

# COLLIER INDUSTRIAL PARK FILING NO. 2 MINOR SUBDIVISION PLAT

A REPLAT OF LOT 3 AND TRACT A, COLLIER INDUSTRIAL PARK, MINOR SUBDIVISION PLAT AND LOT 3, FOSTER INDUSTRIAL PARK REPLAT, IN THE SOUTHEAST QUARTER, SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

### DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

THAT KIADRA DEVELOPMENT CORPORATION, A COLORADO CORPORATION AND THE JPJA FAMILY LIMITED LIABILITY PARTNERSHIP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ARE THE OWNERS OF THE REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO, AND BEING LOT 3, FOSTER INDUSTRIAL PARK REPLAT AS RECORDED IN PLAN FILE P-13, F-4, #35 AT RECEPTION NO. 55478 AND LOT 3 AND TRACT A, COLLIER INDUSTRIAL PARK, MINOR SUBDIVISION PLAT AS RECORDED IN PLAN FILE P-31, F-4, #17 AT RECEPTION NO. 1434539 AND BEING SUBDIVISIONS OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

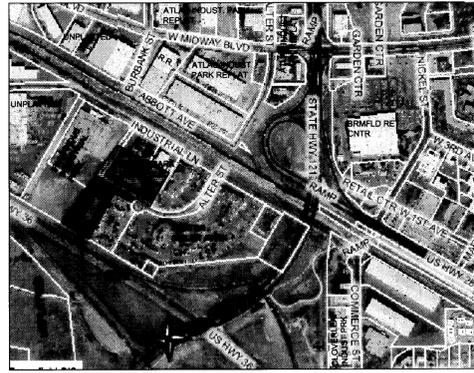
### LAND DESCRIPTION

ALL OF LOT 3 INCLUDING THE EASEMENT KNOWN AS TRACT A, COLLIER INDUSTRIAL PARK, MINOR SUBDIVISION PLAT, A MINOR SUBDIVISION IN THE CITY AND COUNTY OF BROOMFIELD AND ALL OF LOT 3, FOSTER INDUSTRIAL PARK REPLAT, A SUBDIVISION IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### METES AND BOUNDS DESCRIPTION

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 3, FOSTER INDUSTRIAL PARK REPLAT AS RECORDED AT THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD; THENCE N37°17'32"E ALONG THE WESTERLY LINE OF SAID LOT 3, 737.57 FEET; THENCE S59°20'41"E AND PARTIALLY ALONG THE NORTHERLY LINE OF LOT 3, COLLIER INDUSTRIAL PARK, MINOR SUBDIVISION PLAT AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, 277.30 FEET; THENCE N30°31'20"E, 35.00 FEET; THENCE S59°20'41"E, 181.89 FEET TO A POINT ON THE WEST LINE OF LOT 1, FOSTER INDUSTRIAL PARK, FILING NO. 2; THENCE S30°05'15"W ALONG THE SAID WEST LINE, 297.27 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALTER STREET; THENCE N59°20'43"W, 87.82 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE 79.16 FEET ALONG SAID CURVE HAVING A RADIUS OF 50.50 FEET, A DELTA ANGLE OF 89°50'11" AND A CHORD WHICH BEARS S75°34'36"W, 71.31 FEET; THENCE N59°20'21"W AND DEPARTING SAID RIGHT-OF-WAY, 159.50 FEET ALONG THE LINE OF LOT 3 AND LOT 4 OF SAID FOSTER INDUSTRIAL PARK REPLAT; THENCE S30°39'19"W, 419.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 36; THENCE N59°26'36"W ALONG SAID NORTHERLY RIGHT OF WAY, 249.63 FEET TO THE POINT OF BEGINNING, CONTAINING 5.608 ACRES OR 244,302 SQUARE FEET, MORE OR LESS.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "FOSTER INDUSTRIAL PARK FILING NO. 2 MINOR SUBDIVISION", A SUBDIVISION OF A PART OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



VICINITY MAP 1" = 105'

### PURPOSE OF REPLAT

THE PURPOSE OF THIS REPLAT IS TO ELIMINATE THE NEED FOR THE DRIVEWAY EASEMENT IN USE.

### NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BORNEENGINEERING INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT-OF-WAY AND TITLE OF RECORD. BORNEENGINEERING INC. RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NO. W316102-6, DATED MAY 6, 1999 AT 5:00 P.M. FOR THIS INFORMATION.
- THE HORIZONTAL DATUM AND BASIS OF BEARINGS IS COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83), AS DEFINED BY THE CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS KNOWN AS GPS NO. 9 (LATITUDE 39°55'30.44106N, LONGITUDE 105°05'24.74296W, NORTHING 1,215,836.576 AND EASTING 3,114,930.796) AND NGS F413 (LATITUDE 39°54'51.20401"N, LONGITUDE 105°04'55.92174"W, NORTHING 1,211,876.838 AND EASTING 3117194.820). THE POSITIONS USED ARE PUBLISHED BY THE CITY AND COUNTY OF BROOMFIELD. THE SITE MODIFICATION FACTOR IS 0.98971433 (AS SHOWN ON THE PLAT OF FOSTER INDUSTRIAL PARK FILING NO. 2 AS GPS NO. 9=RMCA42 AND NGS F413=RMCA73). THE BEARING CALCULATED BETWEEN THESE POINTS WAS N29°45'33"W FOR A DISTANCE OF 4562.59 FEET.
- GENERAL NOTE NUMBER 1 AS SHOWN ON THE PLAT FOSTER INDUSTRIAL PARK REPLAT READS: THE DEVELOPER AND SUBSEQUENT OWNERS OF LOTS SHALL MAINTAIN THE 25 FOOT WIDE DRAINAGE EASEMENT AND DRAINAGE CHANNEL WHICH ADJUTS THE SOUTHERLY RIGHT-OF-WAY OF INDUSTRIAL LANE. THE CITY OF BROOMFIELD HAS THE RIGHT TO ENTER SAID EASEMENT AND PROVIDE WHATEVER EXTRAORDINARY MAINTENANCE OR CONSTRUCTION IT DEEMS APPROPRIATE.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C2-1 ORDER, 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 AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC COMMITTEE.
- A MATHEMATICAL DISCREPANCY AT THE SOUTHEAST CORNER OF THE COLLIER INDUSTRIAL PARK, MINOR SUBDIVISION PLAT AND THE BOUNDARY OF THE FOSTER INDUSTRIAL PARK FILING NO. 2 WAS DISCOVERED DURING THE COURSE OF THIS SURVEY. THE LINES ARE SHOWN AS CONGRUENT ON THE TWO PLATS AND THE LINE OF THE FOSTER INDUSTRIAL PARK WAS HELD AS THE CORRECT LOCATION OF THE BOUNDARY. AN ERROR IN DIMENSIONING WAS ALSO FOUND IN THE NORTH RIGHT OF WAY LINE OF THE FOSTER INDUSTRIAL PARK REPLAT THAT WAS CARRIED INTO THE FOSTER INDUSTRIAL PARK, FILING NO. 2. THIS MATTER WAS ALSO CORRECTED ON THIS PLAT.
- THE FORMAT OF THIS MINOR SURVIVISION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 16-20-020.

### SURVEYOR'S CERTIFICATE

I, DENLEY KESTER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS BASED UPON FIELD SURVEYS PERFORMED ON DECEMBER 12, 2006 AND FEBRUARY 28, 2007 AND THE SURVEY SHOWN HEREON IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT THIS SURVEY IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT A GAURANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED



### CITY AND COUNTY OF BROOMFIELD APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO THIS 19th DAY OF February, 2008 A.D.

*[Signature]*  
MANAGER  
*[Signature]*  
DIRECTOR OF COMMUNITY DEVELOPMENT

**OWNER:**  
BY: *[Signature]*  
JPJA LIMITED FAMILY PARTNERSHIP  
135 ALTER STREET  
BROOMFIELD, CO 80038

STATE OF COLORADO )  
Broomfield ) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF Dec 2007, BY *[Signature]*, JPJA LIMITED FAMILY PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-4-08  
NOTARY PUBLIC: *[Signature]*

**LIENHOLDER:**  
BY: *[Signature]*  
First Community Bank

STATE OF Colorado )  
Broomfield ) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF December 2007, BY *[Signature]*, First Community Bank

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 5-23-09  
NOTARY PUBLIC: *[Signature]*

**OWNER:**  
BY: *[Signature]*  
KIADRA DEVELOPMENT CORPORATION  
155 ALTER STREET  
BROOMFIELD, CO 80038

STATE OF COLORADO )  
Broomfield ) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF Dec 2007, BY *[Signature]*, KIADRA DEVELOPMENT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-4-08  
NOTARY PUBLIC: *[Signature]*

### ATTORNEY'S CERTIFICATE:

*[Signature]* AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

*[Signature]* 1576 2/12/2008  
ATTORNEY REGISTRATION NO. DATE

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**BorneENGINEERING™**  
Performance Reborn.  
1139 West 124th Drive, Suite 100, Westminster, CO 80234  
TEL 303.626.1731 FAX 303.626.1732  
BORNEENGINEERING.COM

