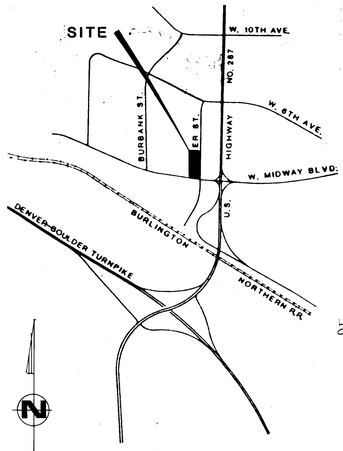
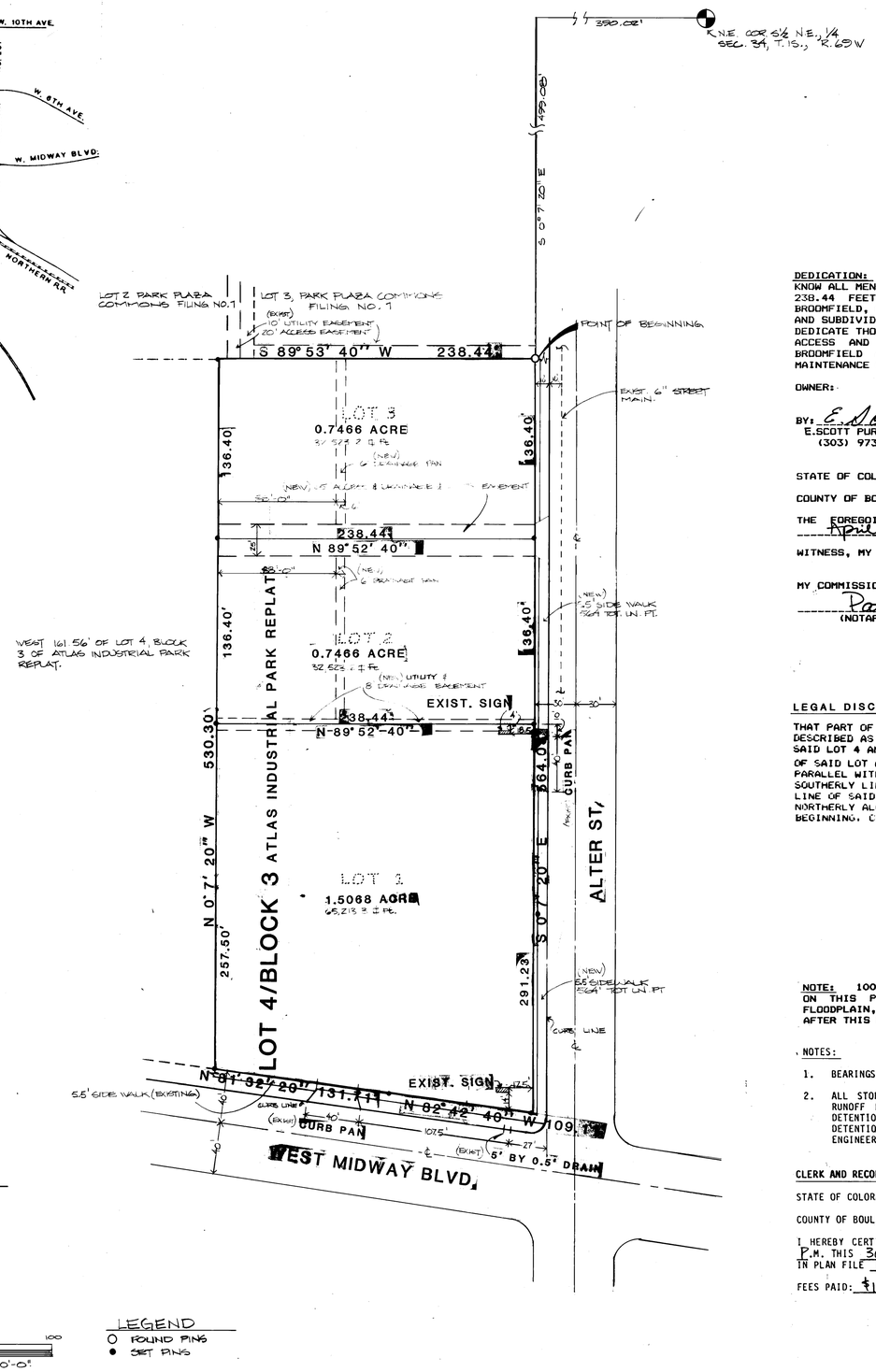
PARK PLAZA MIDWAY

A REPLAT OF THE EAST 238.44 FEET OF LOT 4, 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, STATE OF COLORADO.



