

# THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 1 AND LOT 2, MAIN COMPANY SUBDIVISION  
LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th P.M.  
CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO.

## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SAFEWAY MARKETPLACE FILING NO. 1 (RECEPTION NO. 1132795), BOULDER COUNTY RECORDS AND LOT 2, MAIN COMPANY SUBDIVISION (RECEPTION NO. \_\_\_\_\_), BOULDER COUNTY RECORDS.

THE ABOVE PARCEL OF LAND CONTAINS 404,039 SQUARE FEET (9.2754 ACRES), MORE OR LESS.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, SAFEWAY INC., BEING THE SOLE OWNERS OF SAFEWAY MARKETPLACE FILING NO. 1 (RECEPTION NO. 1132795), HAVE CAUSED SAID LAND TO BE COMBINED, LAID OUT, AND PLATTED UNDER THE NAME OF SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 2 AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL EASEMENTS AS INDICATED HEREON.

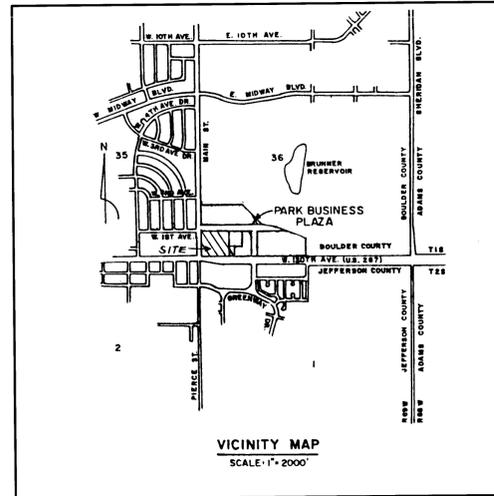
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF January, 1992.

*Robert Greene*  
SAFEWAY INC.  
REPRESENTATIVE  
OWNER/SUBDIVIDER

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MAIN COMPANY, BEING THE SOLE OWNERS OF LOT 2, MAIN COMPANY SUBDIVISION, HAVE CAUSED SAID LAND TO BE COMBINED, LAID OUT, AND PLATTED UNDER THE NAME OF SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 2 AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL EASEMENTS AS INDICATED HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 3rd DAY OF March, 1992.

*John F. Leiden*  
MAIN COMPANY, A COLORADO PARTNERSHIP  
GENERAL PARTNER  
OWNER/SUBDIVIDER



VICINITY MAP  
SCALE: 1" = 2000'

## SURVEYOR'S CERTIFICATE

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY DIRECT SUPERVISION. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SAID SECTION 36, (MONUMENTS AS DESCRIBED ON SURVEY). SAID LINE BEARS N 00°00'25" W, AS SHOWN ON THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 1132795, FILM 1694, BOULDER COUNTY RECORDS.

*Patrick R. Green*  
PATRICK R. GREEN, REGISTERED LAND SURVEYOR  
COLORADO REGISTER NO. 17485

## APPROVALS

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 10th DAY OF November, 1991.

*Herma Hoff*  
CHAIRMAN  
*Diane Kamim*  
SECRETARY

### CITY COUNCIL CERTIFICATION

THIS PLAT IS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, THIS 26th DAY OF November, 1991.

*Patricia Keene*  
CITY CLERK  
*Robert Hoff*  
MAYOR



## GENERAL NOTES

- APPROVAL OF THIS PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24 C.R.S.
- BASIS OF BEARING: THE WEST LINE OF SECTION 36, T1S, R69W OF THE 6TH P.M. BETWEEN THE SOUTHWEST CORNER AND THE WEST ONE-QUARTER CORNER (MONUMENTS AS DESCRIBED ON PLAT). SAID LINE BEARS N 00°00'25" W AS SHOWN ON THE PLAT OF THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 1, UNDER REC. NO. 1132795, BOULDER COUNTY RECORDS.
- ALL EASEMENTS, AS SHOWN ON THIS PLAT, SUPERSEDE AND/OR REPLACE EASEMENTS DEDICATED ON THE ORIGINAL PLAT OF THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 1, FILM 1694, RECEPTION NO. 1132795, BOULDER COUNTY, COLORADO.

