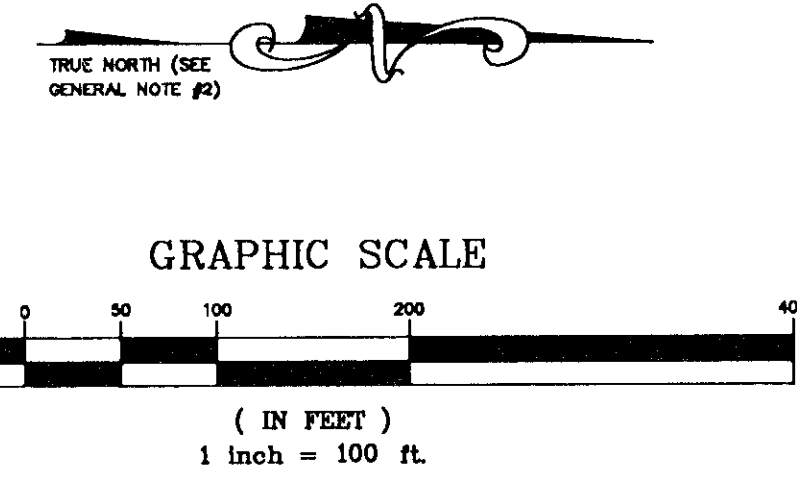
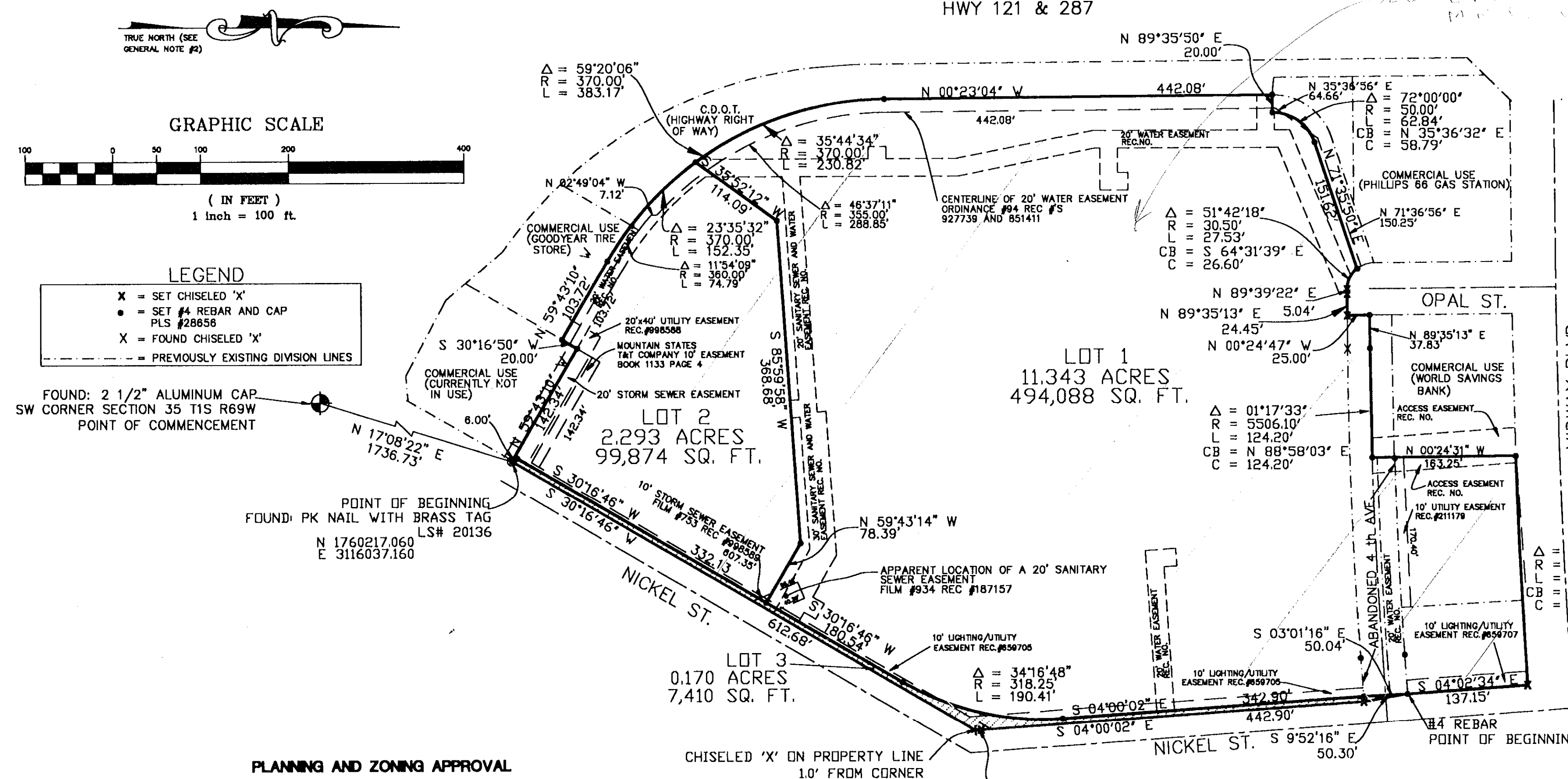


