

WASHINGTON SQUARE SUBDIVISION FILING NO. 8

A RESUBDIVISION OF LOT 3, BLOCK 1, WASHINGTON SQUARE SUBDIVISION FILING NO. 6
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2

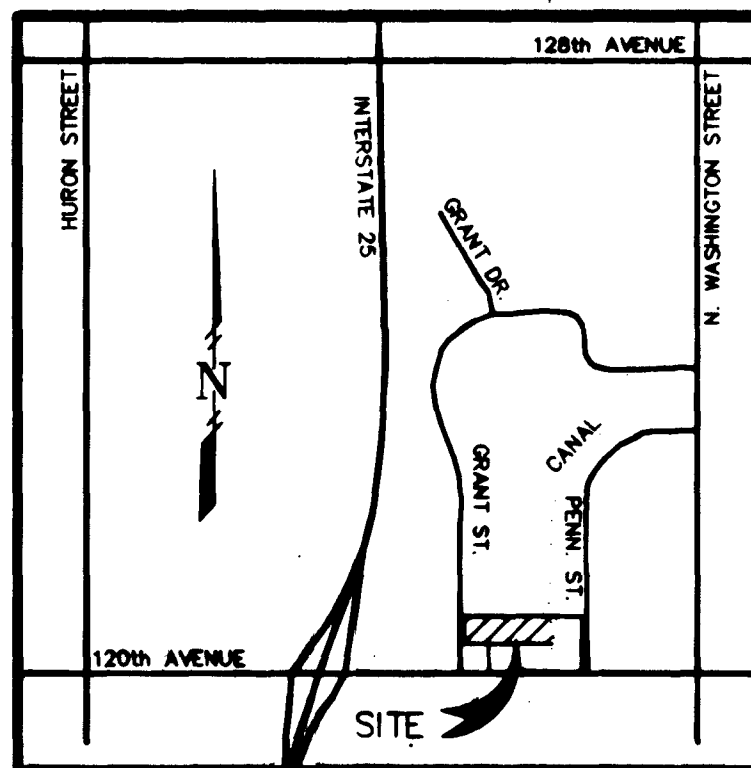
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WASHINGTON REAL ESTATE ASSOCIATES, L.P., A COLORADO LIMITED PARTNERSHIP BEING THE OWNER OF CERTAIN LANDS HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME AS SHOWN ON THIS MAP, AND AS DESCRIBED AS FOLLOWS:

ALL OF LOT 3, BLOCK 1, WASHINGTON SQUARE SUBDIVISION FILING NO. 6 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 3.07 ACRES MORE OR LESS.

THE UNDERSIGNED OWNER(S) HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME OF WASHINGTON SQUARE SUBDIVISION FILING NO. 8 AND BY THESE PRESENTS GRANT AND CONVEY TO THE CITY OF THORNTON THE FOLLOWING AS SHOWN HEREON FOR PUBLIC USE: PERPETUAL EASEMENTS FOR THE PURPOSE OF ANY AND ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, WATER LINES, NATURAL GAS, TELEPHONE AND ELECTRICAL LINES, CABLES, CONDUITS AND POLES AND CABLE TELEVISION TRANSMISSION LINES TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO, PUBLIC ACCESS EASEMENTS, AND HEREBY DEDICATE TO THE CITY OF THORNTON ALL NON-TRIBUTARY GROUND WATER.



VICINITY MAP
N.T.S.

COVENANT AND RESTRICTION RUNNING WITH THE LAND

ALL OWNERS, PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF THORNTON AND MAY BE SUBJECT TO THE REQUIREMENTS AND TERMS OF THE DEVELOPERS AGREEMENT BETWEEN THE CITY OF THORNTON AND WASHINGTON REAL ESTATE ASSOCIATES, L.P., A COLORADO LIMITED PARTNERSHIP WHICH INCLUDE BUT ARE NOT LIMITED TO THE COMPLETION AND OBTAINING CITY OF THORNTON FINAL ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS; FOR BREACH OF WHICH, IN ADDITION TO ITS OTHER REMEDIES THE CITY OF THORNTON MAY DENY PERMITS FOR BUILDING, OCCUPANCY, AND WATER OR TAP METERS.

APPROVED BY THE CITY ENGINEER OF THE CITY OF THORNTON, COLORADO

John P. [Signature] 11/13/95
CITY ENGINEER DATE

THE DEVELOPERS AGREEMENT FOR THE PUBLIC IMPROVEMENTS HAS BEEN APPROVED AND DULY EXECUTED.

