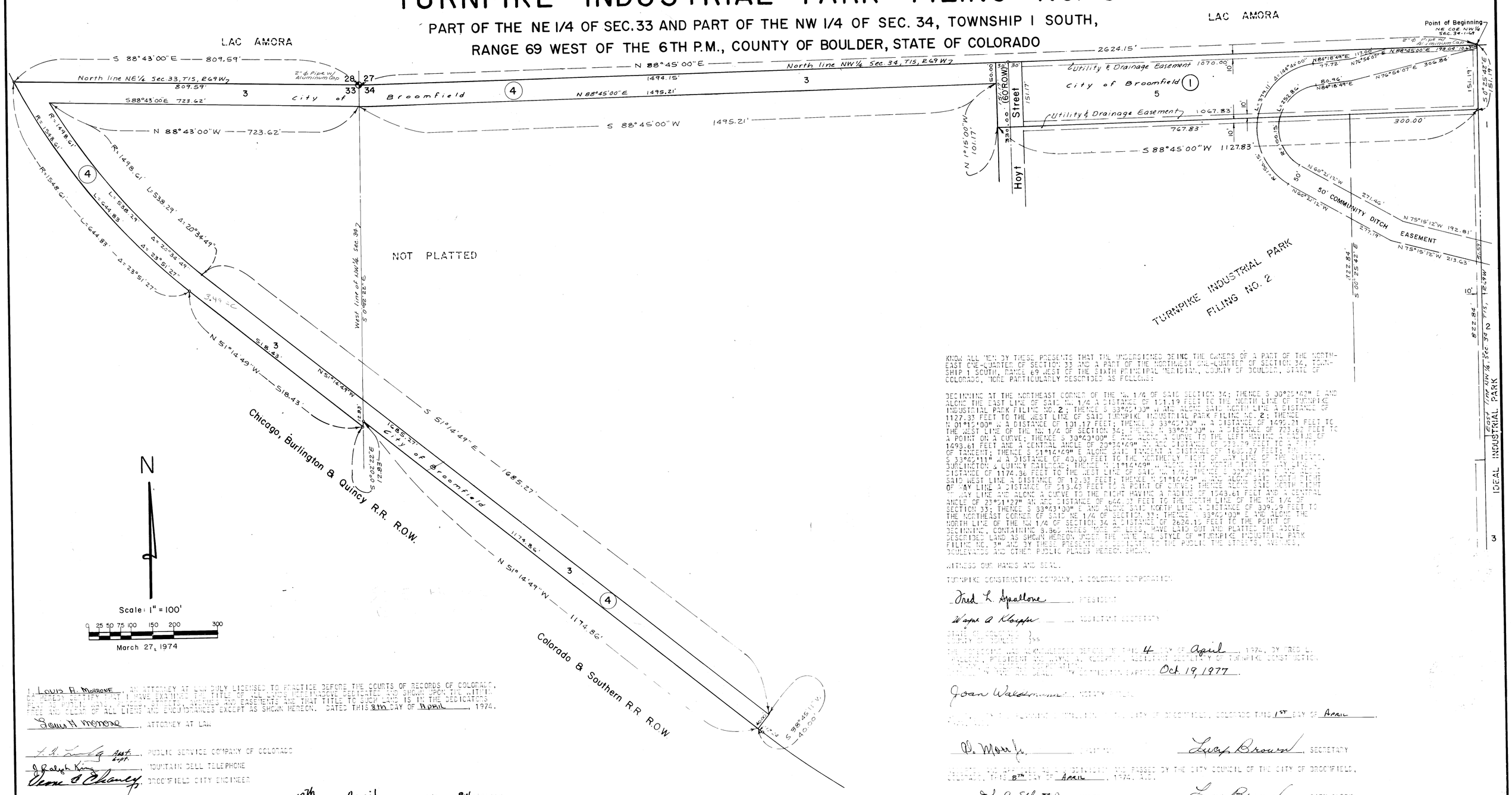
# TURNPIKE INDUSTRIAL PARK FILING NO. 3

## PART OF THE NE 1/4 OF SEC. 33 AND PART OF THE NW 1/4 OF SEC. 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO




KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 33 AND A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 34; THENCE S 00°25'42"W E AND ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 151.19 FEET TO THE NORTH LINE OF TURNPIKE INDUSTRIAL PARK FILING NO. 2; THENCE S 33°42'00" W AND ALONG SAID NORTH LINE A DISTANCE OF 1127.33 FEET TO THE WEST LINE OF SAID TURNPIKE INDUSTRIAL PARK FILING NO. 2; THENCE N 01°15'00" W A DISTANCE OF 101.17 FEET; THENCE S 33°42'00" W A DISTANCE OF 1495.21 FEET TO THE WEST LINE OF THE NW 1/4 OF SECTION 34; THENCE N 33°42'00" W A DISTANCE OF 722.62 FEET TO A POINT ON A CURVE; THENCE S 30°40'00" E AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1493.61 FEET AND A CENTRAL ANGLE OF 20°32'49" AN ARC DISTANCE OF 535.29 FEET TO A POINT OF TANGENT; THENCE S 51°12'49" E ALONG SAID TANGENT A DISTANCE OF 1685.27 FEET; THENCE S 33°42'11" W A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD; THENCE N 51°14'49" W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1174.86 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE S 33°42'12" W ALONG SAID WEST LINE A DISTANCE OF 12.83 FEET; THENCE N 51°12'49" W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 213.63 FEET TO A POINT OF CURVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1343.61 FEET AND A CENTRAL ANGLE OF 23°51'27" AN ARC DISTANCE OF 644.83 FEET TO THE NORTH LINE OF THE NE 1/4 OF SECTION 33; THENCE S 33°43'00" E AND ALONG SAID NORTH LINE A DISTANCE OF 309.29 FEET TO THE NORTHEAST CORNER OF SAID NE 1/4 OF SECTION 33; THENCE N 33°42'00" E AND ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 34 A DISTANCE OF 2624.15 FEET TO THE POINT OF BEGINNING, CONTAINING 8.862 ACRES, MORE OR LESS, HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF TURNPIKE INDUSTRIAL PARK FILING NO. 3, AND BY THESE PRESENTS DEDICATE TO THE PUBLIC THE STREETS, AVENUES, BOULEVARDS AND OTHER PUBLIC PLACES HEREON SHOWN.

