

WILLOW RUN FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, AND A REPLAT OF A PORTION OF TRACT A & LOT 1, BLOCK 1 WILLOW RUN FILING NO. 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 4

DEDICATION

A PARCEL OF LAND BEING A PORTION 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 38, BLOCK 1, WILLOW RUN FILING NO. 2, AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE IN FILE 17 AT MAP NO. 284, POINT ALSO BEING THE SOUTHWEST CORNER OF WILLOW RUN FILING NO. 1, AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE IN FILE 17 AT MAP 198, FROM WHENCE THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 BEARS NORTH 45°47'35" WEST A DISTANCE OF 1436.05 FEET AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 BEARS NORTH 59°08'01" EAST A DISTANCE OF 1885.70 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID WILLOW RUN FILING NO. 2 THE FOLLOWING SIX (6) COURSES:

1. THENCE NORTH 67°00'00" EAST A DISTANCE OF 70.92 FEET;
2. THENCE NORTH 48°46'27" EAST A DISTANCE OF 99.81 FEET;
3. THENCE NORTH 73°38'14" EAST A DISTANCE OF 82.60 FEET;
4. THENCE NORTH 80°00'00" EAST A DISTANCE OF 225.00 FEET;
5. THENCE NORTH 68°59'34" EAST A DISTANCE OF 197.48 FEET;
6. THENCE SOUTH 89°16'03" EAST A DISTANCE OF 98.75 FEET TO A POINT ON A CURVE ON THE WESTERLY BOUNDARY OF WILLOW RUN FILING NO. 3 AS RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE IN FILE 17 AT MAP 448;

THENCE ALONG SAID WESTERLY AND SOUTHERLY BOUNDARY OF SAID WILLOW RUN FILING NO. 3 THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG A NONTANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 51°34'42", A RADIUS OF 550.00 FEET, A CHORD BEARING SOUTH 25°03'25" EAST, AN ARC LENGTH OF 495.12 FEET;
2. THENCE SOUTH 50°50'46" EAST A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 30°07'41", A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 147.23 FEET;
4. THENCE SOUTH 20°43'05" EAST A DISTANCE OF 11.89 FEET TO A POINT ON A CURVE;
5. THENCE ALONG A NONTANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02°39'25", A RADIUS OF 1036.57 FEET, A CHORD BEARING OF NORTH 67°57'12" EAST, AN ARC LENGTH OF 48.07 FEET TO A POINT OF REVERSE CURVATURE;
6. THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 08°42'17", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 56.97 FEET;

THENCE NORTH 75°19'46" EAST A DISTANCE OF 382.46 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°13'49", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 5.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET;

THENCE NORTH 00°03'56" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 203.00 FEET;

THENCE 89°56'04" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 00°03'56" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 290.69 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°11'03", A RADIUS OF 870.00 FEET, A CHORD BEARING NORTH 18°51'42" WEST AN ARC LENGTH OF 17.98 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°24'03", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 45.24 FEET;

THENCE SOUTH 75°19'46" WEST A DISTANCE OF 10.73 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID WILLOW RUN FILING NO. 3, POINT ALSO BEING A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 67°18'50", A RADIUS OF 30.00 FEET, A CHORD BEARING SOUTH 56°24'31" WEST AN ARC LENGTH OF 35.25 FEET;

2. THENCE NORTH 89°56'04" WEST A DISTANCE OF 35.50 FEET TO A POINT OF CURVATURE;

3. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°01'18", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 7.13 FEET;

THENCE SOUTH 75°19'46" WEST A DISTANCE OF 299.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°42'17", A RADIUS OF 324.00 FEET, AN ARC LENGTH OF 49.22 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 02°56'20", A RADIUS OF 1087.57 FEET, AN ARC LENGTH OF 55.79 FEET;

THENCE NORTH 20°28'11" WEST A DISTANCE OF 4.00 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°18'41", A RADIUS OF 1083.57 FEET, A CHORD BEARING OF SOUTH 80°13'09" WEST AN ARC LENGTH OF 403.04 FEET; THENCE SOUTH 02°25'47" EAST A DISTANCE OF 109.24 FEET;

