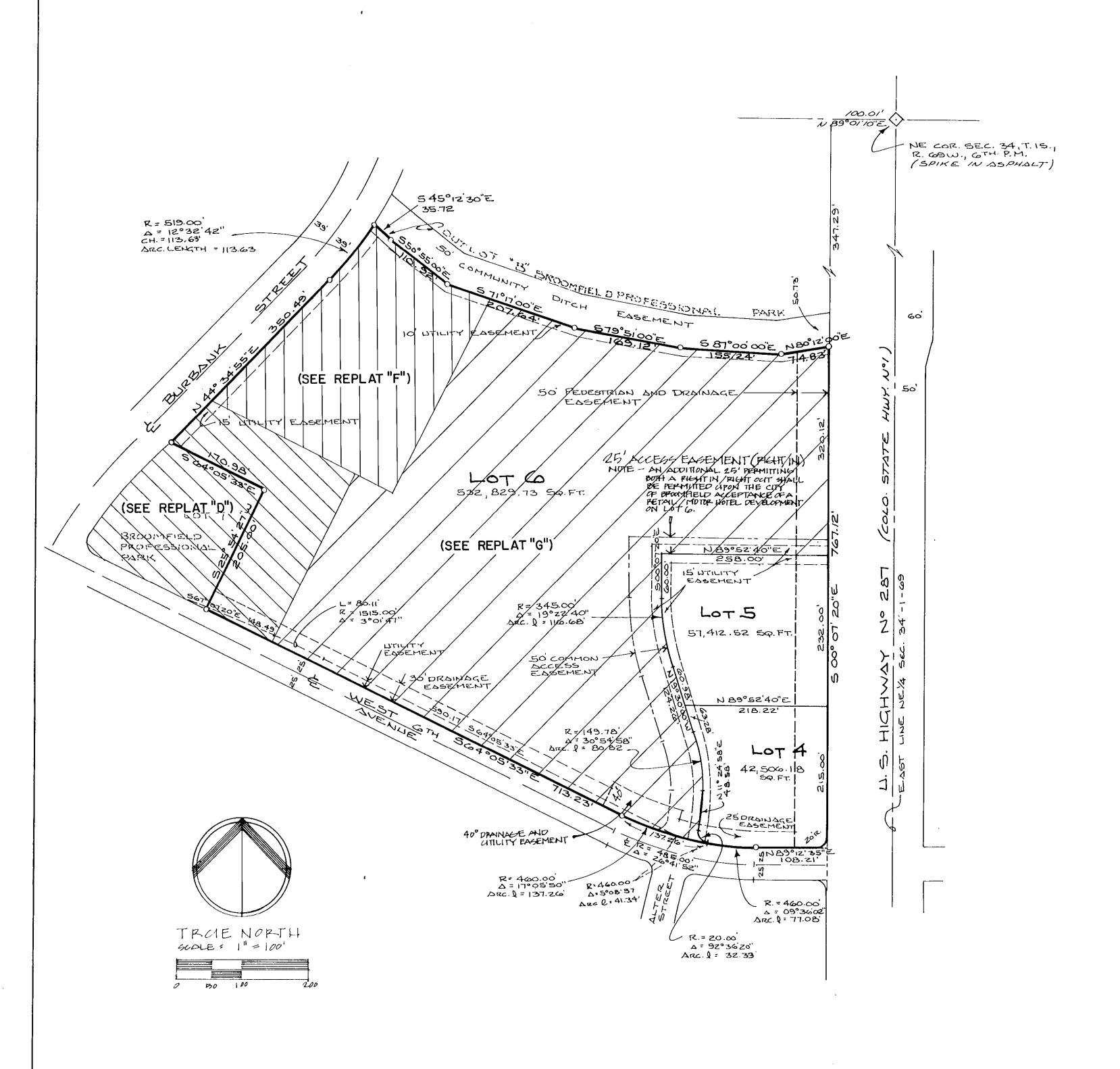
## BROOMFIELD PROFESSIONAL PARK REPLAT B

A REPLAT OF LOT4, LOT5, AND LOT6, BECOMFIELD PROFESSIONAL PARK A BUBDIVISION OF A PART OF THE NORTH 1/2 OF THE N.E. 1/4 OF SECTION 34, TIS RG9 W OF THE GTH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE JOINT VENTURE IS THE OWNER AND WESTERN BANCORP MORTGAGE COMPANY IS THE MORTGAGOR OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO, LYING WITHIN THE BOUNDARY OF "BROOMFIELD PROFESSIONAL PARK", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 4, 5 AND 6, "BROOMFIELD PROFESSIONAL PARK"

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "B", PART OF A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DO HEREBY GRANT THAT PORTION OF REAL PROPERTY WHICH IS DESIGNATED AS "FEDESTRIAN EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PEDESTRIAN WALKWAYS, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND DO HEREBY GRANT THOSE PORTIONS OF REAL PROPERTY WHICH ARE DESIGNATED AS "ACCESS EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION OF ROADWAYS.

