

# BROOMFIELD TOWN CENTRE, REPLAT G "MINOR SUBDIVISION"

A RESUBDIVISION OF LOT 17, BROOMFIELD TOWN CENTRE, AND LOT 14, BROOMFIELD TOWN CENTRE, REPLAT E  
SITUATED IN THE SE 1/4 OF SECTION 36, T.1S., R.69W., OF THE 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 2

### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN BROOMFIELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING ALL OF LOT 17, BROOMFIELD TOWN CENTRE AS RECORDED JANUARY 8, 1998 AT RECEPTION NO. 1766317 AND LOT 14, BROOMFIELD TOWN CENTRE, REPLAT E AS RECORDED APRIL 7, 2000 AT RECEPTION NO. 2035507 AND AMENDED BY AFFIDAVIT OF CORRECTION RECORDED AS RECEPTION NO. 2088975, BOULDER COUNTY, COLORADO RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14, BROOMFIELD TOWN CENTRE, REPLAT E, SAID CORNER LYING N77°15'40"E A DISTANCE OF 1571.61 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID SE 1/4 OF SAID SECTION 36; THENCE N00°01'02"E, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE S89°58'58"E, ALONG THE NORTH LINE OF SAID LOT 14 AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 391.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE S00°01'02"W, ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 160.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; SAID CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 1ST AVENUE; THENCE N89°58'58"W ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 17 AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 391.12 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL CONTAINS 62,580 SQUARE FEET (1.4366 ACRES).

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF BROOMFIELD TOWN CENTRE REPLAT G.

### OWNER AND SUBDIVIDER:

BROOMFIELD TOWN CENTRE, LLC A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS 1<sup>st</sup> DAY OF February, 2002, BY Stephen M. Cumbie, A.D., 2002.

Stephen M. Cumbie  
BY: Stephen M. Cumbie  
President

DATE February 2<sup>nd</sup>, 2002

### ACKNOWLEDGMENT:

STATE OF Colorado }  
COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF February, 2002, BY Stephen M. Cumbie, Mgr. of Broomfield Town Centre, LLC, a Colorado Limited Liability Company  
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3/1/02  
Travis G. Ellsworth  
NOTARY PUBLIC

AND

BTC RETAIL DEVELOPERS LLC, A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS 2<sup>nd</sup> DAY OF February, A.D., 2002.

Stephen M. Cumbie  
BY: Stephen M. Cumbie  
Manager

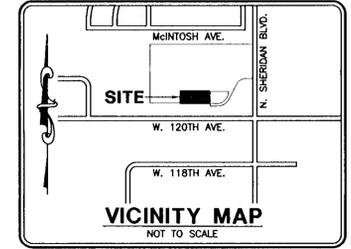
DATE February 2<sup>nd</sup>, 2002

### ACKNOWLEDGMENT:

STATE OF Colorado }  
COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>nd</sup> DAY OF February, 2002, BY Stephen M. Cumbie, Mgr. of BTC Retail Developers LLC, a Colorado Limited Liability Company  
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3/1/02  
Travis G. Ellsworth  
NOTARY PUBLIC



### LIEN HOLDER:

SECURITY LIFE OF DENVER INSURANCE COMPANY, L.L.C., AS AUTHORIZED AGENT.  
BY: Daniel J. Foley, TITLE: Senior Vice President

PRINT NAME: Daniel J. Foley DATE: 1/29/02

### NOTARIAL:

STATE OF Georgia }  
COUNTY OF Fulton } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF February, 2002, BY Daniel J. Foley, AS Senior Vice President OF ING Insurance Company Investment Management, AS AUTHORIZED AGENTS FOR SECURITY LIFE OF DENVER INSURANCE COMPANY, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL: Renee Johnson  
MY ADDRESS IS: 3416 Windlife Dr., Marietta, GA 30067  
MY COMMISSION EXPIRES: 6/2/02

RENEE JOHNSON  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
JUNE 2, 2002

### CITY OF BROOMFIELD APPROVALS:

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 2<sup>nd</sup> DAY OF February, 2002.

