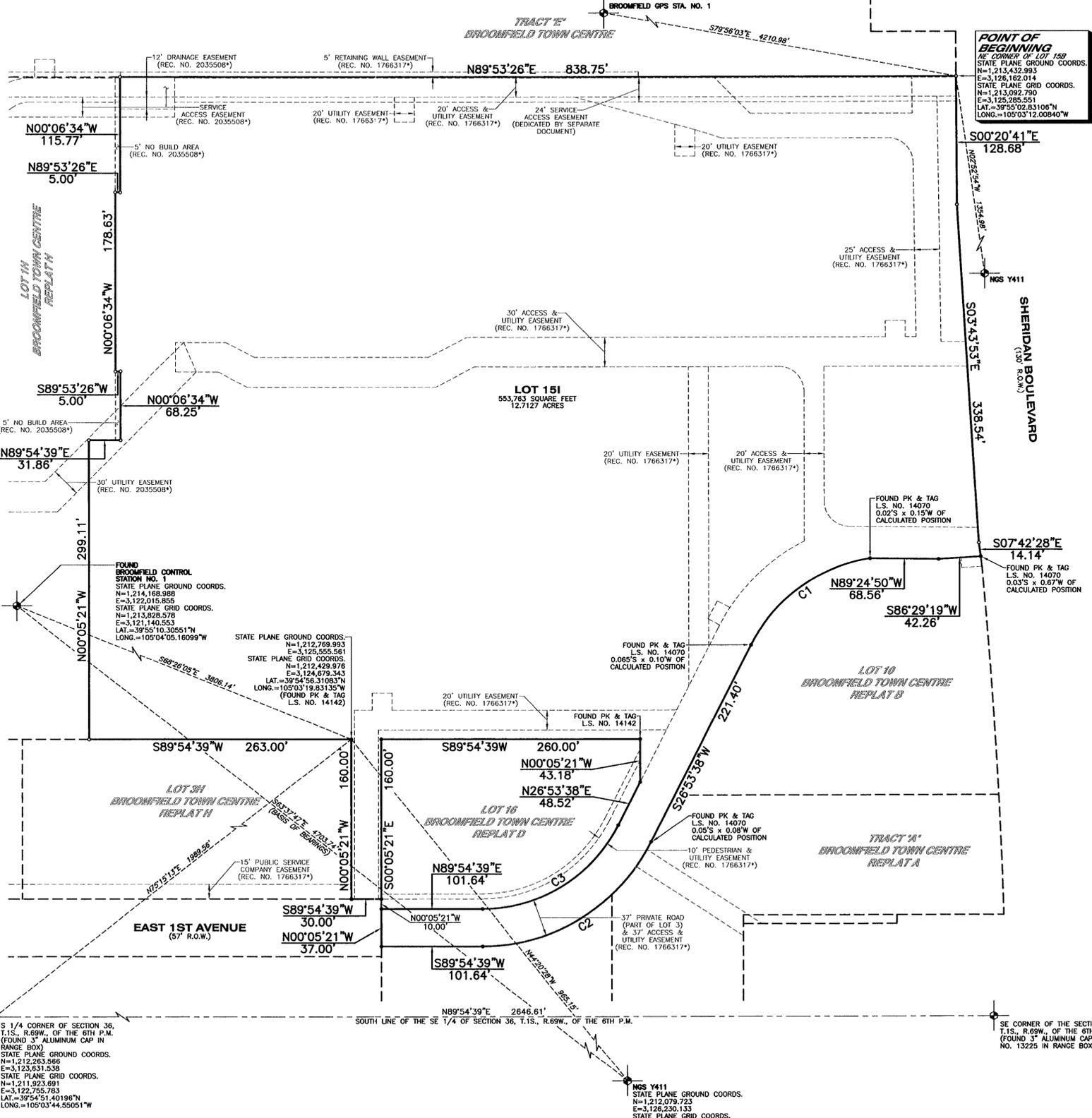
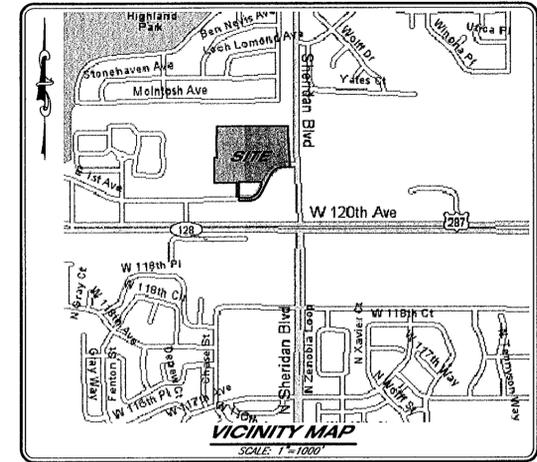


