

CROFTON PARK FILING NO. 1 - REPLAT D

FINAL PLAT

A REPLAT OF LOTS 29 AND 30, BLOCK 2, CROFTON PARK FILING NO. 1, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 4

2005001018 01/26/2006 12:47P PL
1 of 4 R 0.00 D 0.00 City&Cnty Broomfield

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION, BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 29 AND LOT 30, BLOCK 2, CROFTON PARK FILING NO. 1, RECORDED IN FILE 18 AT MAP 315 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

CONTAINING 221,348 SQUARE FEET, MORE OR LESS;

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "CROFTON PARK FILING NO. 1 - REPLAT D", AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER

VILLAGE COMMERCIAL PROPERTIES, LLC

BY: 
JOHN OSBORN, MANAGER

STATE OF COLORADO }
COUNTY OF Chaparral } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF November, 2005, BY JOHN OSBORN AS MANAGER OF VILLAGE COMMERCIAL PROPERTIES, LLC

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 04/10/2008

Rosemarie Chavez
NOTARY PUBLIC
100 Inverness Terrace East
Englewood Co 80112

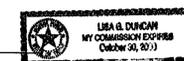
HOLDER OF DEED OF TRUST

FIRST UNION COMMERCIAL CORPORATION

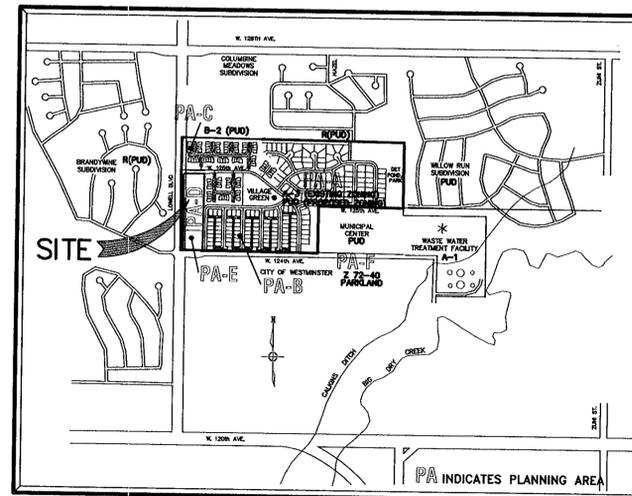
BY: 
MAURICE RYAN

STATE OF COLORADO Texas }
COUNTY OF Harris } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF October, 2005, BY MAURICE RYAN AS Vice President OF FIRST UNION COMMERCIAL CORPORATION

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES

Lisa & Duncan
NOTARY PUBLIC

ADDRESS
9001 Katy Freeway Suite 215
Houston TX 77024



VICINITY MAP
SCALE: 1"=1000'

NOTES

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASIS OF BEARINGS: THE BEARING ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD CONTROL POINT NUMBER NGS U411 AND CONTROL POINT GPS #2 IS NORTH 42°35'03" EAST (GROUND DISTANCE = 3914.34 FEET) - AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP, AND IS MONUMENTED AS SHOWN HEREON.
4. FLOOD PLAIN NOTE: THE SITE AS SHOWN HEREON PLATTED IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08001C0017 G, DATED AUGUST 16, 1995.
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABJ70093162-2, EFFECTIVE DATE MARCH 17, 2005.
6. PREPARED BY:
CARROLL & LANGE, INC.
165 SOUTH UNION BLVD., SUITE 156
LAKEWOOD, COLORADO 80226
(303) 980-0200
7. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 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. COMBINED MODIFICATION FACTOR = 0.999724913003
8. THE PURPOSE OF THIS CROFTON PARK FILING NO. 1 - REPLAT D IS TO REPLAT LOTS 29 AND 30, BLOCK 2, CROFTON PARK FILING NO. 1.
9. BEARINGS ON THIS REPLAT HAVE BEEN ROTATED FROM THE ORIGINAL PLAT OF CROFTON PARK FILING NO. 1 TO CONFORM TO THE CITY AND COUNTY OF BROOMFIELD GEODETIC SURVEY REQUIREMENTS.

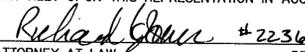
SURVEYOR'S CERTIFICATE

I, KENNETH R. SHORT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF CROFTON PARK FILING NO. 1 - REPLAT D TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.


