## BROOMFIELD PROFESSIONAL CAMPUS, FILING NO. 1

## FINAL PLAT

A REPLAT OF THE EAST HALF OF TRACT 59, WILCOX SUBDIVISION
A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 1 SOUTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2 W. 147TH SITE "=500GOLF COURSE MADISON

VICINITY MAP

SHEET INDEX

SHEET 1 COVER
SHEET 2 FINAL PLAT

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING THE EAST ONE-HALF OF LOT 59, WILCOX SUBDIVISION OF SECTION 17, T.1S., R.68W., RECORDED IN PLAT BOOK 1 AT PAGE 9 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE—QUARTER CORNER OF SAID SECTION 17, THENCE S. 89° 37′ 55″ W. ALONG THE SOUTH LINE OF THE SOUTHWEST ONE—QUARTER OF SECTION 17, A DISTANCE OF 658.23 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 59; THENCE N. 00° 42′ 56″ W. ALONG SAID EXTENSION A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 59 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 00° 42′ 56″ W. ALONG THE EAST LINE OF LOT 59, A DISTANCE OF 629.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 59; THENCE S. 89° 40′ 16″ W. ALONG THE NORTH LINE OF SAID LOT 59, A DISTANCE OF 329.25 FEET TO THE NORTHWEST CORNER OF THE EAST ONE—HALF OF LOT 59; THENCE S. 00° 43′ 37″ E. ALONG THE WEST LINE OF SAID EAST ONE—HALF A DISTANCE OF 629.66 FEET TO THE SOUTHWEST CORNER OF SAID EAST ONE—HALF; THENCE S. 89° 37′ 55″ W. A DISTANCE OF 329.12 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 207,232 SQUARE FEET OR 4.757 ACRES, MORE OR LESS.

CONTAINING 4.757 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND RESUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD PROFESSIONAL CAMPUS," AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS AND FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE

DWNER C. GREER, MANAGING PARTNER
6363 W. 120TH AVE., SUITE 100

STATE OF COLORADO )

COUNTY OF ADAMS

BROOMFIELD, CO 80020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS LETH DAY OF WAREH, 200 BY JAMES C. GREER AS MANAGING PARTNER OF BROOMFIELD PROFESSIONAL CAMPUS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:  $\frac{1}{\sqrt{16/09}}$ 

Hawlel Patt NOTARY PUBLIC 5990 KEPLEUG #100 ADDRESS ARVADA, Co. 80004

NOTES

1. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINT 24 AND GPS CONTROL POINT 29 WHICH BEARS NO1'56'52"E ACCORDING TO THE CITY AND COUNTY OF BROOMFIELD GEODETIC CONTROL NETWORK AND IS MONUMENTED AS SHOWN HEREON.

4. FLOOD PLAIN NOTE: THE PROPERTY AS HEREON PLATTED IS NOT SUBJECT TO ANY 100—YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 10 OF 875, MAP NUMBER 08001C0010 G, EFFECTIVE DATE OF AUGUST 16, 1995.

5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANE ENGINEERING SERVICES, INC. TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, RELIANCE WAS PLACED UPON FIRST AMERICAN TITLE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. 5504—45015 DATED APRIL 13, 2004.

6. ALL DIMENSIONS ON THIS PLAT ARE MODIFIED STATE PLANE VALUES. THE MODIFICATION FACTOR (TO 8 DECIMAL PLACES) NEEDED TO REDUCE THE SAID MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES IS 0.99971625.

7. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

8. THE DRAINAGE EASEMENT, AND ALL DRAINAGE FACILITIES WITHIN THE DRAINAGE EASEMENT, LOCATED WITHIN LOT 1, BLOCK 1, WILL BE MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.

9. THE ACCESS AND UTILITY EASEMENT LOCATED WITHIN LOT 1, BLOCK 1, WILL BE MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.

10. 5/8-INCH DIAMETER IRON PIN WITH CAP STAMPED "LANE ENG SRV INC 16837" SET AT POINT SHOWN THUS: ●

PREPARED BY: LANE ENGINEERING SERVICE, INC. 9500 WEST 14TH AVENUE, LAKEWOOD, CO 80215 TEL: (303) 233-4042 FAX: (303) 233-0796

ATTORNEY'S CERTIFICATE:

I, CHRISTOPHER A. CUNLISSON AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT—OF—WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND THE CITY AND COUNTY OF BROOMFIELD MAY RELAY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

RECEPTION NO. 2007004541

ATTORNEY AT LAW

#3220 8 REG. NO. 3-30-2007

THE FOREGOING CERTIFICATION IS BASED SOLELY UPON THE GUARDIAN TITLE AGENCY, LLC TITLE INSURANCE POLICY # 12 138755 DATED TUNE 29, 2005 AND IS SUBJECT TO THOSE EXCEPTIONS TO TITLE DESCRIBED IN SCHEDULE B-2 OF SUCH TITLE INSURANCE.

SURVEYOR'S CERTIFICATE:

I, STEVEN D. LISTER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **BROOMFIELD PROFESSIONAL CAMPUS** WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND WAS PREPARED IN ACCORDANCE WITH COLORADO STATE LAWS.

STEVEN D. LISTER
REGISTERED LAND SURVEYOR
COLORADO NO. 16837

HOLDER OF DEED OF TRUST

FIRST COMMUNITY BANK, A NEW MEXICO CORPORATION

BY: BRIAN L. HALL, VICE PRESIDENT

STATE OF COLORADO )
)SS
COUNTY OF ADAMS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MANUAL, 2007 A.D., BY BRIAN L. HALL AS VICE PRESIDENT OF FIRST COMMUNITY BANK, A NEW MEXICO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 11/16/09

Hunld Fall
NOTARY PUBLIC

5990 KIPLING #100

ADDRESS

ARVADA CO 80004

LAND USE REVIEW COMMISSION CERTIFICATE

J. S. Stokes SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS DAY OF 200%

CITY CLERK DEPUTY OF

REVISED: 03/27/07 PREPARED: 07/21/06 PROJECT: P131-8

## BROOMFIELD PROFESSIONAL CAMPUS, FILING NO. 1 FINAL PLAT

A REPLAT OF THE EAST HALF OF TRACT 59, WILCOX SUBDIVISION

