

# HANSEN'S CORNER FILING NO. 1 FINAL PLAT

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN  
CITY AND COUNTY BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 3

2016010824 PL 09/02/2016 10:43 AM  
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City and County of Broomfield

### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER, SOUTH 89°47'33" WEST, 430.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 09°31'15" EAST 903.28 FEET;

THENCE NORTH 89°34'40" EAST, 287.16 FEET TO THE EASTERLY LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°25'20" WEST, 890.30 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 30.00 THEREOF FOR LOWELL BOULEVARD.

ALSO EXCEPT THEREFROM THE LAND DESCRIBED IN THE DEED TO THE CITY OF BROOMFIELD RECORDED SEPTEMBER 12, 1980 IN BOOK 2489 AT PAGE 838 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO.

ALSO EXCEPT THEREFROM THE LAND DESCRIBED IN THE DEED TO THE CITY OF BROOMFIELD RECORDED DECEMBER 11, 1985 IN BOOK 3085 AT PAGE 327 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO.

CONTAINING AN AREA OF 5.964 ACRES, (259,801 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF HANSEN'S CORNER FILING NO. 1; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS, AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

### OWNER:

THE FAMILY TRUST UNDER THE HANSEN LIVING TRUST  
SURVIVING SPOUSE'S TRUST UNDER THE HANSEN LIVING TRUST  
12685 LOWELL BOULEVARD  
BROOMFIELD, CO 80020

*Beverly B. Hansen*  
BY: BEVERLY B. HANSEN AS: TRUSTEE

STATE OF COLORADO )  
COUNTY OF ADAMS )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY BEVERLY B. HANSEN, TRUSTEE OF THE FAMILY TRUST UNDER THE HANSEN LIVING TRUST, AND SURVIVING SPOUSE'S TRUST UNDER THE HANSEN LIVING TRUST

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 6-23-19 *Sherry Wood*  
NOTARY PUBLIC



### DEVELOPER:

COMPSON DEVELOPMENT  
222 SEVERN AVENUE  
BUILDING 14, SUITE 101  
ANNAPOLIS, MD 21043

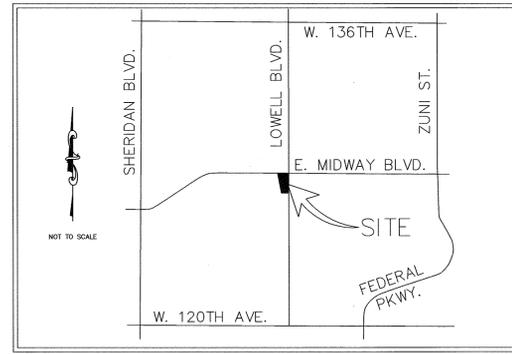
*Robert Bishop*  
BY: ROBERT BISHOP AS:

STATE OF MARYLAND )  
COUNTY OF ANNE ARUNDEL )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF MARCH, 2016 BY ROBERT BISHOP, AGENT OF COMPSON DEVELOPMENT.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11/25/19 *Debra O. Cumming*  
NOTARY PUBLIC



VICINITY MAP

### SURVEYOR'S CERTIFICATE:

I, ROBERT D. SNODGRASS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

I ATTEST THE ABOVE ON THIS 15<sup>th</sup> DAY OF March, 2016.

ROBERT D. SNODGRASS, PLS NO. 36580  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



