

BROOMFIELD BANKING CENTER FINAL PLAT

A REPLAT OF LOTS 1, 2 & 3, DONELSON SUBDIVISION,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 1

Notes:

- FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NO. HC-48545896, DATED NOVEMBER 1, 1996 AT 7:29 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY FOR THE INFORMATION CONTAINED IN SAID POLICY IS TAKEN BY FLAGSTAFF SURVEYING, INC.
- 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.
- BASIS OF BEARINGS: SOUTH 89°30'55" EAST, ALONG THE NORTH LINE OF DONELSON SUBDIVISION AS SHOWN BY THE PLAT, BETWEEN THE MONUMENTS DESCRIBED HEREON.
- FOUND #4 REBAR WITH PLASTIC CAP LS 14112
 - SET #5 REBAR WITH ALUMINUM CAP LS 27615
- THE SUBJECT PROPERTY CONTAINS A GROSS AREA OF 68,999 SQUARE FEET (1.584 ACRES), MORE OR LESS.
- BENCH MARK: SET 3 1/4" DOMED BRASS CAP NEAR WEST END OF BOX CULVERT ON SOUTH SIDE OF 120TH STREET, EAST OF SITE. ELEVATION = 5298.94, ESTABLISHED FROM CITY OF BROOMFIELD GPS POINT NO. 36. THE BENCH MARK IS SITUATED NORTH 85°06'46" EAST, 239.37 FEET FROM THE NORTHEAST SUBDIVISION CORNER AND NORTH 43°40'25" EAST, 346.19 FEET FROM THE SOUTHEAST SUBDIVISION CORNER.

Dedication

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 3 INCLUSIVE, DONELSON SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE EAST 30.87 FEET OF LOT 4, DONELSON SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL CONTAINING 1.584 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME AND STYLE OF BROOMFIELD BANKING CENTER, AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS, IN FEE, THE RIGHT OF WAY SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER.

EXECUTED THIS 19 DAY OF May 1997.

Catherine J. Bohan
CATHERINE J. BOHAN, OWNER

Acknowledgement
STATE OF COLORADO)
COUNTY OF Boulder) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF May 1997, BY CATHERINE J. BOHAN, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 10/15/99 DATE NOTARY PUBLIC

Attorney's Statement

I, *Curt Rauterstraus*, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Curt Rauterstraus REGISTRATION NO. 2602 DATE: 6-26-97

Land Use Review Commission
FOR APPROVAL OF BROOMFIELD BANKING CENTER.

John Malone 4-7-97
CHAIRMAN DATE
Diane Eiamama 4-7-97
SECRETARY DATE

City Council Certificate

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS, RIGHTS OF WAY AND EASEMENTS SHOWN HEREON, ARE HEREBY APPROVED BY THE CITY OF BROOMFIELD THIS 22nd DAY OF April 1997.

William M. Burns
MAYOR
Tricia Keganis
CITY CLERK, Deputy



Clerk and Recorder's Certificate

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS

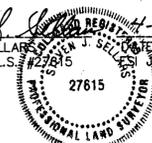
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 16:26:17 O'CLOCK, THIS 23rd DAY OF July 1997, AND IS DULY RECORDED IN PLAN FILE BK 136, FILM Pg 39 RECEPTION NO. F0448372

