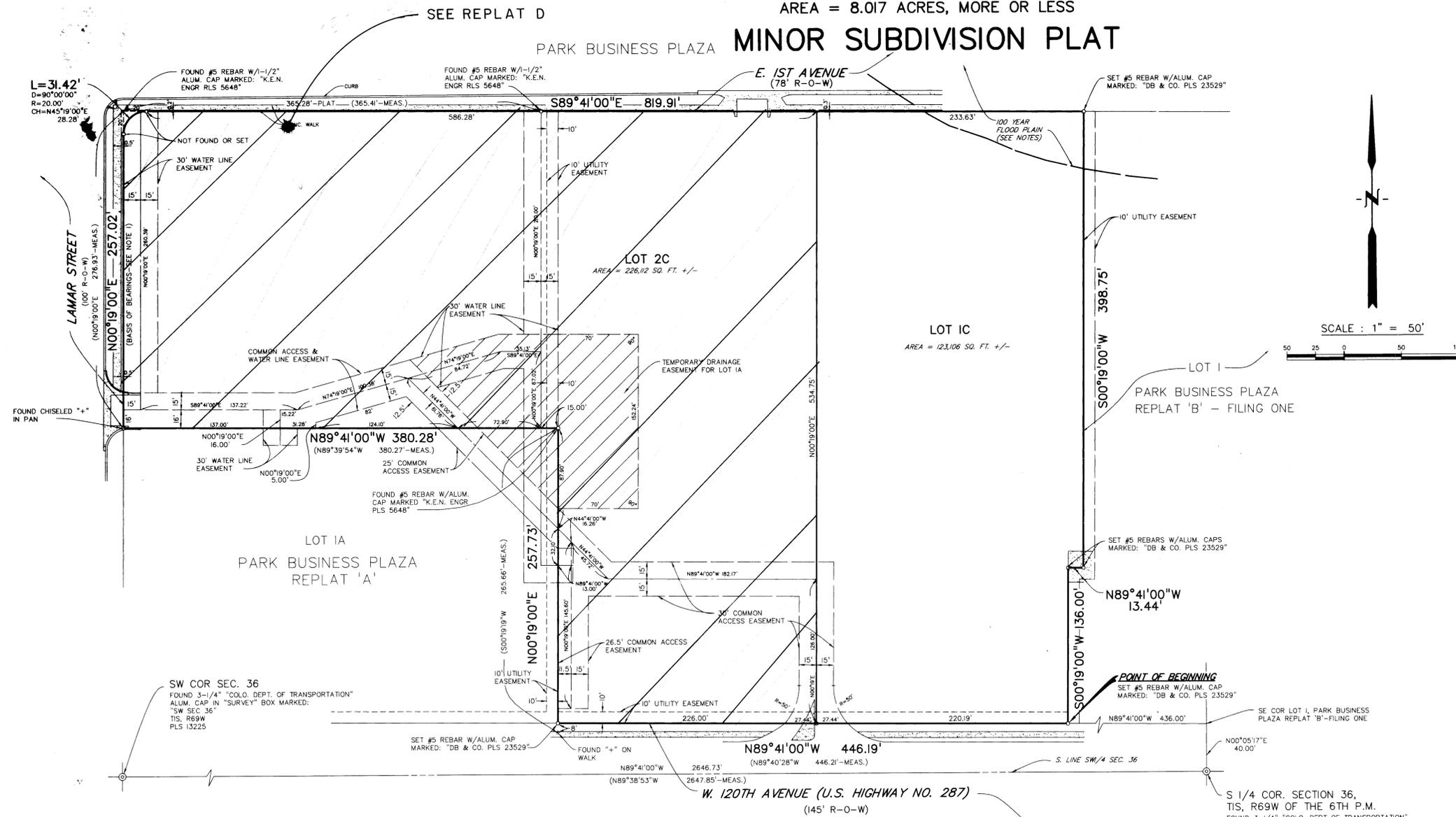


PARK BUSINESS PLAZA REPLAT 'C'

A RESUBDIVISION OF A PORTION OF LOT I, PARK BUSINESS PLAZA REPLAT 'A',
IN THE SW/4 OF SECTION 36, T1S, R69W OF THE 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 8.017 ACRES, MORE OR LESS