IN WITNESS THEREOF, MCR, A COLORADO GENERAL PARTNERSHIP, BROOMFIELD SQUARE. A COLORADO GENERAL PARTNERSHIP AND BROOMFIELD PROFESSIONAL PARK, A COLORADO GENERAL PARTNERSHIP, ALL AS JOINT VENTURERS IN EAGLE JOINT VENTURE HAVE CAUSED THEIR NAMES TO BE HEREONTO SUBSCRIBED THIS DAY OF , A.D., 1982.

MCR, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER

MOUNTAIRE, INC. A COLORADO CORP., GENERAL PARTNER

BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

GENERAL PARTNER

A GENERAL PARTNER

M. AND V. INVESTMENT CO., A GENERAL PARTNERSHIP

GENERAL PARTNER

BROOMFIELD PROFESSIONAL PARK, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

GENERAL PARTNER

WESTERN BANCORP MORTGAGE COMPANY, A CALIFORNIA CORPORATION

NOTES:

1. BEARINGS ARE BASED ON TRUE MERIDIAN (SAME AS BROOMFIELD

PROFESSIONAL PARK). 2. SET 1/2 INCH IRON PIN WITH SURV-CAP, "RLS #14112" AT ALL EXTERIOR

BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

3. ALL STORM RUNOFF AND DRAINAGE RUNOFF FROM EACH LOT OVER THE HISTORICAL RUNOFF FROM EACH LOT SHALL BE DETAINED ON EACH LOT AND ANY AND ALL DETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID DETENTION SHALL HAVE THE PRIOR APPROVAL IN WRITING OF THE BROOMFIELD ENGINEER.

4. A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN OUTLINING RESTRICTIONS AND REQUIREMENTS FOR DEVELOPMENT WITHING THIS SUBDIVISION IS ON FILE WITH THE CITY OF BROOMFIELD. 5. NO DIRECT ACCESS TO OR FROM LOT 4 OR 5 SHALL BE GRANTED TO OR

FROM HIGHWAY NO. 287. 6. CORNER LOTS HAVE A 20 FOOT RADIUS AT ALL STREET INTERSECTIONS AND ALL LOT DIMENSIONS ARE TO THE P.I. OF STREET INTERSECTIONS UNLESS SHOWN OTHERWISE.

**ACKNOWLEDGEMENT** 

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March ,A.D., 1982, BY JOHN CLAUS, PRESIDENT AND RON SHIMPA , SECRETARY OF MOUNTAIRE, INC., JOHN CLAUS AND RONALD K. REEVES, GENERAL PARTNERS OF MCR, BY JOHN M. NIGRO AND VICTOR J. YOSHA, GENERAL PARTNERS OF M. AND V. INVESTMENT, BY M. C. DE COLA AND R. J. WITTENBRINK AS GENERAL PARTNERS OF BROOMFIELD SQUARE AND BROOMFIELD PROFESSIONAL PARK.

MY COMMISSION EXPIRES: 8-18-84

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE MARCH, A.D., 1982, BY-TERSA A SULLIVAN OF WESTERN BANKCORP MORTGAGE COMPANY, A CALIFORNIA

MY COMMISSION EXPIRES: 1/14/84

SY X 36 BRINTED ON NO. 1000H CLEARPRINT

ATTORNEY'S CERTIFICATE

ROANLD K. REEVES , AN ATTORNEY AT LAW, DULY LICENSED BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREINBEFORE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS , AND THAT SAID LAND IS OWNED BY THE DEDICATORS FREE OF ALL LIENS AND ENCUMBERANCES EXCEPT DEED OF TRUST FOR THE USE OF WESTERN BANKCORP, DATED MAY 27, 1980 RECORDED ON JUNE 6, 1980, FILM NUMBER 1120 UNDER RECEPTION NUMBER 398163, BOULDER COUNTY, COLORADO RECORDS.

SURVEYOR'S CERTIFICATE:

I, KURT O. LINN, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD PROFESSIONAL PARK REPLAT "B" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.

KURT O. LINN, JR., RLS#14112

BROOMFIELD CERTIFICATES

APPROVED THIS 2nd DAY OF Fabruary, A.D., 1982, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO,

APPROVED THIS 27th DAY OF GOLD, A.D., 1982, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT, THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:38 O'CLOCK M. THIS 30 DAY OF 100 A.D. 1982, AND IS DULY IS RECORDED IN PLAN FILE FEES PAID

Film 1305 Reception # 492621