THENCE SOUTH 12°14'11" EAST A DISTANCE OF 77.97 FEET;

THENCE SOUTH 20°54'43" EAST A DISTANCE OF 370.92 FEET;

THENCE SOUTH 69°05'17" WEST A DISTANCE OF 100.00 FEET;

THENCE SOUTH 20°54'43" EAST A DISTANCE OF 6.41 FEET;

THENCE SOUTH 69°05'17" WEST A DISTANCE OF 103.56 FEET;

THENCE SOUTH 75°54'07" WEST A DISTANCE OF 50.64 FEET;

THENCE SOUTH 81°37'08" WEST A DISTANCE OF 50.64 FEET;

THENCE NORTH 79°13'56" WEST A DISTANCE OF 239.86 FEET;

THENCE NORTH 50°33'49" WEST A DISTANCE OF 201.94 FEET;

THENCE NORTH 55°44'47" EAST A DISTANCE OF 131.76 FEET;

THENCE SOUTH 34°15'13" WEST A DISTANCE OF 6.98 FEET;

THENCE NORTH 55°44'47" WEST A DISTANCE OF 147.00 FEET;

THENCE NORTH 34°15'13" EAST A DISTANCE OF 100.00 FEET;

THENCE NORTH 17°06'36" EAST A DISTANCE OF 141.20 FEET;

THENCE SOUTH 75°39'39" EAST A DISTANCE OF 44.27 FEET;

THENCE NORTH 31°25'34" EAST A DISTANCE OF 48.20 FEET;

THENCE NORTH 22°38'55" EAST A DISTANCE OF 58.42 FEET;

THENCE NORTH 67°21'05" WEST A DISTANCE OF 9.00 FEET;

THENCE NORTH 22°38'55" EAST A DISTANCE OF 151.16 FEET TO A POINT ON A CURVE;

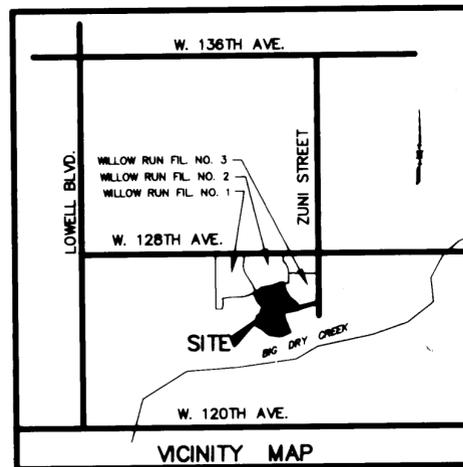
THENCE ALONG A NONTANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 34°30'03", A RADIUS OF 423.50 FEET, A CHORD BEARING NORTH 40°15'01" WEST AN ARC LENGTH OF 255.01 FEET;

THENCE NORTH 23°00'00" WEST A DISTANCE OF 179.94 FEET TO THE SOUTHERLY LINE OF SAID WILLOW RUN FILING NO. 1;

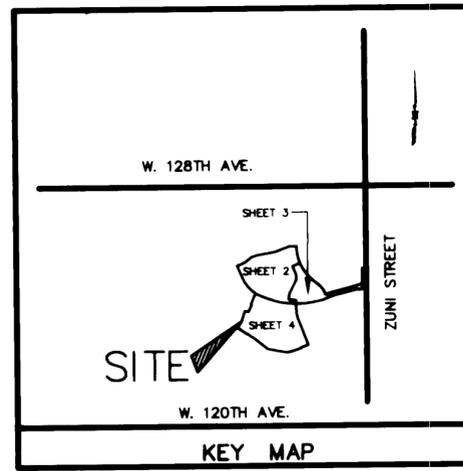
THENCE NORTH 67°00'00" EAST ALONG THE SOUTHERLY LINE OF SAID WILLOW RUN FILING NO. 1 A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 22.92 ACRES, MORE OR LESS.

PREPARED JUNE, 1995.



VICINITY MAP



KEY MAP

DEDICATION CONTINUED

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS, BLOCKS, STREETS AND TRACTS UNDER THE NAME AND STYLE OF "WILLOW RUN FILING NO. 4". THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS ARE FOR THE PURPOSE SHOWN HEREON AND ARE HEREBY DEDICATED TO THE CITY OF BROOMFIELD AS PUBLIC RIGHT-OF-WAY FOR PUBLIC USE. TRACTS "A", "B" & "C" ARE HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR PUBLIC, 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 SUBORDINATED TO THIS PLAT.