FEES \$ 11.00 PAID. *Joan Fitz-Gerald* RECORDER
Billie Jo Britton DEPUTY

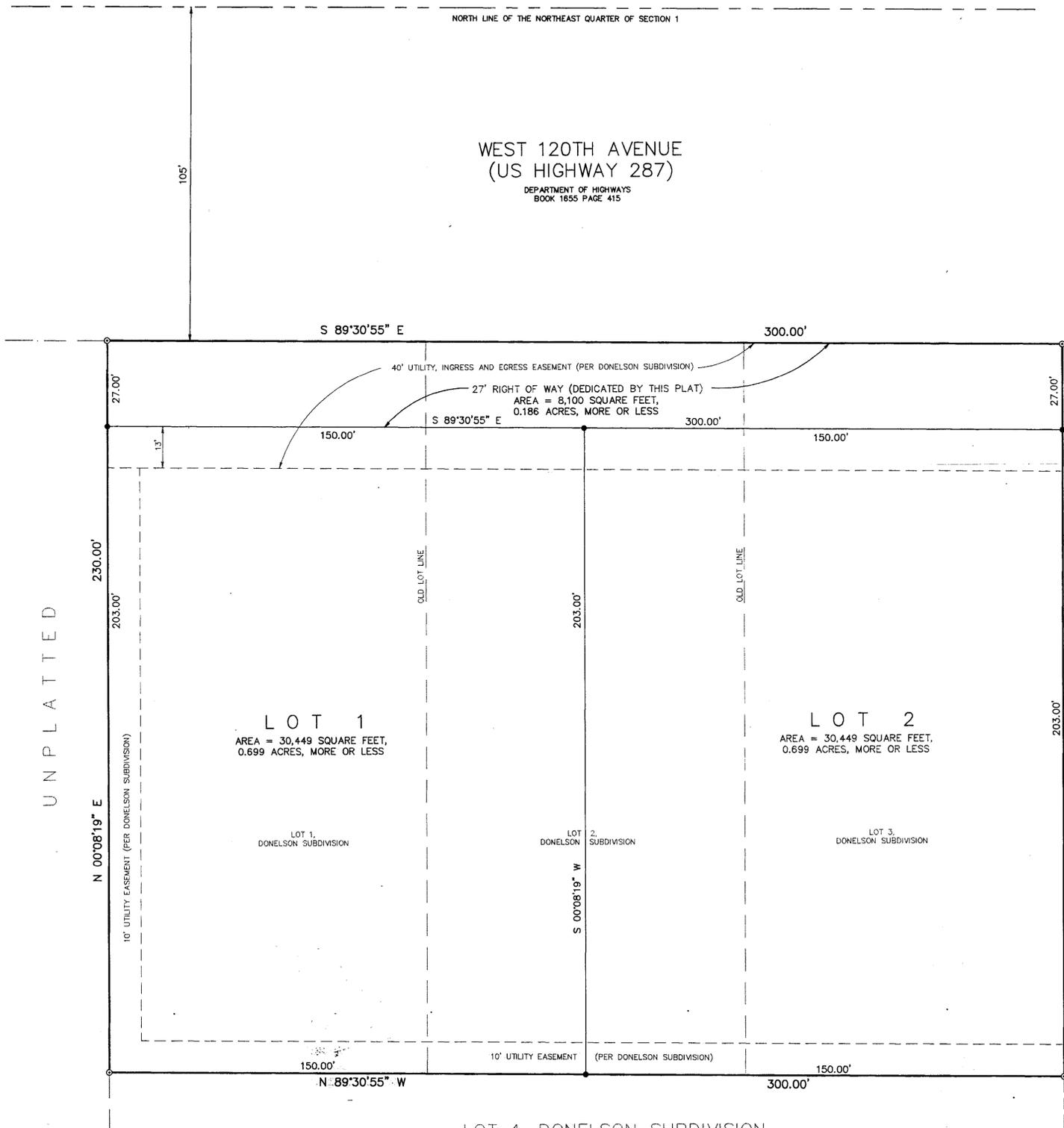
Surveyor's Statement

I, STEVEN J. SELLARS, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT THE SURVEY OF BROOMFIELD BANKING CENTER WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Steven J. Sellars 7-24-1997
STEVEN J. SELLARS
COLORADO P.L.S. #27615 JOB NO. 95-11951F



Flagstaff Surveying, Inc.
637 SOUTH BROADWAY, SUITE C
BOULDER, COLORADO 80303
(303) 499-9737



UNPLATTED

UNPLATTED

Owner:
CATHERINE J. BOHAN
1354 ASPEN STREET
BROOMFIELD, COLORADO 80020

Subdivider:
LAFAYETTE STATE BANK
811 SOUTH PUBLIC ROAD
LAFAYETTE, COLORADO 80026

BY: *Robert L. Benz*