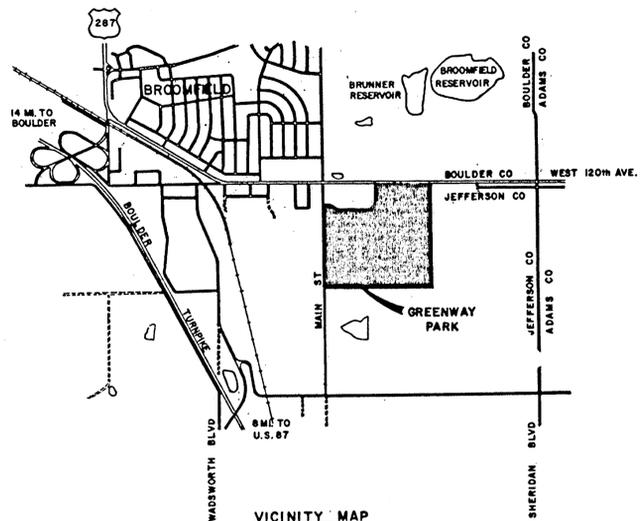


426820

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN 46 OFFICE ON
JUN 21 12 41 PM '71
RECORDED 34-3
COUNTY CLERK & RECORDER

GREENWAY PARK

A SUBDIVISION OF A PART OF CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO



Check and recorder of Jefferson County certified to be full time and correct copy of the original instrument and recording date 17-13
Susan S. Lamora
DEPUTY CLERK

GREENWAY PARK, INC. IN RECORDING THIS PLAT OF GREENWAY PARK, A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO, HAS ON SAID PLAT, DESIGNATED CERTAIN AREAS OF LAND BY THE SYMBOLS (B), (C) AND (D). THE AREAS SO DESIGNATED ARE COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN SAID GREENWAY PARK SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN SAID GREENWAY PARK SUBDIVISION AS MORE FULLY PROVIDED FOR IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SAID SUBDIVISION TO BE HEREAFTER PLACED OF RECORD AND MADE APPLICABLE TO SAID SUBDIVISION. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHEN RECORDED SHALL BE INCORPORATED HEREBY AND MADE A PART OF THIS PLAT.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., PART OF THE CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE 50.00 FEET SOUTHERLY ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE ON AN ANGLE TO THE LEFT OF 83°23'36" AND ALONG THE SOUTH PROPERTY LINE AND THE SOUTH PROPERTY LINE EXTENDED OF COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY AS RECORDED IN BOOK 1777 AT PAGE 605 OF THE JEFFERSON COUNTY, COLORADO RECORDS 513.33 FEET; THENCE ON AN ANGLE TO THE LEFT OF 6°10'40" AND ALONG THE AFOREMENTIONED SOUTH PROPERTY LINE OF COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY 773.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE AFOREMENTIONED COURSE 1363.50 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 1; THENCE ON AN ANGLE TO THE RIGHT OF 89°45'26" AND ALONG SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1, 2541.89 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE ON AN ANGLE TO THE RIGHT OF 90°07'38", AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1, 2608.66 FEET TO THE EAST PROPERTY LINE OF A TRACT AS RECORDED IN BOOK 1790 AT PAGE 489 OF THE JEFFERSON COUNTY, COLORADO RECORDS; THENCE ON AN ANGLE TO THE RIGHT OF 89°41'12" AND ALONG THE AFOREMENTIONED EAST PROPERTY LINE OF A TRACT AS RECORDED IN BOOK 1790 AT PAGE 489, 2054.19 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00", 89.73 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 22°48'58", AN ARC LENGTH OF 79.64 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT 195.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 467.04 FEET, A CENTRAL ANGLE OF 22°48'58", AN ARC LENGTH OF 185.98 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT 561.83 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 160.08 FEET, A CENTRAL ANGLE OF 89°34'16", AN ARC LENGTH OF 250.25 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT 452.57 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 5,919,364 SQUARE FEET OR 135.89 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF GREENWAY PARK AND BY THESE PRESENTS DOES HEREBY DEDICATE ALL OF THE STREETS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DOES HEREBY DEDICATE THOSE PORTIONS OF THE REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY SERVICES.

