DIAMOND SHAMROCK SUBDIVISION A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 26, T.1 S., R69 W., OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO UNPLATTED DEDICATION KNOW ALL MEN BY THESE PRESENTS: N 89'33'02" E 190.00' That the undersigned, being the owner of a parcel of land located in the SW 1/4 of Section 26, T.1 S., R.69 W., of the 6th P.M., City of Broomfield, Boulder County, Colorado, more particularly Commencing at the SW Corner of said Section 26; thence N 89°33'02" E a distance of 60.00 feet; thence N 00°06'28" W and parallel with the West Line of said SW 1/4 a distance of 35.00 feet parallel with the West Line of said SW 1/4 a distance of 35.00 feet to a point lying at the intersection of the North R.O.W. Line of West 10th Avenue and the East R.O.W. Line of U.S. Highway No. 287, said point being the Point of Beginning; thence continuing N 00° 06'28" W and along said East R.O.W. Line a distance of 217.00 feet; thence N 89'33'02" E and parallel with said North R.O.W. Line a distance of 190.00 feet; thence S 00'06'28" E and parallel with said East R.O.W. Line a distance of 217.00 feet to a point lying on said North R.O.W. Line; thence S 89'33'02" W and along said North R.O.W. Line a distance of 190.00 feet to the Point of -10' UTILITY EASEMENT North R.O.W. Line; thence 3 69 33 02 W and along sale North R.O.W. Line a distance of 190.00 feet to the Point of Beginning, containing (41,229 square feet) 0.947 acres, has laid out, subdivided and platted the same into a lot and a block under the name and style of Diamond Shamrock Subdivision and by these presents do hereby grant and convey to the City of Broomfield and its assigns streets, rights of way and utility easements shown LOT 1, BLOCK 1 In witness whereof, Gerald Henry Mitchem, as and in the capacity of Personal Representative of the Estate of Thelma Johnstone, 37,803 SQUARE FEET OR 0.868 ACRES DEPOT HILL GERALD HENRY MITCHEM, AS AND IN THE CAPACITY OF PERSONAL REPRESENTATIVE OF THE ESTATE OF THELMA JOHNSTONE, DECEASED GERÁLD HENRY MITCHEM AS AND IN THE CAPACITY OF PERSONAL REPRESENTATIVE OF THE ESTATE OF THELMA JOHNSTONE, DECEASED LOT 2 NOTARIAL CERTIFICATE STATE OF GOLORADO) ARIZONA The foregoing instrument was acknowledged before me this // day of // ctaller, 1990 A.D. by Gerald Henry Mitchem, as and in the capacity of Personal Representative of the Estate of Thelma Johnstone, Deceased. Witness my Hand and Official Seal. L=47.30' Chd.=N 45'16'43" W I, HERRICK. K. LIDSTONE, JR., an attorney admitted to practice in the State of Colorado, hereby certify that the person or persons dedicating the streets, easements, and rights of way shown on this plat, are the owners thereof in fee simple, free and ∠—10' UTILITY EASEMENT clear of all liens and encumbrances. S 89'33'02" W 159.82' 3,426 SQUARE FEET, OR 0.079 ACRES By: HEKKICK K. LIDSTINE, JR. Attorney at Law DEDICATED TO THE CITY OF BROOMFIELD FOR STREET R.O.W. PURPOSES S 89'33'02" W 190.00' Registration No. 9062 SURVEYOR'S CERTIFICATE I, Hayward Miller, Jr., a registered Professional Land Surveyor in the State of Colorado, do hereby certify that to the best of my knowledge and belief this plat of "Diamond Shamrock 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. POINT OF ---BEGINNING PRIOR TO R.O.W. DEDICATION ASSTERED S **AVENUE** 9662 (70' EXISTING R.O.W. - 87' PROPOSED R.O.W.) SW COR. SEC. 26, T.1S., R.69W., OF THE 6TH P.M. (FOUND 3" BRASS CAP IN RANGE BOX) PLANNING COMMISSION CERTIFICATE Approved by the Planning Commission of the City of Broomfield this 2nd day of CTOBER, 1990 A.D. Dine Eismann BLOCK 52 SECRETARY BROOMFIELD PROFESSIONAL BROOMFIELD HEIGHTS CITY COUNCIL CERTIFICATE PARK REPLAT A FILING NO. 2 This plat and the dedication to the public of the streets and rights of way shown hereon, and the public utility easements as shown are hereby accepted and approved by the City of Broomfield this 23 day of October NOTES: Bearings used on this survey are based on the assumption that the West Line of the SW 1/4 of said Section 26 bears N 00°06'28" W RECORDER'S CERTIFICATE 10TH bounded by a 3" brass cap in a range box at the SW Corner of said SW 1/4 and a 3" aluminum Cap L.S. No. 5429 flush with the pavement at the NW Corner of said SW 1/4 as shown hereon. STATE OF COLORADO) COUNTY OF BOULDER) PREPARED BY 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 I hereby certify that this instrument was filed for record in my office on the <u>FITH</u> day of <u>NOVEMBER</u>, 1990 A.D., in Book at Page 2:58 PM Plan File P. 25 F-2 #31 Reception Number 1013018 FILM NO. 1650 FEE: \$10.00 PARK defect in this survey be commenced more than ten years from the Engineering Service Company date of the certification shown hereon. CHARLOTTE HOUSTON
CLERK AND RECORDER AURORA, COLORADO 80010 VICINITY MAP PHONE (303) 364-7468 FAX (303) 364-7478

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