

# HUNTER DOUGLAS SUBDIVISION

ALL OF LOT 21 AND OUTLOT "D" OF BROOMFIELD PROFESSIONAL PARK, AND A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 34, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO.

**DEDICATION:**

Know all men by these presents that Hunter Douglas, Inc., Jerry Fuchs, President, being the owner of Lot 21 and Outlot "D" of BROOMFIELD PROFESSIONAL PARK, and that part of the North one-half Northeast one-quarter of Section 34, all in Township 1 South, Range 69 West of the 6th Principal Meridian, Boulder County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said North one-half Northeast one-quarter; thence S89°12'35"W, 390.03 feet along the South line of said North one-half Northeast one-quarter to the Southeast corner of a Parcel conveyed to the City of Broomfield in Deed Recorded March 21, 1980 on Film No. 1109 as Reception No. 388501 of the Records of Boulder County Colorado, said corner being the True Point of Beginning;

thence N00°07'20"W, 70.35 feet along the Easterly line of that Parcel of Land as described on said Film 1109 as Reception No. 388501;

thence N89°52'40"E, 5.00 feet along the Easterly line of that Parcel of Land as described on said Film 1109 as Reception No. 388501;

thence Northeasterly, 89.12 feet along the arc of a non-tangent curve and along the Easterly line of that Parcel of Land as described on said Film 1109 as Reception No. 388501 to a point of reverse curve, said arc having a radius of 330.00 feet, a delta angle of 15°28'24", and being subtended by a chord that bears N07°36'52"E, 88.85 feet;

thence Northwesterly, 34.66 feet along the arc of said reverse curve, along the Easterly line of that Parcel of Land as described on said Film 1109 as Reception No. 388501 to a point of reverse curve, said arc having a radius of 25.00 feet, a delta angle of 79°26'37", and being subtended by a chord that bears N24°22'14"W, 31.95 feet;

thence N64°05'33"W, 449.43 feet along the Northerly line of said Outlot "D" and along the Northerly line of said Lot 21 to the Northwest corner of said Lot 21;

thence S00°07'20"E, 389.41 feet along the West line of said Lot 21, and along the West line of a Tract of Land as described in Film 1082 as Reception No. 359480 of the Records of Boulder County, Colorado to the Southwest corner of said tract;

thence N89°12'35"E, 400.03 feet along the South line of that tract of land as described on said Film 1082 as Reception No. 359480 and along the South line of said North one-half Northeast one-quarter to the True Point of Beginning.

Contains 117,342 square feet or 2.694 acres more or less.

Has laid out, re-platted and subdivided under the name and style of HUNTER DOUGLAS SUBDIVISION, and by these presents does hereby dedicate those portions of real property which are labeled as easements on the accompanying plat to the City of Broomfield and its assigns as easements for the installation and maintenance of utility services and for public and emergency access purposes.

OWNER: HUNTER DOUGLAS, INC.

By: Jerry Fuchs  
Jerry Fuchs, President

State of New Jersey )  
County of Bergen ) ss

The foregoing instrument was acknowledged before me this 28 day of July A.D. 1987, by Jerry Fuchs, President.

Witness, my hand and official seal:

PHYLIS D. RAYMOND  
Notary Public of the State of New Jersey  
My commission expires: 11/1/1991

Phyllis D. Raymond  
Notary Public

**ATTORNEY'S CERTIFICATE:**

I, Barbara A. Bernard, an Attorney at Law, duly licensed to practice before the Courts of Record of Colorado, do hereby certify that I have examined the title of all lands herein dedicated and shown within the plat as easements and that title to such land is in the dedicators, free and clear of all liens and encumbrances shown hereon and except as follows: the reservations as described in U.S. Patent recorded June 23, 1898 in Book 100 of Page 11, Boulder County Records; reservations made by the Union Pacific Railway Company and Rank Sieber in Deed recorded February 13, 1946 in Book 775 at Page 23, Boulder County Records; provisions contained in a Subdivision Agreement recorded on Film 1119 as Reception No. 397884; assignment and approval recorded October 2, 1981 on Film 1182 as Reception No. 466613 and first amendment recorded April 30, 1982 on Film 1205 as Reception No. 492619; restrictions as contained in instrument recorded November 10, 1966 on Film 587 as Reception No. 832103; Covenants, conditions, and restrictions as contained on the Plat of BROOMFIELD PROFESSIONAL PARK; Terms, provisions, covenants, conditions, restrictions, and easements as contained in declaration of covenants, conditions, and restrictions for BROOMFIELD PROFESSIONAL PARK recorded February 25, 1982 on Film 1198 as Reception No. 484749, as amended by instrument recorded April 30, 1982 on Film 1205 as Reception No. 492714

