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Cleared For Easements:
P.S.C. of Colorado
by *F.S. Henderson*
Pres. of P.S.C.
Mtn. States F&T Co. of Colo.
by *M.D. Saillar*

General Notes:

All lot lines perpendicular or radial to street lines unless otherwise noted or indicated.

All utility easements are 6 ft. wide along rear or sidelines of lots where shown, except as noted.

All guy anchor easements extend 25 ft. into the lots from the rear lines and into the park area where shown. Utility and guy easements indicated by dashed lines.

ENGINEER'S CERTIFICATE

I hereby certify that the survey represented by this plat was made under my supervision and that said plat is a true representation of said survey.

Arnold L. Condron
Arnold L. Condron, Registered
Engineer and Land Surveyor
No. 2023

STATE OF COLORADO SS
COUNTY OF BOULDER

The foregoing instrument was acknowledged before me this 17th day of September, 1955, by K.C. Ensor as President and W.E. Bancroft as Secretary of the Turnpike Land Co., a Colorado corporation, and by Edward D. Smith as Vice-President, Vivian C. Leonard as Secretary of School District No. 43 of Boulder County, Colorado

Witness my hand and official seal. *Don M. Cline*
NOTARY PUBLIC

My commission expires *May 5, 1952*

Approved for Planning Commission of Boulder County, Colorado on
this *2nd* day of *September*, 1955.

Pamela Stauffer
CHAIRMAN

Approved by Board of County Commissioners of Boulder County,
Colorado, on this *6th* day of *September*, 1955.

This plat was filed for record in the office of the Clerk and Recorder of Boulder County, Colorado, at 3:50 P.M., on this 6th day of September, 1959, in Book 6, Pages 46, 47, 48, 49.
File _____, Map No. _____, Reception No. 562342.

Fee: \$12.15 pd.

By Milton E. Jachiche
CLERK AND RECORDER

By Elma C. Davis
DEPUTY CLERK AND RECORDER

SHEET 1 OF 4

KNOW ALL MEN BY THESE PRESENTS, the TURNPIKE LAND CO., a Colorado corporation, and SCHOOL DISTRICT NO. 43 OF BOULDER COUNTY, COLORADO, are the owners of those parts of the South One-half (S½) of Section 26 and of the North One-half (N½) of Section 35, Township 1 South (T. 1 S.), Range 69 West (R. 69 W), Boulder County, Colorado, more particularly described as follows:

Beginning at the northwest corner of said Section 35; thence east along the north line thereof 1650 ft.; thence north at right angles 660 ft.; thence east at right angles 93.84 ft. to a point of curve; thence easterly on a curve to the right having a radius of 410 ft. and a central angle of 13° 53', an arc distance of 99.35 ft. to a point of tangent; thence southeasterly tangent to said curve 572.92 ft. to a point of curve; thence southeasterly on a curve to the right having a radius of 205 ft. and a central angle of 30° 20', an arc distance of 108.53 ft. to a point of tangent; thence southeasterly tangent to said curve 304.64 ft. to a point of curve; thence southerly on a curve to the right having a radius of 150 ft. and a central angle of 36° 31', an arc distance of 95.60 ft. to a point of tangent; thence southerly tangent to said curve 164.82 ft., more or less, to said north line of Section 35; thence east along said north line 1655.04 ft., more or less, to the northeast corner of said Section 35; thence south along the east line thereof 1323.19 ft., more or less, to the point of intersection of said east line with the northerly line extended of W. Midway Boulevard as platted in Broomfield Heights Filing No. 1 Amended; thence westerly along said northerly line of W. Midway Boulevard and said line extended to a point on the west line of said Section 35; thence north along said west line 2397.29 ft., more or less, to the point of beginning; excepting therefrom the property of the Lakeview Cemetery Association in the Northeast One-quarter (NE¼) of said Section 35 more particularly described as follows:

Beginning at a point S. 82° 52' W. 242.8 ft. from the northeast corner of said Section 35; thence south 209 ft.; thence west 418 ft.; thence north 209 ft.; thence east 418 ft. to the point of beginning; also excepting therefrom the 50-foot wide right of way across the Northwest One-quarter (NW¼) of said Section 35 of the Community Canal, lying 25 ft. on each side of the center line of said canal as constructed, the location of said center line having been surveyed and being more

particularly described as follows:

