

# CAR WASH EXPRESS FILING NO. 1 REPLAT A

2006011065 08/24/2006 10:35A PL  
1 of 2 R 0.00 D 0.00 CityOnly Broomfield

## A MINOR SUBDIVISION

BEING A REPLAT OF LOT 2, CAR WASH EXPRESS FILING NO. 1  
IN THE NORTHEAST QUARTER OF SECTION 1, T2S, R69W, 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 OWNER OF

LOT 2 CAR WASH EXPRESS FILING NO. 1  
CITY AND COUNTY OF BROOMFIELD,  
STATE OF COLORADO

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME  
AND STYLE OF CAR WASH EXPRESS FILING NO. 1 REPLAT A, AND BY THESE PRESENTS  
GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT  
FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISES OF THE CITY AND FOR USE  
BY PUBLIC AND PRIVATE UTILITIES.

### OWNER/SUBDIVIDER:

BTS BROOMFIELD AA, LLC, A COLORADO LIMITED LIABILITY CORPORATION

BY: Gregory B. Ham, Chief Operating Officer

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF  
AUGUST 2006, BY Gregory B. Ham, Chief Operating Officer, of  
BTS BROOMFIELD AA, LLC.

NOTARY PUBLIC  
7979 S. WABASH ST. CENTENNIAL, CO  
ADDRESS

MY COMMISSION EXPIRES 11/18/06  
WITNESS MY HAND AND OFFICIAL SEAL



### LENDER:

CITYWIDE BANKS

BY: Brian K. Healy, Branch President

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF  
AUGUST 2006, BY Brian K. Healy, Branch President

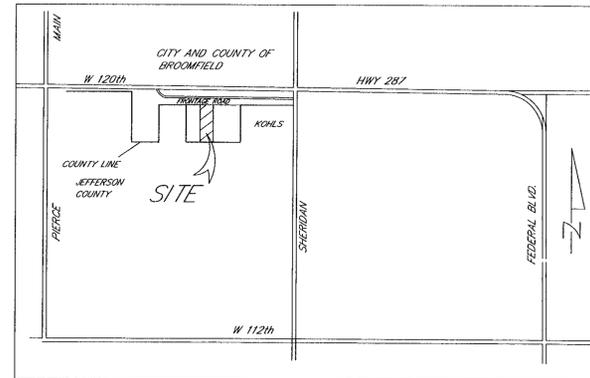
NOTARY PUBLIC  
CENTENNIAL  
ADDRESS

MY COMMISSION EXPIRES 04/17/2007  
WITNESS MY HAND AND OFFICIAL SEAL



### AREAS:

	SQ. FEET	ACRE
LOT 1	42,663	0.979
LOT 2	37,196	0.854
	79,859	1.833



VICINITY MAP  
SCALE: 1" = 2000 FT

### METES AND BOUNDS DESCRIPTIONS:

LOT 1:

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 1,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHEAST CORNER OF LOT 1, CAR WASH EXPRESS FILING NO.  
1 AND CONSIDERING THE EAST LINE OF SAID LOT 1 TO BEAR NORTH 00  
DEGREES 00 MINUTES 57 SECONDS EAST; THENCE SOUTH 89 DEGREES 59  
MINUTES 03 SECONDS EAST, A DISTANCE OF 167.06 FEET; THENCE SOUTH 00  
DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF 254.67 FEET;  
THENCE NORTH 89 DEGREES 59 MINUTES 03 SECONDS WEST, A DISTANCE OF  
167.99 FEET TO THE EAST LINE OF SAID LOT 1, CAR WASH EXPRESS FILING  
NO. 1; THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS EAST ALONG  
SAID EAST LINE, A DISTANCE OF 254.67 FEET TO THE POINT OF BEGINNING.  
CONTAINING 42,663 SQUARE FEET OR 0.9794 ACRES, MORE OR LESS.

LOT 2

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 1,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, CAR WASH EXPRESS  
FILING NO. 1 AND CONSIDERING THE EAST LINE OF SAID LOT 1 BEAR NORTH  
00 DEGREES 00 MINUTES 57 SECONDS EAST; THENCE NORTH 00 DEGREES 00  
MINUTES 57 SECONDS EAST ALONG THE SAID EAST LINE, A DISTANCE OF  
220.92 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 03 SECONDS EAST,  
A DISTANCE OF 167.99 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 38  
SECONDS EAST, A DISTANCE OF 220.85 FEET; THENCE SOUTH 89 DEGREES  
59 MINUTES 35 SECONDS WEST, A DISTANCE OF 168.80 FEET TO THE POINT  
OF BEGINNING.  
CONTAINING 37,196 SQUARE FEET OR 0.854 ACRES, MORE OR LESS.

