# WILLOW RUN FILING NO. 2 - AMENDED

A REPLAT OF LOT 26 & 27, BLOCK 1, WILLOW RUN FILING NO. 2 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 26 & 27, BLOCK 1, WILLOW RUN FILING NO. 2 CONTAINING 0.32 AC MORE OR LESS

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS, BLOCK AND TRACTS UNDER THE NAME AND STYLE OF "WILLOW RUN FILING NO. 2 — AMENDED". THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSE SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR DRAINAGE, UTILITY AND PARK PURPOSES.

LIEN HOLDER IS EXECUTING THIS PLAT FOR THE PURPOSE OF CONFIRMING ITS CONSENT AND AGREEMENT THAT ITS LIEN IS HEREBY.

## NOTES

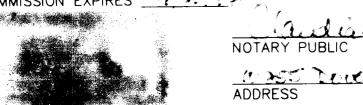
- 1. BEARINGS ARE BASED ON THE SOUTHEAST LINE OF LOT 26, BLOCK 1, WILLOW RUN FILING NO. 2, N 89\*16'03" W SOUTHWESTERLY CORNER IS NO. 5 REBAR W/CAP L.S. NO. 13213. SOUTHEASTERLY CORNER IS NO. 5 REBAR W/CAP L.S. NO. 13213
- 2. DENOTES FOUND NO. 5 REBAR AND CAP WITH L.S. NO. 13213.
- 2. DENOTES SET NO. 5 REBAR AND CAP WITH L.S. NO. 13213.
- J. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS U.E. ON THIS PLAT ARE UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, DRAINAGE SWALES, NATURAL GAS LINES, WATER LINES, TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, WATER METERS, SIGNS, POSTAL FACILITIES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- TRACT A IS ENCUMBERED IN IT'S ENTIRETY BY A NON-EXCLUSIVE UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, DRAINAGE SWALES, NATURAL LINES, WATER LINES, TELEPHONE LINES, ELECTRICAL LINES, CABLES, CABLE TELEVISION, WATER METERS, SIGNS, POSTAL FACILITIES CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- 5. EXISTING UTILITY EASEMENTS AS SHOWN ON THE FINAL PLAT FOR WILLOW RUN FILING NO. 2 PERTAINING TO LOTS 26 & 27, BLOCK 1 ARE HEREBY VACATED BY THIS AMENDED PLAT AND ARE SUPERSEDED BY EASEMENTS AS SHOWN HEREON.

LIEN HOLDER (HOLDER OF THE CHILLIAN)

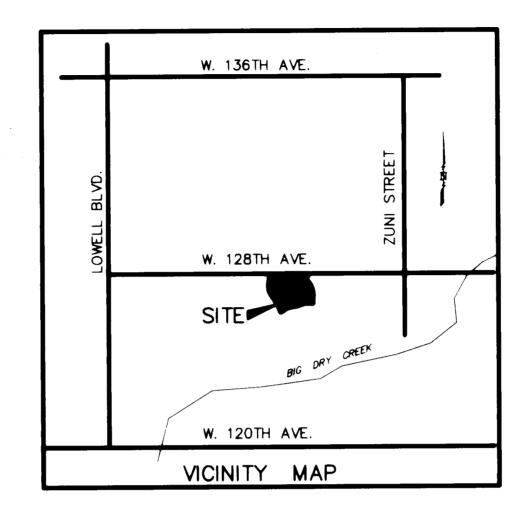
BANK ONE, COLORADO N.A., A NATIONAL BANKING ASSOCIATION

BY: (Util AS \ TO SELECTION

STATE OF COUNTY OF TENTED SS



SHEET 1 OF 2



#### ATTORNEY'S CERTIFICATE

QUALIFIED, INSURED AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND CERTIFY THAT THE PROPERTY TO BE DEDICATED TO THE CITY IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

ATTORNEY AT LAW REG. NO. DAT

STATE OF ) SS

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES

NOTARY RUBLIC

ADDRESS

## SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILLOW RUN FILING NO. 2 — AMENDED WAS MADE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH COLORADO STATE LAW AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

JERALD D. LANGE, L.S. NO. 13213

### LAND USE REVIEW COMMISSION CERTIFICATION

THE BROOMFIELD LAND USE REVIEW COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WILLOW RUN FILING NO. 2 - AMENDED THIS

13 +n DAY OF May , 1996

Alw Malouc

HAIRMAN

Diane Examann

ECRETARY

### CITY COUNCIL CERTIFICATION

MAYOR, CITY OF BROOMFIELD

CITY CLERK, CITY OF BROOMFIELD



## CLERK AND RECORDER'S CERTIFICATE

STATE OF ) SS COUNTY OF )

COUNTY CLERK AND RECORDER

