AMOCO STATION NO. 3051

A RESUBDIVISION OF LOT 2, HEATH'S SUBDIVISION TOGETHER WITH UNPLATTED LAND EAST AND SOUTH OF SAID SUBDIVISION LOCATED IN THE S.E. 1/4 OF SECTION 31, T. 1 S., R. 68 W., 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 3

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED; AUTHORIZED REPRESENTATIVES OF THE OWNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1789 AT PAGE 632 TOGETHER WITH THE OWNER OF LOT 2, HEATH'S SUBDIVISION, SHOWN ON THE PLAT AT RECEPTION NO. B 205068, ADAMS COUNTY RECORDS, BOTH LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS. STATE OF COLORADO:

HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND INTO THREE LOTS AND AN EASEMENT UNDER THE NAME AND STYLE OF "AMOCO STATION NO. 3051".

1989 A.D.

CO-OWNER'S

AMOCO OIL COMPANY, OWNERS REPRESENTATIVES:

STATE OF COLORADO

COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS W. D. HORN AN __, 1989 A.D. BY

AS OWNERS REPRESENTATIVES.

MY COMMISSION EXPIRES Tranch 20 1989

TIVESS, MY HAND AND SEAL

4960 S. BEELER ADDRESS BNGLEWOOD, CO 80111

MANIEN MEXICO CORPORATION:

ARTHUR MAULDIN, PRESIDENT

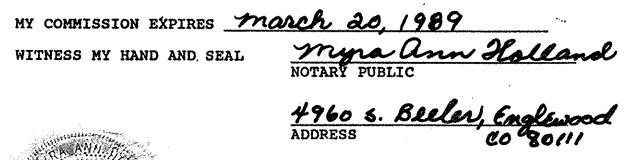
STATE OF COLORADO

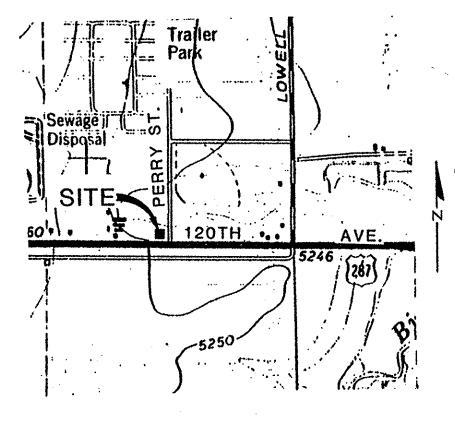
SS COUNTY OF ARAPINO E

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

23 DAY OF **OECEMBER**, 1988 A.D. BY

ARTHUR MAULDIN





VICINITY MAP

1" = 1000'

NOTES:

- 1. CURB CUTS AND TRUE VEHICULAR ACCESS TO STATE HIGHWAY 287 FROM THIS SUBDIVISION SHALL BE PROHIBITED, EXCEPT THOSE CURB CUTS SHOWN ON THE SITE PLAN.
- ELEVATE ALL STRUCTURES ON LOT 1 A MINIMUM OF 1.0 FEET ABOVE THE 100 YEAR FLOODPLAIN LEVEL.
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 31 ASSUMED TO BE N90.00'00"W BETWEEN THE MONUMENTS DESCRIBED HEREON.
- ACCEPTED AND UNACCEPTED SURVEY MONUMENTATION IS AS SHOWN ON SHEETS 2 AND 3.
- 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 ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- NO DEDICATION OF PUBLIC RIGHT-OF-WAY OR EASEMENTS IS BEING ACCOMPLISHED BY THIS PLAT.
- THE OWNER'S NAME CHANGE, FROM THE AMERICAN OIL COMPANY TO THE AMOCO OIL COMPANY, IS REFLECTED IN BOOK 1851 AT PAGE 844, ADAMS COUNTY RECORDS.
- THE TEN FOOT UTILITY EASEMENT SHOWN HEREON IS GRANTED FOR THE PURPOSE OF INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND POWER, TELEPHONE, TELEVISION, AND GAS.

