

# BROOMFIELD RETAIL CENTER FILING 4

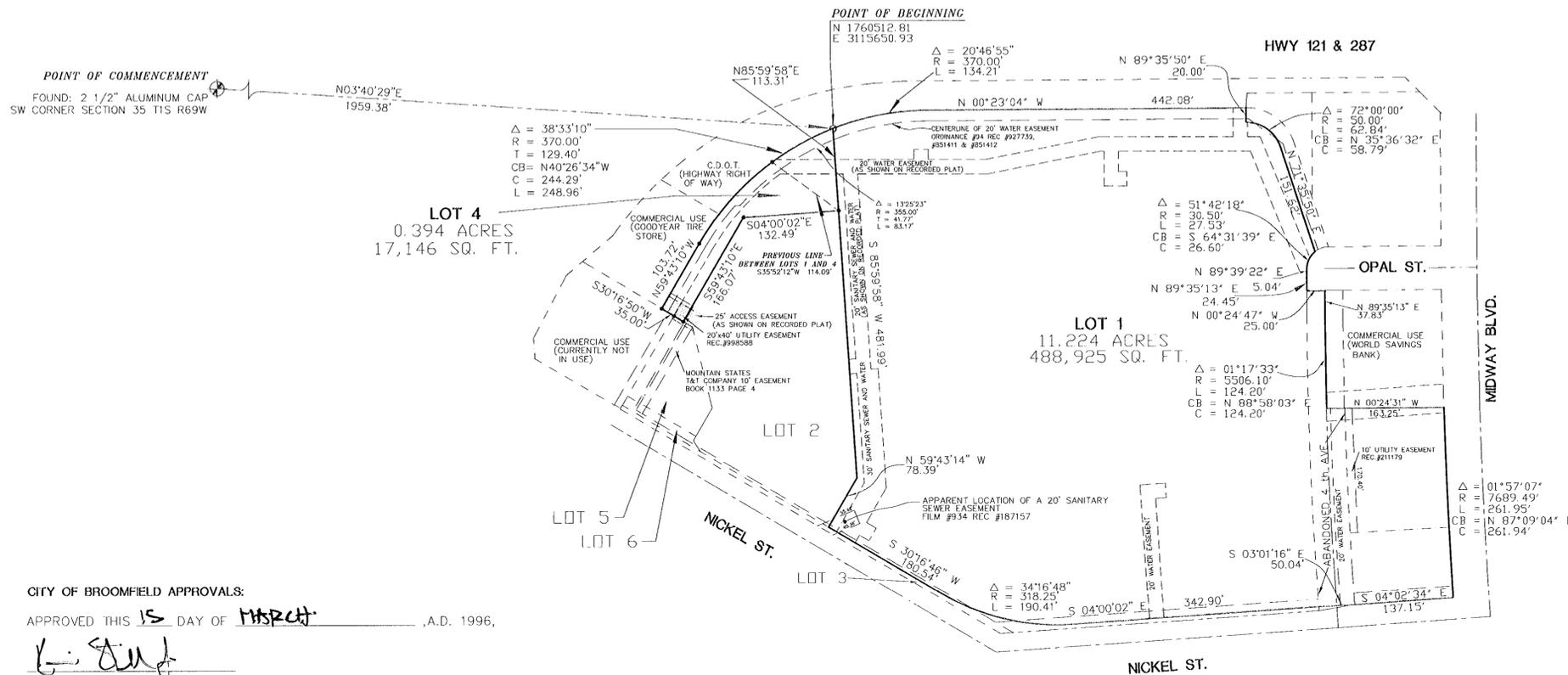
## MINOR SUBDIVISION

### A RESUBDIVISION OF LOTS 1 AND 4

#### LOCATED IN THE SW 1/4 OF SECTION 35

#### TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.

#### CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO



- GENERAL NOTES:**
- 1) NOTICE: According to Colorado law, you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
  - 2) The bearings shown hereon are based on the Colorado Coordinate System of 1983 Central Zone per data provided by the Colorado Department of Transportation for control monuments "Broomfield" & "Harrison". Said monuments are 3 1/4" aluminum caps in aluminum range boxes. The bearing from "Broomfield" to "Harrison" is South 02° 29' 54" West. Based on a datum elevation of 5400' and a combined project scale factor of 0.99977967 the Modified Colorado Coordinate System of 1983 Central Zone values for these control points are:  
Broomfield: N 1757859.374 E 3114339.297  
Harrison : N 1753677.631 E 3114156.833
  - 3) No title search was performed by Greenhorne & O'Mara, Inc. in preparing this plat.
  - 4) The boundary survey field work for this project was completed in August, 1995.
  - 5) This plat was prepared in February, 1996.
  - 6) The total acreage of Lot 4 under this resubdivision plat is 0.394 acres.
  - 7) This plat represents a minor resubdivision of that subdivision defined by an existing plat entitled "Broomfield Retail Center Minor Subdivision - A Resubdivision of Broomfield Retail Center" recorded in the Clerk and Recorders Office of Boulder County, Colorado in Plan File P-32 F-1 #40, in December, 1994.

