## PARK BUSINESS PLAZA REPLAT 'B'- FILING ONE A RESUBDIVISION OF A PORTION OF LOT I, PARK BUSINESS PLAZA REPLAT 'A' AND A SUBDIVISION OF A PARCEL OF LAND SITUATED IN THE SI/2 OF THE SWI/4 OF SECTION 36, T.IS., R.69W. OF THE 6TH P.M., IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO DEDICATION: PARK BUSINESS PLAZA REPLAT 'A', AND THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST 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 UNPLATTED PARK BUSINESS PLAZA COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NOO° 05'17"E ALONG THE NORTH-SOUTH CENTERLINE OF AFORESAID SECTION 36 A \$89°41'00"E - 321.98 DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF WEST 120TH AVENUE (U.S. HIGHWAY 287): LIENS AND ENCUMBERANCES (LOT 1) IST AVENUE THENCE N89°41'00"W ALONG AFORESAID NORTH RIGHT-OF-WAY AND PARALLEL TO THE Drainage, Sewer, Utility, Pedestrian, and Water Easements as shown hereon. SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 436.00 FEET; S 89°41'00"E 384.42 THENCE NOO 19'00"E A DISTANCE OF 136.00 FEET; 2. Terms of a Subdivision Agreement recorded Dec. 23, 1981, and May 10, 1984. THENCE S89º41'00"E A DISTANCE OF 13.44 FEET; 3. Certain Deeds of Trust of record which are to be released upon development. THENCE NOO-19'00"E A DISTANCE OF 398.75 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF EAST 1ST AVENUE; THENCE S89 41'00"E ALONG AFORESAID SOUTH RIGHT-OF-WAY A DISTANCE OF 185.80 Mountain Capite Dairy men's Assoc. 200 A FEET TO A POINT, SAID POINT BEING A NORTHEAST PROPERTY CORNER OF AFORESAID LOT 1. PARK BUSINESS PLAZA REPLAT 'A', THENCE CONTINUING 989 41'00"E AN BENIFICIARY OF A DEED OFTRUST, CONSENTS TO THE EXECUTION ADDITIONAL 198.62 FEET FOR A TOTAL DISTANCE OF 384.42 FEET: THENCE SOO 05'17"W PARALLEL TO AND 36.00 FEET WEST OF AFORESAID NORTH-SOUTH CENTERLINE OF SECTION 36 A DISTANCE OF 88.68 FEET TO A FOINT, SAID FOINT BEING S 65°39'43"E ON THE NORTHEASTERLY LINE OF AFORESAID LOT 1, PARK BUSINESS PLAZA REPLAT 'A'; THENCE 565°39'43"E ALONG AFQRESAID NORTHEASTERLY LINE A DISTANCE OF 39.48 FEET TO A POINT, SAID POINT BEING ON AFORESAID NORTH-SOUTH CENTERLINE; THENCE SOO 05'17"W ALONG AFORESAID NORTH-SOUTH CENTERLINE A DISTANCE OF 430.0 FEET TO THE TRUE POINT OF BEGINNING. DRAINAGE EASEMENT FOR DETENTION OF OFFSITE & ONSITE DEVELOPED FLOW CONTAINING 5.1379 ACRES. MORE OR LESS. 25' WIDE SANITARY HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PARK BUSINESS PLAZA REPLAT 'B' - FILING ONE. SEWER EASEMENT AND BY THESE PRESENTS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF BROOMFIELD FOR THE PERPETUAL USE OF THE PUBLIC, AND DOES HEREBY GRANT THOSE FORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "UTILITY EASEMENT" TO THE CITY OF BROOMFIELD AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED "WATER LINE EASEMENT" TO THE CITY OF BROOMFIELD FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE LOT 1 TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED PARK BUSINESS PLAZA "SANITARY SEWER EASEMENT" TO THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF A REPLAT 'A' SANITARY SEWER LINE TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO FOR USE BY LOT 1, PARK BUSINESS PLAZA REPLAT 'B' - FILING ONE AND FOR USE BY LOT 1. PARK BUSINESS PLAZA REPLAT 'A', AND DOES HEREBY GRANT THOSE CITY OF BROOMFIELD, COLORADO THIS PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED "DRAINAGE EASEMENT" TO THE AMERICAN FEDERAL SEL , AS UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF A DETENTION FOND AND DRAINAGE FACILITIES BENIFICIARY OF A DEED OF TRUST, CONSENTS TO THE EXECUTION 3 PEDESTRIAN . TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO FOR DETENTION. OF THIS SUBDIVISION PLAT AND SUBDIVISION AGREEMENT. EASEMENT OF DEVELOPED FLOW FROM PARK BUSINESS PLAZA REPLAT 'A' AND PARK BUSINESS FLAZA AS TO PARK BUSINESS PLAZA REPLAT 'B'-FILING ONE REPLAT 'B' - FILING ONE. SUBJECT TO ALL EASEMENTS OF RECORD. M/ M ACCEPTED AND APPROVED BY: 30' WIDE WATER LINE EASEMENT CITY OF BROOMFIELD A MUNICIPAL CORPORATION BEACON PROPERTAL OWNER OF LOT I OWNER OF OUTLOT A I, James R. Pigg., AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF THE STATE OF COLORADO, DO HERBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE O UTILITY EASEMENT WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE STATE OF COLORADO) OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON. THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF July D'UTILITY EASEMENT TRUE POINT OF 1986 A.D. BY WALTER P. SPADER, MAYOR, CITY OF BROOMFIELD, A MUNICI / BEGINNING CORPORATION. WITNESS MY HAND AND MY SEAL. MY COMMISSION EXPIRES 436.00 N 89°41'00"W SOUTH LINE OF SECTION 36 7 STATE OF COLORADO) W. 120TH AVENUE (U.S. 287) THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF JUNE 1986 A.D. BY GEORGE A REISH, MANAGING PARTNER, BEACON PROPE WITNESS BY HAND AND MY SEAL. MY COMMISSION EXPIRES \_6-23-87 GREENWAY PARK REPLAT # 2 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" REBAR WITH ALUMINUM CAP BEARING L.S. NO. 5648 SURVEYOR'S CERTIFICATE STATE OF COLORADO) INDICATES 5/8" REBAR WITH ALUMINUM CAP BEARING L.S. NO. 2568 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 CORNERS HAVE A RADIUS AS SHOWN AT ALL STREET INTERSECTIONS AND ALL LOT DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF DIMENSIONS ARE TO P.I. OF STREET INTERSECTIONS. DRAINAGE EASEMENT FOR DETENTION OF OFFSITE AND ONSITE DEVELOPED FLOW IS AN APPROXIMATE LOCATION, LOCATION AND DIMENSIONS MAY VARY DEPENDING UPON FINAL DRAINAGE STUDY FOR PARK BUSINESS PLAZA REPLAT 'A' AND PARK BUSINESS FLAZAREFLAT B'- FILING ONE TO BE APPROVED BY THE CITY OF BROOMFIELD. . THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF BROOMFIELD FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED. VICINITY MAP SCALE: 1"= 2000"