WITNESS OUR HANDS AND SEAL.

TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION

Fred L. Spadone, PRESIDENT

Wayne A. Klopper, ASSISTANT SECRETARY

STATE OF COLORADO }ss
COUNTY OF BOULDER }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF April, 1974, BY FRED L. SPADONE, PRESIDENT AND WAYNE A. KLOPPER, ASSISTANT SECRETARY OF TURNPIKE CONSTRUCTION COMPANY, A COLORADO CORPORATION.
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES Oct. 19, 1977.

Joan Waldenmaier, NOTARY PUBLIC

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO THIS 1ST DAY OF April, 1974.

D. Morris, CHAIRMAN  Lucy Brown, SECRETARY

ADOPTED AND APPROVED BY A RESOLUTION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 8TH DAY OF April, 1974, A.D.

John B. Silva Jr., MAYOR  Lucy Brown, CITY CLERK

I, ROBERT J. GROGAN, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT A SURVEY OF TURNPIKE INDUSTRIAL PARK FILING NO. 3 WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACT AND THE MONUMENTS SHOWN DO ACTUALLY EXIST.

Robert J. Grogan, P.E. & L.S. NO. 4921

I, Louis H. Monroe, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORDS OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREIN INCLUDED, DEDICATED AND SHOWN UPON THE WITHIN PLAT AND THAT I FIND THAT THE STREETS AND EASEMENTS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. DATED THIS 8TH DAY OF April, 1974.

Louis H. Monroe, ATTORNEY AT LAW

L. B. Lee Asst. Supt., PUBLIC SERVICE COMPANY OF COLORADO

J. Ralph King, MOUNTAIN BELL TELEPHONE

Verne A. Chaney, BROOMFIELD CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 18th DAY OF April, 1974, A.D., AT 8:01 O'CLOCK A.M., AND WAS RECORDED IN PLAN FILE R P-4 F-3 No. 38 850, RECEPTION NO. _____. FEES PAID $10.00.

Gertrude B. McCann, DEPUTY  _____, COUNTY CLERK AND RECORDER

IDEAL INDUSTRIAL PARK
EAST line NW¼ Sec 34 T1S, R69W
3


MORK
CIVIL ENGINEERING – LAND SURVEYING
POST OFFICE BOX 444
BROOMFIELD, COLORADO 80020


Recorded Planfile R P-4 F-3 No. 38