### BASIS OF BEARINGS STATEMENT

THE BEARINGS SHOWN HEREON ARE BASED ON THE MODIFIED STATE PLANE GRID BEARING  
BETWEEN BROOMFIELD GPS CONTROL POINT NGS Y411 AND GPS POINT #8, SOUTH 64°39'57"  
WEST, MODIFIED STATE PLANE DISTANCE 5,718.47 FEET. COLORADO NORTH ZONE (0501)  
(NAD 83-92). THE EAST LINE OF LOT 2, CAR WASH EXPRESS FILING NO. 1 BEARS SOUTH 00  
DEGREES 11 MINUTES 38 SECONDS EAST, AS PER PLAT.

SURVEY IS TIED TO BROOMFIELD CONTROL POINTS GPS Y411, AND GPS#8  
SURVEY WAS ALSO TIED TO BOULDER CORS L1 PHASE CENTER AND PLATTEVILLE CORS ARP.  
USING STATIC AND REAL TIME KINEMATIC GPS METHODS. SURVEY ELEVATIONS ARE BASED ON  
GPS POINT Y411 ELEVATION 5284.42 (NAVD88).

PROJECT COORDINATES WERE MODIFIED TO GROUND AT GPS POINT Y411. LAT. 39°54' 49.4576",  
LONG. 105°03' 11.2219" (NAD83/92), STATE PLANE COORDINATES COLORADO NORTH ZONE  
(501) N= 1,211,739.90 SFT, E= 3,125,353.65 SFT. (NAD83, US SURVEY FEET) . COMBINED  
SCALE FACTOR GROUND TO GRID IS 0.99972458.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II,  
1:44,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND  
SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND  
SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL  
COMMITTEE.

CONVERSION FROM MODIFIED STATE PLANE (GROUND) COORDINATES TO STATE PLANE  
COORDINATES IS: MODIFIED (GROUND) COORDINATE X 0.99972458 = STATE PLANE  
COORDINATE.

AUG 15, 2005 - ORIGINAL PREPARATION  
JUL 24, 2006 - ADD ACCESS & UTILITY EASEMENT INTO LOT 2

PREPARED BY:

8480 E. ORCHARD RD.  
SUITE 2000  
GREENWICH VILLAGE  
COLORADO 80111  
P 303 770 8400  
F 303 770 2349  
CLC@CLC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING



### GENERAL NOTES

- THERE ARE TWO LOTS WITHIN THE SUBDIVISION.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON  
ANY LEGAL 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON
- ELEVATIONS ARE BASED ON THE BROOMFIELD GIS DATA SHEET ELEVATION OF GPS-Y411  
(ELEV. 5284.42 FT NAVD88)
- BOUNDARY SHOWN IS CALCULATED FROM FOUND AND SURVEYED SECTION MONUMENTATION.  
OFFSETS OF OTHER FOUND MONUMENTATION ARE SHOWN RELATIVE TO THE CALCULATED  
BOUNDARY CORNER. BOUNDARY CORNERS WERE NOT SET AT THE SOUTHEAST AND NORTHEAST  
CORNERS DUE TO PROXIMITY OF OTHER FOUND MONUMENTATION.
- ZONING- PROPERTY IS ZONED B-2, GENERAL BUSINESS, CITY OF BROOMFIELD
- FLOOD ZONE - ACCORDING TO FEMA FIRM 085073 0020 E REVISED SEPT. 30 1997, PART  
OF THE NORTHEASTLY PART LIES WITHIN A "ZONE AH - FLOOD HAZARD AREAS INUNDED  
BY 100-YEAR FLOOD", AS DETERMINED BY GRAPHIC SCALING, BASE ELEVATIONS ARE  
INDICATED ON THE FEMA MAP. FEMA MAP OF 1997 WAS REVISED BY A LOMR DATED SEP 4  
2001. THIS REVISION AFFECTS AREAS NORTH OF THIS PROPERTY AS PER MAP FACSIMILE  
SUPPLIED BY BROOMFIELD COUNTY ENGINEERING DEPARTMENT.  
NOTE: BASE FLOOD ELEVATIONS ON THE FEMA MAP ARE NGVD29 DATUM.  
THE CONTOURS AND ELEVATIONS OF THIS SURVEY WERE RELATIVE TO THE NAVD 88 DATUM.  
THE NATIONAL GEODETIC SURVEY LISTED ELEVATION FOR GPS POINT Y411 IS 5284.42(NAVD88);  
AND 5281.39(NGV29)
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING  
OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL  
AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD  
AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION  
16-22-020(S) OF THE BROOMFIELD MUNICIPAL CODE. (ORD. 933 §2, 1992; ORD. 1534 §2,  
2001; ORD. 1695 §2, 2002; ORD. 1698 §5, 2002)
- THE 10 FOOT WIDE UTILITY EASEMENT ALONG THE EAST LINE OF CAR WASH EXPRESS FILING  
1, IS HEREBY VACATED BY THIS PLAT FROM THE NORTH LINE OF LOT 1 (CAR WASH EXPRESS  
FILING 1 RELAT A) TO THE SOUTH LINE OF LOT 1 (CAR WASH EXPRESS FILING 1 RELAT A).
- THIS MINOR SUBDIVISION PLAT SHALL CONFORM TO THE BMC SECTION 16-20-020.
- THE TITLE COMMITMENT REFERENCED FOR THIS PLAT IS ISSUED BY STEWART TITLE  
GUARANTY COMPANY ORDER NUMBER: 90172893 LR - 2ND REVISION, DATED JULY 6, 2006.

