

BROOMFIELD TOWN CENTRE FINAL PLAT

A PART OF THE SOUTH ONE-HALF OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT BRUNNER FARMS, LTD., IS THE OWNER AND PROPRIETOR OF THE REAL PROPERTY SITUATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36, WHICH BEARS NORTH 00°29'16" WEST, A DISTANCE OF 1,318.18 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 36; THENCE NORTH 00°29'16" WEST, ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER, OF SAID SECTION 36, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 00°29'16" WEST, ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1278.18 FEET, TO THE SIXTEENTH CORNER OF SAID SECTION 36; THENCE NORTH 89°53'28" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2454.71 FEET, TO THE PROPERTY RECORDED IN BOOK 824 AT PAGE 21, IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER; THENCE ALONG THE FOLLOWING TWO (2) COURSES, ALONG THE PROPERTY RECORDED IN LAST SAID BOOK AND PAGE;

- 1.) SOUTH 00°24'07" EAST, A DISTANCE OF 105.63 FEET;
- 2.) NORTH 90°00'00" EAST, A DISTANCE OF 115.00 FEET, TO THE WESTERLY RIGHT-OF-WAY OF SHERIDAN BOULEVARD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SHERIDAN BOULEVARD THE FOLLOWING THREE (3) COURSES;

- 1.) SOUTH 00°20'41" EAST, A DISTANCE OF 30.90 FEET, TO A POINT OF CURVATURE;

- 2.) ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°02'52", A RADIUS OF 5721.05 FEET, AN ARC LENGTH OF 504.03 FEET, A CHORD BEARING OF SOUTH 02°52'08" EAST, AND A CHORD DISTANCE OF 503.86 FEET;

- 3.) ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°33'32", A RADIUS OF 5621.05 FEET, AN ARC LENGTH OF 349.15 FEET, A CHORD BEARING OF SOUTH 03°36'48" EAST, AND A CHORD DISTANCE OF 349.09 FEET, TO A POINT ON THE NORTH LINE OF THE PROPERTY RECORDED IN BOOK 1267, AT PAGE 182, IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER;

THENCE SOUTH 89°54'39" WEST, ALONG THE NORTH LINE OF THE PROPERTY RECORDED IN SAID BOOK 1267 AT PAGE 182, A DISTANCE OF 136.17 FEET; THENCE SOUTH 00°20'41" EAST, ALONG THE WESTERLY LINE OF THE PROPERTY RECORDED IN LAST SAID BOOK AND PAGE, A DISTANCE OF 8.50 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY RECORDED IN BOOK 983 AT PAGE 529 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER; THENCE SOUTH 89°54'39" WEST, ALONG THE NORTHERLY LINE OF THE PROPERTY RECORDED IN LAST SAID BOOK AND PAGE, A DISTANCE OF 153.66 FEET; THENCE SOUTH 00°05'21" EAST, ALONG THE WESTERLY LINE OF THE PROPERTY RECORDED IN LAST SAID BOOK AND PAGE, A DISTANCE OF 282.10 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 120th AVENUE; THENCE SOUTH 89°54'39" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF WEST 120th AVENUE, 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1,154.05 FEET; THENCE NORTH 00°05'36" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°54'39" WEST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 00°05'36" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°54'39" WEST, A DISTANCE OF 563.59 FEET, TO THE POINT OF BEGINNING, CONTAINING 73.422 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BRUNNER FARMS, LTD., BEING THE SOLE OWNER OF CERTAIN LANDS IN THE CITY OF BROOMFIELD, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BROOMFIELD TOWN CENTRE THE UNDERSIGNED HEREBY DEDICATES TO THE CITY OF BROOMFIELD ALL STREETS AS PLATTED, TRACTS A, B, C, E, AND F AND ALL SEWER, STORM DRAIN AND UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, AND PEDESTRIAN EASEMENTS ALLOWING PUBLIC ACCESS. TRACT G IS OWNED AND MAINTAINED BY THE BROOMFIELD TOWN CENTRE, LLC. TRACT D WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 15B. TRACT J WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 13. TRACT I WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 12.

EXECUTED THIS 11th DAY OF December, 1997

Chad A. Brunner
BRUNNER FARMS, LTD., CURRENT OWNER

STATE OF COLORADO }
COUNTY OF Boulder }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1997 BY BRUNNER FARMS, LTD., OWNER OF THE ABOVE DESCRIBED PARCEL OF LAND.