VICINITY MAP
SCALE: 1" = 1200'



LEGEND
O FOUND PINS
● SET PINS

0 12.5 25 50 100
SCALE: 1"=50'-0"

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, AS OWNERS OF THE EAST 238.44 FEET OF LOT 4, BLOCK 3, ATLAS INDUSTRIAL PARK REPLAT. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO HAS LAID OUT. RE-PLATTED AND SUBDIVIDED SAID PORTION OF LOT 4 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 ITS' ASSIGNS AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY SERVICES AND FOR PUBLIC ACCESS PURPOSES.

OWNER:

BY: E. Scott Pursley
E.SCOTT PURSLEY
(303) 973-1946

STATE OF COLORADO)

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April 19 87. BY E.SCOTT PURSLEY, OWNER

WITNESS, MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES December 26, 1990

Patty Jenkins
(NOTARY PUBLIC)

LEGAL DISCRIPTION

THAT PART OF LOT 4, BLOCK 3, ATLAS INDUSTRIAL PARK REPLAT, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 238.44 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT TO A POINT ON THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING. COUNTY OF BOULDER, STATE OF COLORADO.

NOTE: 100 YEAR FLOODPLAIN: AS OF THIS DATE, THE PROPERTY SHOWN ON THIS PLAT IS NOT WITHIN THE BOUNDARY OF ANY 100 YEAR FLOODPLAIN, BUT IS SUBJECT TO CHANGE DUE TO CHANGING CONDITIONS AFTER THIS DATE.

NOTES:

1. BEARINGS ARE BASED ON TRUE MERIDIAN
2. ALL STORM RUNOFF AND DRAINAGE RUNOFF FROM EACH LOT OVER THE HISTORICAL RUNOFF FROM EACH LOT SHALL BE DETAINED ON EACH LOT AND ANY AND ALL DETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID DETENTION SHALL HAVE THE PRIOR APPROVAL IN WRITING OF THE BROOMFIELD ENGINEER.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:06 O'CLOCK P.M. THIS 30 DAY OF April, A.D., 1987, AND IS DULY IS RECORDED IN PLAN FILE P-21 F-1 # 9. F 1471 # 845327

FEES PAID: $10.00

Charlotte Houston
RECORDER
BY: DEPUTY Ronita M. Sullanes

ATTORNEY'S CERTIFICATE

I, MARK R. SHAPIRO, 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 LAND TITLE GUARANTEE # W8246-2, 3/18/87 and # W8844-5, 3/19/87 TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN WITHIN THE PLAT HAS ACCESS AND UTILITY EASEMENTS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT FOR ONE RESTRICTIVE COVENANT.

DATED THIS 7th DAY OF April AD., 1987.

Mark R. Shapiro
ATTORNEY AT LAW

IN ACCORDANCE WITH CRS 13-80-127.3
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 THIS CERTIFICATION SHOWN HEREON.

I, Merline W. Van Dyke, do hereby certify that the survey as shown on the plat and legal descriptions were made under my supervision and accurately represents the property; and I further certify that I have complied in all respects with Colorado Statutes, current revised edition as amended.

Prepared by:

Keith D. Eggleston, P.E.
13855 W. Atlantic Avenue
Lakewood, Colorado 80228
Phone: 987-1388

Merline W. Van Dyke
No. 9471 Merline Van Dyke Date 12/15/86
9542 W. Louisiana Ave
Lakewood, Colorado
985-5006

MERLINE W. VAN DYKE REGISTERED 9471 4-04-87 LS STATE OF COLORADO

BROOMFIELD CERTIFICATES:

APPROVED THIS 29th DAY OF April, A.D., 1987 BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD, COLORADO.

James C. Black
CITY ENGINEER

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS 29th DAY OF April, A.D., 1987

Michael K. McIlo
PUBLIC SERVICE COMPANY

APPROVED BY MOUNTAIN BELL THIS 28th DAY OF April, A.D., 1987

MOUNTAIN BELL

APPROVED BY JONES INTERCABLE THIS 27th DAY OF April, A.D., 1987

JONES INTERCABLE

APPROVED THIS 3rd DAY OF March, A.D., 1987 BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Diane E. Thomann
SECRETARY

Robert K. Sakowski
CHAIRMAN

APPROVED THIS 14th DAY OF April, A.D., 1987, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Vicki Mace
CITY CLERK

Matthew P. Appelhans
MAYOR

JOB NO.	P.P.N
DATE	12-8-86
DESIGN	E.E.N.
DRAWN	E.E.N.
CHECKED	E.E.N./J.J.

NO	DATE	REVISIONS
1	12-19-86	BEARINGS CON
2	1-26-87	CITY COMMENT
3	2-6-87	REPLAT REDRA
4	2-9-87	CITY COMM.
5	2-11-87	CITY COMM.

NEAR DESIGN & PLANNING • 2000 W. 120TH • DENVER CO.