James C. Black  
PLANNING DIRECTOR  
COMMUNITY DEVELOPMENT DIRECTOR

George DiCaro  
CITY MANAGER

### RECORDER'S CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF BROOMFIELD } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK \_\_\_\_\_ DAY OF February, A.D., 2001.  
FILED AT RECEPTION NO. \_\_\_\_\_

RECORDER \_\_\_\_\_

BY \_\_\_\_\_

DEPUTY \_\_\_\_\_

### NOTES:

BEARINGS USED ON THIS SURVEY ARE BASED ON THE INVERSE BEARING BETWEEN BROOMFIELD GIS MONUMENTS NO. GPS1 AND Y411 BEING S63°37'47"E AS CALCULATED FROM THE PUBLISHED FACT SHEETS.

THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 1ST ORDER, CLASS 2, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATION FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

THE STATE PLANE GRID AND GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GPS DATUM, JUNE 1995.

THE PROJECT FACTORS ARE AS FOLLOWS:

SCALE FACTOR = 0.999973872  
ELEVATION FACTOR = 0.999748723  
CALCULATED COMBINATION FACTOR = 0.999720602

### 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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY OR ACCESSORY COMMITS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

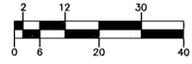
### CERTIFICATION BY SURVEYOR:

I, BRETT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE AND ACCURATE PLAT OF THAT SURVEY PREPARED UNDER MY SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW THIS 21<sup>st</sup> DAY OF JUNE, 2001 OF THE ABOVE DESCRIBED PROPERTY.

Brett L. Miller  
BRETT L. MILLER, PLS  
COLORADO REGISTRATION NO. 27609

# BROOMFIELD TOWN CENTRE, REPLAT G "MINOR SUBDIVISION"

A RESUBDIVISION OF LOT 17, BROOMFIELD TOWN CENTRE, AND LOT 14, BROOMFIELD TOWN CENTRE, REPLAT E  
SITUATED IN THE SE 1/4 OF SECTION 36, T.1S., R.69W., OF THE 6TH P.M.  
CITY OF AND COUNTY BROOMFIELD, STATE OF COLORADO  
SHEET 2 OF 2



SCALE: 1" = 20'

### LEGEND

- PREVIOUSLY SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 27809 UNLESS NOTED OTHERWISE

STATE PLANE GROUND COORDS.  
N=1,212,788.811  
E=3,125,592.920  
STATE PLANE GRID COORDS.  
N=1,212,429.963  
E=3,124,979.241  
LAT.=39°54'56.31071"N  
LONG.=105°03'19.85288"W

FOUND BROOMFIELD GPS STATION NO. 1  
STATE PLANE GROUND COORDS.  
N=1,214,167.815  
E=3,122,012.838  
STATE PLANE GRID COORDS.  
N=1,213,828.578  
E=3,121,140.553  
LAT.=39°55'10.30551"N  
LONG.=105°04'05.16099"W

POINT OF BEGINNING  
STATE PLANE GROUND COORDS.  
N=1,212,608.928  
E=3,125,161.352  
STATE PLANE GRID COORDS.  
N=1,212,270.126  
E=3,124,288.182  
LAT.=39°54'54.75044"N  
LONG.=105°03'24.86179"W

POINT OF COMMENCEMENT  
S 1/4 CORNER OF SECTION 36,  
T.1S., R.69W., OF THE 6TH P.M.  
(FOUND 3" ALUMINUM CAP IN  
RANGE BOX)  
STATE PLANE GROUND COORDS.  
N=1,212,262.397  
E=3,123,528.525  
STATE PLANE GRID COORDS.  
N=1,211,923.691  
E=3,122,755.783  
LAT.=39°54'51.40198"N  
LONG.=105°03'44.85051"W

NGS Y411  
STATE PLANE GROUND COORDS.  
N=1,212,078.552  
E=3,126,227.113  
STATE PLANE GRID COORDS.  
N=1,211,739.899  
E=3,125,353.650  
LAT.=39°54'49.45757"N  
LONG.=105°03'11.22189"W

SE CORNER OF THE SECTION 36,  
T.1S., R.69W., OF THE 6TH P.M.  
(FOUND 3" ALUMINUM CAP L.S.  
NO. 13225 IN RANGE BOX)

PREPARED BY:  
**Engineering Service Company**  
1300 South Potomac Street, Suite 126  
Aurora, Colorado 80012  
Phone: (303) 337-1393 Fax: (303) 337-7481  
engineers-surveyors  
DRAWER NO.: E-555 - DATE OF LAST REVISION: 11-26-01