## NOTARIAL CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Denver ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Robert Greene OF SAFEWAY INC., A DELAWARE CORPORATION AS OWNER. THIS 20th DAY OF January, 1992.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-31-92



*Sandra L. Lindemil*  
NOTARY PUBLIC  
1622 E. Columbia Pl.  
Denver, Co 80231

STATE OF COLORADO )  
COUNTY OF Denver ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY John F. Leiden THE MANAGING PARTNER OF MAIN COMPANY, A GENERAL PARTNERSHIP AS OWNER. THIS 3rd DAY OF March, 1992.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-16-93

*Terry C. Shuey*  
NOTARY PUBLIC  
1515 Arapahoe St. #1600  
ADDRESS Denver, Co 80202

## ATTORNEY'S CERTIFICATE

I, JAMES E. HEGARTY, AN ATTORNEY LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT SAFEWAY INC. OWNS THE EASEMENTS HEREBY DEDICATED, WHICH LIE WITHIN SAFEWAY MARKETPLACE FILING NO. 1, RECEPTION NO. 1132795, BOULDER COUNTY RECORD, IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS INDICATED HEREON AND SUBJECT TO EASEMENTS AND INTERESTS HERETOFORE GRANTED OR DEDICATED TO THE CITY OF BROOMFIELD OR TO THE PUBLIC.

*James E. Hegarty* 12/20/91 at 7:00 a.m.  
ATTORNEY'S SIGNATURE DATE

I, Ronald A. Milner AN ATTORNEY LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MAIN COMPANY, OWNS THE EASEMENTS HEREBY DEDICATED, WHICH LIE WITHIN LOT 2, MAIN COMPANY SUBDIVISION, IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS INDICATED HEREON AND SUBJECT TO EASEMENTS AND INTERESTS HERETOFORE GRANTED OR DEDICATED TO THE CITY OF BROOMFIELD OR TO THE PUBLIC.

*Ronald A. Milner* 3/12/92  
ATTORNEY'S SIGNATURE DATE

## DEED OF TRUST HOLDERS

OMNIBANK, UNIVERSITY HILLS, N.A.  
BY: Michael P. Cotter, President  
DEED OF TRUST HOLDER

### NOTARIAL CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Denver ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Michael P. Cotter THIS        DAY OF       , 1992.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:       

*Terry C. Shuey*  
NOTARY PUBLIC  
1515 Arapahoe St. #1600  
ADDRESS Denver Co 80202

OWNER:  
SAFEWAY INC.  
6900 S. YOSEMITE  
ENGLEWOOD, CO. 80112

OWNER:  
MAIN COMPANY  
1515 ARAPAHOE ST.  
SUITE 1600  
DENVER, COLORADO 80202

SURVEYOR:  
PATRICK R. GREEN  
MOUNTAIN STATES ENGINEERING ASSOC., P.C.  
165 SOUTH UNION BLVD., SUITE 318  
LAKEWOOD, COLORADO 80228

## CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:51 O'CLOCK, P.M., THIS 10th DAY OF April, 1992, AND IS DULY RECORDED IN PLAN FILE P-27 F-1 #2493 FEE \$20.00, RECEPTION NO. 1175171, FILM NO. 1726