MINOR SUBDIVISION PLAT



LEGAL DESCRIPTION

ALL THAT PORTION OF LOT I, PARK BUSINESS PLAZA REPLAT 'A' AS RECORDED MARCH 20, 1984 IN PLAN FILE P-45, F-2, NO. 30 OF THE RECORDS OF BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT I, PARK BUSINESS PLAZA REPLAT 'B' - FILING ONE AS RECORDED JULY 20, 1986 IN PLAN FILE P-20, F-1, NO. 7 OF THE RECORDS OF BOULDER COUNTY, COLORADO, THENCE N89°41'00"W, 446.19 FEET ALONG THE SOUTH LINE OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'A', TO THE SOUTHEAST CORNER OF LOT 1A, SAID PARK BUSINESS PLAZA REPLAT 'A';
THENCE N00°19'00"E, 257.73 FEET ALONG THE EAST LINE OF SAID LOT 1A TO THE NORTHEAST CORNER THEREOF;
THENCE N89°41'00"W, 380.28 FEET ALONG THE NORTH LINE OF SAID LOT 1A TO THE NORTHWEST CORNER THEREOF;
THENCE N00°19'00"E, 257.02 FEET ALONG THE WEST LINE OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'A', TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHEASTERLY, 31.42 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'A' AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N45°19'00"E, 28.28 FEET;
THENCE S89°41'00"E, 89.91 FEET ALONG THE NORTH LINE OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'A', TO THE NORTHWEST CORNER OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'B' - FILING ONE;
THENCE S00°19'00"W, 398.75 FEET ALONG THE WESTERLY LINE OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'B' - FILING ONE;
THENCE N89°41'00"W, 13.44 FEET ALONG THE WESTERLY LINE OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'B' - FILING ONE;
THENCE S00°19'00"W, 136.00 FEET ALONG THE WESTERLY LINE OF SAID LOT I, PARK BUSINESS PLAZA REPLAT 'B' - FILING ONE, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:
WILLIAM K. WRIGHT, PLS #23529
DREXEL BARRELL & COMPANY
4840 PEARL EAST CIRCLE #14
BOULDER, COLORADO 80301-2475
(303) 442-4338

OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, WESTERN DAIRYMEN COOPERATIVE, INC., A COLORADO COOPERATIVE, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF "PARK BUSINESS PLAZA REPLAT 'C'", A RESUBDIVISION OF A PORTION OF LOT I, PARK BUSINESS PLAZA REPLAT 'A'.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED UNDER THE NAME AND STYLE OF "PARK BUSINESS PLAZA REPLAT 'C'", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

IN WITNESS WHEREOF, WESTERN DAIRYMEN COOPERATIVE, INC., A COLORADO COOPERATIVE, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF June, 1994.

WESTERN DAIRYMEN COOPERATIVE, INC., A COLORADO COOPERATIVE

ATTEST: *George J. Yards* BY: *William K. Wright*

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF Adams) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF June, 1994, BY *William K. Wright* AS *Surveyor* AND *George J. Yards* AS *Assistant* OF WESTERN DAIRYMEN COOPERATIVE, INC., A COLORADO COOPERATIVE.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES *March 16, 1995*

NOTARY PUBLIC

APPROVALS

<i>William K. Wright</i>	DATE	6-22-94
<i>George J. Yards</i>	DATE	6-22-94
<i>Ralph D. ...</i>	DATE	6/22/94
<i>George J. Yards</i>	DATE	6-22-94

SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "PARK BUSINESS PLAZA REPLAT 'C'" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.
DATE: *6/22/94*
WILLIAM K. WRIGHT
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23529

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:08 O'CLOCK A.M. THIS 22 DAY OF June, 1994, AND IS RECORDED IN PLAN FILE P-20, F-1, NO. 7 OF THE RECORDS OF BOULDER COUNTY, COLORADO, RECEPTION NO. *1440633*.
FEES \$ *10.00* PAID.

Charlotte Houston
CLERK AND RECORDER
BY: *William K. Wright*
DEPUTY

NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF LOT I, PARK BUSINESS PLAZA REPLAT 'A', AS BEARING N00°19'00"E, AS PER THE PLAT OF PARK BUSINESS PLAZA REPLAT 'A' (ASSUMED MERIDIAN).
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN AS PER LAND TITLE GUARANTEE COMPANY ORDER NO. WR26143 EFFECTIVE DATE: APRIL 19, 1994. LEGAL DESCRIPTION PREPARED FROM THE DESCRIPTION IN THAT COMMITMENT.
- THE POSITION OF THE S1/4 CORNER AS MONUMENTED DOES NOT FIT THE LOCATION AS DETERMINED BY FOUND PROPERTY CORNERS IN THIS SUBDIVISION OR PROPERTY CORNERS FOUND IN GREENWAY PARK 5TH FILING TO THE SOUTH. ALSO, IT DOES NOT FIT THE ONE REMAINING 1972 LAND SURVEY MONUMENT RECORD TIE.
- ALL EASEMENTS SHOWN ARE AS PER THE PLAT OF PARK BUSINESS PLAZA REPLAT 'A'.
- A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN FOR THE CITY PARK CHANNEL AS SHOWN ON FLOOD INSURANCE RATE MAP OR PROPERTY CORNERS FOUND IN GREENWAY PARK 5TH FILING TO THE SOUTH.
- PREPARED BY: DREXEL BARRELL & CO., 4840 PEARL EAST CIRCLE #14, BOULDER, COLORADO 80301-2475
- IN ACCORDANCE WITH C.R.S. 13-80-105, NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER ANY 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.