AN EASEMENT TWO FEET IN WIDTH ABUTTING EACH FORTY FOOT WIDE PLATTED STREET SHALL BE, AND HEREBY IS, DEDICATED FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF STREET LIGHTING FACILITIES AND WATER METERS AND VALVES AND APPURTENANCES THERETO. ON ALL SAID FORTY FOOT WIDE PLATTED STREETS AN EASEMENT FIVE FOOT IN WIDTH IMMEDIATELY ABUTTING THE HEREIN DESCRIBED TWO FOOT WIDE EASEMENT SHALL BE, AND HEREBY IS, DEDICATED FOR THE PURPOSE OF THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF GAS MAIN FACILITIES, AND APPURTENANCES THERETO. ON ALL OTHER PLATTED STREETS A FIVE FOOT WIDE EASEMENT SHALL BE, AND HEREBY IS, DEDICATED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF GAS MAIN FACILITIES AND APPURTENANCES THERETO. OTHER UTILITIES MAY BE CONSTRUCTED, INSTALLED AND MAINTAINED WITHIN THE EASEMENTS HEREIN PROVIDED FOR IF SAID FACILITIES CROSS THE SAID EASEMENTS AT RIGHT ANGLES. PAVED DRIVEWAYS AND SIDEWALKS MAY CROSS THE EASEMENTS HEREIN PROVIDED FOR IF THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND IF THEY DO NOT EXCEED TWENTY SIX FEET IN WIDTH. NO STRUCTURES OTHER THAN THE UTILITY FACILITIES, DRIVEWAYS AND SIDEWALKS HEREIN EXPRESSLY PROVIDED FOR SHALL BE CONSTRUCTED WITHIN THE EASEMENTS HEREIN DESCRIBED. IN THE EVENT THAT THE EASEMENTS HEREIN PROVIDED FOR ARE LANDSCAPED, THE COMPANY PROVIDING UTILITY SERVICES SHALL NOT BE REQUIRED TO MAINTAIN OR REPLACE SAID LANDSCAPING IN THE EVENT THAT SAID LANDSCAPING IS REMOVED, DAMAGED OR DESTROYED DURING THE PROCESS OF THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF THE UTILITY FACILITY HEREIN REFERRED TO.

WITNESS OUR HANDS THIS 10th DAY OF June A.D., 1971

OWNERS

GREENWAY PARK INC.
PRESIDENT *Martin T. Hart* CHAIRMAN OF BOARD
SECRETARY *Jack D. Eberl*
BY *Susan S. Lamora* PRESIDENT
EMPIRE SAVINGS BUILDING & LOAN ASSOCIATION
HOLDER OF DEED OF TRUST

STATE OF COLORADO } SS
COUNTY OF JEFFERSON }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF JUNE A.D., 1971 BY
Martin T. Hart AS PRESIDENT AND *Jack D. Eberl* AS SECRETARY OF GREENWAY
PARK INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES April 28, 1973 WITNESS MY HAND AND SEAL
Katherine L. Fife
NOTARY PUBLIC

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO THIS 10th DAY OF June A.D., 1971
Clayton Brown CHAIRMAN
Clayton Brown SECRETARY

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND AVENUES SHOWN THEREON ARE ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 14th DAY OF June A.D., 1971 SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND AVENUES ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE CITY OF BROOMFIELD.

