

COTTONWOOD CREEK

A SUBDIVISION OF A PART OF THE NE 1/4 SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
JEFFERSON COUNTY, COLORADO

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COLMAN'S LAKEVIEW SUB-DIVISION, WHICH IS 690.0 FEET SOUTHERLY ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 2 FROM THE NW CORNER OF SAID NE 1/4 OF THE NE 1/4;

THENCE SOUTH 0°28'00" EAST, CONTINUING ALONG SAID WEST LINE A DISTANCE OF 526.59 FEET, MORE OR LESS, TO A POINT WHICH IS ON THE NORTH BOUNDARY LINE OF BROOMFIELD INDUSTRIAL PARK FILING NUMBER 1;

THENCE SOUTH 89°53'55" WEST ALONG SAID NORTH BOUNDARY LINE, PARALLEL TO AND 1438.7 FEET NORTH OF THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 2, A DISTANCE OF 439.92 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE FOR UPHAM STREET;

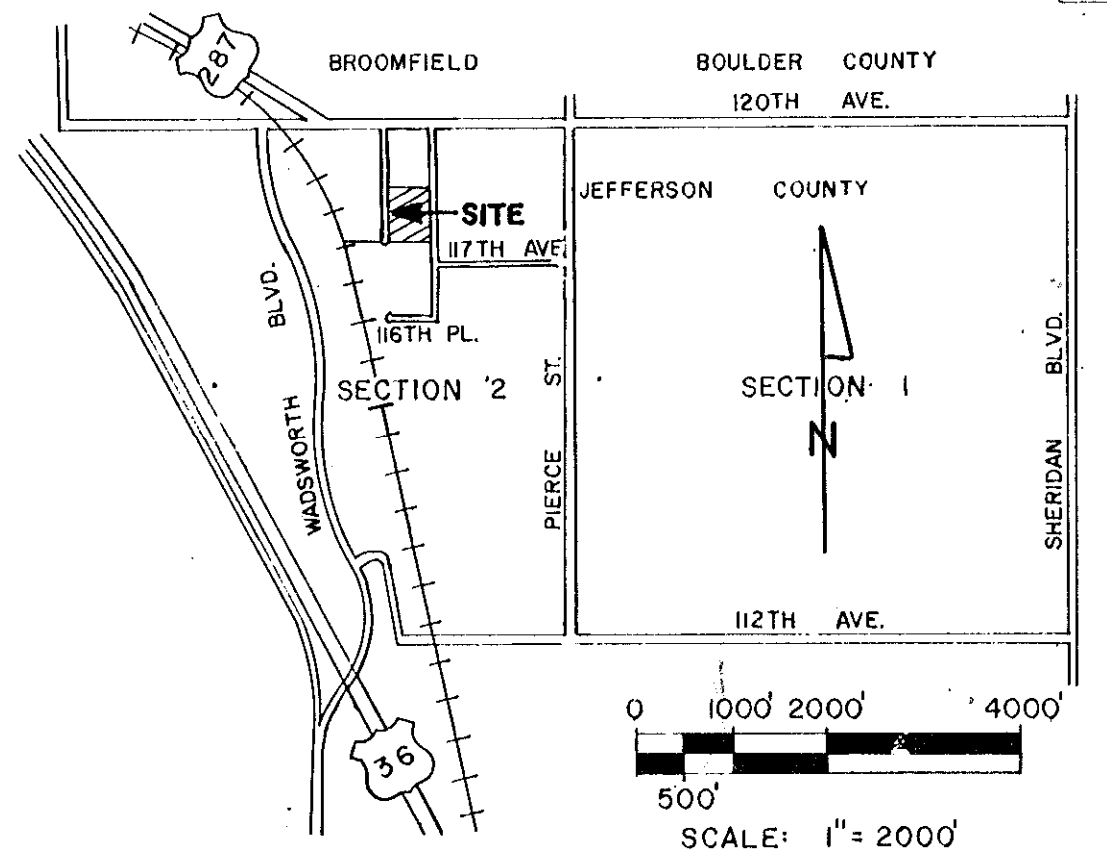
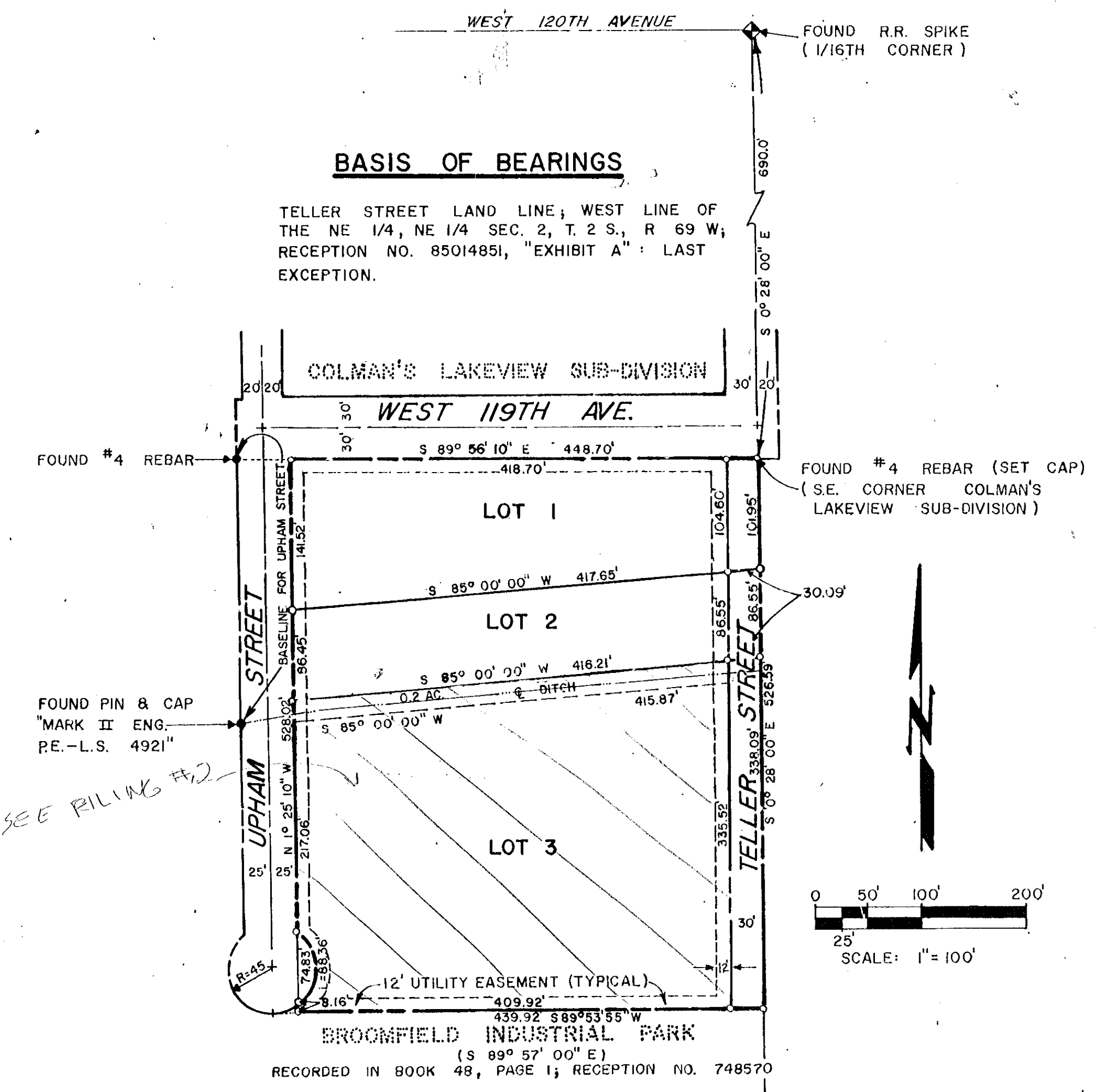
THENCE NORTH 1°25'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 528.02 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR WEST 119TH AVENUE;

THENCE SOUTH 89°56'10" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WHICH IS THE SOUTH LINE OF COLMAN'S LAKEVIEW SUB-DIVISION, A DISTANCE OF 448.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 5.3777 ACRES;

EXCEPT THE EASTERLY 30 FEET THEREOF FOR TELLER STREET CONVEYED TO THE COUNTY OF JEFFERSON IN RECEPTION NUMBER 85016263, FEBRUARY 20, 1985, CONTAINING 0.3627 ACRES;

