

BROOMFIELD TOWN CENTRE REPLAT "B" MINOR SUBDIVISION A RESUBDIVISION OF LOTS 9 AND 10 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 A PART OF THE SOUTH HALF OF 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:

A PARCEL OF LAND, KNOWN AS LOTS 9 AND 10, LOCATED WITHIN THE BROOMFIELD TOWN CENTRE, RECORDED IN RECEPTION NUMBER 1766317, IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 78°34'47" EAST, A DISTANCE OF 2,293.33 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 10 AS SHOWN ON THE RECORDED PLAT OF THE BROOMFIELD TOWN CENTRE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING FOUR (4) COURSES:

- 1.) NORTH 26°53'38" EAST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 168.88 FEET;
- 2.) ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 54°38'00", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 152.57 FEET, A CHORD BEARING OF NORTH 54°12'38" EAST AND A CHORD DISTANCE OF 146.85 FEET;
- 3.) SOUTH 89°24'50" EAST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 68.58 FEET;
- 4.) NORTH 86°29'19" EAST, A DISTANCE OF 42.26 FEET, TO THE NORTHEAST CORNER OF LOT 9 OF SAID PLAT;

THENCE ALONG THE EAST LINES OF SAID LOTS 9 AND 10, ALONG THE FOLLOWING TWO (2) COURSES:

- 1.) SOUTH 07°42'28" EAST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 10.59 FEET;
- 2.) ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°20'12", A RADIUS OF 5,591.05 FEET, AN ARC LENGTH OF 228.02 FEET, A CHORD BEARING OF SOUTH 04°14'28" EAST AND A CHORD DISTANCE OF 228.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE SOUTH 89°54'39" WEST, A DISTANCE OF 324.55 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.357 ACRES (59,122 SQUARE FEET), MORE OR LESS.

OWNER/SUBDIVIDER

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

EXECUTED THIS 24th DAY OF December 1998 BY BROOMFIELD TOWN CENTRE, LLC, OWNER

Stephen M. Cumbie, President, NV Commercial Incorporated,
STEPHEN M. CUMBIE, SUPERVISING MANAGER

STATE OF Virginia } SS
COUNTY OF Fairfax

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
24th DAY OF December, 1998 BY STEPHEN M. CUMBIE, SUPERVISING MANAGER
OF THE ABOVE DESCRIBED PARCEL OF LAND.