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL



ADDRESS: 1020 Cedar St

Broomfield, CO 80020

EXECUTED THIS 12th DAY OF December, 1997

J. C. Canino - Pres. NV Commercial, Inc.
BROOMFIELD TOWN CENTRE, LLC
CONTRACT PURCHASER

COMMONWEALTH OF VIRGINIA }
STATE OF COLORADO }
COUNTY OF FAIRFAX }SS

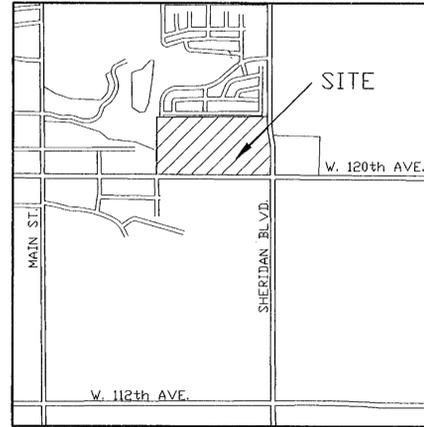
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF DECEMBER, 1997 BY BROOMFIELD TOWN CENTRE, LLC, CONTRACT PURCHASER OF THE ABOVE DESCRIBED PARCEL OF LAND.

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL

Nancy P. Kishner
NOTARY PUBLIC ADDRESS: 12300 CALERAINE CT.
RESTON, VA 20191

MY COMMISSION EXPIRES: 10-31-00



VICINITY MAP
N.T.S.

MONUMENT NOTES:

1. MONUMENT STAMPED "L.S. 9329" WILL BE SET ON ALL BACK LOT CORNERS IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.
2. NAIL AND BRASS DISK STAMPED RMC "L.S. 9329" EXTENDED IN CURB OR WALK WILL BE SET AT A 1.00 FOOT OFFSET ON LOT LINES EXTENDED ON LOTS THAT ABUT A STREET, IN ACCORDANCE WITH STATE OF COLORADO STATUTE 38-51-101, UNLESS OTHERWISE NOTED.
3. FOUND SECTION CORNER AS SHOWN.
4. FOUND QUARTER CORNER AS SHOWN.
5. BOUNDARY CORNERS FOR BROOMFIELD TOWN CENTRE. SET 5/8" REBAR ON YELLOW PLASTIC CAP, STAMPED RMC, LS NO. 9329.

NOTES:

1. LOT LINES ARE RADIAL TO CURVED STREET UNLESS NOTED N/R, FOR NON RADIAL.
2. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
3. THERE ARE 19 LOTS IN THE BROOMFIELD TOWN CENTRE.
4. THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTION OR GROWING ANY OBSTRUCTIONS OVER 2 1/2 FEET IN HEIGHT WITHIN SAID TRIANGLE AS MEASURED FROM THE HIGHEST CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC SIGHT TRIANGLE.
5. THE BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX, LS 13225 AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX, LS #13225 AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS N89°54'39"E, A DISTANCE OF 2646.53 FEET.
6. ROCKY MOUNTAIN CONSULTANTS, RELIED UPON TITLE COMMITMENT NO. 1022154, PREPARED BY CHICAGO TITLE OF COLORADO, INC., DATED AUGUST 1, 1997, AT 7:30A.M.
7. CITY OF BROOMFIELD G.P.S. DATUM, JUNE 1995
HORIZONTAL DATUM NAD 83/92
VERTICAL DATUM NAVD 1988
ZONE COLORADO NORTH
US SURVEY FEET
DATA ADJUSTMENT FACTOR 1.000285533 GRID TO GROUND
8. PROJECT BENCHMARK: TOP OF 3" ALUM. CAP IN RANGE BOX BEING THE S 1/4 CORNER OF SEC. 36, T1S, R69W, 6TH P.M. ELEV.= 5312.68, NAVD 1988
9. CROSS ACCESS WILL BE PROVIDED BETWEEN LOTS 2 AND 3, 4A AND 4B, 5 AND 6, 6 AND 7, 9 AND 10, 16 AND 11, 14 AND 17. THE FIRST OF EACH PAIR OF LOTS DEVELOPED SHALL PROVIDE FOR THE FUTURE CONNECTION.

10. "THIS ACCESS EASEMENT WILL CONTINUE THROUGH LOT 8 TO 1ST AVENUE AT A LOCATION TO BE DETERMINED AT THE EARLIEST OF SITE DEVELOPMENT PLAN REVIEW FOR LOT 8, OR THE ELIMINATION OF DIRECT ACCESS FROM THE PROPERTY RECORDED IN BOOK 983, PAGE 529 TO 120TH AVENUE."