AND EXCEPT THE SEGMENT OF A CURVE OF A CUL-DE-SAC AT THE SOUTHERLY END OF UPHAM STREET CONVEYED TO THE COUNTY OF JEFFERSON IN RECEPTION NUMBER 79087759, SEPTEMBER 26, 1979, CONTAINING 0.0242 ACRES;

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "COTTONWOOD CREEK" AND BY THESE PRESENTS DOES HEREBY DEDICATE THOSE PORTIONS OF THE REAL PROPERTY WHICH ARE LABELED AS EASEMENTS AND TRACTS ON THE ACCOMPANYING PLAT TO THE CITY OF BROOMFIELD AND IT'S ASSIGNS AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY SERVICES.



ATTORNEY'S CERTIFICATE

I, ANDREW S. KLATSKIN, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE REVIEWED TICOR TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 4856940 DATED DECEMBER 13, 1985, AND THAT, BASED UPON SUCH REVIEW, THE PARTIES DEDICATING THE EASEMENTS SHOWN ON THIS PLAT ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND CONTAINING SUCH EASEMENTS, SUBJECT TO RATIFICATION BY SFE PROPERTIES, INC., UNITED BANK OF CHERRY CREEK, NATIONAL ASSOCIATION, JOHNSTOWN SAVINGS BANK AND FRONTIER MATERIALS, INC., THE MORTGAGEES OF RECORD.

Andrew S. Klatskin
ANDREW S. KLATSKIN, REG. NO. 5261

WITNESS OUR HANDS THIS 2nd DAY OF JANUARY, 1986.

BROOMFIELD MINIWAREHOUSES, LTD., AN ASSUMED NAME FOR SUSSEX INVESTMENTS, LTD., A COLORADO CORPORATION.
Jackson L. White President
JACKSON L. WHITE, PRESIDENT

BROOMFIELD MINISTORAGE, LTD., A COLORADO LIMITED PARTNERSHIP.
Jackson L. White General Partner
JACKSON L. WHITE, GENERAL PARTNER

STATE OF COLORADO } SS
COUNTY OF JEFFERSON }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF JANUARY, 1986, BY JACKSON L. WHITE AS PRESIDENT OF BROOMFIELD MINIWAREHOUSES, LTD. AND AS GENERAL PARTNER OF BROOMFIELD MINISTORAGE, LTD.

MY COMMISSION EXPIRES 6/16/88. WITNESS MY HAND AND SEAL *Thelma Strong*
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ROBERT J. GROGAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE REPRESENTATION OF SAID SURVEY.

Robert J. Grogan
REGISTERED LAND SURVEYOR NUMBER 4921

APPROVED BY JONES INTERCABLE, INC. *William J. Jones*
APPROVED BY MOUNTAIN BELL TELEPHONE CO. *Larry A. Vande*
APPROVED BY BROOMFIELD CITY ENGINEER *Don E. Fisher* Jan 13, 1986
APPROVED BY PUBLIC SERVICE COMPANY OF COLORADO *Wayne E. Hall*

THIS PLAT APPROVED BY THE CITY OF BROOMFIELD, COLORADO PLANNING COMMISSION THIS 7th DAY OF JANUARY, 1986.

James Thompson CHAIRMAN
James Thompson SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 28th DAY OF JANUARY, 1986.

Greg Brown CITY CLERK
Walter Poppe MAYOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF JEFFERSON } SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 09:40 O'CLOCK, THIS 24th DAY OF February, 1986, AND IS DULY RECORDED IN BOOK 87 PAGE 51, AT RECEPTION NUMBER 86018458. FEES \$ 10.00 PAID.

Donna M. Kuhnee DEPUTY
Norman C. Allen RECORDER

SUBDIVISION PLAT		
SCALE: 1" = 100'	APPROVED BY: <i>J</i>	DRAWN BY: DAS
DATE: 10/2/85		REVISED: 02/19/85
FOR: JACKSON L. WHITE (303) 628-5501 1616 17TH STREET, SUITE 576 DENVER, CO. 80202		
MARK II ENGINEERING, INC. 469-3341 *10878 P.O. BOX 444 BROOMFIELD, COLORADO 80020 SHEET 4 OF 9		

Transcribe on plat made
prior to recording.
Norman C. Allen
by Donna M. Kuhnee
Deputy

