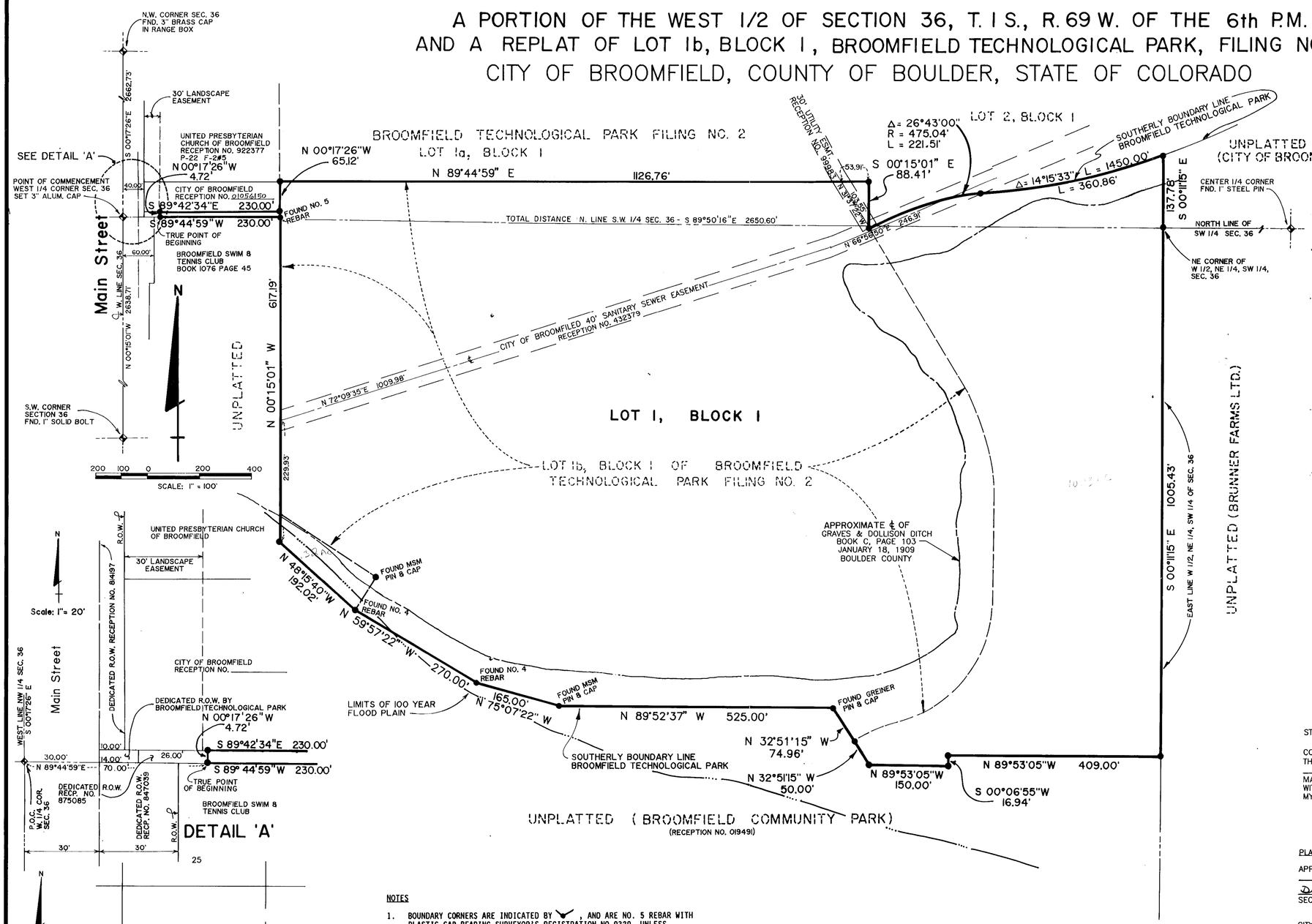
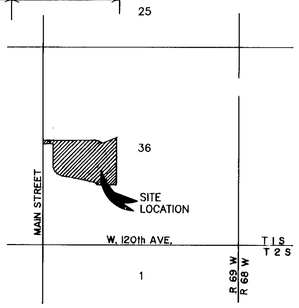
BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 1

A PORTION OF THE WEST 1/2 OF SECTION 36, T. 1 S., R. 69 W. OF THE 6th P.M. AND A REPLAT OF LOT 1b, BLOCK 1, BROOMFIELD TECHNOLOGICAL PARK, FILING NO. 2, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO





VICINITY MAP

SCALE: 1" = 2000'

NOTES

1. BOUNDARY CORNERS ARE INDICATED BY ⌄, AND ARE NO. 5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION NO.9329, UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING SOUTH 00°17'26" EAST.
3. THE 100 YEAR FLOOD PLAIN EXISTS WITHIN THE BOUNDARY OF THIS PLAT AS DEPICTED HEREIN. COMMUNITY PANEL #085073-0220 C REVISED AUG. 16, 1988.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.
5. PLATTING HISTORY: LOT 1 BLOCK 1 OF BROOMFIELD TECHNOLOGICAL PARK WAS REPLATTED AS LOTS 1a, 1b, AND OUTLOT A OF BROOMFIELD TECHNOLOGICAL PARK FILING NO. 2. BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 1 IS A REPLAT OF LOT 1b OF BROOMFIELD TECHNOLOGICAL PARK FILING NO. 2 AND PREVIOUSLY UNPLATTED PROPERTY.
6. APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S.