KENNETH R. SHORT
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 28286
165 SOUTH UNION BLVD., SUITE 156
LAKEWOOD, CO 80228
DATE 10/28/05

ATTORNEY'S CERTIFICATE

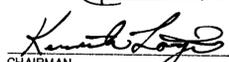
I, Richard K. Jones, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND THE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


Richard K. Jones #22368
ATTORNEY AT LAW REG. NO. November 22, 2005
DATE

*except for that certain deed of trust in favor of First Union Commercial Corporation recorded May 9th 2005 at Rec. 2005005987

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 23rd DAY OF May, 2005.

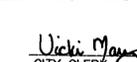

Kenneth Lopez
CHAIRMAN

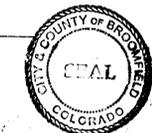

Kenneth Stangor
SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 1st DAY OF September, 2005.


Vern Stewart
MAYOR


Vicki Mans
CITY CLERK



ENGINEER/SURVEYOR

 Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

CROFTON PARK FILING NO. 1 - REPLAT D

FINAL PLAT

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 LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 4

2006001013 01/25/2006 12:47P PL
 2 of 4 R 0.00 D 0.00 City&Cnty Broomfield

NW COR NW1/4 OF SEC. 32
 T.1S., R.68W. OF THE 6th P.M.
 FND. 2" ALUM. CAP ON METAL CHAIN
 AND ALSO FND. 1" IRON AXLE
 IN A RANGE BOX
 L.S. NO. 23904

NORTH LINE OF SEC. 32 S89°34'27"E 2652.89'
 WEST 128th AVENUE

NE COR. NW1/4 OF SEC. 32
 T.1S., R.68W. OF THE 6th P.M.
 FND. 2-1/2" ALUM. CAP IN A
 RANGE BOX 3' BELOW SURFACE
 L.S. NO. 2149

N 1/2 NW 1/4

NGS DATUM (NAD 83/92)
 LATITUDE 39°55'26.10465" N
 LONGITUDE 105°01'59.88642" W
 COORDINATES
 GRID GROUND
 N 1,215,476.67 N 1,215,811.12
 E 3,130,892.44 E 3,131,753.94

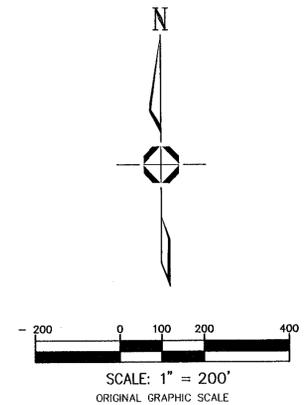
NE COR. S1/2 NW1/4 SEC. 32
 FND. 2-1/2" ALUM. CAP ON 30" NO. 6
 REBAR, LS 28286

NW COR. S1/2 NW1/4 SEC. 32
 FND. 2-1/2" ALUM. CAP ON 30" NO. 6
 REBAR IN RANGE BOX
 LS 28286

TRACT B
 COLUMBINE MEADOWS
 FILE 16, MAP 242

COLUMBINE MEADOWS R (PUD)

NORTH LINE S1/2 NW1/4 SEC. 32



BRANDYWINE SUBDIVISION
 R (PUD)

WEST 125th AVENUE

CROFTON PARK
 FIL. 1 REPLAT C
 REC. NO. 2004011151

CROFTON PARK
 FILE 18, MAP 315

S 1/2 NW 1/4

BROOMFIELD MUNICIPAL
 SERVICE CENTER
 FILING NO. 1
 FILE 17, MAP 366

PUD

GPS #2
 BRASS CAP SET IN CONCRETE AT GROUND LEVEL
 NGS DATUM (NAD 83/92)
 LATITUDE 39°55'20.331485" N
 LONGITUDE 105°01'29.14983" W
 COORDINATES
 GRID GROUND
 N 1,214,905.23 N 1,215,239.53
 E 3,133,290.14 E 3,134,152.30

NGS DATUM (NAD 83/92)
 LATITUDE 39°55'17.18612" N
 LONGITUDE 105°02'02.94383" W
 COORDINATES
 GRID GROUND
 N 1,214,572.99 N 1,214,907.20
 E 3,130,658.99 E 3,131,520.43

S89°46'39"E 60.00'