BROOMFIELD RETAIL CENTER

A RESUBDIVISION OF A PORTION OF BROOMFIELD HEIGHTS FILING NO. 1 AMENDED

LOCATED IN THE SW 1/4 AND THE NW 1/4 OF SECTION 35 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO



- LEGEND**
- X = SET CHISELED 'X'
 - = SET #4 REBAR AND CAP
 - PLS #28656 = FOUND CHISELED 'X'
 - - - = PREVIOUSLY EXISTING DIVISION LINES

GENERAL NOTES:

- 1) NOTICE: 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 on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 2) The bearings shown hereon are based on the Colorado Coordinate System of 1983 Central Zone per data provided by the Colorado Department of Transportation for control monuments "Broomfield" & "Harrison". Said monuments are 3 1/4" aluminum caps in aluminum range boxes. The bearing from "Broomfield" to "Harrison" is South 02° 29' 54" West. Based on a datum elevation of 5400' and a combined project scale factor of 0.99977957 the Modified Colorado Coordinate System of 1983 Central Zone values for these control points are:
Broomfield: N 1757859.374 E 3114339.297
Harrison : N 1753677.631 E 3114156.833
- 3) No title search was performed by Greenhorne & O'Mara, Inc. in preparing this plat. All information regarding, easements, rights of way or other encumbrances of record was obtained from the following:
Lawyers Title Insurance Corporation, Commitment No. 39795-0893 dated September 8, 1993;
Chicago Title of Colorado, Inc., Commitment No. 970000 dated August 26, 1993;
First Colorado Title Corporation, Commitment No.'s 39942-0993 dated September 20, 1993 and 39840-0893 dated October 14, 1993.
- 4) The boundary survey field work for this project was completed July 19, 1993.
- 5) This plat was prepared in November, 1993.
- 6) The total acreage of this subdivision is 13.8056 acres.
- 7) This plat represents a resubdivision of a part that subdivision defined by an existing plat entitled "A Replat of Block 39-38, Broomfield Heights Filing No. 1 Amended", recorded in the Clerk and Recorders Office of Boulder County, Colorado in Plat Book 7 at page 65.
- 8) Approval of this final plat may create a vested property right pursuant to Article 66, Title 24, C.R.S.

LEGAL DESCRIPTION

Being a parcel of land located in a part the W 1/2 of Section 35, Township 1 South, Range 69 West of the Sixth Principal Meridian, County of Boulder, State of Colorado, and being a part of vacated Opal Street and W. 1st Avenue and part of Lots 4, 8 and 9, Block 39, as shown on "A Replat of Blocks 39-38 Broomfield Heights Filing No. 1 Amended", recorded in Boulder County Clerk and Recorders Office in Plat Book 7 at page 65 and being more particularly described as follows:
Commencing at the SW corner of Section 35, T1S, R69W, a 2 1/2" aluminum cap (markings illegible);
Thence, North 17° 08' 22" East a distance of 1736.73 feet to a found PK nail with a brass tag stamped "LS #20136" at the centerline of vacated W. 1st Avenue and the westerly right-of-way line of Nickel Street, said point being THE POINT OF BEGINNING;
Thence, along the centerline of vacated W. 1st Avenue, North 59° 43' 10" West a distance of 148.34 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
Thence, South 30° 16' 50" West a distance of 20.00 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set) on the southerly line of vacated W. 1st Avenue, also being the westerly line of vacated Opal Street;
Thence, along said line the following three courses,
1) North 59° 43' 10" West a distance of 103.72 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
2) Thence, 383.17 feet along the arc of a curve to the right, having a radius of 370.00 feet and a central angle of 59° 20' 06" and a chord bearing and distance of North 30° 03' 07" West, 366.28 feet, to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
3) Thence, North 00° 23' 04" West a distance of 442.08 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
Thence, North 89° 35' 50" East a distance of 20.00 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set) on the centerline of vacated Opal Street;
Thence, along said line the following two courses,
1) 82.84 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet and a central angle of 51° 42' 18" and a chord bearing and distance of North 35° 36' 32" East, 58.79 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
2) Thence, North 71° 35' 50" East a distance of 151.82 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set) on the southerly right of way line of Opal Street;
Thence, along the right of way lines of Opal Street the following four courses,
1) 27.53 feet along the arc of a non-tangent curve to the left, having a radius of 30.50 feet and a central angle of 51° 42' 18" and a chord bearing and distance of South 64° 31' 39" East, 26.60 feet to a chiseled 'X' in the top of curb (set);
2) Thence, North 89° 39' 22" East a distance of 5.04 feet to a chiseled 'X' in the top of curb (set);
3) Thence, North 89° 35' 13" East a distance of 24.45 feet to a chiseled 'X' in the top of curb (set);
4) Thence, North 00° 24' 47" West a distance of 25.00 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set) on the centerline of abandoned 4th Avenue;
Thence, along said centerline the following two courses,
1) North 89° 35' 13" East a distance of 37.83 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
2) Thence, 124.20 feet along the arc of a curve to the left, having a radius of 5506.10 feet and a central angle of 01° 17' 33" and a chord bearing and distance of North 88° 58' 03" East, 124.20 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
Thence, North 00° 24' 31" West a distance of 163.25 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set) on the southerly right of way line of Midway Boulevard;
Thence, along said right of way line, 261.95 feet along the arc of a non-tangent curve to the left, having a radius of 7689.49 feet and a central angle of 01° 57' 07" and a chord bearing and distance of North 87° 09' 04" East, 261.94 feet to a chiseled 'X' in the top of curb (set) on the westerly right of way line of Nickel Street;
Thence, along said westerly right of way line the following four courses,
1) South 04° 02' 34" East a distance of 137.15 feet to a 1/2" rebar with plastic cap stamped "PLS 28656" (set);
2) Thence, South 09° 52' 16" East a distance of 50.30 feet to a chiseled 'X' in the top of curb (set);
3) Thence, South 04° 00' 02" East a distance of 442.90 feet to a point, (chiseled 'X's set on property lines for witness corners 5.00 feet northerly and 1.00 feet southerly);
4) Thence, South 30° 16' 48" West a distance of 612.88 feet to THE POINT OF BEGINNING; containing 601,372 square feet or 13.8056 acres of land, more or less.

