

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, AS OWNERS OF LOT 1, BLOCK 3, ATLAS INDUSTRIAL PARK REPLAT, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, HAS LAID OUT, RE-PLATTED AND SUBDIVIDED SAID LOT 1 UNDER THE NAME AND STYLE OF PARK PLAZA COMMONS FILING NO. 1 AND BY THESE PRESENTS DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE IDENTIFIED AS ACCESS AND UTILITY EASEMENTS ON THE ACCOMPANYING PLAT TO THE CITY OF BROOMFIELD AND IT'S ASSIGNS AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY SERVICES AND FOR PUBLIC ACCESS PURPOSES.

OWNER: TIMPT INDUSTRIES, INC.

BY T. W. Gamel  
T. W. GAMEL, PRESIDENT

STATE OF COLORADO )

COUNTY OF BOULDER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF February A.D. 1986 BY T. W. GAMEL, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES April 9, 1989

Dale W. Dwyer  
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I, ROBERT A. HOLMES, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, BASED ON A REVIEW OF A TITLE INSURANCE COMMITMENT FROM TRANSAMERICA TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN WITHIN THE PLAT AS ACCESS AND UTILITY EASEMENTS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT FOR (1) RIGHTS RESERVED IN UNITED STATES PATENT RECORDED JUNE 23, 1898 IN BOOK 100 AT PAGE 111; (2) A UTILITY EASEMENT AS SHOWN ON THE PLAT OF ATLAS INDUSTRIAL PARK REPLAT OVER THE NORTHERLY 7 FEET OF THE SUBJECT PROPERTY; (3) EASEMENT AND RIGHT OF WAY AS GRANTED BY DOCUMENT RECORDED NOVEMBER 5, 1953 IN BOOK 939 AT PAGE 549; (4) EASEMENT AND RIGHT OF WAY AS GRANTED IN DOCUMENT RECORDED MARCH 16, 1981 ON FILM 1158 AS RECEPTION NO. 437826.

DATED THIS 18th DAY OF FEBRUARY A.D., 1986

Robert A. Holmes  
ATTORNEY AT LAW

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU FIRST DISCOVER 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.

NOTE: 100 YEAR FLOODPLAIN: AS OF THIS DATE, THE PLAT OF PARK PLAZA COMMONS FILING 1 IS NOT WITHIN THE BOUNDARY OF ANY 100 YEAR FLOODPLAIN, BUT IS SUBJECT TO CHANGE DUE TO CHANGING CONDITIONS AFTER THIS DATE.

SURVEYOR'S CERTIFICATE

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF PARK PLAZA COMMONS FILING NO. 1 WAS MADE UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACT, THE LOCATION OF EASEMENTS OF RECORD BASED ON A REVIEW OF TITLE INSURANCE COMMITMENT FROM TRANSAMERICA TITLE COMPANY AND THOSE TO BE DEDICATED AND THE MONUMENTS SHOWN DO ACTUALLY EXIST.

Raymond W. Bayer  
DATE 2-17-86  
RAYMOND W. BAYER  
COLORADO P.L.S. NO. 6973

PREPARATION DATE: DEC 15, 1985

PARK PLAZA COMMONS FILING NO. 1

REPLAT OF LOT 1, BLOCK 3, ATLAS INDUSTRIAL PARK REPLAT IN THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, COLORADO

SHEET 1 OF 1

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS 7th DAY OF January A.D. 1986

Thomas Livingston  
CHAIRMAN

Diane E. Eisman  
SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD COLORADO THIS 8th DAY OF January A.D. 1986

ATTEST:

