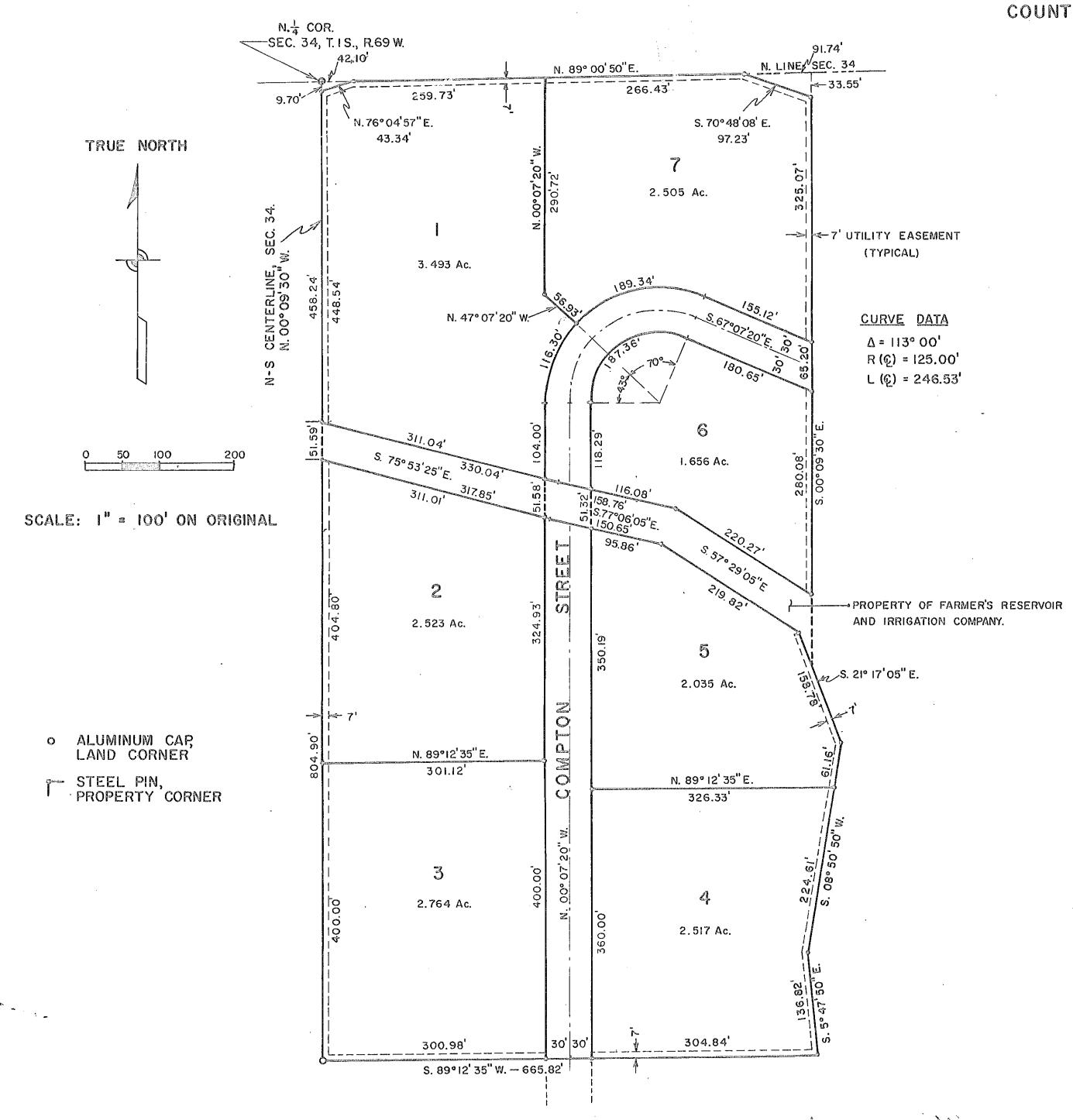
## IDEAL INDUSTRIAL PARK

A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD IN THE COUNTY OF BOULDER, STATE OF COLORADO.



ATLAS INDUSTRIAL DARK

## ENGINEER'S CERTIFICATION

I, HARVEY S. HEITER, A REGISTERED PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION AND DIRECTION, AND CORRECTLY DELINEATE THE REPRESENTED PARCEL.

