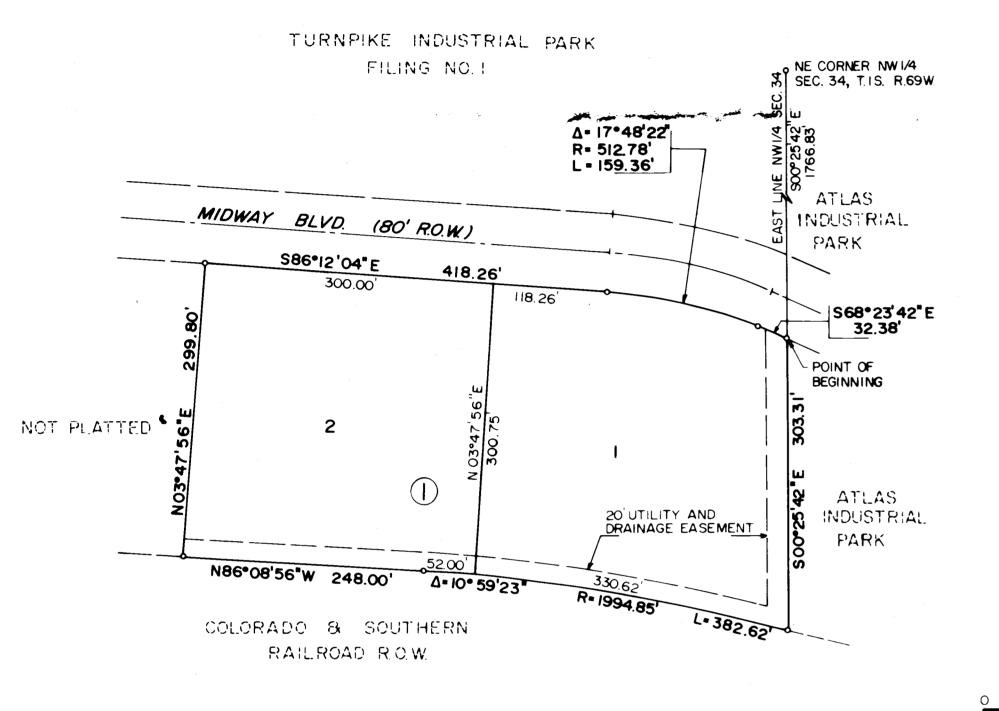
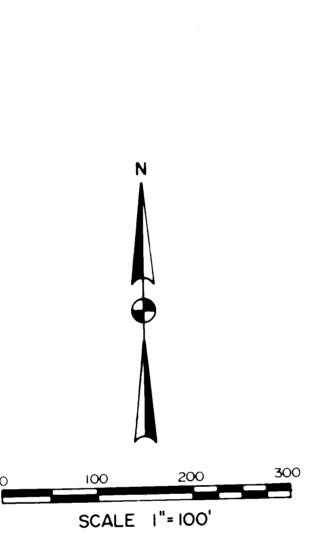
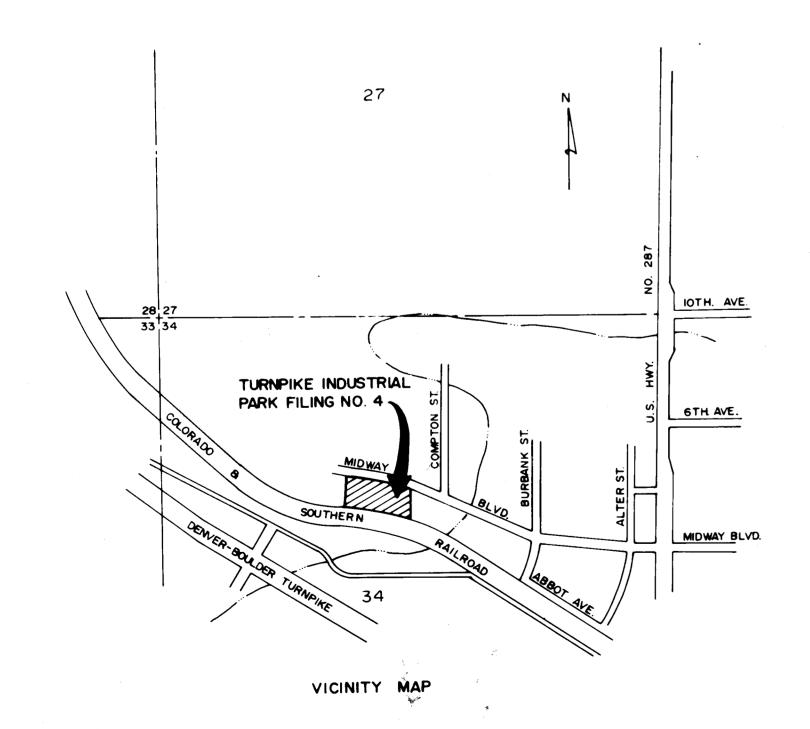
TURNPIKE INDUSTRIAL PARK FILING NO. 4