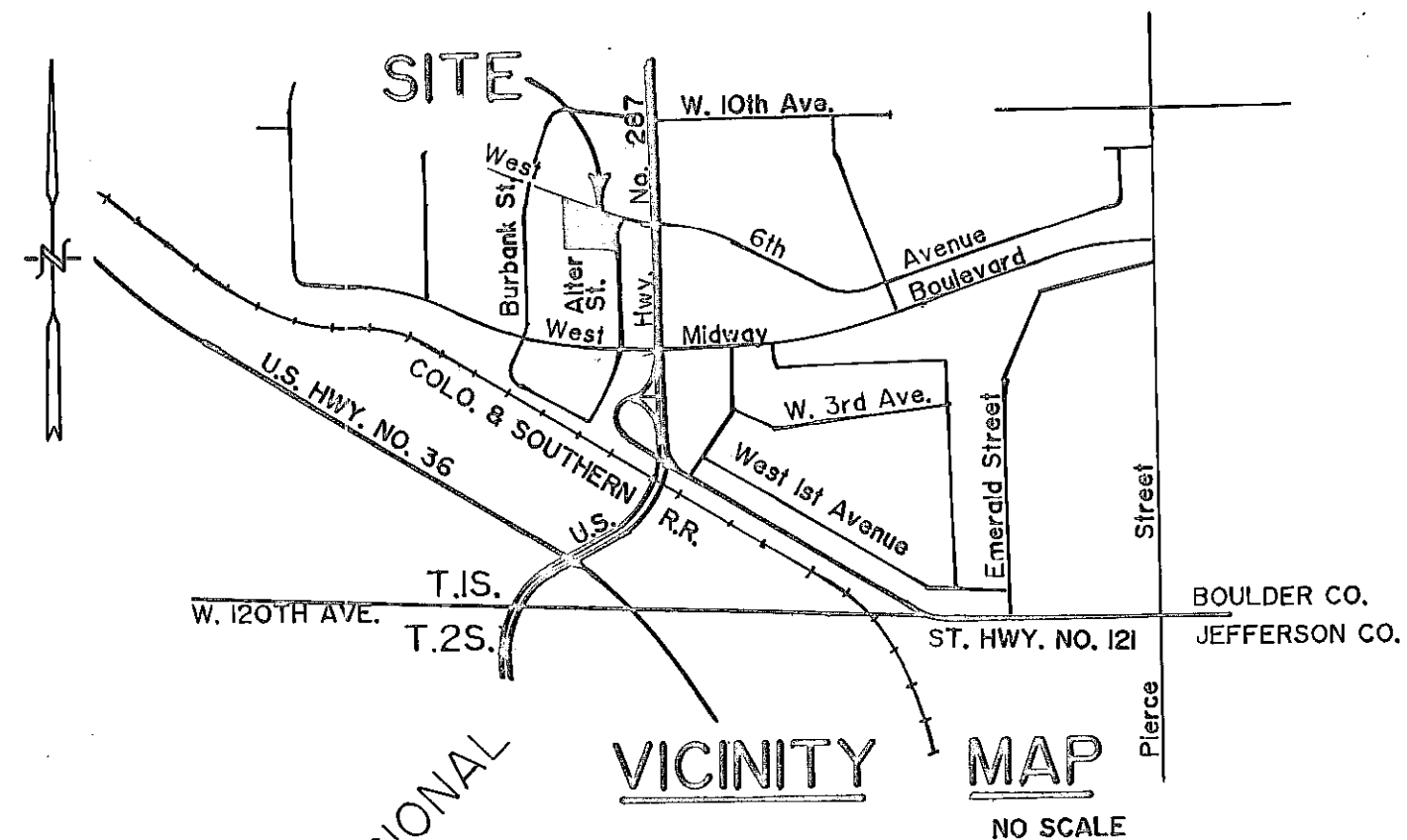
Dated this 27th day of July A.D., 1987.  
Barbara A. Bernard  
Attorney at Law  
\*except

**NOTE: 100 YEAR FLOODPLAIN:**

As of this date, the plat of HUNTER DOUGLAS SUBDIVISION is not within the boundary of any 100 year floodplain, but is subject to change due to changing conditions after this date.