NA
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

APPROVED AS TO FORM BY THE CITY ATTORNEY OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE, THIS 13th DAY OF November 1995

Margaret Small
CITY ATTORNEY

APPROVED THIS DAY OF 1995 BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, AS A FINAL SUBDIVISION PLAT.

Roy P. [Signature] 11-13-95
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS PREPARED UNDER MY SUPERVISION AND THAT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION FILING NO. 8 IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

Jerald D. Lange 10/31/95
JERALD D. LANGE, L.S. NO. 13213 DATE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

RECORDER'S CERTIFICATE

STATE OF }
COUNTY OF } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF November 1995 AT O'CLOCK M. IN BOOK AT PAGE FILE 17 MAP 461 RECEPTION NO. C0124631

CLERK AND RECORDER

BY: _____

OWNER:

WASHINGTON REAL ESTATE ASSOCIATES, L.P., A COLORADO LIMITED PARTNERSHIP

BY: *John R. [Signature]* AS: *General Partner*
STATE OF Colorado)
COUNTY OF Adams) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November 1995 BY *John R. [Signature]* AS *General Partner* OF WASHINGTON REAL ESTATE ASSOCIATES, L.P., A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES 5/10/98

Kelly McElvain
NOTARY PUBLIC
10946 Thompson Ct.
STATE OF COLORADO, CO. 80036
ADDRESS

HOLDER OF DEED OF TRUST:

BANK ONE, COLORADO,
BY: *Roger D. Larson* AS: VICE PRESIDENT
STATE OF Colorado)
COUNTY OF Denver) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY OF November 1995 BY ROGER D. LARSON AS VICE PRESIDENT OF BANK ONE, COLORADO, CO. 80040 My Commission Expires 10/16/98

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES

R. [Signature]
NOTARY PUBLIC
1125 17th Street
Denver, CO 80202
ADDRESS

ATTORNEY'S CERTIFICATE

WE, STEWART TITLE OF DENVER, A QUALIFIED TITLE INSURANCE AGENCY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LAND PLATTED HEREON, AND THAT TITLE TO SUCH LAND IS IN WASHINGTON REAL ESTATE ASSOCIATES, L.P., FREE AND CLEAR OF ALL TAXES, LIENS AND ENCUMBRANCES, EXCEPT TAXES FOR THE YEAR 1995, DEEDS OF TRUST TO BANK ONE, COLORADO, N.A. AND ENCUMBRANCES AS SET FORTH IN TITLE COMMITMENT NUMBER 90067046 TS 1ST REVISION, AS ISSUED BY STEWART TITLE OF DENVER, INC.

Michael [Signature] #14584
ATTORNEY AT LAW REGISTRATION NO.

NOTES:

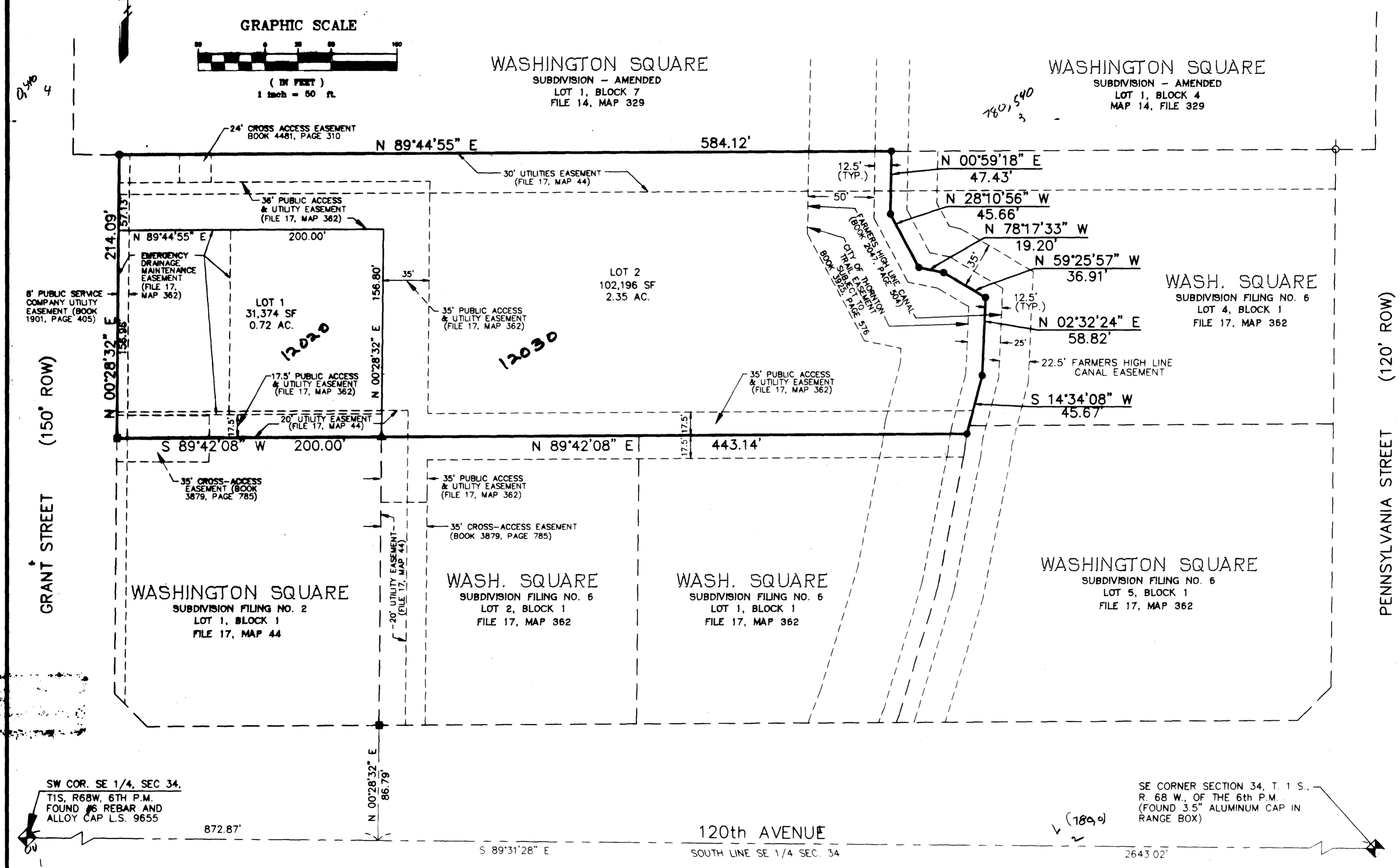
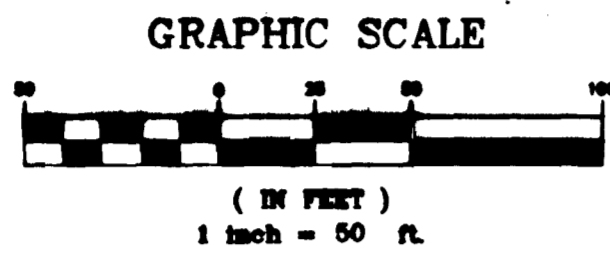
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING S 89°31'28" W AND MONUMENTED AS SHOWN HEREON.
- DENOTES NO. 5 REBAR WITH CAP L.S. NO. 9652. FOUND ON BOUNDARY CORNER
 - DENOTES NO. 5 REBAR WITH CAP L.S. NO. 13213. SET ON BOUNDARY CORNER
 - DENOTES DISK WITH L.S. NO. 13213 FOUND ON BOUNDARY CORNER
 - DENOTES NO. 5 REBAR WITH CAP L.S. NO. 27609. FOUND ON BOUNDARY CORNER
- FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF THORNTON, COLORADO, COMMUNITY PANEL NUMBER 080007 0005 C, DATED JANUARY 19, 1982.
- EXCEPT AS SHOWN HEREON, ALL GENERAL NOTES AND PLAT RESTRICTIONS AS SHOWN ON THE PLAT OF WASHINGTON SQUARE SUBDIVISION FILING NO. 6, AS RELATING TO LOT 1 AND 2 ARE SUPERSEDED HEREBY.
- THE TRAIL LOCATED WITHIN LOT 2 IS TO BE OWNED AND MAINTAINED BY THE CITY OF THORNTON.
- THE FARMERS HIGHLINE CANAL LOCATED WITHIN LOT 2 IS TO BE MAINTAINED BY THE RESPECTIVE DITCH COMPANY.



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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2



Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
303-980-0200