OWNER

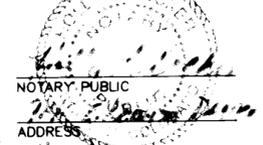
WR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Harvey E. Deutsch AS MANAGER
HARVEY E. DEUTSCH

STATE OF CO)
COUNTY OF ADAMS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF June, 1995 BY: HARVEY E. DEUTSCH AS MANAGER OF WR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 2-2-99



LIEN HOLDER

WILLOW RUN (DENVER) PIP INVESTORS, L.P., A COLORADO LIMITED PARTNERSHIP BY: AVANTI PROPERTIES GROUP, J.V., A FLORIDA JOINT VENTURE, AS GENERAL PARTNER BY: AVANTI DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AS PRINCIPAL MANAGING VENTURER BY: Marvin Shapiro AS VICE PRESIDENT
MARVIN SHAPIRO

STATE OF Florida)
COUNTY OF Orange) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June, 1995 BY: MARVIN SHAPIRO AS VICE PRESIDENT OF AVANTI DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AS PRINCIPAL MANAGING VENTURER OF AVANTI PROPERTIES GROUP, J.V., A FLORIDA JOINT VENTURE, AS GENERAL PARTNER OF WILLOW RUN (DENVER) PIP INVESTORS, L.P., A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES Mar 8, 2000

Mary J. Batten
NOTARY PUBLIC
431 E. Haratio Ave Madland
ADDRESS

ENGINEER/SURVEYOR



SUBDIVIDER

GATEWAY AMERICAN PROPERTIES L.L.C.
9145 E. KENYON AVENUE
DENVER, COLO. 80237

NOTES

1. BEARINGS USED FOR THIS SUBDIVISION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 BEING S 89°16'03" E.
2. DENOTES 5/8-INCH CAPPED PIN WITH L.S. NO. 13213 SET ON BOUNDARY CORNER.
 DENOTES 5/8-INCH CAPPED PIN WITH L.S. NO. 13213 FOUND ON BOUNDARY CORNER.
 DENOTES SET NO. 5 REBAR WITH PLASTIC CAP WITH L.S. NO. 13213 IN RANGE BOX.
3. 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, 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 THEREON, 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.
4. TRACT D IS A PORTION OF ZUNI STREET R.O.W. WHICH IS TO BE VACATED BY THIS PLAT AND OWNERSHIP CONVEYED TO THE OWNER OF WILLOW RUN FILING NO. 3
5. EXISTING UTILITY EASEMENTS AS SHOWN ON THE FINAL PLAT FOR WILLOW RUN FILING NO. 3 PERTAINING TO THE AREA BEING REPLATTED WITH WILLOW RUN FILING NO. 4 ARE HEREBY VACATED BY THIS PLAT AND ARE SUPERSEDED BY EASEMENTS AS SHOWN HEREON.

ATTORNEY'S CERTIFICATE

I, Harvey E. Deutsch ATTORNEY AT LAW DULY 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. DATE

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. 4 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION, AND WAS PREPARED IN ACCORDANCE WITH COLORADO STATE LAWS.

Jerald D. Lange
JERALD D. LANGE, L.S. NO. 13213
DATE June 9, 1995

LAND USE REVIEW COMMISSION CERTIFICATE

THE BROOMFIELD LAND USE REVIEW COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WILLOW RUN FILING NO. 4 THIS 12th DAY OF May, 1995.

John Malouche CHAIRMAN DATE
Deane Eismann SECRETARY DATE

CITY COUNCIL CERTIFICATION

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO ON THE 25th DAY OF June, 1995.