### SURVEYOR'S CERTIFICATE:

I, STEVE M. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO  
HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND  
THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, THAT MATHEMATICAL CLOSURE ERROR IS LESS THAN  
0.01 FEET, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT THIS PLAT HAS BEEN  
PREPARED IN CONFORMANCE WITH ALL APPLICABLE STATE LAWS AND WITH THE PROVISIONS, WITHIN MY  
CONTROL, OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

8.2.06  
DATE OF SURVEY

Steve M. Olson  
REGISTERED LAND SURVEYOR



### CITY OF BROOMFIELD APPROVALS:

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD COLORADO, THIS  
15<sup>th</sup> DAY OF August, 2006

Gregory D. Lewis  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY AND COUNTY MANAGER

### CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF  
BROOMFIELD COUNTY AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CAR WASH EXPRESS FILING NO. 1 REPLAT A  
SHEET 1 OF 2

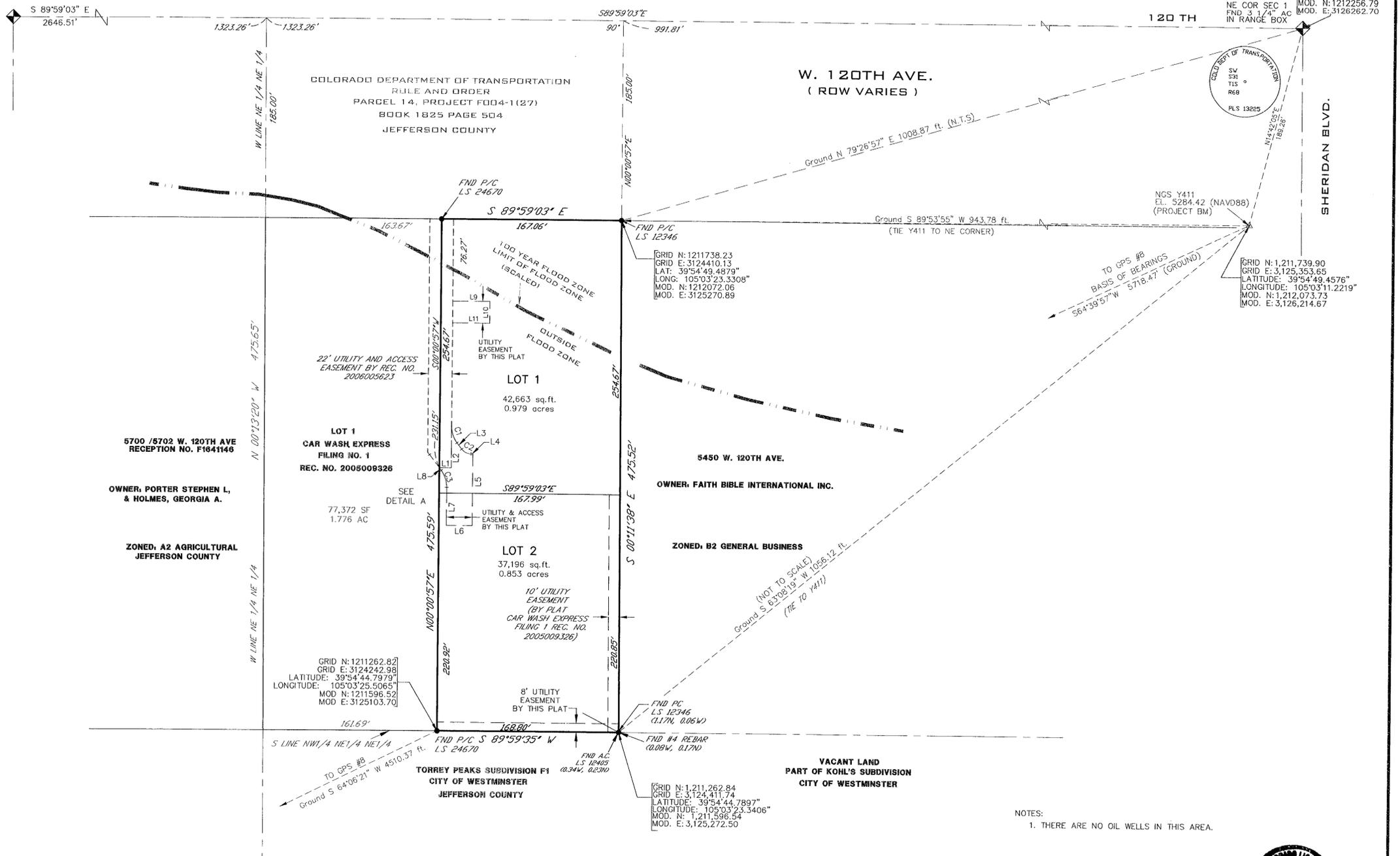
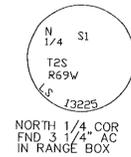
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A MINOR SUBDIVISION

