

BROOMFIELD TOWN CENTRE REPLAT "A" MINOR SUBDIVISION

A RESUBDIVISION OF TRACT "D" 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

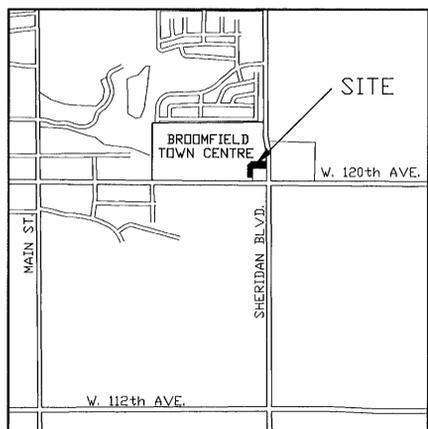
SHEET 1 OF 1

LEGAL DESCRIPTION

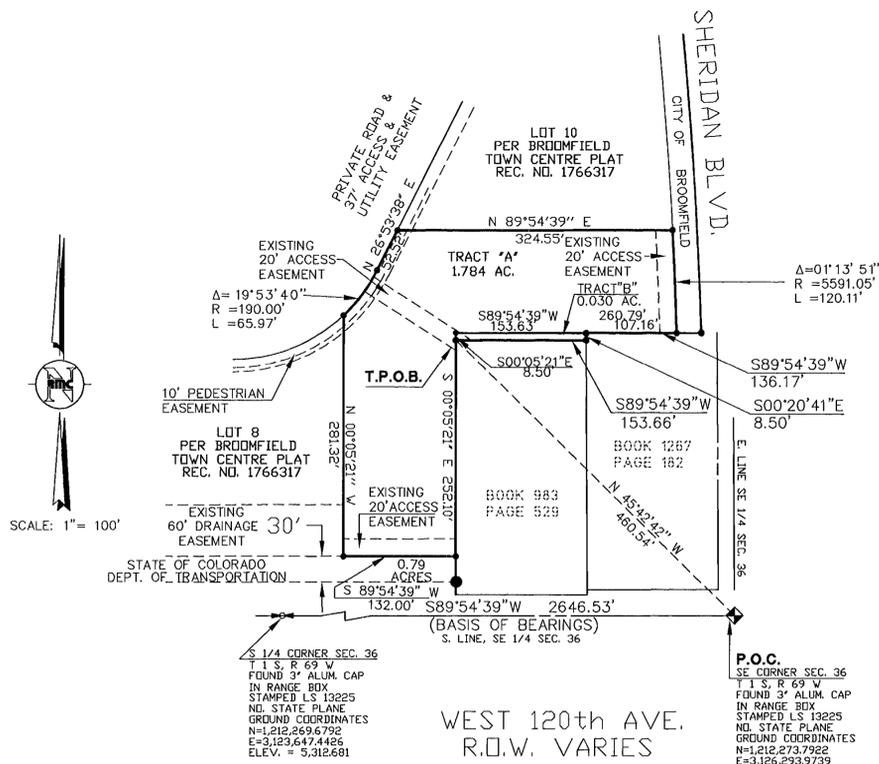
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, WHICH BEARS SOUTH 89°54'39" WEST, A DISTANCE OF 2,646.53 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 36, WHICH FORMS THE BASIS OF BEARINGS; THENCE NORTH 45°42'42" WEST, A DISTANCE OF 460.54 FEET, TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE NORTHWEST CORNER OF THE PROPERTY RECORDED IN BOOK 983 AT PAGE 529, IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF THE BROOMFIELD TOWN CENTRE, RECORDED IN RECEPTION NO. 1766317, IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°05'21" EAST, ALONG THE WEST LINE OF THE PROPERTY RECORDED IN LAST SAID BOOK AND PAGE, A DISTANCE OF 252.10 FEET; THENCE SOUTH 89°54'39" WEST, ALONG A LINE 70 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 132.00 FEET, TO THE SOUTHEAST CORNER OF LOT 8, AS SHOWN ON THE FINAL PLAT OF THE BROOMFIELD TOWN CENTRE; THENCE NORTH 00°05'21" WEST, ALONG THE EAST LINE OF SAID LOT 8, NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 281.32 FEET; THENCE ALONG A CURVE TO THE LEFT, ALONG THE SOUTHEASTERLY LINE OF A PRIVATE ROAD AND 37 FOOT ACCESS AND UTILITY EASEMENT, HAVING A CENTRAL ANGLE OF 19°53'40", A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 65.97 FEET, A CHORD BEARING OF NORTH 36°50'28" EAST AND A CHORD DISTANCE OF 65.64 FEET, THENCE NORTH 26°53'38" EAST, A DISTANCE OF 52.52 FEET, TO THE SOUTHWEST CORNER OF LOT 10, AS SHOWN ON SAID FINAL PLAT OF THE BROOMFIELD TOWN CENTRE; THENCE NORTH 89°54'39" EAST, NON-TANGENT TO THE LAST AND FOLLOWING DESCRIBED CURVES, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 324.55 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°13'51", A RADIUS OF 5,591.05 FEET, AN ARC LENGTH OF 120.11 FEET, A CHORD BEARING OF SOUTH 02°27'27" EAST AND A CHORD DISTANCE OF 120.11 FEET, TO 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 THE LAST SAID BOOK AND PAGE, A DISTANCE OF 107.16 FEET, TO THE NORTHWEST CORNER OF THE PROPERTY RECORDED IN LAST SAID BOOK AND PAGE; THENCE SOUTH 00°20'41" EAST, ALONG THE WEST LINE OF THE PROPERTY RECORDED IN LAST SAID BOOK AND PAGE, A DISTANCE OF 8.50 FEET, TO THE NORTHEAST CORNER OF SAID BOOK 983 AT PAGE 529; THENCE SOUTH 89°54'39" WEST, A DISTANCE OF 153.66 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 1.81 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.