Beginning at a point on the west line of said Section 35 located 295.7 ft. south of the northwest corner thereof; thence northeasterly making an angle of 70°00' with said west line, 71.02 ft.; thence northeasterly making an angle to the right of 8°55'11", a distance of 91.97 ft.; thence easterly making an angle to the right of 14°54'34", a distance of 125.90 ft.; thence southeasterly making an angle to the right of 13°24'15", a distance of 90.56 ft.; thence southeasterly making an angle to the right of 5°03'30", a distance of 192.70 ft.; thence southeasterly making an angle to the left of 11°41'30", a distance of 73.01 ft.; thence northeasterly making an angle to the left of 25°02'30", a distance of 46.37 ft.; thence northeasterly making an angle to the left of 29°27'30", a distance of 415.03 ft.; thence northeasterly making an angle to the left of 14°12'45", a distance of 56.95 ft.; thence northerly making an angle to the left of 21°11'30", a distance of 29.65 ft., more or less, to a point on the north line of said Section 35 located 1002.0 ft., more or less, east of the northwest corner thereof;

and also excepting therefrom those portions previously dedicated or deeded as public highways along the easterly, northerly and westerly sides of the above-described parts of the South One-half (S½) of Section 26 and the North One-half (N½) of Section 35; and said owners have laid out, platted and subdivided the same as "BROOMFIELD HEIGHTS FILING NO. 2" and hereby do dedicate to the public the streets, alleys, utility, easements and area designated as "Broomfield Park" shown thereon, reserving, however, to the Turnpike Land Co., its successors and assigns, the right, privilege and easement to locate such pipe lines across said park as may be necessary for the proper development of the platted area.

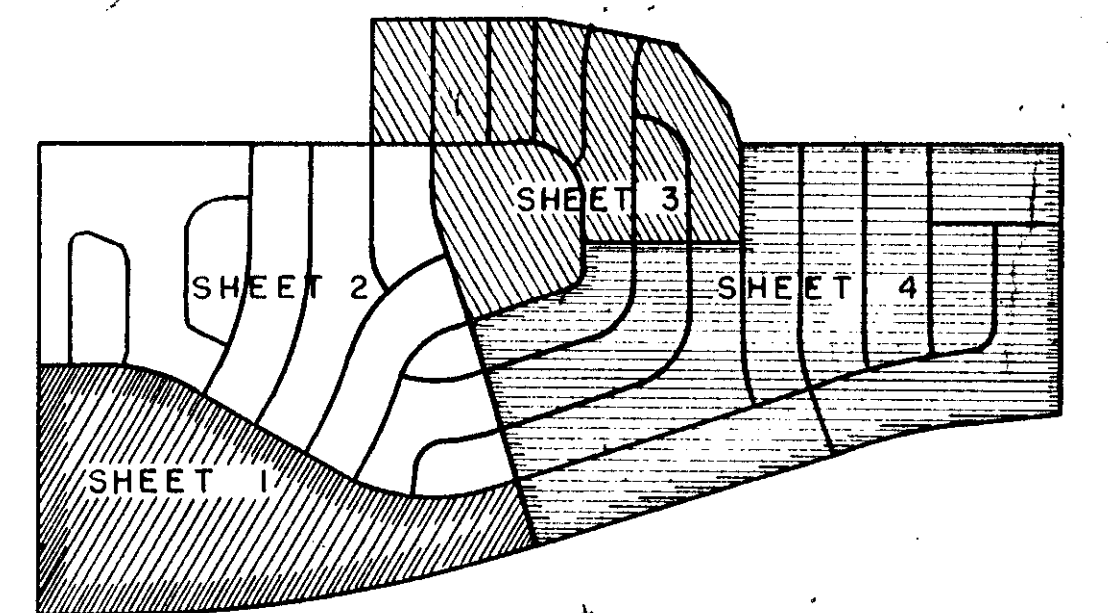
Witness our hands and corporate seal of said corporation this
1st day of September, 1955.

TURNPIKE LAND CO. SCHOOL DISTRICT NO. 43 of
 BOULDER COUNTY, COLORADO
 By: E. Carson By: Edward D. Smith
 PRESIDENT VICE-PRESIDENT
 Attest: William C. Leonard
 SECRETARY
W. J. Carson
 PRESIDENT

1955. SCHOOL DISTRICT NO. 43 of
BOULDER COUNTY, COLORADO
By: Edward D. Smith
VICE-PRESIDENT
Attest: William C. Leonard
SECRETARY