11. "THIS ACCESS EASEMENT WILL CONTINUE THROUGH LOT 10 TO 1ST AVENUE AT A LOCATION TO BE DETERMINED AT THE EARLIEST OF SITE DEVELOPMENT PLAN REVIEW FOR LOT 10, OR THE ELIMINATION OF DIRECT ACCESS FROM THE PROPERTY RECORDED AT BOOK 1267, PAGE 182 TO SHERIDAN BOULEVARD AND 120TH AVENUE."

12. "EMERGENCY VEHICLES SHALL HAVE ACCESS THROUGH AND ACROSS ALL ISLES, ACCESS WAYS AND DRIVES ON LOTS 12 AND 13 FROM THE MAIN VEHICLE ENTRIES TO THE EMERGENCY ACCESS GATE."

13. THIS ACCESS EASEMENT IS CONDITIONED ON THE FOLLOWING:
A. ANY COST RELATED TO UTILIZING THE ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY RECORDED IN BOOK 983, PAGE 529.
B. THE DESIGN OF THE ACCESS IMPROVEMENTS MUST BE APPROVED BY THE OWNER OF LOT 15B.

ATTORNEY'S CERTIFICATE

I, DAVID W. HARRIS, AN ATTORNEY AT LAW ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT IS THE OWNER THEREOF IN FEE SIMPLE AND THAT THE PROPERTY TO BE DEDICATED IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

David W. Harris
DAVID W. HARRIS, ATTORNEY

SURVEYOR'S DECLARATION

I, DuWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF THE BROOMFIELD TOWN CENTRE, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, CHECKING AND SUPERVISION, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE STATUTE 24-10-101.

DuWayne M. Phillips
DuWAYNE M. PHILLIPS, REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO STATE PLSD # 9329
FOR AND ON BEHALF OF ROCKY MOUNTAIN CONSULTANTS, INC.

LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 20th DAY OF December, 1997.

William M. Brown CHAIRMAN
Kristen Shindler SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND DEDICATIONS ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 13th DAY OF January, 1998.

William M. Brown MAYOR
Nicki May CITY CLERK



CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER }SS

OFFICER
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT 3:34 O'CLOCK P.M., THIS 26th DAY OF JANUARY 1998.
FILED IN FILE _____, MAP _____, AND RECEPTION NO. 1766317
FILM 11A RECORDER CHARLOTTE HOUSTON
FEE 21.00 PAID P-42 F-3 # 10 & 11
DEPUTY Carol Jacobson

IN ACCORDANCE WITH CRS 13-80-105.3

"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".

TRACT	ACRES	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	1.36	CITY OF BROOMFIELD	CITY OF BROOMFIELD	DRAINAGE
TRACT B	0.50	CITY OF BROOMFIELD	CITY OF BROOMFIELD	DRAINAGE
TRACT C	0.82	CITY OF BROOMFIELD	CITY OF BROOMFIELD	DRAINAGE
TRACT D	1.81	OWNER OF LOT 15B	OWNER OF LOT 15B	DRAINAGE
			PURSUANT TO RECIPROCAL EASEMENT AGREEMENT	
TRACT E	4.71	CITY OF BROOMFIELD	CITY OF BROOMFIELD	PARKS
TRACT F	3.83	CITY OF BROOMFIELD	CITY OF BROOMFIELD	PARKS
TRACT G	0.15	BROOMFIELD TOWN CENTRE, LLC	BROOMFIELD TOWN CENTRE, LLC	ACCESS
TRACT I	0.54	OWNER OF LOT 12	OWNER OF LOT 12	DRAINAGE
TRACT J	0.21	OWNER OF LOT 13	OWNER OF LOT 13	DRAINAGE
PRIVATE ROAD EASEMENT	N/A	OWNER OF LOT 15B	OWNER OF LOT 15B	ACCESS
			PURSUANT TO RECIPROCAL EASEMENT AGREEMENT	

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
3301 E. Prentiss Ave. Suite 101
Englewood, CO 80111
Rev. Date: 11/06/97 Rev. Date: 12/10/97 (303) 741-6000
Rev. Date: 10/30/97 Rev. Date: 11/24/97 (303) 741-6000
Rev. Date: 10/02/97 Rev. Date: 11/24/97 (303) 741-6000
Date: 08/14/97 Job No. 3017.008.00 FAX (303) 741-6106

