FEET FROM THE SOUTHWEST CORNER OF AFORESAID SECTION 36; THENCE NOO 00 25 W PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF AFORESAID SECTION 36 A DISTANCE OF 705.00 FEET THENCE S89°38'45"E ALONG AFORESAID NORTH LINE OF THE S1/2, SW1/4 A DISTANCE OF 1030.77 FEET TO A POINT, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY OF A 300 FOOT STRIP OF LAND DEEDED TO THE CITY OF BROOMFIELD AND RECORDED FEBRUARY 29, 1972, RECEPTION NO. 08926, FILM 762;

THENCE SOUTHEASTERLY ALONG AFORESAID SOUTHWEST RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES 1. S45°19'43"E A DISTANCE OF 733.90 FEET;

S65°39'43"E A DISTANCE OF 728.00 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF AFORESAID S1/2, SW1/4; THENCE SOO°05'17"W ALONG AFORESAID EAST LINE A DISTANCE OF 430.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED PARCEL OF LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "PARK BUSINESS TO THE USE OF THE PUBLIC FOREVER, AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY SERVICES.

WITNESS OUR HANDS AND SEALS THIS DAY OF RECEMBEY, 1981.

MOUNTAIN EMPIRE DAIRYMEN'S ASSOCIATION, INC., A COLORADO CORPORATION

STATE OF CULURADU)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY OF TOWN DEV., 1981, BY LEE W. MORTENSEN, CONTROLLER OF MOUNTAIN EMPIRE DAIRYMEN'S ASSOCIATION, INC., A COLORADO CORPORATION. WITNESS MY HAND AND MY SEAL. MY COMMISSION EXPIRES

NOTARY PUBLIC COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 3 DAY OF 1 overher

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THIS 875 DAY OF _______, 1981.

THAT THE SURVEY OF PARK BUSINESS PLAZA WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY

- 1. THE BASIS OF BEARINGS IS A BEARING OF N89°41'00"W FOR THE SOUTH LINE OF SECTION 36, T. 1 S., R. 69 W. BY COLORADO DEPARTMENT OF HIGHWAYS FOR U.S. HIGHWAY 287.
- INDICATES 5/8 INCH REBAR WITH METAL CAP BEARING L.S. NO. 5648
- INDICATES 5/8 INCH REBAR WITH METAL
- DETAINED ON EACH LOT AS SHOWN ON DRAINAGE PLAN FOR PARK BUSINESS PLAZA AND ANY AND ALL DETENTION PONDS
- 4. NO VEHICULAR ACCESS FROM LOTS 1 AND 2 WILL BE GRANTED FROM W. 120TH AVENUE (U.S. HIGHWAY NO. 287). 5. CORNER LOTS HAVE A 20 FOOT RADIUS AT ALL STREET INTERSECTIONS AND ALL LOT DIMENSIONS ARE TO P.I. OF