### ATTORNEY'S CERTIFICATE:

I, CURTIS B. SANDERS, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

*Curtis B. Sanders*  
REGISTRATION NO., 23551 DATE: 3/17/2016

### CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 22<sup>nd</sup> DAY OF March, 2016.

*Judith L. Kaiser*  
CITY CLERK, Deputy



### PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 22<sup>nd</sup> DAY OF February, 2016.

*Thomas D. Ellis* CHAIRMAN  
*Debra O. Cumming* SECRETARY

### GENERAL NOTES:

- THERE ARE 3 LOTS WITHIN HANSEN'S CORNER FILING NO. 1.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BETWEEN BROOMFIELD CONTROL POINT "NGS V 411" AND BROOMFIELD CONTROL POINT "GPS No. 2" WHICH BEARS SOUTH 30°53'36" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. THE COMBINED SCALE FACTOR USED TO CONVERT STATE PLANE COORDINATES TO GROUND COORDINATES IS 0.999724657. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:  
PROJECT NORTHING = (STATE PLANE NORTHING / 0.999724657)  
PROJECT EASTING = (STATE PLANE EASTING / 0.999724657)
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. 097-C2009529-058-058 WITH AN EFFECTIVE DATE OF JANUARY 14, 2015 AT 7:00 A.M. PREPARED BY CHICAGO TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ASSESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- FLOOD ZONE: THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 0850730091G, WITH A REVISED DATE OF OCTOBER 2, 2013. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

