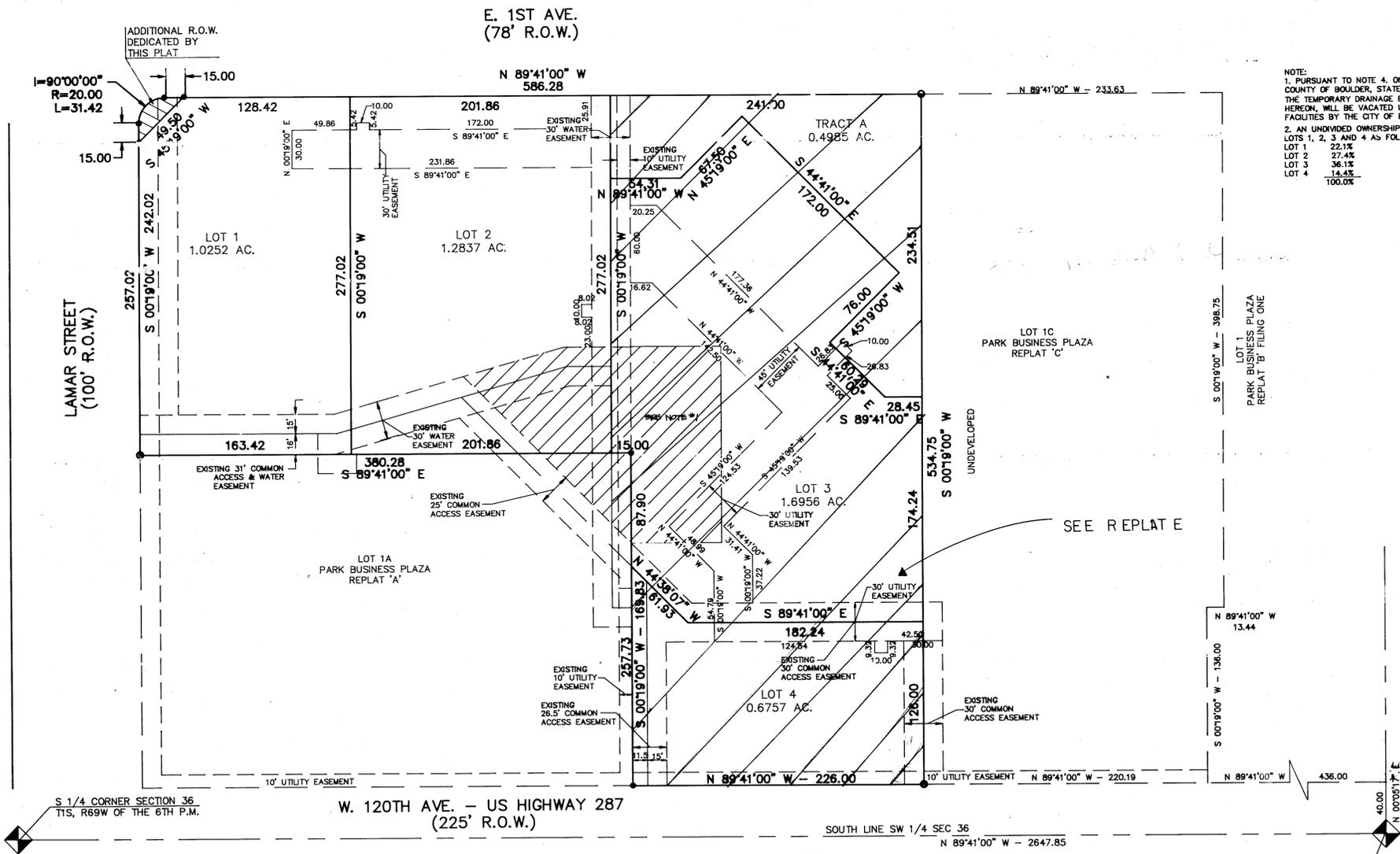


PARK BUSINESS PLAZA, REPLAT D

A REPLAT OF LOT 2C OF PARK BUSINESS PLAZA REPLAT 'C'
IN THE SW 1/4 OF SECTION 36, T. 1 S., R. 69 W. OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