**BASIS FOR BEARINGS:**

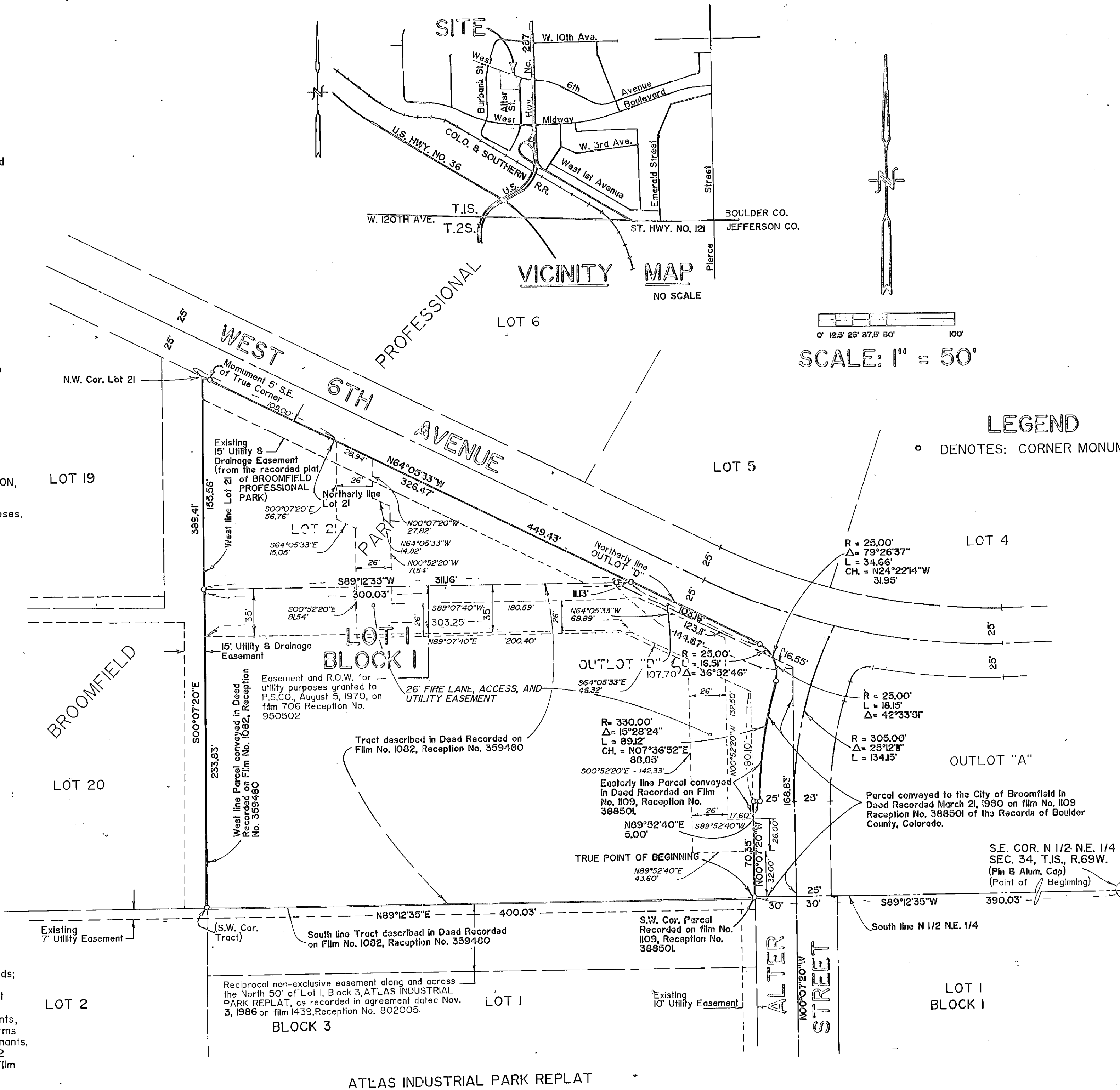
Bearings are based on True Meridian (from ATLAS INDUSTRIAL PARK REPLAT and IDEAL INDUSTRIAL PARK).



SCALE: 1" = 50'

**LEGEND**

○ DENOTES: CORNER MONUMENT



**SURVEYOR'S CERTIFICATE:**

I, Raymond W. Bayar, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of HUNTER DOUGLAS, INC. was made under my direct supervision and this plat accurately and properly shows said tract and the monuments shown do actually exist.

July 2, 1987  
Date  
Raymond W. Bayar  
Raymond W. Bayar  
Reg. P.L.S. No. 6973

**APPROVALS:**

Approved by the Planning Commission of the City of Broomfield this 6th day of July A.D., 1987.

Robert K. Johnson  
Chairman

Attest: Diana E. Egan  
Secretary

Adopted and approved as a subdivision and passed by the City Council of the City of Broomfield, Colorado this 23rd day of July, A.D., 1987.

Walter P. Poppen  
Mayor

Attest: Dicki May  
City Clerk

**CLERK AND RECORDER'S CERTIFICATE:**

I hereby certify that this plat was filed in my office this 24th day of August, A.D. 1987 at 10:45 o'clock A.M., and was recorded in Plat File 237 at Map 0 Reception No. 593052 from 111. Page 170.00 P.S. 339

By: Bob Taylor  
Deputy

Charlotta Davis  
Clerk and Recorder

**PREPARED BY:**

R.W. BAYER & ASSOCIATES  
1654 NORTH HURON STREET, SUITE 101  
NORTHPLENN, COLORADO 80234  
PHONE: 452-4433  
DATE OF PREPARATION: JUNE 5, 1987