William M. Berens MAYOR, CITY OF BROOMFIELD
Vicki Mau CITY CLERK, CITY OF BROOMFIELD



CLERK AND RECORDER'S CERTIFICATE

STATE OF CO)
COUNTY OF ADAMS) SS

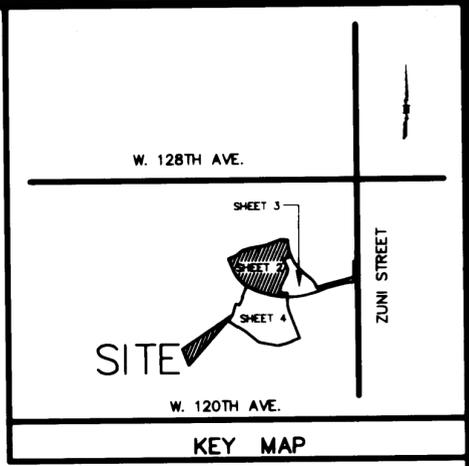
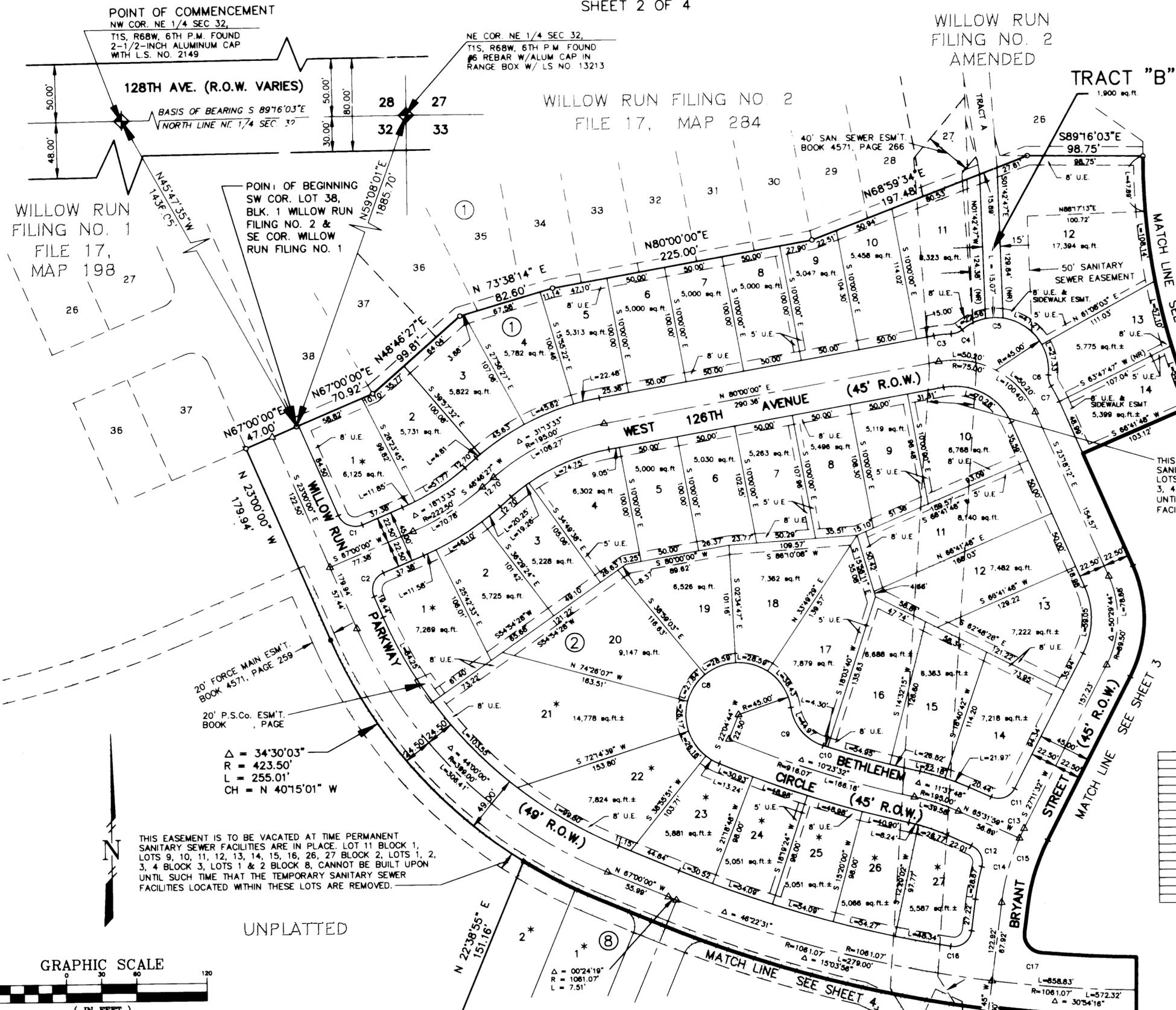
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 16 DAY OF AUGUST, 1996 AT 10 O'CLOCK AM AND WAS RECORDED UNDER RECEPTION NUMBER 0204462 FILE 17, MAP 569