OWNER'S CERTIFICATE

Know all men by these presents, that Dayton Hudson Corporation, being sole owner of the property shown and described hereon (by deed dated November 3, 1993 from The Broomfield Urban Renewal Authority to Dayton Hudson Corporation) has caused said land to be combined, surveyed and platted under the name Broomfield Retail Center.
In witness thereof, Dayton Hudson Corporation has hereunto set our signature and seal this 28th day of January, 1994.
BY: Edward J. Bierman (seal)
Edward J. Bierman - Authorized Signatory
Dayton Hudson Corporation

SURVEYOR'S CERTIFICATE

I, Mark A. Miller, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and the survey upon which it is based were prepared under my direct supervision, responsibility, and checking; and that, to the best of my knowledge and belief, this plat correctly and accurately represents the results of said survey.



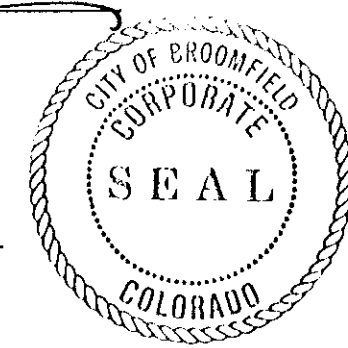
Mark A. Miller
Professional Land Surveyor
Colorado Reg. No. 28656

PLANNING AND ZONING APPROVAL

This plat is recommended for approval by the City of Broomfield Planning and Zoning Commission this 4th day of January, 1994.
[Signature]
Chairman
[Signature]
Debra Esemann
Secretary

CITY COUNCIL APPROVAL

This plat is approved and accepted by the City Council of the City of Broomfield, Colorado, this 11th day of January, 1994.
[Signature]
City Clerk
[Signature]
Mayor



CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:12 O'CLOCK A. M., THIS 24th DAY OF FEBRUARY, 1994, AND IS DULY RECORDED IN PLAN FILE P-31 F-1 #14, FEE \$10.00, PAID \$10.00 FILM NO. 1244, RECEPTION NO. 1397903.

Charlotte Houston
RECORDER
Rouanne Keast
DEPUTY

PROJECT No. 4150-250-823														DRAWN BY GKW				OWNER: DAYTON HUDSON CORPORATION 33 SOUTH SIXTH STREET MINNEAPOLIS, MINNESOTA 55402				GREENHORNE & O'MARA, INC. <i>Engineers / Architects / Planners / Scientists / Surveyors</i> 3131 South Vaughn Way Suite 428 Aurora, Colorado 80014 (803)-765-9000				BROOMFIELD RETAIL CENTER A PART OF SECTION 35, T1S, R69W 6th P.M. BROOMFIELD, COLORADO				SHEET 1 OF 1			
No.	DATE	REVISIONS		APPR.																													