SW COR NW1/4 OF SEC. 32
 T.1S., R.68W. OF THE 6th P.M.
 FND. 3-1/4 ALUM. CAP IN A
 RANGE BOX LS NO. 12405

NGS DATUM (NAD 83/92)
 LATITUDE 39°55'17.19157" N
 LONGITUDE 105°02'03.71378" W
 COORDINATES
 GRID GROUND
 N 1,214,573.231 N 1,214,907.44
 E 3,130,599.001 E 3,131,460.43

NGS U411
 FOUND MONUMENT IN RANGE BOX
 NGS DATUM (NAD 83/92)
 LATITUDE 39°54'51.99582" N
 LONGITUDE 105°02'03.33188" W
 COORDINATES
 GRID GROUND
 N 1,212,023.954 N 1,212,357.46
 E 3,130,642.144 E 3,131,503.58

N00°58'10"W 2550.35'
 S00°22'43"W 2549.60'

N42°35'03"E 3914.34'
 BASIS OF BEARINGS

WEST 124th AVENUE

(CITY OF WESTMINSTER)

BOOK 3022, PAGE 802

SOUTH LINE NW1/4 OF SEC. 32
 N89°46'39"W 2646.48'

(CITY OF BROOMFIELD PROPERTY
 BOOK 1071, PAGE 248)

BOOK 2832, PAGE 891
 (CITY OF WESTMINSTER)

Z 72-40
 PARKLAND

LEGEND

- ◆ SECTION CORNER
- ▲ NGS MONUMENT

ENGINEER/SURVEYOR



CROFTON PARK FILING NO. 1 - REPLAT D

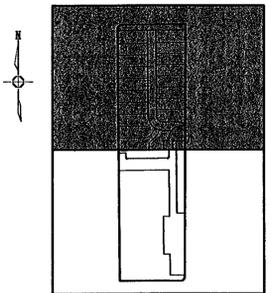
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SHEET 3 OF 4

2006001018 01/26/2006 12:47P PL
 3 of 4 R 0.00 D 0.00 City&Cnty Broomfield

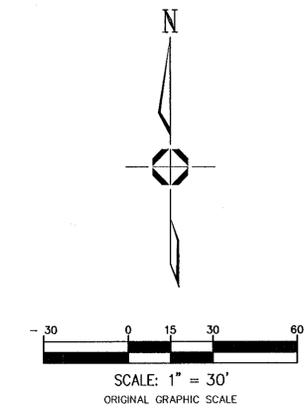
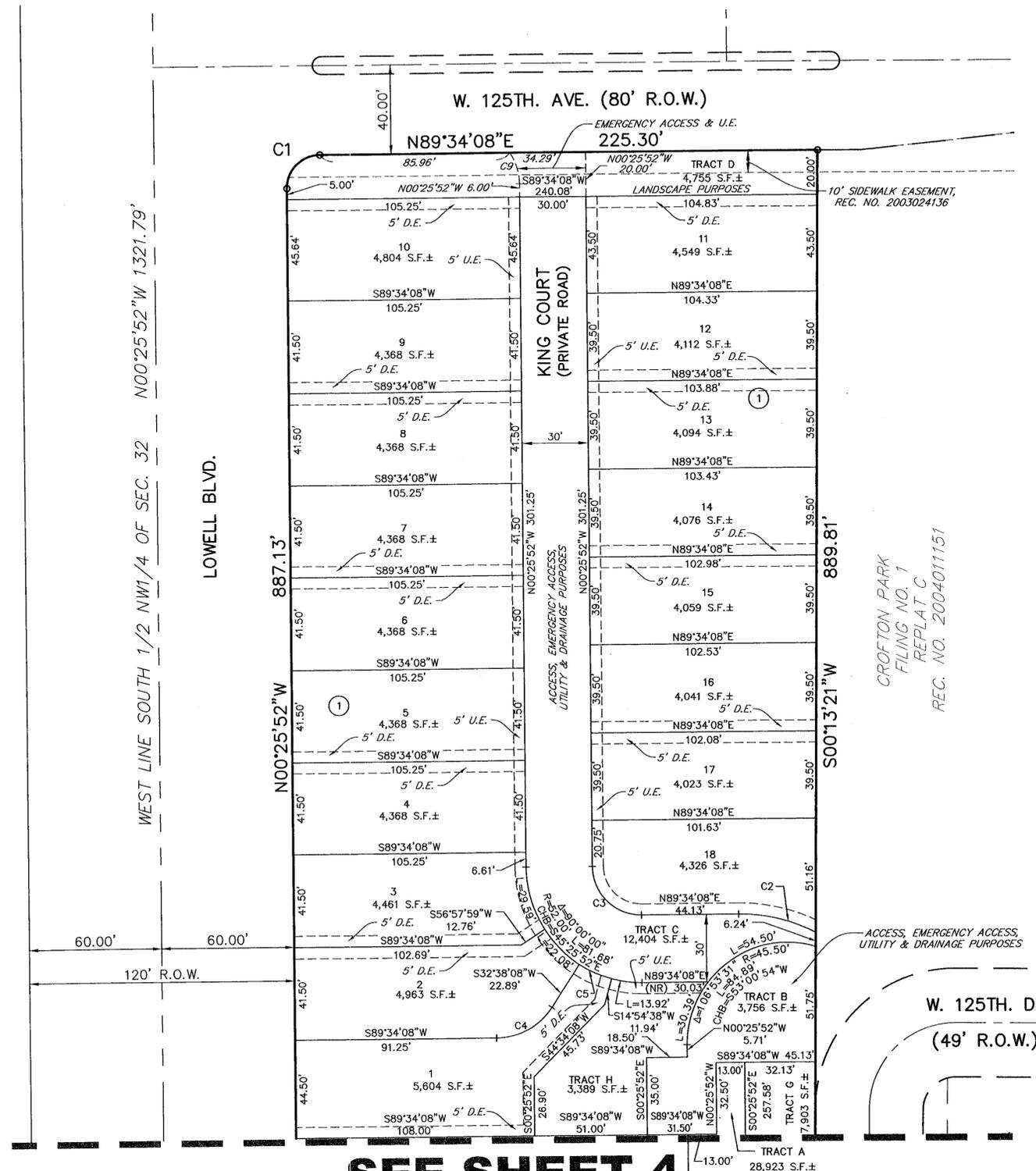
SHEET 3



