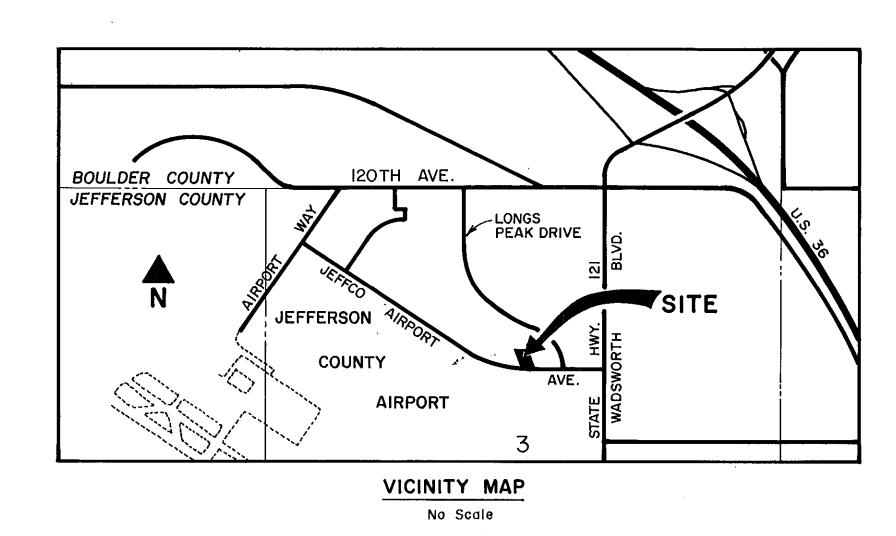
# BROOMFIELD GUEST HOUSE FILING NO. 2

# A REPLAT OF BROOMFIELD GUEST HOUSE

A PART OF THE N 1/2 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST, 6 P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO



#### LEGAL DESCRIPTION

COUNTY OF JEFFERSON. STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF BLOCK I, JEFFCO OFFICE PARK, FILING NO. I, RECORDED AT RECEPTION NUMBER 86003279 OF THE JEFFERSON COUNTY RECORDS; THENCE S 84°11'59" W, ALONG THE SOUTH LINES OF BLOCK I, JEFFCO OFFICE PARK, FILING NO. I, RECORDED AT RECEPTION NUMBER 86003279 OF THE JEFFERSON COUNTY RECORDS AND THAT TRACT OF LAND LEASED TO BALL CORPORATION, RECORDED AT RECEPTION NUMBER 87111764 OF THE JEFFERSON COUNTY RECORDS, A DISTANCE OF 609.50 FEET TO A POINT OF CURVATURE; THENCE ALONG THE SOUTH LINE OF THAT TRACT OF LAND LEASED TO BALL COR-PORATION AT RECEPTION NUMBER 87111764, ALONG THE ARC OF A CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 07°25'29" AND THE RADIUS OF WHICH IS 1113.28 FEET, A DISTANCE OF 144.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF THAT TRACT OF LAND LEASED TO BALL CORPORATION AT RECEPTION NUMBER 87111764, N 17°25'08" W A DISTANCE OF 277.88 FEET; THENCE N 79°44'40" W A DISTANCE OF 230.18 FEET; THENCE S 17°25'08"E A DISTANCE OF 290.45 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND LEASED TO BALL CORPORATION AT RECEPTION NUMBER 87111764; THENCE ALONG SAID SOUTH LINE, ALONG THE ARC OF A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS II 34'47" AND THE RADIUS OF WHICH IS III3.28 FEET, A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.35 ACRES, MORE OR LESS.

# SURVEYOR'S CERTIFICATE (MAY 19, 1988)

I, JOHN J. HAINES, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY OF THE PLAT OF "BROOMFIELD GUEST HOUSE FILING NO. 2", A REPLAT OF BROOMFIELD GUEST HOUSE, WAS MADE BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY 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.

# DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE JEFFERSON COUNTY AIRPORT AUTHORITY, A BODY CORPORATE AND POLITIC, BEING THE OWNER, AND <u>BALL CORPORATION</u>, BEING THE LESSEE, AND <u>LANNING AND COMPANY</u>, A COLORADO GENERAL PARTNER-TO THE CITY OF BROOMFIELD AND ITS ASSIGNS EASEMENTS SHOWN HEREON

JEFFERSON COUNTY AIRPORT AUTHORITY

STATE OF COLORADO

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 1-11-92

BALL CORPORATION

STATE OF COLORADO COUNTY OF BOULDER ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 1-11-92

LANNING AND COMPANY

STATE OF COLORADO COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 9-25-91

NOTE: THIS REPLAT HAS BEEN FILED AND RECORDED FOR THE EXPRESS PURPOSE OF CORRECTING CERTAIN ERRORS THAT WERE CONTAINED ON THE ORIGINAL SUBDIVISION PLAT OF "BROOMFIELD GUEST HOUSE", RECORDED IN BOOK 96, PAGE 45, RECEPTION NO. 88021001. SAID ORIGINAL SUBDIVISION PLAT OF "BROOMFIELD GUEST HOUSE" IS REPLACED AND SUPERCEDED IN ITS ENTIRETY BY THIS REPLAT (BROOMFIELD GUEST HOUSE FILING NO. 2, A REPLAT OF BROOMFIELD GUEST HOUSE).

#### **APPROVALS**

SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS, AVENUES, OR OTHER PUBLIC PLACES ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE CITY.

CITY OF BROOMFIELD, PLANNING AND ZONING COMMISSION

APPROVED THIS 6 DAY OF Section

APPROVED THIS 27 DAY OF SEPTEMBER

## ATTORNEY'S CERTIFICATE

I. THE UNDERSIGNED, AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS A PUBLIC WAY, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS \_\_\_\_\_\_ DAY \_\_\_\_\_, 1988, AT \_AT PAGE \_\_\_\_\_\_\_.

PREPARATION: 5/19/88

BROOMFIELD GUEST HOUSE FILING NO. 2

JOHN HAINES LAND CONSULTING

P.O. BOX 423, LAFAYETTE, COLO. 80026

FINAL PLAT

SHEET I OF 2