ATTEST *Clayton Brown* CITY-CLERK
Clayton Brown MAYOR

ACCEPTED FOR FILING IN THE CLERK AND RECORDER'S OFFICE OF JEFFERSON COUNTY, COLORADO AT 12:11 PM O'CLOCK THIS 21 DAY OF June A.D., 1971.
Norman C. Allen CLERK AND RECORDER

I, *Guy A. Hollenbeck*, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNER'S TITLE INSURANCE POLICY ISSUED BY TRANSAMERICA TITLE INSURANCE COMPANY AS TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID TITLE INSURANCE POLICY SHOWS LAND IS OWNED BY THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATED THIS 10th DAY OF June A.D., 1971
Guy A. Hollenbeck ATTORNEY AT LAW

APPROVED
Garrett Craig by R.W. Remley
PUBLIC SERVICE CO. OF COLORADO
Bill L. Local DISTRICT ENGINEER
MOUNTAIN BELL
CITY ENGINEER

CERTIFICATE OF SURVEY

I, DERYL W. GINGERY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Deryl W. Gingery
REGISTERED LAND SURVEYOR
4043

PREPARED BY
FRASIER & GINGERY INC.
Consulting Engineers - 1601 South Federal Blvd.
Denver, Colorado

GREENWAY PARK

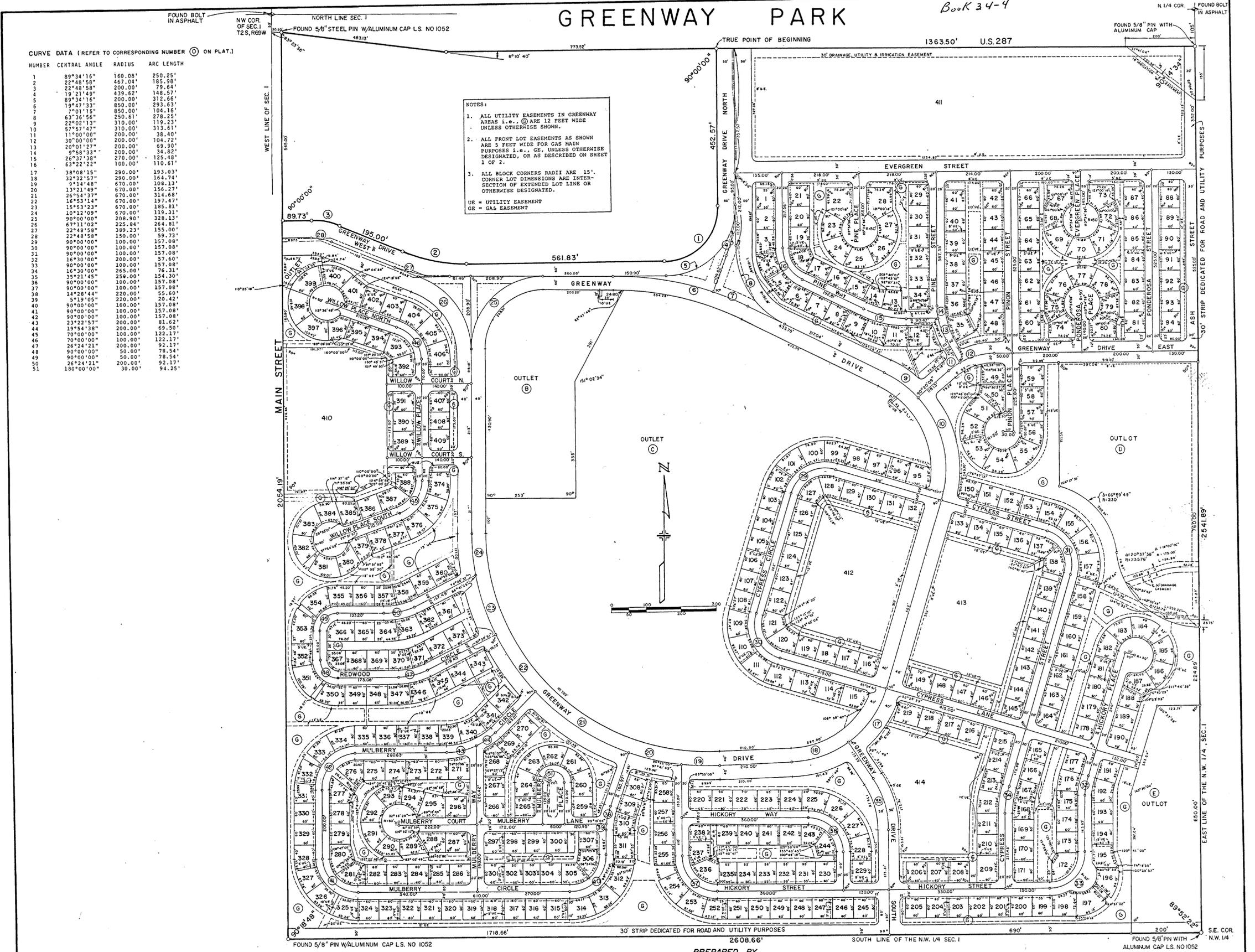
CURVE DATA (REFER TO CORRESPONDING NUMBER (C) ON PLAT.)