SHEET 4

KEY MAP
 SCALE 1" = 300'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	90°00'00"	15.00'	23.56'	N44°34'08"E
C2	27°03'37"	76.75'	36.25'	N76°54'03"W
C3	90°00'00"	22.00'	34.56'	N45°25'52"W
C4	56°56'00"	30.00'	29.81'	S81°06'08"W
C5	17°43'31"	52.00'	16.09'	S66°13'37"E
C9	34°03'21"	25.00'	14.86'	S17°27'32"E



LEGEND

- ◆ SECTION CORNER
- SET NO. 5 REBAR WITH 2" ALUMINUM CAPS STAMPED PLS 28286 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- (NR) INDICATES NON-RADIAL LINE
- ① BLOCK NUMBER

SEE SHEET 4

ENGINEER/SURVEYOR
 Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80226
 (303) 980-0200

CROFTON PARK FILING NO. 1 - REPLAT D

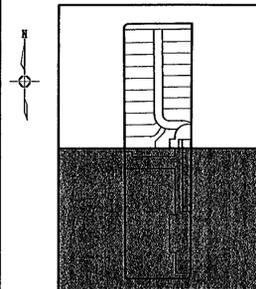
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SHEET 4 OF 4



SHEET 3



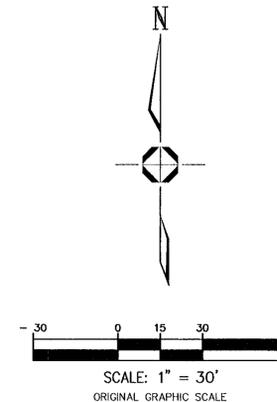