**LEGAL DESCRIPTION (LOT 4)**

A parcel of land located in a part of the SW 1/4 of Section 35, Township 1 South, Range 69 West of the Sixth Principal Meridian, County of Boulder, State of Colorado, being Lot 4, Broomfield Retail Center Filing 4, and being more particularly described as follows:

COMMENCING at the SW corner of Section 35, T1S, R69W, a 2 1/2" aluminum cap (markings illegible);

Thence, North 03° 40' 29" East a distance of 1959.38 feet to a #4 rebar with a plastic cap stamped "PLS #28656" on the westerly line of Lot 1, Broomfield Retail Center minor subdivision, a resubdivision of Broomfield Retail Center, according to the plat of which was recorded in plan file P-32, F-1 No. 40, City of Broomfield, County of Boulder, State of Colorado; said point being the POINT OF BEGINNING;

**CITY OF BROOMFIELD APPROVALS:**

APPROVED THIS 15 DAY OF MARCH, A.D. 1996,  
*[Signature]*  
PLANNING DIRECTOR

APPROVED THIS 15 DAY OF MARCH, A.D. 1996,  
*[Signature]*  
CITY ENGINEER

APPROVED THIS 15 DAY OF MARCH, A.D. 1996,  
*[Signature]*  
CITY MANAGER

**OWNER'S CERTIFICATE**

Know all men by these presents, that Dayton Hudson Corporation, being sole owner of LOT 1 shown hereon (by deed dated November 3, 1993 from The Broomfield Urban Renewal Authority to Dayton Hudson Corporation) has caused said land to be combined, surveyed and platted under the name Broomfield Retail Center.

In witness thereof, Dayton Hudson Corporation has hereunto set our signature and seal this 18 day of March, 1996.

By: *[Signature]* (seal)  
Edward G. Broomfield, Duty authorized signatory  
Dayton Hudson Corporation

**OWNER'S CERTIFICATE**

Know all men by these presents, that Norman M. Munk and Maxine E. Munk, being sole owners of LOT 4 shown hereon (by deed dated December 14, 1994 from The Broomfield Urban Renewal Authority to Norman M. Munk and Maxine E. Munk) has caused said land to be combined, surveyed and platted under the name Broomfield Retail Center.

In witness thereof, Norman M. Munk and Maxine E. Munk have hereunto set our signatures and seals this 20 day of FEBRUARY, 1996.

By: *[Signature]* (seal)  
Norman M. Munk

By: *[Signature]* (seal)  
Maxine E. Munk

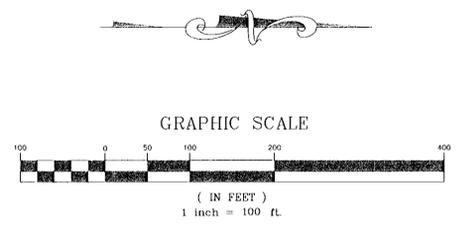
- Thence along the boundary lines of said Lot 4 the following six courses:
- 1) North 85° 59' 58" East a distance of 113.31 feet to a #4 rebar with a plastic cap stamped PLS #28656 (FOUND);
  - 2) Thence, South 04° 00' 02" East a distance of 132.49 feet to a #4 rebar with a plastic cap stamped PLS #28656 (FOUND);
  - 3) Thence, South 59° 43' 10" East a distance of 166.07 feet to a #4 rebar with a plastic cap stamped PLS #28656 (FOUND);
  - 4) Thence, South 30° 16' 50" West a distance of 35.00 feet to a #4 rebar with a plastic cap stamped PLS #28656 (FOUND);
  - 5) Thence, North 59° 43' 10" West a distance of 103.72 feet to a #4 rebar with a plastic cap stamped PLS #28656 (FOUND);
  - 6) Thence 248.96 feet along the arc of a curve to the right, having a radius of 370.00 feet and a central angle 38° 33' 10" and a chord bearing and distance of North 40° 26' 34" West, 244.29 feet to the POINT OF BEGINNING;
- Said boundary lines of Lot 4 of the Broomfield Retail Center contain 17,146 square feet or 0.394 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

I, Mark A. Miller, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and the survey upon which it is based were prepared under my responsible charge, and that, to the best of my knowledge and belief, this plat correctly and accurately represents the results of said survey.

On behalf of and for  
Greenhorne & O'Mara, inc.

*[Signature]*  
Mark A. Miller  
Professional Land Surveyor  
Colorado Reg. No. 28656



LEGEND	
○	SET #4 REBAR AND CAP PLS #28656
●	FOUND #4 REBAR AND CAP PLS #28656
---	PREVIOUSLY EXISTING DIVISION LINES
---	PROPERTY LINE
---	EASEMENT LIMIT
---	STREET CENTERLINE

**CLERK & RECORDER'S CERTIFICATE**

STATE OF COLORADO) SS  
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:12 O'CLOCK P.M. THIS 20<sup>TH</sup> DAY OF March, A.D., 1996, AND IS DULY RECORDED IN PLAN FILE P-36 F-3 #7 FILM 2113, RECEPTION NUMBER 1592725 FEES \$11.00 PAID.

*[Signature]*  
Charlotte Houston  
CLERK AND RECORDER

*[Signature]*  
Lynne Sanders  
(BY DEPUTY)

No.	DATE	REVISIONS	APPR.	PROJECT No. 4250-GAS-613	DRAWN BY: FJG	OWNERS: LOT 1 DAYTON HUDSON CORPORATION 33 SOUTH SIXTH STREET MINNEAPOLIS, MINNESOTA 55402	GREENHORNE & O'MARA, INC. Engineers / Architects / Planners / Scientists / Surveyors 3131 South Vaughn Way Suite 428 Aurora, Colorado 80014 (303)-755-9000	BROOMFIELD RETAIL CENTER FILING 4 A PART OF SECTION 35, T1S, R69W 6th P.M. BROOMFIELD, COLORADO	DATE 02/05/96
					CHECKED BY: MAM	LOT 4 NORMAN M. MUNK MAXINE E. MUNK			SHEET 1 OF 1