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH
1	89°34'16"	160.08'	250.25'
2	22°48'58"	467.04'	185.98'
3	22°48'58"	200.00'	79.64'
4	19°21'49"	439.62'	148.57'
5	89°34'16"	200.00'	312.66'
6	19°27'33"	850.00'	293.63'
7	7°01'15"	850.00'	104.16'
8	63°36'56"	250.61'	278.25'
9	2°02'13"	310.00'	119.23'
10	57°57'47"	310.00'	313.61'
11	11°00'00"	200.00'	38.40'
12	30°00'00"	200.00'	104.72'
13	20°01'27"	200.00'	69.90'
14	9°58'33"	200.00'	34.82'
15	26°37'38"	270.00'	125.40'
16	63°22'22"	100.00'	110.61'
17	38°08'15"	290.00'	193.03'
18	32°32'57"	290.00'	164.74'
19	9°14'48"	670.00'	108.13'
20	13°21'49"	670.00'	156.27'
21	26°54'37"	670.00'	314.68'
22	16°53'14"	670.00'	197.47'
23	15°53'23"	670.00'	185.81'
24	10°12'09"	670.00'	119.31'
25	9°00'00"	208.90'	38.13'
26	67°11'02"	225.84'	264.81'
27	22°48'58"	389.23'	155.00'
28	22°48'58"	150.00'	59.73'
29	90°00'00"	100.00'	157.08'
30	90°00'00"	100.00'	157.08'
31	90°00'00"	100.00'	157.08'
32	16°30'00"	200.00'	57.60'
33	90°00'00"	100.00'	157.08'
34	16°30'00"	265.00'	76.31'
35	35°21'45"	250.00'	154.30'
36	90°00'00"	100.00'	157.08'
37	90°00'00"	100.00'	157.08'
38	14°28'44"	220.00'	55.60'
39	5°19'05"	220.00'	20.42'
40	90°00'00"	100.00'	157.08'
41	90°00'00"	100.00'	157.08'
42	90°00'00"	100.00'	157.08'
43	23°22'57"	200.00'	81.62'
44	19°54'38"	200.00'	69.50'
45	70°00'00"	100.00'	122.17'
46	70°00'00"	100.00'	122.17'
47	26°24'21"	200.00'	92.17'
48	90°00'00"	50.00'	78.54'
49	90°00'00"	50.00'	92.17'
50	26°24'21"	200.00'	92.17'
51	180°00'00"	30.00'	94.25'

NOTES:

- ALL UTILITY EASEMENTS IN GREENWAY AREAS 1 & 2 ARE 12 FEET WIDE UNLESS OTHERWISE SHOWN.
- ALL FRONT LOT EASEMENTS AS SHOWN ARE 5 FEET WIDE FOR GAS MAIN PURPOSES I. E., GE, UNLESS OTHERWISE DESIGNATED, OR AS DESCRIBED ON SHEET 1 OF 2.
- ALL BLOCK CORNERS RADI ARE 15'. CORNER LOT DIMENSIONS ARE INTERSECTION OF EXTENDED LOT LINE OR OTHERWISE DESIGNATED.

UE = UTILITY EASEMENT
GE = GAS EASEMENT



PREPARED BY
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