PREPARED BY HOLLAND WEST, INC. 6920 SOUTH HOLLY CIRCLE, SUITE 100 ENGLEWOOD, COLORADO 80112 (302)773-0020

HOLDER OF DEED OF TRUST:

BY AFFILIATED LITTLETON NATIONAL BANK

FRANK E. TAYLOR, PRESIDENT AND CHIEF EXECUTIVE OFFICER

STATE OF COLORADO

COUNTY OF ARAPAHOE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

MY COMMISSION EXPIRES: 10-81-92

APPROVALS

THIS PLAT APPROVED BY THE CITY OF BROOMFIELD, COLORADO, PLANNING COMMISSION THIS 6 th DAY OF December 1988 A.D.

ACCEPTED AND APPROVED AS A SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS ______ DAY OF _ 1988 A.D.

SURVEYOR'S CERTIFICATE

I, LARRY W. HAGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY BENCHMARK SURVEYING, LTD. ON JUNE 28, 1988 AND VERIFIED BY ME AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SATISFIED SURVEY.

LARRY W/HAGAN P.ICS 100: 16112
FOR AND ON BEHALF OF HOLLAND WEST, INC.

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AT /:25 P.M. ON THE _27 DAY OF _______, 19887A.D.

COUNTY CLERK AND RECORDER

FILE NO.: <u>808</u> RECEPTION NO.: 8863/52

AMOCO STATION NO. 3051 A RESUBDIVISION OF LOT 2, HEATH'S SUBDIVISION TOGETHER WITH UNPLATTED LAND EAST AND SOUTH OF SAID SUBDIVISION LOCATED IN THE S.E. 1/4 OF SECTION 31, T. 1 S., R. 68 W., 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 3 MATCH LINE SEE SHT. 3 OF 3 (SEE NOTE 8) 10 OTILITY EASEMENT LOT 2A SCALE: 1"= 20' SUBDIVISION BOUNDARY LINE MATCH LINE SEE SHT. 3 OF 3 S0016'20"E W. LINE BOOK 1789 PAGE 632. EXIST. 30' 5.79' WATERLINE ESMT. EXIST. 50' DRAINAGE ESMT. 10'UTILITY 69' EASEMENT 24.26' EXIST. 20' SAN. SEWER ESMT. 40.5' \ \ \mathcal{E} - E.O.A. 18.6 WEST BOUND LANE LOT / 34,125 SQ.FT. 225' R.O.W. LOT 2 HEATH'S 0.7834 ACRES SUBDIVISION P - SECTION LINE 1300K 1789 PAGE 632 | | C89°43'40" CW. R.O.W. LINE 226,55 <u>40.00'</u> ĩ **39**.00° NOO°16'20"W 175.00' NE COR. LOT 3 NO0°16'20"W N. PERRY ST. CR.O.W. LINE MONUMENTATION: FOUND #3 FOUND #5 REBAR THRU REBAR NO CAP INDICATES FOUND PIN & CAP, LS NO. 16401. E. LINE, SE 1/4, SEC. 3/7 NO0°16'20" W INDICATES FOUND CONFLICTING AND UNACCEPTED SURVEY MONUMENT WITHIN 0.6' RADIUS OF PLAT BOUNDARY CORNER. 2645.80' "SE COR., SE 1/4, SEC.31 T. 1S., R.68 W., GTH P.M. E. 1/4 COR., SEC. 31-T. 1 S., R. 68 W., 6TH P.M. INDICATES SET PIN & CAP, LS NO. 16112. INDICATES ORIGINAL SUBDIVISION MONUMENTATION

AMOCO STATION NO. 3051

A RESUBDIVISION OF LOT 2, HEATH'S SUBDIVISION
TOGETHER WITH UNPLATTED LAND EAST AND SOUTH OF SAID
SUBDIVISION LOCATED IN THE S.E. 1/4 OF SECTION 31, T. 1 S.,
R. 68 W., 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

SCALE : ("= 20"