SURVEYOR'S CERTIFICATE

I, DuWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DuWayne M. Phillips
DUWAYNE M. PHILLIPS P.L.S. NO. 9329
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS
DATE: MARCH 23, 1990

COLORADO REGISTERED DUWAYNE M. PHILLIPS 9329 PROFESSIONAL LAND SURVEYOR

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: FEB. '90 JOB NO: 7.0031.05).01

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, BEING THE OWNER OF THAT REAL PROPERTY LOCATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE WEST ONE-HALF OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 36, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION BEARS NORTH 00°17'26" WEST FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 89°44'59" EAST A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°17'26" WEST A DISTANCE OF 4.72 FEET; THENCE NORTH 89°42'34" EAST A DISTANCE OF 230.00 FEET; THENCE NORTH 00°17'26" WEST A DISTANCE OF 65.12 FEET; THENCE NORTH 89°44'59" EAST ALONG THE NORTHERLY LINE OF LOT 1b OF BROOMFIELD TECHNOLOGICAL PARK FILING 2 A DISTANCE OF 1126.76 FEET; THENCE SOUTH 00°15'01" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1b A DISTANCE OF 88.41 FEET TO THE SOUTHERLY LINE OF LOT 1a OF SAID BROOMFIELD TECHNOLOGICAL PARK FILING 2; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1a THE FOLLOWING TWO (2) COURSES:

1. 221.51 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 26°43'00" AND RADIUS OF 475.04 FEET (THE CHORD OF WHICH BEARS NORTH 71°44'08" EAST A DISTANCE OF 219.51 FEET) TO A POINT OF REVERSE CURVATURE;
2. THENCE 360.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°15'33" AND A RADIUS OF 1450.00 FEET;

THENCE DEPARTING SAID BOUNDARY LINE SOUTH 00°11'15" EAST A DISTANCE OF 137.78 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 SOUTH 00°11'15" EAST A DISTANCE OF 1005.43 FEET; THENCE NORTH 89°53'05"WEST A DISTANCE OF 409.00 FEET; THENCE SOUTH 00°06'55" WEST A DISTANCE OF 16.94 FEET; THENCE NORTH 89°53'05" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 32°51'15" WEST A DISTANCE OF 50.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1b BROOMFIELD TECHNOLOGICAL PARK FILING 2; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING FOUR (4) COURSES;

1. NORTH 32°51'15" WEST A DISTANCE OF 74.96 FEET;
2. THENCE NORTH 89°52'37" WEST A DISTANCE OF 525.00 FEET;
3. THENCE NORTH 75°07'22" WEST A DISTANCE OF 165.00 FEET;
4. THENCE NORTH 59°57'22" WEST A DISTANCE OF 270.00 FEET;

THENCE NORTH 48°15'40" WEST A DISTANCE OF 192.02 FEET; THENCE NORTH 00°15'01" WEST ALONG THE WESTERLY LINE OF SAID BROOMFIELD TECHNOLOGICAL PARK FILING 2 A DISTANCE OF 617.19 FEET; THENCE CONTINUING ALONG BOUNDARY OF SAID PLAT SOUTH 89°44'59" WEST A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 38.306 ACRES.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO A LOT AND BLOCK UNDER THE NAME OF "BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 1.

IN WITNESS WHEREOF, ROBERT J. SCHULZE, MAYOR OF THE CITY OF BROOMFIELD, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 8th DAY OF May, 1990.

OWNER: CITY OF BROOMFIELD ATTEST:

Robert J. Schulze — MAYOR
Vicki Marcy — CITY CLERK

CITY OF BROOMFIELD CORPORATE SEAL COLORADO

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF May A.D. 1990 BY ROBERT J. SCHULZE, MAYOR, AND VICKI MARCY, CITY CLERK, OF THE CITY OF BROOMFIELD.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES September 28, 1992

Vanita A. Babcock
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS 17TH DAY OF April A.D., 1990

Diane E. Eisemann — SECRETARY
Denise Huff — CHAIRMAN

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 8th DAY OF May A.D., 1990.

Vicki Marcy — CITY CLERK
Robert J. Schulze — MAYOR

CITY OF BROOMFIELD CORPORATE SEAL COLORADO

RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF MAY A.D., 1990, IN BOOK ____ AT PAGE ____ PLAN FILE P.34 F.4 #27, RECEPTION NUMBER 1042178, Film 1626 at 10:38 A.M.

Charlotte Houston — CLERK AND RECORDER
Buck Taylor — DEPUTY

Fees: $10.00

$01042178 05/15/90 10:38 AM REAL ESTATE RECORDS
F1626 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER