BROOMFIELD SELF-STORAGE SUBDIVISION
(A REPLAT OF LOTS 3 & 4 OF HEATH'S SUBDIVISION) File 16 Map 673

A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, T.1S., R.68W. OF THE SIXTH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

DEEDS:

KNOW ALL MEN BY THESE PRESENTS: That George Dalton Heath and Honi Ella Heath, husband and wife, being the owners of Lots 3 and 4, of "Heath's Subdivision", a part of the southeast 1/4 of section 31, T.1S., R.68W., and with the use and consent of, Adams County, Colorado, more particularly described as follows:

Consisting of the southeast corner of section 31, T.1S., R.68W., of the 6th P.M.; Thence S 90°00'00" W (assumed bearing), a distance of 1980.00 feet along the south line of said section 31; Thence N 00°16'20" W, a distance of 45.00 feet to the north right-of-way line of U.S. highway 287, also known as 120th Avenue; and the southwesterly corner of said subdivision; Thence continuing N 00°16'20" W, along the westerly line of said subdivision a distance of 705.81 feet to the TRUE POINT OF BEGINNING;

Thence continuing N 00°16'20" W, a distance of 295.00 feet to the Northwest corner of said subdivision; Thence N 90°00'00" E, parallel to south line of said section 31, a distance of 330.00 feet to the Northeast corner of said subdivision, and to the west R.O.W. line of Perry Street; Thence S 00°16'20" E, a distance of 726.55 feet along the west R.O.W. line of Perry Street to the Southwest corner of said Lot 3; Thence N 90°00'00" W, parallel to the south line of said section 31, a distance of 146.23 feet; Thence along a curve to the right being tangent to the last described course and having a radius of 280.00 feet and a central angle of 30° 20' 47" a distance of 153.02 feet to the Southwest corner of said Lot 3, also being the Southwest corner of said Lot 4; Thence continuing along said curve to the right having a radius of 280.00 feet and a central angle of 20° 00' 55" a distance of 209.97 feet to the last described course and having a radius of 280.00 feet and a central angle of 18°15'03" a distance of 118.51 feet; Thence N 20°44'57" W, a distance of 45.86 feet to the TRUE POINT OF BEGINNING;

Containing 385,672 square feet (0.94 acres) more or less.

The said lots, renumbered and replotted as hereinafter set forth into the following lots, utility easements, access and utility easements, and drainage easements as shown under the name of "Broomfield Self-Storage Subdivision" and done hereinafter and conveyed to the City of Broomfield and the public all utility easements, access and utility easements, and drainage easements over and across said lots at the location shown on the accompanying plat for the installation, operation, and maintenance of the aforesaid utility facilities.

The foregoing instrument was acknowledged before me this 27th day of July, 1987, by George Dalton Heath and Honi Ella Heath, husband and wife.

WITNESS my hand and seal.

[Signature]

Notary Public

This instrument was filed for record on the 31st day of March, 1987, at 10 A.M. In Book No. 94, page 1728, at the office of the County Recorder of Adams County, Colorado.


Attorneys' Certificate:

I, Robert A. Landers, an attorney at law, duly licensed to practice before the courts of the State of Colorado, do hereby certify that I have examined the title of lands herein described and the records of deeds and other instruments affecting the same and that the title to each lot is in the described manner and that the description made by the declaration is superior to any lien or encumbrance of record affecting the described property.

Date: 10/24/87

Robert A. Landers
Attorney at Law

SURVEYOR'S CERTIFICATE:

I, Robert J. Rubino, a registered land surveyor in the state of Colorado, do hereby certify that I have surveyed the above described property, and that the plat is a true representation of the same.

[Signature]

Robert J. Rubino
R.D.S. #1442

SURVEYOR'S CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS

Hereby certify that this instrument was filed for record in my office on the 27th day of March, 1987, at 10 A.M. In Book No. 9B, page 673, at the office of the County Recorder of Adams County, Colorado.

William E. Payne & Associates
Professional Engineering
1231 N. Spear Boulevard, Denver, Colorado 80204
(303) 823-4110

DATE: 3-23-87

SHEET 1 OF 2