*Charlotte Houston*        *Maureen McEntire*  
RECORDER DEPUTY

# THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 2

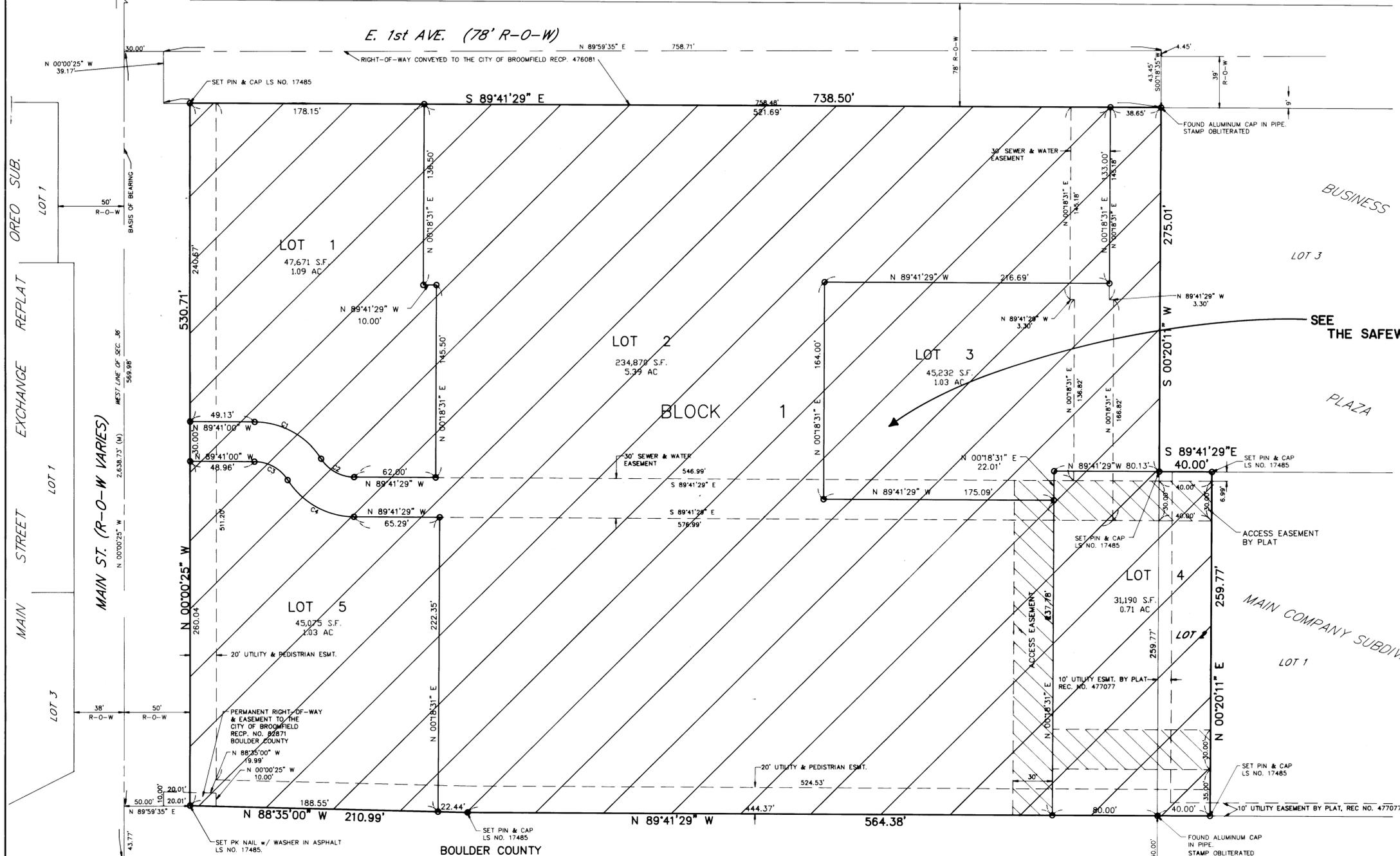
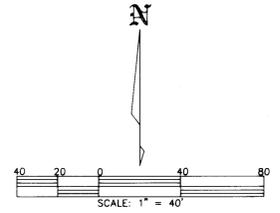
A RESUBDIVISION OF THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 1 AND LOT 2, MAIN COMPANY SUBDIVISION  
 LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th P.M.  
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

PARK

W 1/4 COR. SEC. 36  
 T1S, R69W, 6th P.M.  
 FOUND 5/8" REBAR & BROKEN  
 YELLOW CAP FLUSH W/  
 ASPHALT  
 REPLACED WITH 2" BRASS CAP IN MONUMENT BOX  
 PLS 17485

LOT 4

E. 1st AVE. (78' R-O-W)



BUSINESS

LOT 3

SEE THE SAFEWAY MARKETPLACE FILING NO. 2 REPLAT

PLAZA

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	60.00'	59.96'	32.75'	57.49'	57°15'19"
C2	30.00'	29.98'	16.38'	28.75'	57°15'48"
C3	30.00'	29.98'	16.38'	28.75'	57°15'19"
C4	60.00'	59.97'	32.76'	57.50'	57°15'48"

LEGEND	
PROPERTY LINE	—————
LAND LINE	- - - - -
LOTS	—————
EASEMENT	- - - - -
SET PIN & CAP LS NO. 17485	○

8/11/2011 04:10:02 04:51 PM REAL ESTATE RECORDS  
 F1726 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

SW COR. SEC. 36  
 T1S, R69W, 6th P.M.  
 FOUND STEEL PIN  
 1" BELOW ASPHALT  
 REPLACED WITH 3/16" ALUMINUM CAP  
 IN HIGHWAY TRAFFIC BOX  
 PLS 17485

PREPARED BY: MOUNTAIN STATES ENGINEERING ASSOC., P.C.  
 165 S. UNION BLVD., SUITE 318  
 LAKEWOOD, CO 80228