A RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 2

SOUTH, RANGE 69 WEST OF THE SIXTH P.M., KNOWN AS BROOMFIELD COMMERCIAL.

COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY

COMMENCING AT THE NORTHEAST CORNER OF SAID BROOMFIELD COMMERCIAL, RECORDED

IN BOOK 145 AT PAGES 8 AND 9, AS RECEPTION NO. F0761717 OF JEFFERSON COUNTY RECORDS, IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID BROOMFIELD COMMERCIAL; THENCE S89'56'03"E ALONG THE SOUTH BOUNDARY OF

SAID BROOMFIELD COMMERCIAL, A DISTANCE OF 837.69 FEET TO A POINT ON THE WEST

RIGHT-OF-WAY LINE FOR TELLER STREET; THENCE NOO'18'18"W ALONG SAID WEST

RIGHT-OF-WAY LINE, A DISTANCE OF 499.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.27 ACRES, MORE OR LESS.

COUNTY OF JEFFERSON, STATE OF COLORADO. CONTAINING 10.27 ACRES, MORE OR LESS.

THE TERADO PARTNERSHIP, LLP

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF BOULDER)

My Commission Employ / Jr. 22, 2002

NOTARIAL CERTIFICATE

STATE OF COLORADO)

A COLORADO LIMITED LIABILITY PARTNERSHIP

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

BROOMFIELD COMMERCIAL, A SUBDIVISION IN THE CITY OF BROOMFIELD,

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND.

UNDER THE NAME AND STYLE OF BROOMFIELD COMMERCIAL, REPLAT A; AND BY

PUBLIC USE THE STREETS AND PUBLIC WAYS AND ALL EASEMENTS AS SHOWN OR

THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR

NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY

RAY C. IMIL, JR., GENERAL PARTNER (AS LOWNER OF LOTS 1-3 & 5-10, OF BROOMFIELD COMMERCIAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
RAY C. IMEL, JR. , AS GENERAL PARTNER, THE TERADO PARTNERSHIP

THIS 17TH DAY OF AUGUST, 2000.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

MES DAVID THOMPSON (AS OWNER OF LOT 4, OF BROOMFIELD COMMERCIAL)

THIS **2-22 - 2000** DAY OF _______, 2000.

OF BROOMFIELD COMMERCIAL)

AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 22 APRIL 200 2 ...

NOTARY PUBLIC

FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF

SAID POINT BEING THE POINT OF BEGINNING: THENCE ALONG THE EXTERIOR BOUNDARY OF SAID BROOMFIELD COMMERCIAL THE FOLLOWING FIVE (5) COURSES: N89'54'47"W, A DISTANCE OF 920.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILROAD; THENCE S03'23'43"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 102.98 FEET; THENCE \$13'00'10"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 407.91 FEET TO THE SOUTHWEST CORNER OF

LEGAL DESCRIPTION

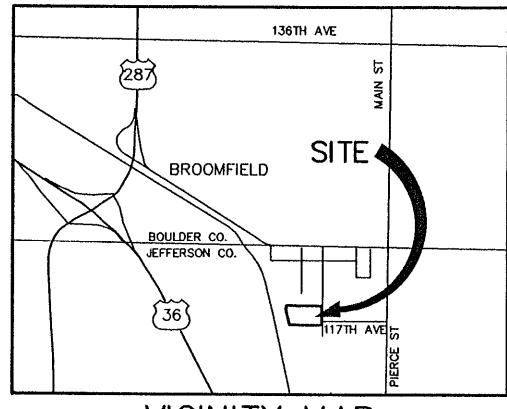
DESCRIBED AS FOLLOWS:

DEDICATION

FINAL PLAT

A RESUBDIVISION OF BROOMFIELD COMMERCIAL

CONTAINING 10.27 ACRES, MORE OR LESS A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 1 OF 2



VICINITY MAP SCALE 1'' = 2000'

DATE OF PREPARATION

AUGUST 8, 2000

NOTES:

- 1. BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, WHICH BEARS N 0000000" E (ASSUMED).
- 2. THIS PLAT HAS BEEN PREPARED BASED ON COMMITMENT NUMBER C37402, DATED APRIL 4, 1997, BY TITLE SERVICES, INC.
- 3. THE 100-YEAR FLOODPLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS PLAT AS SHOWN ON COMMUNITY PANEL NUMBER 100-B (ZONE C).
- 4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5. THE COLORADO COORDINATE SYSTEM HERON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 6. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE.

OWNER/SUBDIVIDER

THE TERADO PARTNERSHIP, LLP A COLORADO LIMITED LIABILITY PARTNERSHIP 404 WEST BASELINE ROAD LAFAYETTE, CO 80026

JAMES DAVID THOMPSON 11156 W. 104th DRIVE WESTMINSTER, CO 80021

SURVEYOR

MELVIN SURVEYING 4755 SHOUP PLACE

BOULDER, CO. 80303

APPROVALS

LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 14 DAY OF

CITY COUNCIL CERTIFICATION

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 220 DAY OF August

William M. Beens

SEAL

SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BROOMFILED COMMERCIAL, REPLAT A" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

PROFESSIONAL LAND SURVEYOR NO. 22576

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO) COUNTY OF JEFFERSON)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT (6:24:/2 PM O'CLOCK, P.M., THIS 25th DAY OF Sept., 2000, AND IS DULY RECORDED IN PLAN FILE FEE PO PAID 9-25-2000, FILM NO. RECEPTION NO. FIL19170



NOTARL ₩• SPUBLIE NOTARY PUBLIC ROBITS

My Commission Expires 5-6-2003

A.M. 4-19-03 Change the landscape plan, relocate + reduce the number of ornamental trees from 6 to 4.

(trees were supere to be planted along southern boundary - moned to west boundary.

MELVIN SURVEYING 4755 SHOUP PLACE BOULDER, COLORADO 80303 1-303-499-2175

BROOMFIELD COMMERCIAL REPLAT A

SHEET NO 08/08/00 1472fp01-rg 1 0F 2