EXECUTED THIS 3rd DAY OF April, 1998 BY BROOMFIELD TOWN CENTRE, LLC, OWNER
Stephen M. Cumbie
STEPHEN M. CUMBIE, SUPERVISING MANAGER

COMMONWEALTH OF VIRGINIA
STATE OF COLORADO }SS
COUNTY OF FAIRFAX

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
3rd DAY OF APRIL, 1998 BY STEPHEN M. CUMBIE, SUPERVISING MANAGER
OF THE ABOVE DESCRIBED PARCEL OF LAND.

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL
Nancy R. Orlina ADDRESS: 12300 COLEBANK CT.
NOTARY PUBLIC

Reston, VA 20191

MY COMMISSION EXPIRES:

11 Oct. 2000



SURVEYOR'S CERTIFICATE

I, DuWayne M. Phillips, a Professional Land Surveyor, do hereby certify that the Minor Subdivision Plat was created under my direct responsibility, supervision and checking, and that it is accurate to the best of my professional knowledge, opinion and belief.

DuWayne M. Phillips
DuWayne M. Phillips
Colorado PLS 9329

CITY OF BROOMFIELD APPROVALS

This Minor Subdivision Plat is approved by the City of Broomfield, Colorado, This 6th Day of April A.D. 1998.

George S. Cicero
CITY MANAGER
L. S. ...
PLANNING DIRECTOR

...
CITY ENGINEER

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 1:31 O'CLOCK P.M., THIS 1st DAY OF APRIL, 1998.
FILED IN FILE ..., MAP ..., AND RECEPTION NO. 1787681
FILE NO. ... P-43 F-2 #21
FEE \$11.00 PAID
RECORDER Charlotte Holstrom
DEPUTY Carol Jacobson

NOTES

- 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.
- 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
- FOUND BOUNDARY CORNERS FOR BROOMFIELD TOWN CENTRE
5/8" REBAR W/YELLOW PLASTIC CAP, RMC LS9329
- SET 5/8" REBAR W/CAP RMC LS 9329.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

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".

OWNER/SUBDIVIDER
BROOMFIELD TOWN CENTRE
1430 SPRINGHILL ROAD, SUITE 520
MCLEAN, VA 22102

ROCKY MOUNTAIN CONSULTANTS, INC. **rmc**
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101
REV. 03/24/98 CORRECT LEGAL DESC. Englewood, CO 80111
REV. 03/16/98 CORRECT OWNER LABELED (303) 741-6000
REV. 03/15/98 COMMENTS (303) 741-6000
Date: 03/12/98 Job No. 3017.011.00 FAX (303) 741-6106