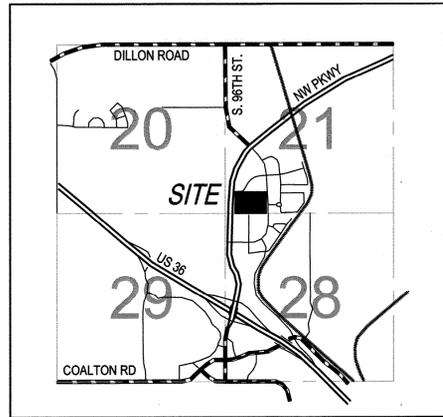


THE OVERLOOK DISTRICT FILING NO. 1 REPLAT C MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 1-5, BLOCK 1 OF THE OVERLOOK DISTRICT FILING NO. 1 REPLAT B
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 2
 15.47 ACRES



VICINITY MAP

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 5 OF BLOCK 1 OF "THE OVERLOOK DISTRICT FILING NO. 1 REPLAT B" (PLAT RECORDED 10/30/2007 AT RECEPTION NO. 2007013945), CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

NET ACREAGE OF REPLAT: 15.47 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE OVERLOOK DISTRICT FILING NO. 1 REPLAT C", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 2ND DAY OF August, A.D. 2016

BROOMFIELD CORPORATE CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: BRUCE H. ETKIN
 AS: MANAGER

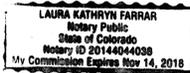
ACKNOWLEDGMENT:

STATE OF COLORADO }
) SS
 CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRUCE H. ETKIN AS MANAGER OF BROOMFIELD CORPORATE CENTER LLC, THIS 2ND DAY OF August, 2016

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 11/14/2018

[Signature]
 NOTARY PUBLIC



MORTGAGEE/LIENHOLDER'S APPROVAL AND SUBORDINATION:

THE UNDERSIGNED MORTGAGEE/LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND TO THE EXECUTION AND RECORDING OF THIS PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

FIRST BANK, N.A.

BY: *[Signature]* 8/1/16
 AS:

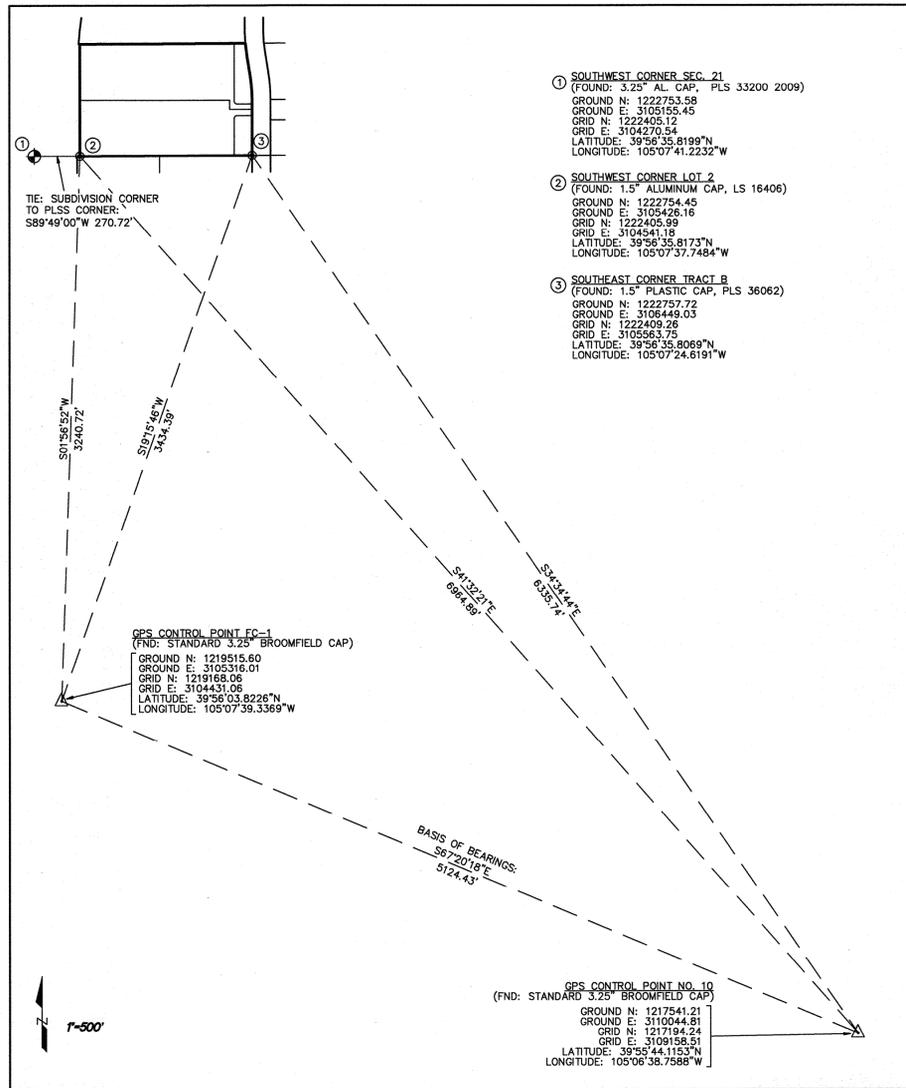
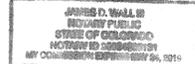
ACKNOWLEDGMENT:

CITY AND COUNTY OF DENVER }
) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *[Signature]* AS *[Signature]* OF FIRST BANK, N.A., THIS 1ST DAY OF August, 2016

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES

[Signature]
 NOTARY PUBLIC



GEODETIC TIES

GEODETIC NOTES:

- THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/92). THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "FC-1" AND "GPS NO. 10" SHOWN HEREON, BEING S67°20'18" E, 5,124.43 FEET. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.99971502.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C, CLASS 2-1, 1:50,000 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.
- ALL DISTANCES SHOWN ARE GROUND MEASUREMENTS.
- "GRID" = STATE PLAN GRID COORDINATES
 "GROUND" = GROUND COORDINATES

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.
- PROPERTY LIES IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 0850730078F WITH A REVISION DATE OF 08/18/2004.
- ALL SUBDIVISION CORNERS ARE FOUND AS DESCRIBED HEREON.
- PER "THE OVERLOOK DISTRICT FILING NO. 1 REPLAT B" PLAT, THERE EXISTS A CROSS ACCESS EASEMENT ACROSS ALL LOTS TO ALLOW FOR THE USE OF DRIVES AND PARKING BETWEEN THE LOTS.
- THE SOUTHWEST CORNER OF SECTION 21 ON "THE OVERLOOK FILING NO. 1 REPLAT B" IS LISTED AS A 3" ALUMINUM CAP, LS 15315 1998. THIS MONUMENT HAS SINCE BEEN DESTROYED AND REMONUMENTED BY A 3.25" ALUMINUM CAP MARKED PLS 33200, 2009 AS SHOWN ON MONUMENT RECORD ACCEPTED 01/28/2010 BY STATE BOARD.
- TRACT A SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1 OR AN OWNERS ASSOCIATION FORMED BY THE OWNERS OF LOT 1 AND LOT 2. TRACT B SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2 OR AN OWNERS ASSOCIATION FORMED BY THE OWNERS OF LOT 1 AND LOT 2.

ATTORNEY'S CERTIFICATE:

I, *[Signature]* AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY 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 RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

DATE: 8/2/2016 REGISTRATION NO. 33193

ACKNOWLEDGMENT:

STATE OF COLORADO }
) SS
 CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *[Signature]* THIS 2ND DAY OF August, 2016

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES November 14, 2018

[Signature]
 NOTARY PUBLIC



APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, STATE OF COLORADO ON THIS 2ND DAY OF August, A.D. 2016

[Signature]
 DIRECTOR OF COMMUNITY DEVELOPMENT
[Signature]
 CITY MANAGER

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, 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.

DATE: 05/23/16



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
 BO BAIZE, COLORADO PLS NO. 37990

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original Submit	05/23/16	Bb
2	Update per comments	05/23/16	Bb
3	Add Comments	05/23/16	Bb

HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105



THE OVERLOOK DISTRICT
 FILING NO. 1 REPLAT C
 MINOR SUBDIVISION PLAT
 BROOMFIELD, COLORADO

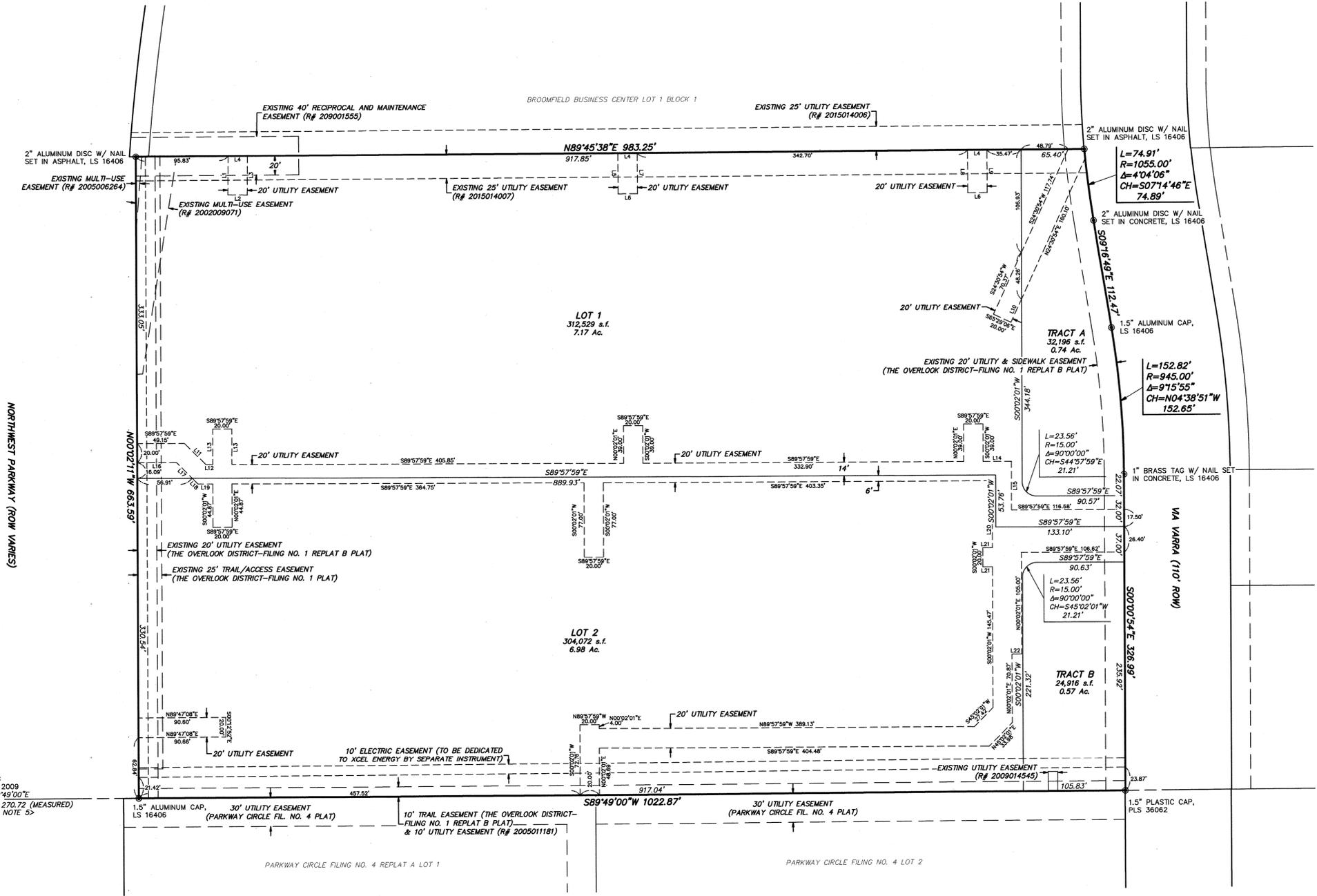
DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	
JOB NUMBER:	2242-16
DATE:	05/23/16
SCALE:	N/A
SHEET NO.:	1 OF 2

THE OVERLOOK DISTRICT FILING NO. 1 REPLAT C MINOR SUBDIVISION PLAT

SHEET 2 OF 2

SCALE VERIFIED
 1" = 60'
 IF NOT ONE INCH ON 7
 ADJUST SCALES ACC

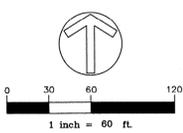
LINE	BEARING	LENGTH
L1	S00°26'27"W	40.19'
L2	S89°33'33"E	20.00'
L3	N00°28'27"E	40.43'
L4	N89°45'38"E	20.00'
L5	S00°11'57"E	42.23'
L6	N89°48'03"E	20.00'
L7	N00°11'57"W	42.24'
L8	S00°11'57"E	44.47'
L9	N00°11'57"W	44.48'
L10	N24°30'54"E	26.45'
L11	S44°57'59"E	31.24'
L12	S89°57'59"E	7.14'
L13	N00°02'01"E	36.87'
L14	S89°57'59"E	29.35'
L15	S00°02'01"W	50.25'
L16	S89°57'59"E	40.84'
L17	S44°57'59"E	22.76'
L18	S44°57'59"E	8.49'
L19	S89°57'59"E	15.42'
L20	S00°02'01"W	69.19'
L21	N89°57'59"W	10.01'
L22	S89°57'59"E	10.00'



NORTHWEST PARKWAY (ROW VARIES)

VA VARRA (110' ROW)

SOUTHWEST QUARTER, SECTION 21:
 3.25" ALUMINUM CAP, PLS 33200 2009
 N89°49'00"E
 270.08' (PLAT) 270.72 (MEASURED)
 <SEE NOTE 5>



HURST & ASSOCIATES, INC.
 CIVIL ENGINEERING

HURST

CIVIL ENGINEERING

THE OVERLOOK DISTRICT
 FILING NO. 1 REPLAT C
 MINOR SUBDIVISION PLAT

DRAWN BY: BO
 DESIGNED BY:
 APPROVED BY:
 JOB NUMBER: 2242-16
 DATE: 05/23/16
 SCALE: 1"=60'
 SHEET NO: 2 OF 2

201601194 PL 09/08/2016 10:42 AM
 Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$
 City and County of Brownfield
 Minnesota State Register