IARVEY S. HEITER OLO: REG. P.E. NO. 4404

## DEDICATION

A CLANGE A A LA HALVER A LA PARA TOUR LOS COMMON COMPANION COMPANI

THAT THE UNDERSIGNED WYCON CONSTRUCTION COMPANY, OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE NORTH ONE—HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, TO WIT:

PARCEL A - BEGINNING AT THE S.W. COR. OF SAID N. 1/2 N.E. 1/4 OF SAID SEC. 34; THENCE N. 00° 09' 30" W. ALONG THE N-S CENTERLINE OF SAID SEC. 34, 804.90 FEET; THENCE S. 75° 53' 25" E. 317.85 FEET; THENCE S. 77° 06' 05" E. 150.65 FEET; THENCE S. 57° 29' 05" E. 219.82 FEET; THENCE S. 21° 17' 05" E. 158.78 FEET; THENCE S. 8° 50' 50" W. 285.77 FEET; THENCE S. 5° 47' 50" E. 136.82 FEET; THENCE S. 89° 12' 35" W. 665.82 FEET TO THE POINT OF BEGINNING. CONTAINS 10.827 ACRES, MORE OR LESS.

PARCEL 8 - BEGINNING AT A POINT ON THE N-S CENTERLINE OF SAID SEC. 34, LYING 458.24 FEET SOUTH OF THE NORTH \$\frac{1}{4}\$ CORNER OF SAID SECTION 34; THENCE N. 00° 09' 30" W. ALONG THE N-S CENTERLINE OF SEC. 34, 448.54 FEET; THENCE N. 76° 04' 57" E. 43.34 FEET TO A POINT ON THE NORTH LINE OF SAID SEC. 34; THENCE N. 89° 00' 50" E. ALONG THE NORTH LINE OF SAID SEC. 34, 526.16 FEET; THENCE S. 70° 48' 08" E. 97.23 FEET; THENCE S. 00° 09' 30" W. 670.35 FEET; THENCE N. 57° 29' 05" W. 220.27 FEET; THENCE N. 77° 06' 05" W. 158.76 FEET; THENCE N. 75° 53' 25" W. 330.04 FEET TO THE POINT OF BEGINNING. CONTAINS 8.377 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS BEING DESCRIBED IN A DEED RECORDED AT FILM NUMBER 740 OF THE PROPERTY RECORDS OF THE COUNTY OF BOULDER, STATE OF COLORADO,

HAS CAUSED SAID REAL TO BE SURVEYED, LAID OUT AND PLATTED IN THE NAME AND STYLE OF <u>IDEAL INDUSTRIAL PARK</u>,

AND DOES HEREBY DEDICATE AND SET APART THE STREET AS SHOWN ON THIS PLAT TO THE PERPETUAL USE OF THE PUBLIC,

AND DOES HEREBY DEDICATE THOSE PORTIONS OF THIS PLAT LABELED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE
OF ALL SUBSUBFACE LITTLITY SERVICES

OF ALL SUBSURFACE UTILITY SERVICES.		•
· · · · · · · · · · · · · · · · · · ·	WYCON CONSTRUCTION COMPANY	
WITNESS OUR HANDS THIS 19th DAY OF Grib A.D., 1972.	PRESIDENT CLASTON CURPHY ( SECRETA	ARY of Halloch
·	CLANTON CURPHY (	L. R. BATTOCHIO
STATE OF COLORADO ) SS COUNTY OF BOULDER)		
THE EARCAING INSTRUMENT WAS ACKNOW! EDGED RECORD ME THIS	THE DAY OF CLASTON CURRY	IV AA BEEFAIREAIS

WITNESS MY HAND AND SEAL Martha S. Hall NOTARY PUBLIC

## ATTORNEY'S CERTIFICATION

MY COMMISSION EXPIRES Caril 7 1973

I, GERALD E. BOATRIGHT, 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 TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATED FREE OF ALL LIENS AND ENCUMBRANCES.

DATED THIS 3RD DAY OF OUT A.D., 1972.

AND L.R. BATTOCHIO AS SECRETARY OF WYCON CONSTRUCTION COMPANY, WINER OF THE REAL PROPERTY DEPICTED HEREON.

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APPROVE D	ВУ	THE	PLANNING	COMMISSION	OF	THE.	CITY	OF BROOMFIELD,	COLORADO	THIS	125 DAY	OF <u>77</u>	ayl	A.D.,	1972
CHAIRI	MAN.	Q	Man.	3.	Second Ottless is	Bio'dus <b>j</b>		SECRET	TARY	9 <u>1063</u>	13 nom		स्थल		

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ACCEPTED F	FOR FILING	IN TH	IE CLERK	AND	RECORDER'S	OFFICE	OF	BOULDER	COUNTY,	COLORADO	ΑT	1:36	o'c	LOCK <u>A</u>	.М.	THIS_	<u>22 N</u>
DAY OF AM	out A	D 197	2		//	= $i$	€ .* 						F-1		(#20g	~~~	e> 1

OF August A.D., 1972.

CLERK AND RECORDER. Plantile R P-4 F-1 No. 45

Restande B. McCann. Deputy

IELD CITY ENGINEER PUBLIC SERVICE CO. OF COLORADO MOUNTA

Randal Plantil R P. E. I. M. M.

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