MINOR SUBDIVISION PLAT  
CITY & COUNTY OF BROOMFIELD, COLORADO

CERTIFICATION	NO
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NO	1	NO
DATE	10-31-07	DK
REVISION RECORD		

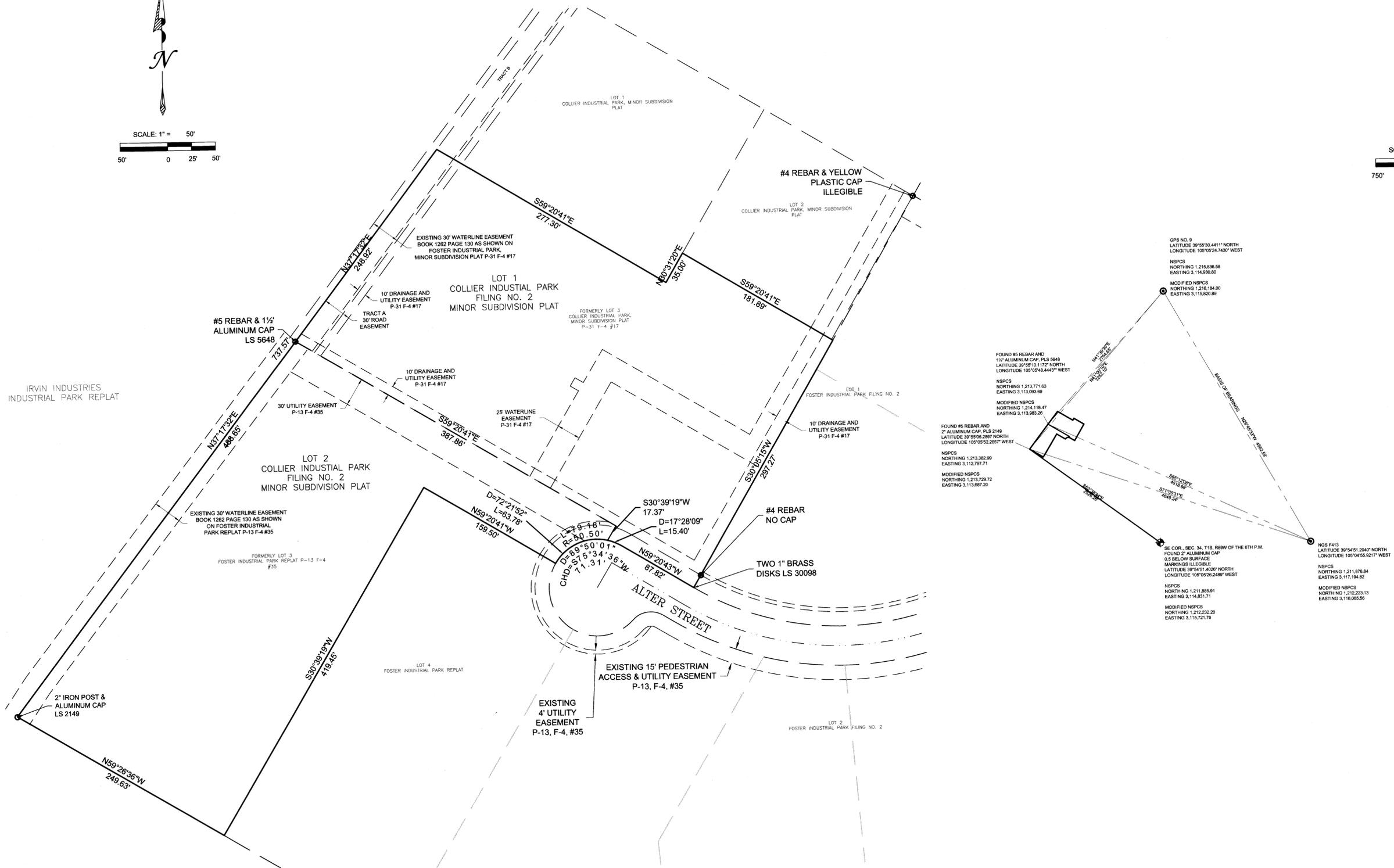
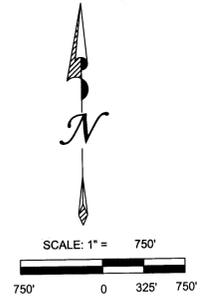
JOB NO.: 06230  
DRAWN: DK  
CHECKED: BG  
DESIGNER:  
ISSUE DATE: JUNE 5, 2007  
SCALE: 1"=50'  
FILE: 06230REPLAT

Reception # 2008001896

# COLLIER INDUSTRIAL PARK FILING NO. 2 MINOR SUBDIVISION PLAT

A REPLAT OF LOT 3 AND TRACT A, COLLIER INDUSTRIAL PARK, MINOR SUBDIVISION PLAT AND LOT 3, FOSTER INDUSTRIAL PARK REPLAT, IN THE SOUTHEAST QUARTER, SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 2



NO OIL WELLS WERE OBSERVED ON THIS PROPERTY

**Borne Engineering™**  
Performance Reborn.  
1130 WEST 124TH AVENUE SUITE 100 WASHINGTON, CO 80254  
TEL 303.625.1751 FAX 303.625.1752  
BORNEENGINEERING.COM

**MINOR SUBDIVISION PLAT**  
CITY & COUNTY OF BROOMFIELD, COLORADO

CERTIFICATION

NO	REVISION RECORD	DATE	BY
1	COUNTY RE-LINES	10-31-07	DK

JOB NO: 06230  
DRAWN: DK  
CHECKED: BG  
DESIGNER:  
ISSUE DATE: JUNE 5, 2007  
SCALE: 1"=50'  
FILE: 06230REPLAT

SHEET: 2 OF 2

Reception # 2008001876