Walter P. Spade  
MAYOR

Shirley Brown  
CITY CLERK

Don Eugene Palmer 2-20-86  
BROOMFIELD CITY ENGINEER

Donald E. Gray  
PUBLIC SERVICE COMPANY

Mountain Bell  
MOUNTAIN BELL

Jones Intercable  
JONES INTERCABLE

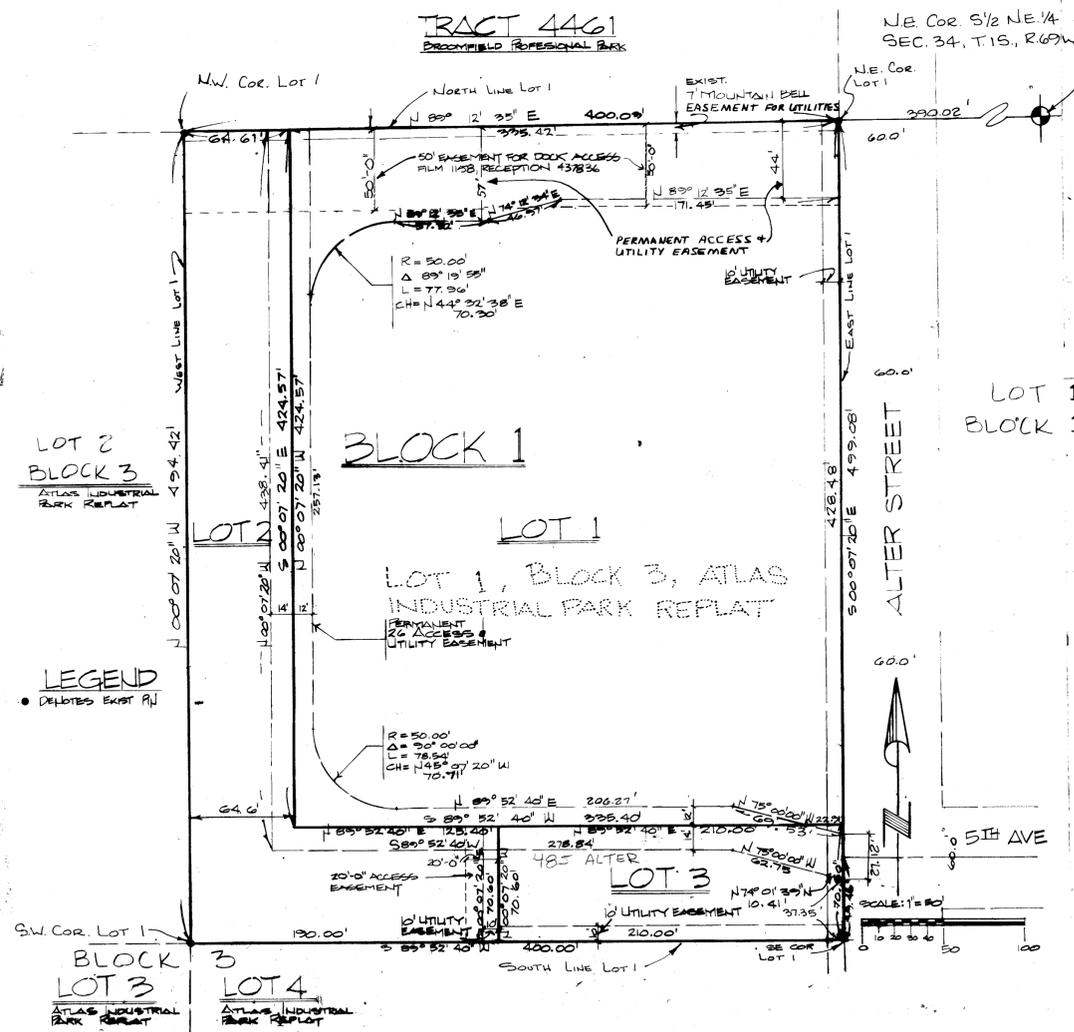
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 21st DAY OF February A.D. 1986 AT 4:30 O'CLOCK P.M. AND WAS RECORDED IN PLAT FILE 1986 AT MAP #46 RECEPTION NO. 543223 FILM 1396 FEES \$10.00

BY Charlotte Hester  
CLERK AND RECORDER

Bred Taylor  
DEPUTY



Recorders Note: Plat filed with taped + "Sticky-back" additions. The Recorder's Office assumes no responsibility in this matter. Bred Taylor City & County Clerk

PLANfile P-19 F-2 #46