BROOMFIELD HEIGHTS FILING NO. 2

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KEY MAP



BROOMFIELD HEIGHTS FILING NO. 2

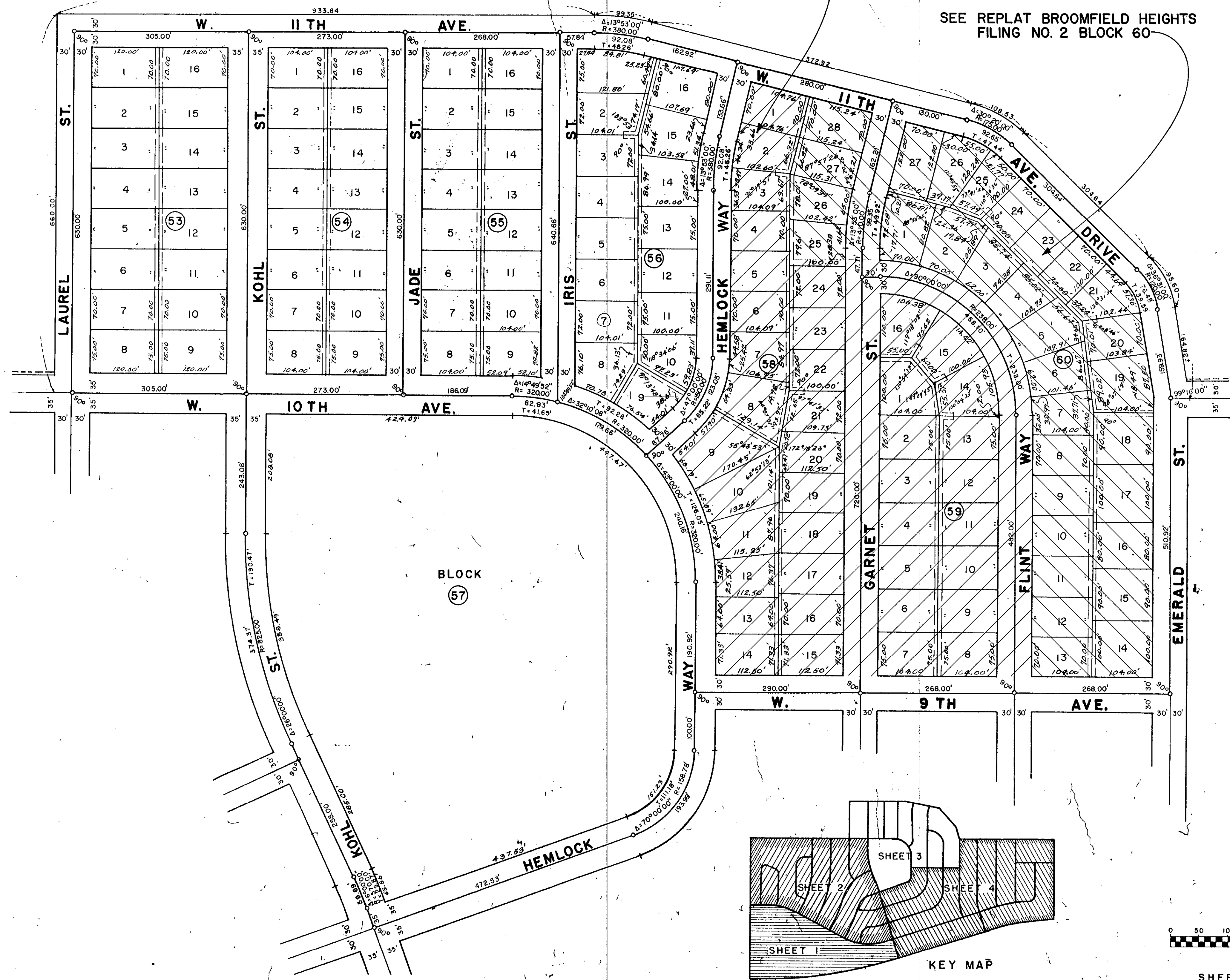
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SW 1/4 SEC. 26, T. 1 S., R. 69 W.

SE 1/4 SEC. 26, T. 1 S., R. 69 W.

SEE REPLAT BROOMFIELD HEIGHTS
FILING NO. 2 BLOCKS 58, 59 & 60

SEE REPLAT BROOMFIELD HEIGHTS
FILING NO. 2 BLOCK 60



0 50 100 200 300

BROOMFIELD HEIGHTS FILING NO. 2

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SE 1/4 SEC. 26, T. 1 S., R. 69 W.

SEE REPLAT BROOMFIELD HEIGHTS
FILING NO. 2 BLOCK 68

SEE REPLAT BROOMFIELD HEIGHTS
FILING NO. 2 BLOCK 69

