

THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 1

A PART OF THE SOUTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 36, T.1S., R.69W., OF THE 6th P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 36; THENCE N00°00'25"W ALONG THE WEST LINE OF AFORESAID SECTION 36, A DISTANCE OF 43.77 FEET; THENCE N89°59'35"E, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY OF MAIN STREET; THENCE N00°00'25"W ALONG AFORESAID EAST RIGHT-OF-WAY OF MAIN STREET, A DISTANCE OF 530.71 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF EAST 1ST AVENUE; THENCE S89°41'00"E ALONG THE AFORESAID SOUTH RIGHT-OF-WAY OF EAST 1ST AVENUE, A DISTANCE OF 738.48 FEET TO A POINT, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF LOT 3, PARK BUSINESS PLAZA; THENCE S00°18'35"W ALONG THE WESTERLY LINE OF AFORESAID LOT 3, PARK BUSINESS PLAZA, A DISTANCE OF 275.00 FEET AND ALONG THE WESTERLY LINE OF LOT 2 OF AFORESAID PARK BUSINESS PLAZA, A DISTANCE OF 259.75 FEET FOR A TOTAL DISTANCE OF 534.75 FEET TO A POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF WEST 120TH AVENUE (U.S. HIGHWAY 287) AND ALSO BEING THE SOUTHWEST PROPERTY CORNER OF AFORESAID LOT 2; THENCE N89°41'00"W ALONG AFORESAID NORTH RIGHT-OF-WAY OF WEST 120TH AVENUE (U.S. HIGHWAY 287) A DISTANCE OF 524.60 FEET; THENCE N88°35'00"W ALONG AFORESAID NORTH RIGHT-OF-WAY OF WEST 120TH AVENUE (U.S. HIGHWAY 287) A DISTANCE OF 210.99 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, JUNE M. SAWYER, OWNER - SUBDIVIDER BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 1 AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL EASEMENTS AS INDICATED HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF August, 1991.

June M. Sawyer
JUNE M. SAWYER, OWNER
15475 So. Laredo St.
Aurora, CO. 80015

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF Denver) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUNE M. SAWYER AS OWNER. THIS 9th DAY OF August, 1991.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10th 31, 1992
Edward J. Gianinelli
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I, *Chester P. Alward*, AN ATTORNEY LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING EASEMENTS OWN THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Chester P. Alward August 9, 1991
ATTORNEY'S SIGNATURE DATE

DEED OF TRUST HOLDER

FIRST FEDERAL SAVINGS BANK OF COLORADO

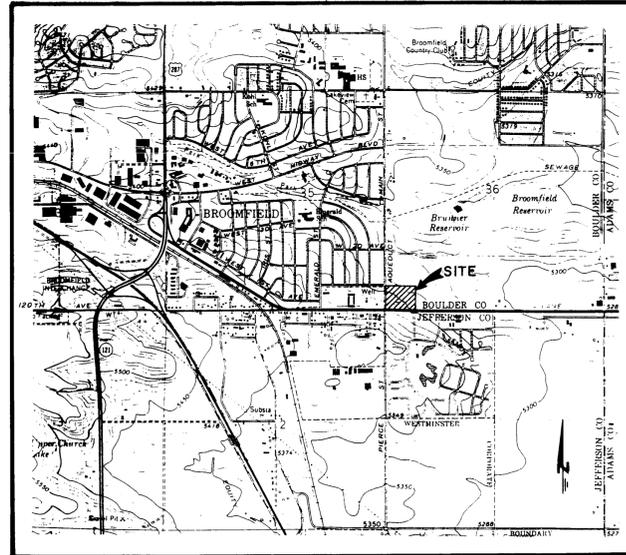
BY: *Stanley J. ...* v.p.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF Jefferson) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT W. RICHARDS AS VICE PRESIDENT OF FIRST FEDERAL SAVINGS BANK OF COLORADO THIS 27th DAY OF August, 1991.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-15-94
Margaret R. Blue
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 2000'

DATE OF PREPARATION:

JULY 11, 1991

GENERAL NOTES

- APPROVAL OF THIS PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24 C.R.S.

SURVEYOR'S CERTIFICATE

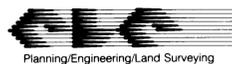
THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY DIRECT SUPERVISION. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SAID SECTION 36, (MONUMENTS AS DESCRIBED ON SURVEY). SAID LINE BEARS N00°00'25"W, AS SHOWN ON PARK BUSINESS PLAZA AS RECORDED UNDER RECEPTION NO. 477077, FILM 1191, BOULDER COUNTY RECORDS.

Warren L. Ruby
WARREN L. RUBY, REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 20046
FOR AND ON BEHALF OF COLORADO LAND CONSULTANTS, INC.

LIMITATIONS AGAINST LAND SURVEYORS

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 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.

Colorado
Land
Consultants, Inc.



8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-5600
FAX (303) 770-2349

JOB NO. 603 JULY 1991

APPROVALS

PLANNING COMMISSION CERTIFICATE

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 6th DAY OF August, 1991.

Alma Stoff August 6, 1991
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATION

THIS PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 18th DAY OF August, 1991.

Vicki Mann August 18, 1991
CITY CLERK MAYOR

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:48 O'CLOCK P. M., THIS 27 DAY OF September, 1991, AND IS DULY RECORDED IN PLAN FILE 2-26 F2 43940, FEE \$20.00, PAID \$20.00, FILM NO. 1194, RECEPTION NO. 1132795
Charlotte Houston September 27, 1991
RECORDER DEPUTY

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SHEET 2 OF 2

PARK BUSINESS PLAZA
REC. NO. 477077
LOT 4

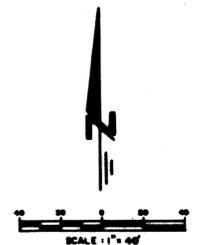
E. 1st AVENUE
(78' ROW)

LOT 1 BLOCK 1
393,895 S.F. 9.0378 AC.

W. 120th AVENUE
(ROW VARIES)

SEE THE SAFEWAY MARKETPLACE FILING NO. 2

NOTE:
BASIS OF BEARING: THE WEST LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SAID SECTION 36, (MONUMENTS AS DESCRIBED ON SURVEY). SAID LINE BEARS N00°00'25"W, AS SHOWN ON PARK BUSINESS PLAZA AS RECORD UNDER RECEPTION NO. 477077, FILM 1191, BOULDER COUNTY RECORDS.



981132795 09/27/91 02:48 PM REAL ESTATE RECORDS
F1694 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