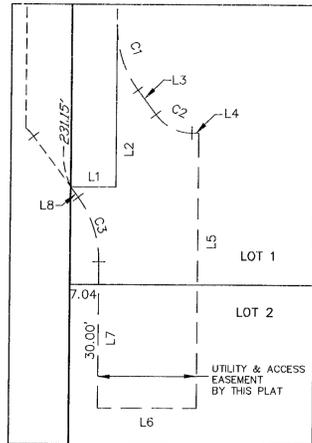
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2006011065 08/24/2006 10:35A PL  
2 of 2 R 0.00 D 0.00 City&Cnty Broomfield

SHEET 2 OF 2

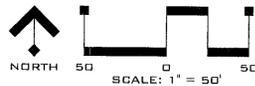
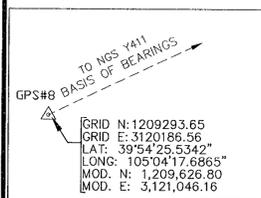


DETAIL A  
1 IN. = 20 FT



LINE	LENGTH	BEARING
L1	11.00'	S89°59'03\"E
L2	39.03'	N00°00'57\"E
L3	7.37'	S36°43'33\"E
L4	1.65'	S89°55'54\"E
L5	66.67'	S00°00'57\"W
L6	24.00'	N89°59'03\"W
L7	35.47'	N00°00'57\"E
L8	3.12'	N36°47'06\"W
L9	34.48'	S89°59'03\"E
L10	20.00'	S00°00'57\"W
L11	34.48'	N89°59'03\"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.67'	26.00'	36°44'30\"	S18°21'18\"E	16.39'
C2	10.21'	11.00'	53°12'21\"	S63°19'44\"E	9.85'
C3	16.67'	26.00'	36°44'30\"	N18°21'18\"W	16.39'



MOD N = MODIFIED STATE PLANE NORTHING  
MOD E = MODIFIED STATE PLANE EASTING  
GRID N = COLORADO STATE PLANE NORTHING  
GRID E = COLORADO STATE PLANE EASTING  
COLORADO NORTH ZONE (0501) STATE PLANE (NAD 83/92)  
COMBINED GROUND-GRID FACTOR = 0.99972458

AUG 15, 2005 - ORIGINAL PREPARATION  
JUL 24, 2006 - ADD ACCESS & UTILITY EASEMENT INTO LOT 2

PREPARED BY:

8480 E. ORCHARD RD.  
SUITE 2001  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 9600  
F 303 770 2300  
DLGAS806.COM



CLC ASSOCIATES

- PC PIN AND CAP
- LS LAND SURVEYOR
- NGS NATIONAL GEODETIC SURVEY
- MOD. MODIFIED
- A.C. ALUMINUM CAP
- Public Land Survey Corner
- Subdivision Boundary
- Found Monument as Described



CAR WASH EXPRESS FILING NO. 1 REPLAT A  
SHEET 2 OF 2