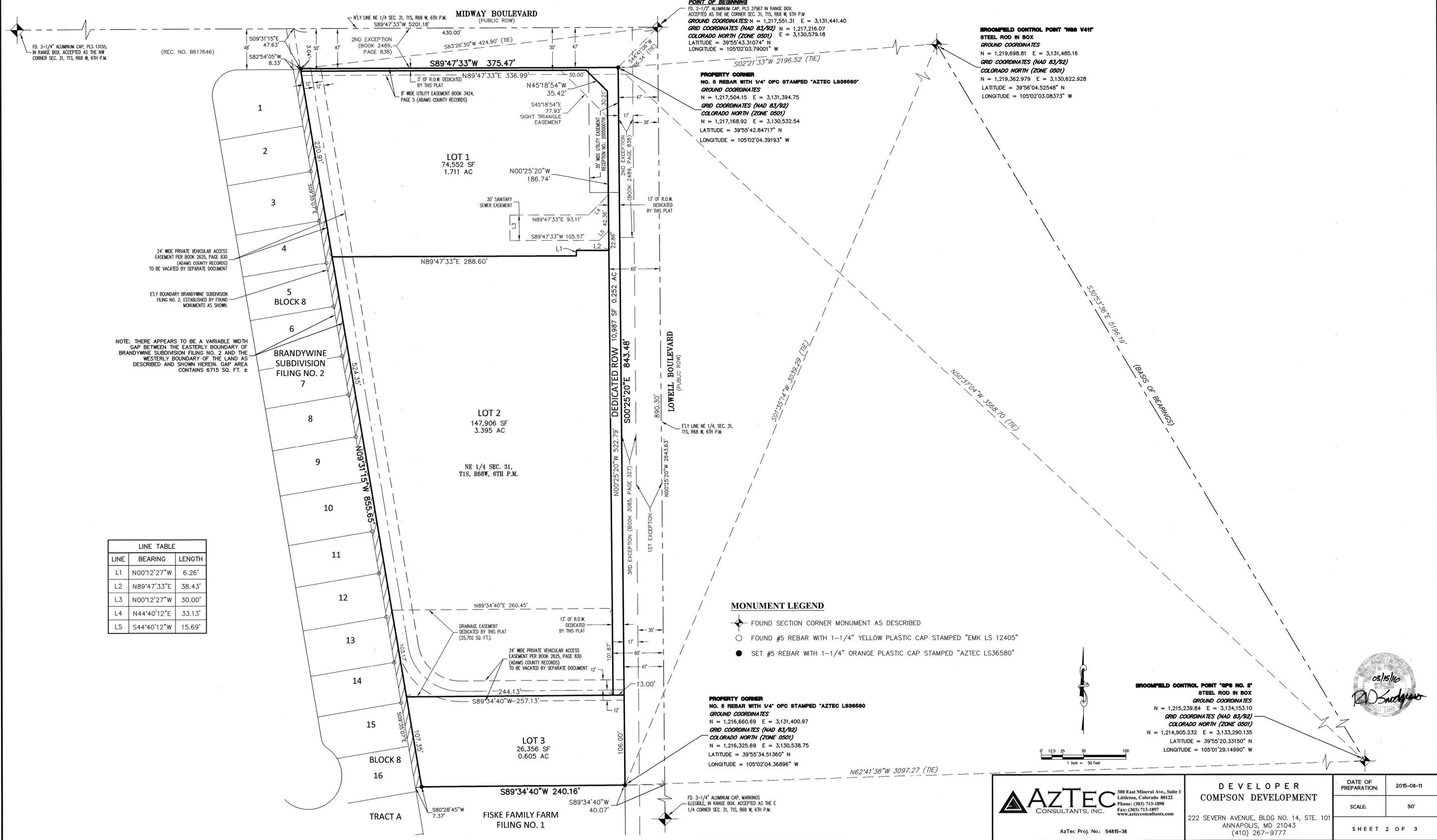
LAST REVISED 2016-11-05

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No: 5485-38	DEVELOPER COMPSON DEVELOPMENT 222 SEVERN AVENUE, BLDG NO. 14, STE. 10 ANNAPOLIS, MD 21043 (410) 267-9777		DATE OF PREPARATION: 2015-08-11
	SCALE: NA	SHEET 1 OF 3	
	Aztec Proj. No: 5485-38		

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SHEET 2 OF 3

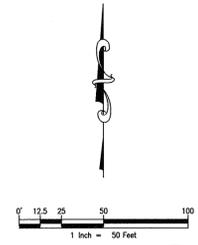
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City and County of Broomfield



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°12'27"W	6.26'
L2	N89°47'33"E	38.43'
L3	N00°12'27"W	30.00'
L4	N44°40'12"E	33.13'
L5	S44°40'12"W	15.69'

- MONUMENT LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
  - FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "EMK LS 12405"
  - SET #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS36580"



<p>AZTEC CONSULTANTS, INC. 390 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> COMPSON DEVELOPMENT</p> <p>222 SEVERN AVENUE, BLDG NO. 14, STE. 101 ANNAPOLIS, MD 21043 (410) 267-9777</p>	DATE OF PREPARATION:	2015-08-11
		SCALE:	50'
AzTec Proj. No.: 54815-38		SHEET 2 OF 3	