FINAL PLAT
SHEET 1 OF 1

PARK BUSINESS PLAZA



NOTE:
1. PURSUANT TO NOTE 4, ON PARK BUSINESS PLAZA, REPLAT 'A', COUNTY OF BOULDER, STATE OF COLORADO (RECEPTION NO. 809938) THE TEMPORARY DRAINAGE EASEMENT SHOWN THEREON AN REFERRED HEREON, WILL BE VACATED UPON COMPLETION OF THE FINAL DRAINAGE FACILITIES BY THE CITY OF BROOMFIELD ENGINEER.
2. AN UNDIVIDED OWNERSHIP OF TRACT A SHALL BE APPORTIONED TO LOTS 1, 2, 3 AND 4 AS FOLLOWS:
LOT 1 22.1%
LOT 2 27.4%
LOT 3 36.1%
LOT 4 14.4%
100.0%

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CITATION DEVELOPMENT CORPORATION, BEING THE OWNERS OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 2C PARK BUSINESS PLAZA REPLAT 'C' AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 1440623 CONTAINING 226,113 SQUARE FEET OR 5.191 ACRES MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PARK BUSINESS PLAZA REPLAT D, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF BROOMFIELD ALL UTILITY EASEMENTS OVER AND ACROSS SAID LOTS AT THE LOCATIONS SHOWN HEREON FOR THE RECONSTRUCTION, OPERATION AND MAINTENANCE OF ALL UTILITY FACILITIES.

OWNER AND SUBDIVIDER

Gary W. Francis
CITATION DEVELOPMENT CORP., A COLORADO CORPORATION
BY GARY W. FRANCIS, PRESIDENT

STATE OF COLORADO } SS
COUNTY OF Boulder }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF January, A.D., 1996, BY Gary W. Francis

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: December 8, 1997

Mark D. Kehl
NOTARY PUBLIC



MORTGAGEE:

Carla J. Strain A.V.P.
KEY BANK OF COLORADO

STATE OF COLORADO } SS
COUNTY OF Denver }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January, A.D., 1996, BY Carla J. Strain, Vice President

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: August 22, 1999

Jannie Speer
NOTARY PUBLIC
3880 East 1st Ave., Denver, CO 80206-36



LAND USE REVIEW COMMISSION CERTIFICATE

APPROVED BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMFIELD THIS 16th DAY OF January, 1996

Dina Kaman
SECRETARY

John Malow
CHAIRMAN

CITY COUNCIL CERTIFICATE

THIS PLAT, AND THE DEDICATION OF THE TRACTS, STREETS, RIGHTS OF WAY AND EASEMENTS SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 13th DAY OF February, 1996

Vicki Mason
CITY CLERK

William M. Burns
MAYOR

CERTIFICATION BY SURVEYOR:

I, RUSSELL B. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE 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 19TH DAY OF DECEMBER, 1995, OF THE ABOVE DESCRIBED PROPERTY.

Russell B. Hall
RUSSELL B. HALL, PE & PLS
COLORADO REGISTRATION NO. 26715

RECORDER'S CERTIFICATE

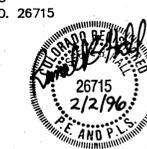
STATE OF COLORADO } SS
COUNTY OF }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD MY OFFICE AT 1:12 O'CLOCK THIS 17th DAY OF MARCH, 1996

AND IS DULY RECORDED IN PLAN P-36 F-2 #9
FILE 2110 NO. 158300 FEES \$ 11.00 PAID

Charlotte Houston
COUNTY CLERK AND RECORDER

Debra Hunt
DEPUTY



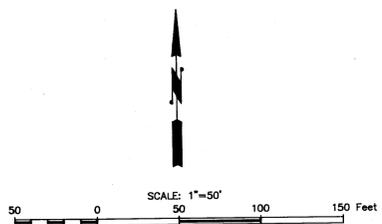
ATTORNEY'S CERTIFICATE

I, Larry M. Baker, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PERSON OR PERSONS DEDICATING THE STREETS, EASEMENTS, AND RIGHTS OF WAY SHOWN ON THIS PLAT, ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Larry M. Baker
NAME:
REGISTRATION NO. 4004711

PREPARED FOR:
CITATION DEVELOPMENT CORP., A COLORADO CORPORATION
720 BURBANK STREET
BROOMFIELD, COLORADO 80020
(303) 438-6836

PREPARED BY:
HIGHLINE ENGINEERING AND SURVEYING CO.
5031 SOUTH ULSTER STREET PARKWAY, SUITE 200
DENVER, CO 80237
(303) 843-9553 FAX: (303) 843-9554



LEGEND
SET NO. 4 REBAR W/ CAP ●
PLS NO. 26715 ○
FOUND MONUMENT AS NOTED ○

