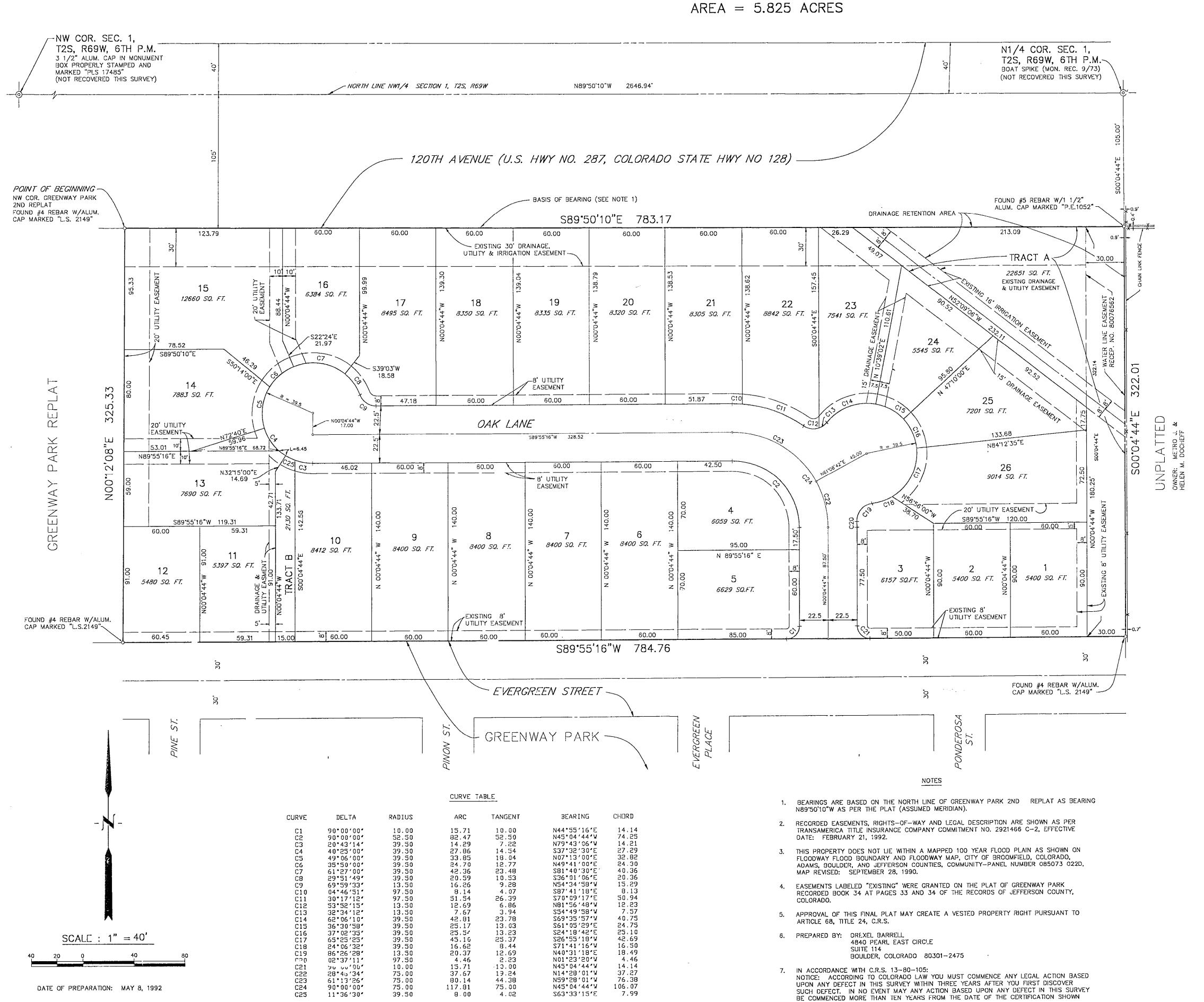
## GREENWAY PARK 5TH REPLAT

A REPLAT OF GREENWAY PARK 2ND REPLAT, A SUBDIVISION OF PART OF THE NW1/4 OF SECTION 1, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, THORSEN DEVELOPMENT, A LIMITED LIABILITY COMPANY, BEING THE OWNER OF GREENWAY PARK 2ND REPLAT, A SUBDIVISION LOCATED IN THE N1/2 OF THE NE1/4 OF THE NW1/4 OF SECTION 1, T2S, R69W OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GREENWAY PARK 2ND REPLAT, THENCE S89'50'10"E, 783.17 FEET ALONG THE NORTH LINE OF SAID GREENWAY PARK 2ND REPLAT TO THE NORTHEAST CORNER THEREOF;

THENCE S00'04'44"E, 322.01 FEET ALONG THE EAST LINE OF SAID GREENWAY PARK 2ND REPLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE S89'55'16"W, 784.76 FEET ALONG THE SOUTH LINE OF SAID GREENWAY PARK 2ND REPLAT TO THE SOUTHWEST CORNER THEREOF;

THENCE NOO'12'08"E, 325.33 FEET ALONG THE WEST LINE OF SAID GREENWAY PARK 2ND REPLAT TO THE POINT OF BEGINNING.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE SURVEYED AND REPLATTED INTO LOTS. TRACTS AND A STREET AS SHOWN HEREON, UNDER THE NAME AND STYLE OF "GREENWAY PARK 5TH REPLAT", A REPLAT OF ALL OF GREENWAY PARK 2ND REPLAT. A SUBDIVISION OF A PART OF THE NW1/4 OF SECTION 1, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSÓN, STATE OF COLORADO, AND DOES HEREBY DEDICATE TO THE CITY OF BROOMFIELD TRACT A, FOR LANDSCAPING AND DRAINAGE PURPOSES, TRACT B, FOR LANDSCAPING, PEDESTRIAN ACCESS, DRAINAGE AND UTILITY PURPOSES AND THE STREET, FOR RIGHT-OF-WAY PURPOSES, ALL AS SHOWN ON THE ACCOMPANYING PLAT, AND DOES HEREBY GRANT TO THE CITY OF BROOMFIELD THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "UTILITY FASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, SIDEWALKS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, AND DOES HEREBY GRANT TO THE CITY OF BROOMFIELD THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR DRAINAGE PURPOSES.

IN WITNESS WHEREOF, THORSEN DEVELOPMENT, A LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS DAY OF \_\_\_\_\_\_\_\_\_A.D., 199\_\_\_\_\_.

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRIAN I. THORSEN AS MANAGER OF THORSEN DEVELOPMENT, A LIMITED LIABILITY COMPANY, THIS DAY OF \_\_\_\_\_\_ A.D., 199 .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5-4-94

ATTORNEY'S CERTIFICATE

STEPHEN J. ISMET BEING AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE CAUSED AN EXAMINATION TO BE MADE OF THE PROPERTY SHOWN ON THIS PLAT AND BASED ON THAT EXAMINATION, THORSEN DEVELOPMENT, A LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND DESCRIBED ON THIS

DATED Perember 3, 1992.
ATTORNE

PLANNING AND ZONING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD, COLORADO, PLANNING AND ZONING COMMISSION THIS /1 M DAY OF November A.D., 1992

CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF BROOMFIELD, COLORADO, CITY COUNCIL THIS 8th DAY OF 

SURVEYOR'S CERTIFICATE

I, RICHARD G. SETTERGREN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "GREENWAY TARK 5TH REPLAT" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE WINDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN REFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1766

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECOPDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS DAY OF December, 199 92, AT 15:45 O'CLOCK A.M.