PART OF THE NWI/4 OF SECTION 34, TOWNSHIP I SOUTH

RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO







PREPARED BY:

MARK II ENGINEERING, INC. P.O. BOX 444 BROOMFIELD, COLORADO

- BEARINGS ARE DERIVED FROM TURNPIKE INDUSTRIAL PARK FILING NO. 2.
 ALL EASEMENTS ARE AS SHOWN ON THE PLAT AND ARE FOR DRAINAGE AND UTILITY PURPOSES, UNLESS OTHERWISE INDICATED.
 DENOTES 1/2 " REBAR WITH PLASTIC CAP MARKED L.S. NO. 4921
- UPON REVIEW AND APPROVAL OF DRAINAGE PLANS FOR THE INDIVIDUAL SITES, BY THE CITY OF BROOMFIELD ENGINEERING DEPARTMENT.

 5. THE CITY OF BROOMFIELD MAY REQUIRE FIRE HYDRANTS, AND EASEMENTS TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, WITHIN LOTS ON THIS PLAT.

4. ISSUANCE OF BUILDING PERMITS SHALL BE SUBJECT TO AND CONTINGENT

- 5. THE CITY OF BROOMFIELD MAY REQUIRE FIRE HYDRANTS, AND EASEMENTS TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, WITHIN LOTS ON THIS PLAT. SUCH FIRE HYDRANTS SHALL BE INSTALLED AND SUCH EASEMENTS SHALL BE GRANTED, BY THE OWNER OF THE LOT WHEN STRUCTURES ARE BUILT ON THAT LOT.
- 6. ALL STORM WATER AND DRAINAGE RUNOFF FROM THE SITE IN EXCESS OF THE HISTORICAL RUNOFF FROM THE SITE SHALL BE RETAINED ON THE SITE AND ANY AND ALL RETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID RETENTION SHALL HAVE THE PRIOR APPROVAL, IN WRITING, OF THE BROOMFIELD CITY ENGINEER.

DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF A PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 1 SOUTH (TIS), RANGE 69 WEST (R69W) OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 34; THENCE SOO°25'42"E ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 1766.83 FEET TO THE SOUTHEAST CORNER OF TURNPIKE INDUSTRIAL PARK FILING NO. 1 AND THE POINT OF BEGINNING; THENCE CONTINUING SOO°25'42"E ALONG SAID EAST LINE OF SAID NW 1/4 A DISTANCE OF 303.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE COLORADO SOUTHERN RAILROAD AND A POINT ON A CURVE; THENCE N75°09'33"W ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1994.85 FEET AND A CENTRAL ANGLE OF 10°59'23"

AN ARC DISTANCE OF 382.63 FEET TO A POINT OF TANGENT; THENCE N86°08'56"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 248.00 FEET; THENCE NO3°47'56"E A DISTANCE OF 299.80 FEET TO THE SOUTH LINE OF TURNPIKE INDUSTRIAL PARK FILING NO. 1 AND THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY BOULEVARD; THENCE S86°12'04"E ALONG SAID SOUTH LINES A DISTANCE OF 418.26 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID SOUTH LINES AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 512.78 FEET AND A CENTRAL ANGLE OF 15 08 29" AN ARC DISTANCE OF 159.36 FEET TO A POINT OF TANGENT; THENCE S68°23'42"E ALONG SAID SOUTH LINES A DISTANCE OF 32.38 FEET TO THE POINT OF BEGINNING, CONTAINING 4.289 ACRES MORE OR LESS. HAVE LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND AS SHOWN HEREON UNDER THE NAME AND STYLE OF "TURNPIKE INDUSTRIAL PARK FILING NO. 4" WITNESS OUR HANDS AND SEALS THIS ... DAY OF TURNPIKE CONSTRUCTION CO. A COLORADO CORPORATION STATE OF COLORADO) ss COUNTY OF BOULDER) MY COMMISSION EXPIRES ATTORNEY'S CERTIFICATE AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSONS DEDICATING THE PUBLIC WAYS SHOWN ON THIS PLAT ARE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL ENCUMBRANCES. SURVEYOR'S CERTIFICATE I, R.J. GROGAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE REPRESENTATION OF SAID APPROVED BY MOUNTAIN BELL TELEPHONE CO. APPROVED BY BROOMFIELD CITY ENGINEER APPROVALS THIS PLAT APPROVED BY THE CITY OF BROOMFIELD, COLORADO PLANNING COMMISSION THIS _____DAY OF , A.D. 197_ ACCEPTED AND APPROVED AS A SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS AND DAY OF February A.D. 1978 CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO) SS COUNTY OF BOULDER) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK, THIS DAY OF LA.D. 197 AND IS DULY RECORDED IN PLAN FILE FEES A.D. FEES