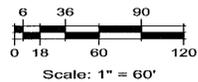
# BROOMFIELD TOWN CENTRE, REPLAT I

## "MINOR SUBDIVISION"

A RESUBDIVISION OF LOTS 15B AND 15C, BROOMFIELD TOWN CENTRE, REPLAT E  
SITUATE 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 1



**POINT OF BEGINNING**  
NE CORNER OF LOT 15B  
STATE PLANE GROUND COORDS.  
N=1,213,432.993  
E=3,126,182.014  
STATE PLANE GRID COORDS.  
N=1,213,092.790  
E=3,125,295.551  
LAT.=39°55'02.83108"N  
LONG.=105°03'12.00840"W



COURSE	DELTA	RADIUS	LENGTH	CHD BEARING	CHD DISTANCE
C1	54°38'37"	160.00'	152.59'	S54°12'57"W	146.88'
C2	63°01'01"	190.00'	208.97'	S58°24'09"W	198.60'
C3	63°01'01"	153.00'	168.28'	N58°24'09"E	159.92'

**LEGEND**

- FOUND NAIL & TAG L.S. NO. 27609 UNLESS NOTED OTHERWISE
- FOUND PIN & CAP L.S. NO. 27609
- INDICATES BOULDER COUNTY CLERK & RECORDERS RECEPTION NUMBER

**LEGAL DESCRIPTION AND DEDICATION**

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

THAT PART OF THE SE 1/4 OF SECTION 36, T.1S., R.69W., OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING ALL OF LOT 15B AND 15C OF BROOMFIELD TOWN CENTRE, REPLAT E, SAID CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE S86°29'19"W A DISTANCE OF 42.26 FEET;
2. THENCE N89°24'50"W A DISTANCE OF 68.56 FEET TO A POINT OF CURVE;
3. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 54°38'37", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 152.59 FEET, A CHORD BEARING OF S54°12'57"W AND A CHORD DISTANCE OF 146.88 FEET TO A POINT OF TANGENCY;
4. THENCE S26°53'38"W ALONG SAID TANGENT A DISTANCE OF 221.40 FEET TO A POINT OF CURVE;
5. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 63°01'01", A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 208.97 FEET, A CHORD BEARING OF S58°24'09"W AND A CHORD DISTANCE OF 198.60 FEET TO A POINT OF TANGENCY;
6. THENCE S89°54'39"W ALONG SAID TANGENT A DISTANCE OF 101.64 FEET; THENCE N00°05'21"W A DISTANCE OF 37.00 FEET TO THE SW CORNER OF LOT 16, BROOMFIELD TOWN CENTRE REPLAT D, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS; THENCE N89°54'39"E ALONG THE SOUTHERLY LINE OF SAID LOT 16 A DISTANCE OF 101.64 FEET TO A POINT OF CURVE; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 16 AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 63°01'01", A RADIUS OF 153.00 FEET, AN ARC LENGTH OF 168.28 FEET, A CHORD BEARING OF N58°24'09"E AND A CHORD DISTANCE OF 159.92 FEET TO A POINT OF TANGENCY; THENCE N26°53'38"E ALONG SAID SOUTHERLY LINE OF LOT 16 A DISTANCE OF 48.52 FEET; THENCE N00°05'21"W ALONG THE EASTERLY LINE OF SAID LOT 16 A DISTANCE OF 43.18 FEET TO THE NE CORNER OF SAID LOT 16; THENCE S89°54'39"W ALONG THE NORTHERLY LINE OF SAID LOT 16 A DISTANCE OF 260.00 FEET TO THE NW CORNER OF SAID LOT 16; THENCE S00°05'21"E ALONG THE WESTERLY LINE OF SAID LOT 16 A DISTANCE OF 160.00 FEET TO THE NORTHERLY R.O.W. LINE OF EAST 1ST AVENUE; THENCE S89°54'39"W ALONG SAID NORTHERLY R.O.W. LINE AND ALONG THE SOUTHERLY LINE OF LOT 15B A DISTANCE OF 30.00 FEET TO THE SE CORNER OF LOT 3H, BROOMFIELD TOWN CENTRE REPLAT H, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS; THENCE N00°05'21"W ALONG THE EASTERLY LINE OF SAID LOT 3H A DISTANCE OF 160.00 FEET TO THE NE CORNER OF SAID LOT 3H; THENCE S89°54'39"W ALONG THE NORTHERLY LINE OF SAID LOT 3H AND ALONG THE SOUTHERLY LINE OF SAID LOT 15C A DISTANCE OF 263.00 FEET TO THE SW CORNER OF LOT 15C, BROOMFIELD TOWN CENTRE, REPLAT E; THENCE ALONG THE WESTERLY LINE OF SAID LOT 15C THE FOLLOWING SEVEN (7) COURSES;