COUNTY CLERK AND RECORDER

WILLOW RUN FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, AND A REPLAT OF A PORTION OF TRACT A & LOT 1, BLOCK 1 WILLOW RUN FILING NO. 3 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 4



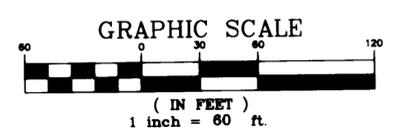
$$\begin{aligned} \Delta &= 51^{\circ}34'42'' \\ R &= 550.00' \\ L &= 495.12' \\ CH &= S 25^{\circ}03'25'' E \end{aligned}$$

THIS EASEMENT IS TO BE VACATED AT TIME PERMANENT SANITARY SEWER FACILITIES ARE IN PLACE. LOT 11 BLOCK 1, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 26, 27 BLOCK 2, LOTS 1, 2, 3, 4 BLOCK 3, LOTS 1 & 2 BLOCK 8, CANNOT BE BUILT UPON UNTIL SUCH TIME THAT THE TEMPORARY SANITARY SEWER FACILITIES LOCATED WITHIN THESE LOTS ARE REMOVED.

* ACCESS CONTROL LIMITS
LOT 1 BLOCK 1, LOTS 1, 21-27, BLOCK 2, LOTS 1-4, BLOCK 3, LOT 1, BLOCK 4, AND LOTS 1 AND 2, BLOCK 8, SHALL NOT BE ALLOWED VEHICULAR ACCESS TO WILLOW RUN PARKWAY OR ROADWAYS ADJACENT TO THE SIDE LOT LINES.

TRACT "A"
2.77 AC.±

CURVE	RADIUS	LENGTH	DELTA
C1	15.50	24.35	90°00'00"
C2	15.50	24.35	90°00'00"
C3	97.50	14.99	08°48'28"
C4	15.00	9.98	38°02'51"
C5	43.00	108.17	135°10'40"
C6	15.00	9.98	38°02'51"
C7	97.50	14.99	08°48'28"
C8	43.00	188.02	240°40'03"
C9	40.00	44.97	64°24'34"
C10	893.57	85.77	05°29'59"
C11	15.50	23.61	87°19'29"
C12	15.50	23.61	87°19'29"
C13	195.00	9.27	02°43'31"
C14	195.00	57.65	16°36'18"
C15	195.00	86.92	19°39'47"
C16	15.50	24.82	92°07'58"
C17	15.50	24.92	92°07'58"



THIS EASEMENT IS TO BE VACATED AT TIME PERMANENT SANITARY SEWER FACILITIES ARE IN PLACE. LOT 11 BLOCK 1, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 26, 27 BLOCK 2, LOTS 1, 2, 3, 4 BLOCK 3, LOTS 1 & 2 BLOCK 8, CANNOT BE BUILT UPON UNTIL SUCH TIME THAT THE TEMPORARY SANITARY SEWER FACILITIES LOCATED WITHIN THESE LOTS ARE REMOVED.

THIS EASEMENT IS TO BE VACATED AT TIME PERMANENT SANITARY SEWER FACILITIES ARE IN PLACE. LOT 11 BLOCK 1, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 26, 27 BLOCK 2, LOTS 1, 2, 3, 4 BLOCK 3, LOTS 1 & 2 BLOCK 8, CANNOT BE BUILT UPON UNTIL SUCH TIME THAT THE TEMPORARY SANITARY SEWER FACILITIES LOCATED WITHIN THESE LOTS ARE REMOVED.

TEMPORARY LIFT STATION EASEMENT BOOK 4571, PAGE 263

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