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL

Theresa Jacobs ADDRESS: 8230 Lumbury Pike #500
NOTARY PUBLIC Virginia Va 22182

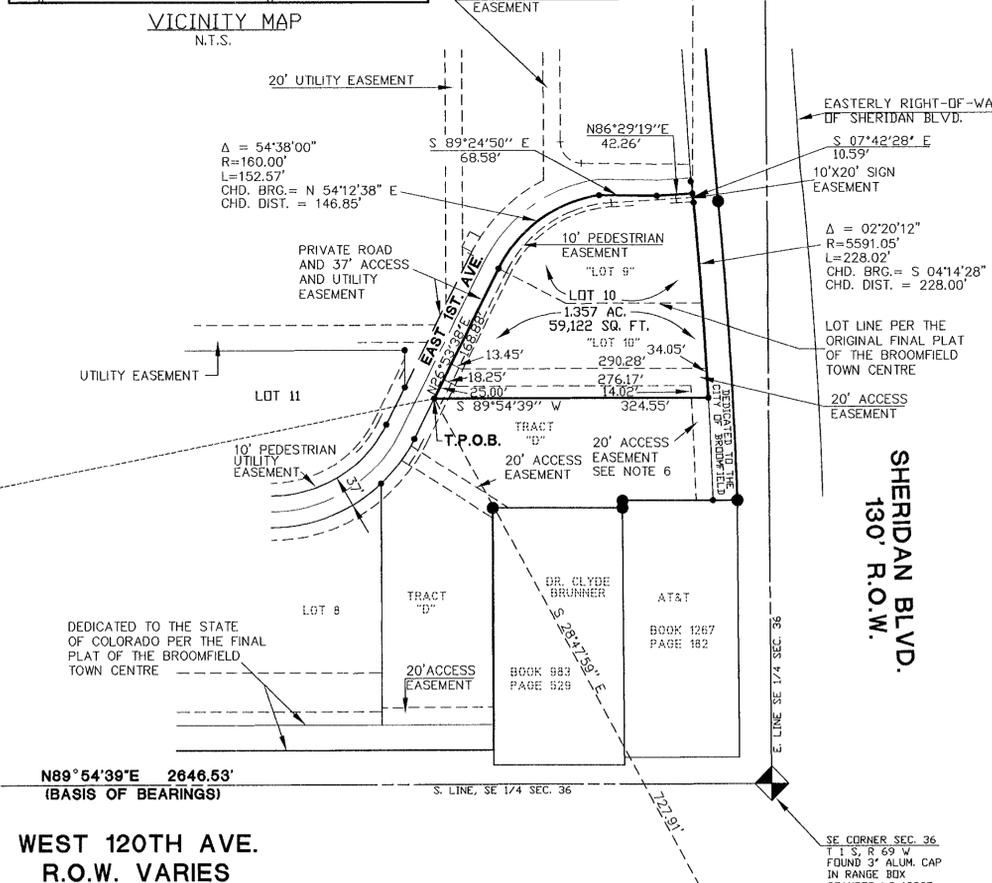
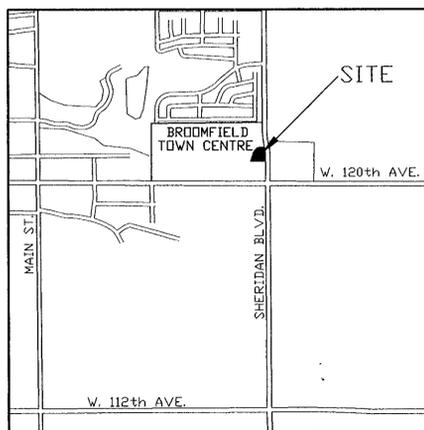
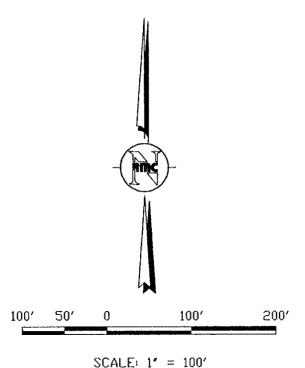
MY COMMISSION EXPIRES:

July 31, 2002

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



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."

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave.
Suite 101
Rev. Date 12/17/98 City comments Englewood, CO 80111
Rev. Date 12/01/98 City comments (303) 741-6000
Rev. Date 11/05/98 distance on lot 10 (303) 741-6106
Date: 11/04/98 Job No. 3685,004.00

NGS BENCHMARK
"LINE"
GROUND COORDINATES
N=1,213,728.205
E=3,126,205.993
ELEV.=5,319.110

CITY OF BROOMFIELD APPROVALS

This Minor Subdivision Plat is approved by the City of Broomfield, Colorado, This
24th Day of January, A.D. 1999 (1999).

James Di Ciro CITY MANAGER
Charlotte Houston CITY ENGINEER
Kevin Stutz PLANNING DIRECTOR

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 1:05 O'CLOCK P.M., THIS 24th DAY OF JANUARY 1999.
FILED IN FILE _____, MAP _____, AND RECEPTION NO. 1876091
FILE # N/A P-47 F-1 #24
FEE \$ 16.00 PAID RECORDER CHARLOTTE HOUSTON

DEPUTY Carole Jacobson

NOTES

1. 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.
2. 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
3. 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.
3. • FOUND BOUNDARY CORNERS FOR BROOMFIELD TOWN CENTRE
5/8" REBAR W/YELLOW PLASTIC CAP, RMC LS9329
4. • SET 5/8" REBAR W/CAP RMC LS 9329.
5. 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.
6. "THIS ACCESS EASEMENT WILL CONTINUE THROUGH LOT 10 TO 1ST AVENUE AT THE LOCATION FOR LOT 10 IN THE EVENT OF OR THE ELIMINATION OF DIRECT ACCESS FROM THE PROPERTY RECORDED IN BOOK 1267 AT PAGE 182, TO SHERIDAN BOULEVARD AND 120TH AVENUE."