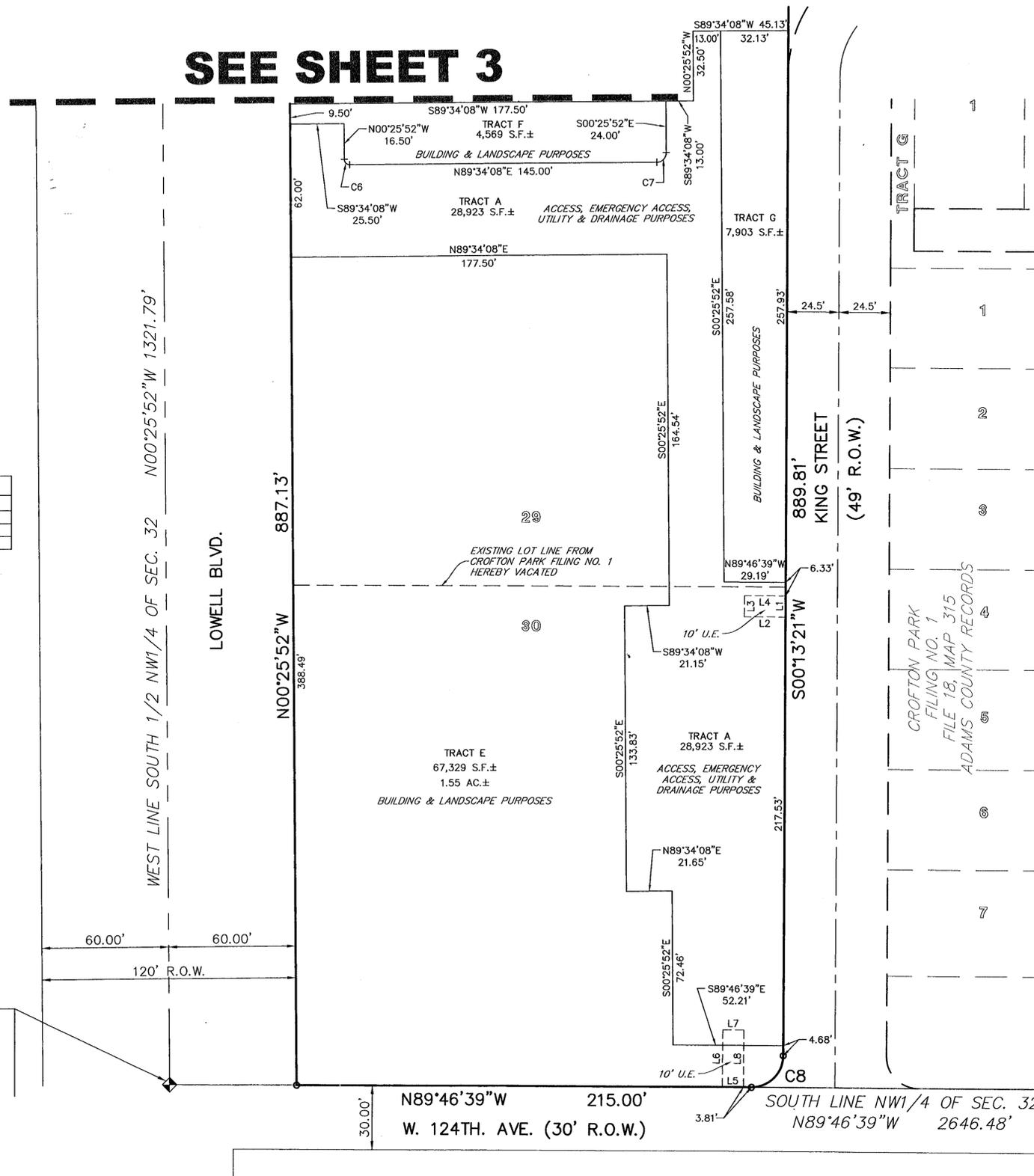
SHEET 4

KEY MAP
 SCALE 1" = 300'

SEE SHEET 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°13'21"W	10.00'
L2	N89°46'39"W	19.53'
L3	N00°13'21"E	10.00'
L4	S89°46'39"E	19.53'
L5	N89°46'39"W	10.00'
L6	N00°24'28"E	27.02'
L7	S89°35'32"E	10.00'
L8	S00°24'28"W	26.99'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C6	90°00'00"	2.50'	3.93'	S45°25'52"E
C7	90°00'00"	4.50'	7.07'	N44°34'08"E
C8	90°00'00"	15.00'	23.56'	S45°13'21"W



LEGEND

- ◆ SECTION CORNER
- SET NO. 5 REBAR WITH 2" ALUMINUM CAPS STAMPED PLS 28286 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- U.E. INDICATES UTILITY EASEMENT
- (NR) INDICATES NON-RADIAL LINE
- ① BLOCK NUMBER

SW COR NW1/4 OF SEC. 32
 T.1S., R.68W. OF THE 6th P.M.
 FND. 3-1/4 ALUM. CAP IN A
 RANGE BOX LS NO. 12405

ENGINEER/SURVEYOR