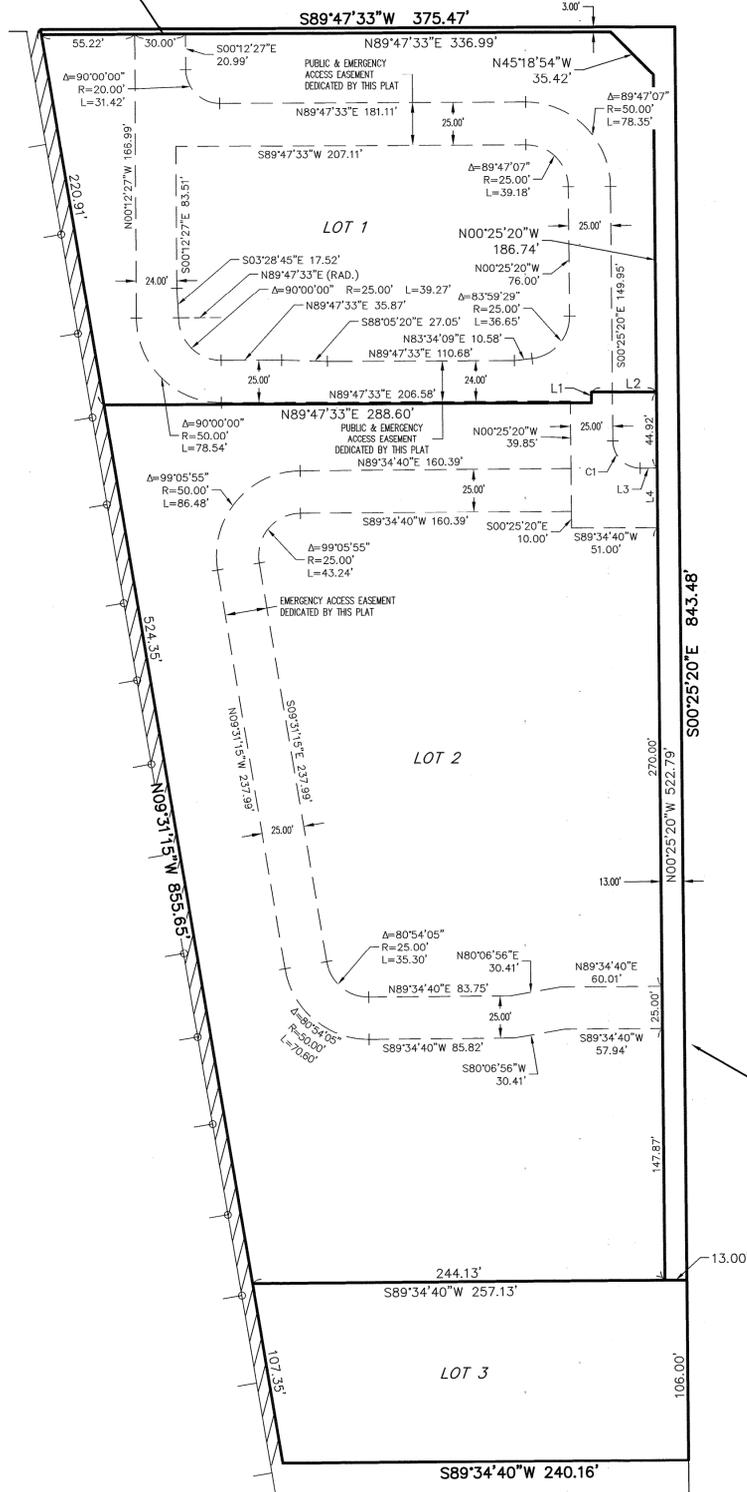
# HANSEN'S CORNER FILING NO. 1

## FINAL PLAT

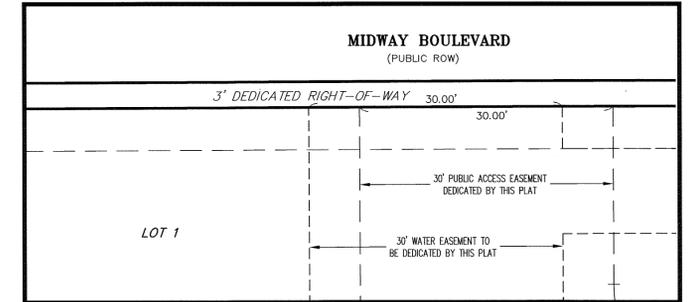
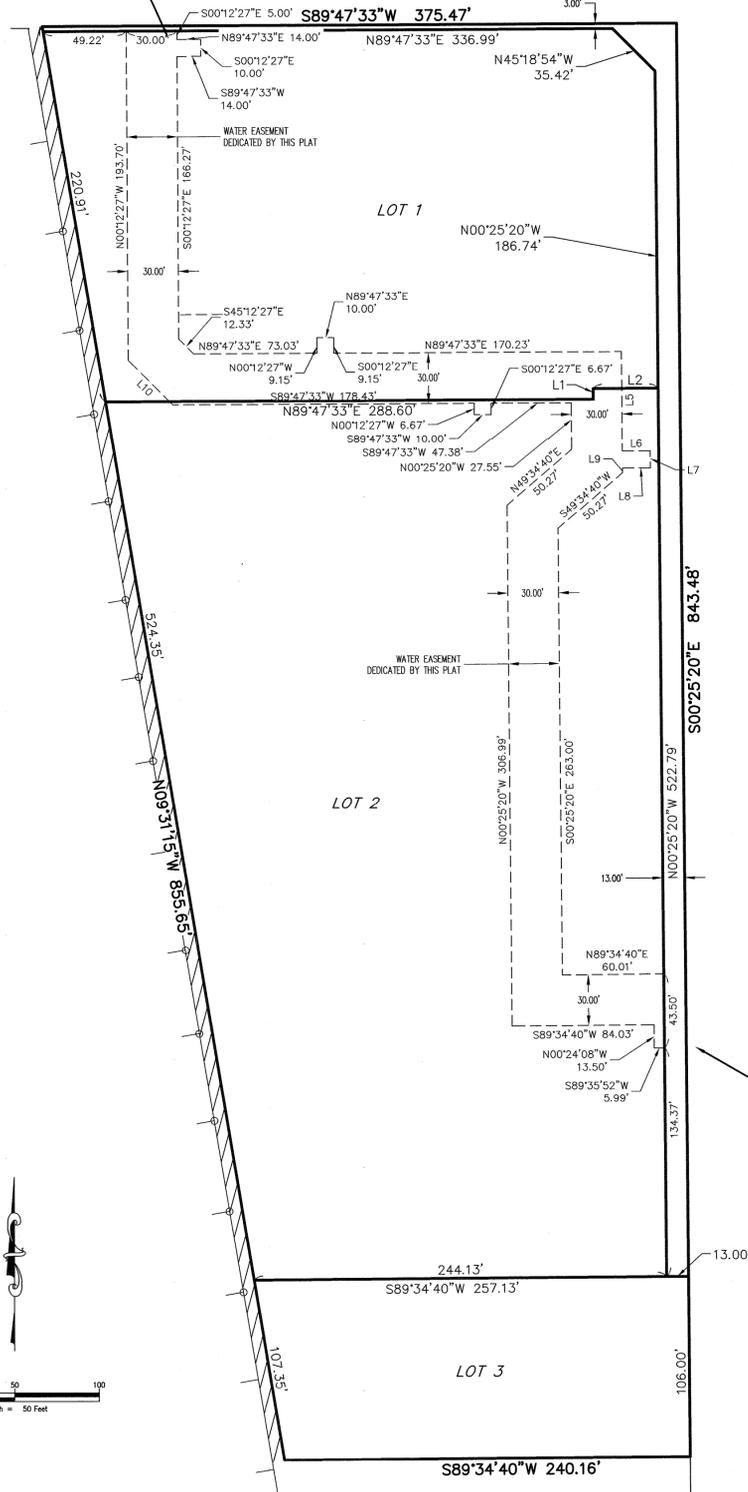
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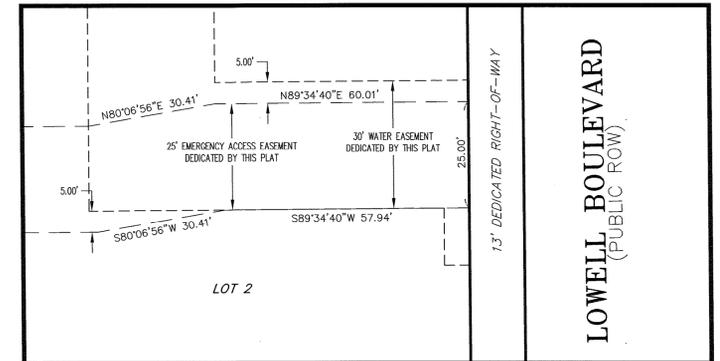
SEE DETAIL "A" THIS SHEET  
DETAIL - PUBLIC & EMERGENCY ACCESS EASEMENT



SEE DETAIL "A" THIS SHEET  
DETAIL - WATER EASEMENT



DETAIL - "A" SCALE: 1"=10'



DETAIL - "B" SCALE: 1"=20'

LINE	BEARING	LENGTH
L1	N00°12'27"W	6.26'
L2	N89°47'33"E	38.43'
L3	N89°34'40"E	10.00'
L4	S00°25'20"E	35.00'
L5	S00°25'20"E	58.74'
L6	N89°34'40"E	16.50'
L7	S00°25'20"E	10.00'
L8	S89°34'40"W	16.50'
L9	S00°25'20"E	2.68'
L10	N45°12'27"W	37.18'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	16.00'	25.13'

**AZTEC**  
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DATE OF PREPARATION:	2015-08-11
SCALE:	50'
SHEET 3 OF 3	

*08/15/16*  
*R. J. [Signature]*