

HEATH'S SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, T1S, R68W, OF THE 6th P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO. TO INCLUDE FLOWERLAND GARDEN CENTER, A SUBDIVISION OF A PART OF SAID SE 1/4.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE DELTON HEATH AND HENRI ELLA HEATH, HUSBAND AND WIFE, BEING THE OWNERS OF CERTAIN LANDS IN ADAMS COUNTY, COLORADO, BEING THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN: THENCE S 90°00'00" W AN ASSUMED BEARING, A DISTANCE OF 1980.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31; THENCE N 00°16'20" W, PARALLEL TO THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287 ALSO KNOWN AS 120th AVENUE, AND THE TRUE POINT OF BEGINNING:

THENCE CONTINUING N 00°16'20" W, A DISTANCE OF 1000.81 FEET;
THENCE N 90°00'00" E, PARALLEL TO THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 630.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PERRY STREET;
THENCE S 00°16'20" E, A DISTANCE OF 825.81 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF PERRY STREET;
THENCE N 90°00'00" W, PARALLEL TO THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 150.00 FEET;
THENCE S 00°16'20" E, A DISTANCE OF 175.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287;
THENCE N 90°00'00" W, A DISTANCE OF 480.00 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 287 TO THE TRUE POINT OF BEGINNING:

CONTAINING 604,253 SQUARE FEET (13.872 ACRES) MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF HEATH'S SUBDIVISION, AND BY THESE PRESENTS DO DEDICATE FOR PERPETUAL USE THE DRAINAGE CHANNEL AND EASEMENTS AS SHOWN HEREON:

George Delton Heath
GEORGE DELTON HEATH

Henri Ella Heath
HENRI ELLA HEATH

STATE OF TEXAS)
) SS
COUNTY OF VANZANDT)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF MARCH, A.D., 1979, BY GEORGE DELTON HEATH AND HENRI ELLA HEATH, HUSBAND AND WIFE.
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES APRIL 17, 1981

Robert Sherman Mabry
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, EDWARD LIND, JR., A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF HEATH'S SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE MONUMENTS SHOWN DO ACTUALLY EXIST.

Edward Lind, Jr.
EDWARD LIND, JR., L.S. 7430

ATTORNEY'S OPINION:

I, *J. A. C. Davis*, AN ATTORNEY AT LAW, ONLY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAY, STREETS, AVENUES AND EASEMENTS AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON, DATED THIS 24 DAY OF MARCH, A.D., 1979.

J. A. C. Davis
ATTORNEY AT LAW

TITLE INSURANCE COMPANY'S OPINION:

WE, *First Title Guaranty*, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAY, STREETS, AVENUES, AND EASEMENTS, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON. DATED THIS 24 DAY OF MARCH, A.D., 1979.

First Title Guaranty
AGENT

PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO, THIS 20 DAY OF JANUARY, A.D., 1979.

Robert Mays
CHAIRMAN

Robert Capaldi
SECRETARY

CITY COUNCIL APPROVAL:

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 27 DAY OF FEBRUARY, A.D., 1979.

John Brown
CITY CLERK

William P. Miller
MAYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:35 P.M. ON THE 27 DAY OF JUNE, A.D., 1979, REGISTERED UNDER THE 154 FILE NO. 530, AT RECEIPT NO. 152005013.

William P. Miller
CLERK AND RECORDER

Michael P. Miller
REGISTERED CIVIL ENGINEER

Carl L. Starnes
MOUNTAIN BELL TELEPHONE

NOTES:

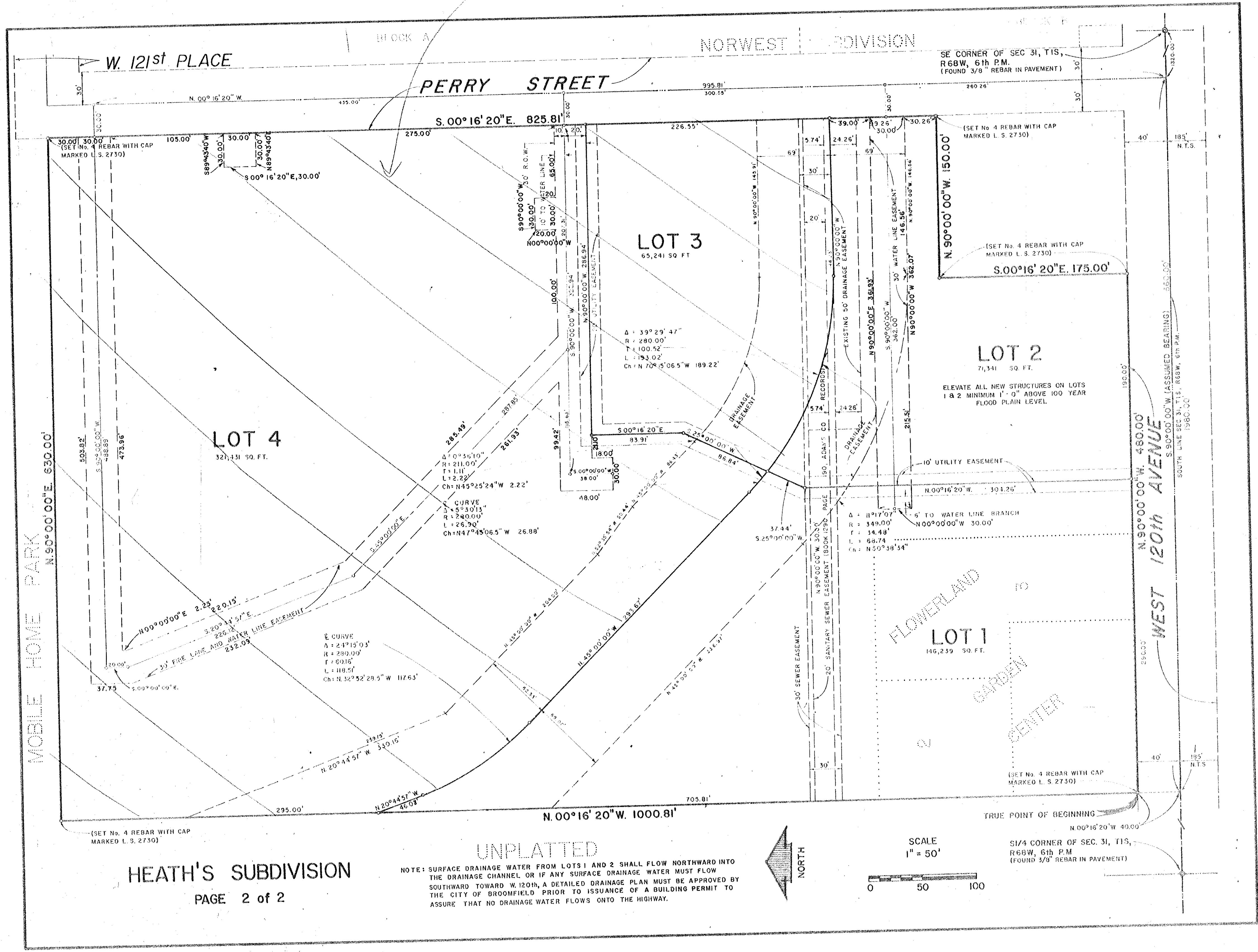
QUAB CUTS AND THROUGH VEHICULAR ACCESS TO U.S. 287 FROM THIS SUBDIVISION SHALL BE PROHIBITED EXCEPT THOSE QUAB CUTS WHICH PRESENTLY EXIST TO LOT 1.

DRAINAGE CHANNEL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER; THE CITY HAS THE RIGHT TO ENTER AND PROVIDE WHATEVER MAINTENANCE OR CONSTRUCTION IS DEEMED APPROPRIATE.

ELEVATE ALL NEW STRUCTURES ON LOTS 1 AND 2 A MINIMUM OF 1'0" ABOVE 100 YEAR FLOOD PLAIN LEVEL.

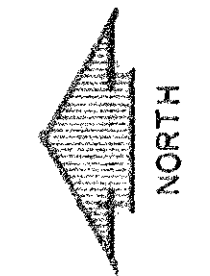
DIRECT PUBLIC VEHICULAR ACCESS THROUGH LOT 1 TO LOTS 2, 3, AND 4 SHALL BE PROHIBITED.

SEE BROOMFIELD SELF STORAGE



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UNPLATTED
NOTE: SURFACE DRAINAGE WATER FROM LOTS 1 AND 2 SHALL FLOW NORTHWARD INTO THE DRAINAGE CHANNEL OR IF ANY SURFACE DRAINAGE WATER MUST FLOW SOUTHWARD TOWARD W. 120th, A DETAILED DRAINAGE PLAN MUST BE APPROVED BY THE CITY OF BROOMFIELD PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE THAT NO DRAINAGE WATER FLOWS ONTO THE HIGHWAY.



SCALE
1" = 50'
0 50 100

TRUE POINT OF BEGINNING
N. 00° 16' 20" W. 40.00'
S. 1/4 CORNER OF SEC. 31, T1S, R68W, 6th P.M. (FOUND 3/8" REBAR IN PAVEMENT)