1. THENCE N00°05'21"W A DISTANCE OF 299.11 FEET;
  2. THENCE N89°54'39"E A DISTANCE OF 31.86 FEET;
  3. THENCE N00°06'34"W A DISTANCE OF 68.25 FEET;
  4. THENCE S89°53'26"E A DISTANCE OF 5.00 FEET;
  5. THENCE N00°06'34"W A DISTANCE OF 178.63 FEET;
  6. THENCE N89°53'26"E A DISTANCE OF 5.00 FEET;
  7. THENCE N00°06'34"W A DISTANCE OF 115.77 FEET TO THE NE CORNER OF SAID LOT 15C;
- THENCE N89°53'26"E ALONG THE NORTHERLY LINE OF LOTS 15C AND 15B A DISTANCE OF 838.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 553,763 SQUARE FEET OR (12,712.8 ACRES), MORE OR LESS.

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

**OWNER AND SUBDIVIDER:**  
AEW LT BROOMFIELD TOWN CENTRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.  
EXECUTED THIS 11<sup>th</sup> DAY OF July, A.D., 2006.  
BY: *[Signature]*  
DATE: 7/11/06

**ACKNOWLEDGMENT:**  
STATE OF Massachusetts }  
COUNTY OF Suffolk } ss

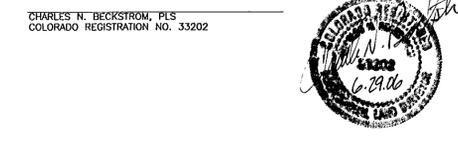
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF July, 2006, BY Alison C. Husid

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: October 18, 2007  
*[Signature]*  
NOTARY PUBLIC

**CERTIFICATION BY SURVEYOR:**

I, CHARLES N. BECKSTROM, 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 18TH DAY OF APRIL, 2006 OF THE ABOVE DESCRIBED PROPERTY.

CHARLES N. BECKSTROM, PLS  
COLORADO REGISTRATION NO. 33202



- NOTES:**
- 1) BEARINGS USED ON THIS SURVEY ARE BASED ON THE INVERSE BEARING BETWEEN BROOMFIELD GIS MONUMENTS NO. 03P1 AND Y411 BEING S83°37'47"E AS CALCULATED FROM THE PUBLISHED FACT SHEETS.
  - 2) 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 STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMISSION.
  - 3) THE STATE PLANE GRID AND GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GPS DATUM, JUNE 1995.
  - 4) THE PROJECT FACTORS ARE AS FOLLOWS:  
SCALE FACTOR = 0.999973751  
ELEVATION FACTOR = 0.999745878  
CALCULATED COMBINATION FACTOR = 0.999719638
  - 5) THE PLAT OF BROOMFIELD TOWN CENTRE REPLAT E WAS RECORDED APRIL 7, 2000 AT RECEPTION NO. 2035507, BOULDER COUNTY, COLORADO RECORDS. AN AFFIDAVIT OF CORRECTION, CORRECTING THE LINE COMMON TO LOT 15B, SAID REPLAT E AND LOT 16 OF REPLAT D WAS RECORDED OCTOBER 16, 2000 AT RECEPTION NO. 2086975, BOULDER COUNTY, COLORADO RECORDS.
  - 6) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF CROSS ACCESS AND PARKING AGREEMENT RECORDED 11-04-2002 AS RECEPTION NO. 2002016683, CITY AND COUNTY OF BROOMFIELD, COLORADO RECORDS.
  - 7) THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE COMPLETED BASED UPON THE FOLLOWING INFORMATION:  
THE PLAT OF BROOMFIELD TOWN CENTRE, REPLAT E (SEE NOTE 5).  
TITLE COMMITMENT NO. F205337, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF APRIL 12, 2006.

**CITY OF BROOMFIELD APPROVALS:**

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 12<sup>th</sup> DAY OF July, 2006.

*[Signature]*  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY AND COUNTY MANAGER

**ENGINEERING SERVICE COMPANY**  
ENGINEERS - SURVEYORS  
Creative Solutions Since 1984  
1300 South Polestone Street, Suite 129 Aurora, Colorado 80012  
Office (303) 337-1393 Fax (303) 337-7481

Drawn By: E-644 Date of Preparation: 04/19/2006 Date of Last Revision: 06/16/06