BRANDYWINE SUBDIVISION FILING NO. 1
PART OF THE EAST HALF OF SECTION 31, T1S, R68W OF THE 6th P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owners of a tract of land situated in the east half of Section 31, Township 1 South, Range 48 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the east quarter corner of Section 31, said point being the Point of Beginnings thence along the east line of Section 31, also being the centerline of North Lowell Boulevard, 50° 14' 00" E., 159.82 feet thence N 88° 39' 58" W., 60.00 feet thence N 89° 20' 00" E., 119.53 feet thence S 89° 39' 58" W., 377.58 feet thence N 36° 00' 00" W., 50.06 feet to a point on the south line of the northeast quarter of Section 31 thence along the south line of the northeast quarter of Section 31, 98° 59' 00" W., 240.10 feet thence S 89° 59' 00" W., 14.00 feet to a curve to the left thence along the arc of said curve being the west right-of-way line of Perry Street as defined by this plat, having a central angle of 95° 00' 00", a radius of 135.90 feet and an arc length of 185.52 feet to a point of tangency thence along the west right-of-way line of Perry Street N 27° 00' 00" E., 185.52 feet to a point of tangency thence along the east right-of-way line of North Lowell Boulevard as defined by this plat, having a central angle of 95° 00' 00", a radius of 135.90 feet and an arc length of 185.52 feet to a point of tangency thence along the west right-of-way line of North Lowell Boulevard as defined by this plat, thence N 00° 00' 00" E., 185.52 feet to a point on the east line of Section 31, also being the centerline of North Lowell Boulevard thence along the east line of Section 31, 5° 00' 00" E., 185.52 feet to the east quarter corner of Section 31, also being the Point of Beginning, containing 32.84 acres more or less.

have laid out, subdivided and platted the same into lots, blocks and tracts, under the name and style of BRANDYWINE SUBDIVISION FILING NO. 1, and do by these presents grant and convey to the City of Broomfield the following as shown thereon, and not previously dedicated for public use for public use the streets, avenues, courts, ways, streets A, B and C for public use perpetual easements as shown for the purposes of the installation, operation and maintenance of any and all public utilities, including but not limited to streets, sanitary sewers, natural gas and water lines, telephone and electric lines, cables, conduits and poles, together with all necessary and convenient appurtenances therefor. Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roadways or thoroughfares now or hereafter established on the above described property.

Executed this 10th day of January, 1978.

U.S. HOME CORPORATION - WITHIN DIVISION

Gerald L. Woodward, President

John Sopstra, Secretary

STATE OF COLORADO

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 10th day of January, 1978 by

Gerald L. Woodward, President, and John Sopstra, Secretary of U.S. Home Corporation - Within Division.

My commission expires 12-1-92

Notary Public

CITY OF BROOMFIELD

By

Michael Middleton, City Engineer

NOTE:

1. Bearings are based on the East line of the N.E.R., Sec. 3i bearing N 0° 24' 00" W.

2. Six-foot wide easements are hereby granted for the exclusive use of gas mains on both sides of all streets within BRANDYWINE SUBDIVISION FILING NO. 1, other utilities shall have the right to cross at approximately right angles but in no event shall any water, valves, street lights, poles or power poles, mail boxes, other structures or trees be allowed in the above described areas. Concrete drives and sidewalks are permissible as long as they cross at substantially right angles and do not exceed twenty (20) feet in width.

3. All rear utility easements are eight (8) feet wide except as otherwise noted.


5. All angles not shown are 90° or the complement thereof.

6. Tracts A, B and C are hereby dedicated as perpetual Utility and Drainage Easements for the purpose of permitting the installation, operation and maintenance of any and all public utilities including but not limited to storm sewers, sanitary sewers, natural gas and water mains, telephone and electric lines, cables, conduits and poles, together with all necessary appurtenances therefor.

Surveyor's Certificate

I, James V. Laraby, a Registered Land Surveyor, in the State of Colorado, hereby certify that I have surveyed the above described property and that this plat is a true and accurate representation of said survey.

Attorney's Certificate

I, Louis M. Quick, an attorney admitted to practice in the State of Colorado, hereby certify that the persons dedicating the public ways shown on this plat, and not previously dedicated for public use are the owners thereof in fee simple, free and clear of all encumbrances, except for easements, covenants, conditions, restrictions and other rights of way.

Planning Commission Certificate

Approved by the Planning Commission of the City of Broomfield this 11th day of December A.D., 1978

Chairman

Mayor's Certificate

This plat and the dedication to the public of the streets and public ways shown herein, and the public utility easements as shown, are hereby accepted and approved by the City of Broomfield this 11th day of December A.D., 1978.

Walter A. Johnson

Mayor

Recorder's Certificate

State of Colorado

County of Adams

I hereby certify that this instrument was filed for record in my office on the 11th day of December A.D., 1978 at 12:00 P.M. in book No., Page No., File No., Map No.

William Shlentz

Recorder

Wade M. Hoss

Deputy Recorder

Public Service Company

Mountain Bell Telephone Co

Caldwell R. Danielson

U.S. Home Corporation

7600 W. Mississippi Ave., Denver, Colorado 80226