

# CROFTON PARK FILING NO. 1 - REPLAT G

2009013637 10/16/2009 03:32Z PL  
1 of 3 R 0.00 D 0.00 City&Cnty Broomfield

## FINAL PLAT

A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 - REPLAT F,  
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 3

### LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED CROFTON SENIORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, 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:

TRACT A, CROFTON PARK FILING NO. 1 - REPLAT F, RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE BROOMFIELD COUNTY CLERK AND RECORDER;

CONTAINING 19,577 SQUARE FEET, OR 0.45 ACRE, 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 G", 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

CROFTON SENIORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Don D. Eley  
NAME: Don D. Eley TITLE: MEMBER

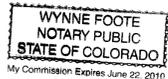
STATE OF COLORADO }  
COUNTY OF Arapahoe } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October, 2009

BY Don D. Eley AS Member OF CROFTON SENIORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES June 22, 2010

Wynne Foote  
NOTARY PUBLIC  
5775 Greenwood Plaza Blvd #100  
ADDRESS  
Greenwood Village, CO 80111



### HOLDER OF DEED OF TRUST

BANK OF OKLAHOMA, N.A.

BY: H. Shaw Thomas  
NAME: H. Shaw Thomas TITLE: Senior Vice President

STATE OF COLORADO }  
COUNTY OF Denver } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF October, 2009

BY H. Shaw Thomas AS Senior Vice President OF BANK OF OKLAHOMA, N.A.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 2/2/2010

Heidi P. Martinec  
NOTARY PUBLIC  
820 16th St #838  
ADDRESS  
Denver CO 80202



### HOLDER OF DEED OF TRUST

VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Don D. Eley  
NAME: Don D. Eley TITLE: MEMBER

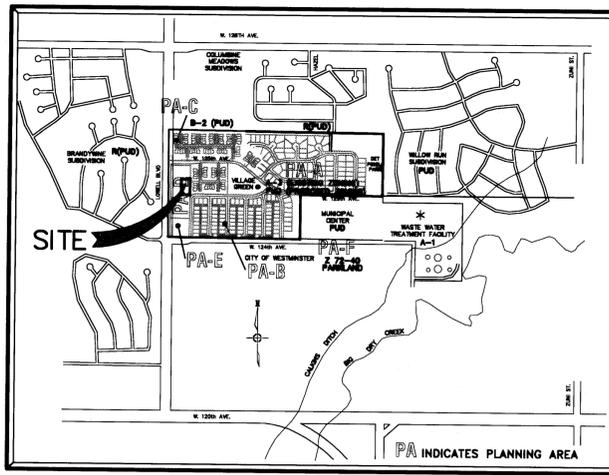
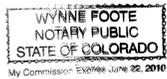
STATE OF COLORADO }  
COUNTY OF Arapahoe } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October, 2009

BY Don D. Eley AS Member OF VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

Wynne Foote  
NOTARY PUBLIC  
5775 Greenwood Plaza Blvd #100  
ADDRESS  
Greenwood Village, CO 80111



VICINITY MAP  
SCALE: 1"=1000'

### NOTES

- 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 ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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.
- 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.
- 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 POLICY NO. ABN70200977, EFFECTIVE DATE MAY 9, 2008 AT 5:00 P.M.
- PREPARED BY:  
CARROLL & LANGE, INC.  
165 SOUTH UNION BLVD., SUITE 156  
LAKEWOOD, COLORADO 80226  
(303) 980-0200
- 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
- THE PURPOSE OF THIS CROFTON PARK FILING NO. 1 - REPLAT G IS TO REPLAT TRACT A, CROFTON PARK FILING NO. 1 - REPLAT F.
- 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.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- NON-EXCLUSIVE 8-FOOT WIDE EASEMENTS AS SHOWN ON THIS PLAT ALONG FRONT LOT LINES ARE HEREBY GRANTED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, CABLE, TELEVISION AND POSTAL FACILITIES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE-DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. CITY FACILITIES AND WATER METERS SHALL BE ALLOWED IN THE EASEMENT.
- NON-EXCLUSIVE 8-FOOT WIDE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ALONG REAR LOT LINES ARE HEREBY GRANTED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, CABLE AND TELEVISION FACILITIES.
- NON-EXCLUSIVE 5-FOOT WIDE DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT ALONG SIDE LOT LINES ARE HEREBY GRANTED FOR PURPOSES OF STORM WATER DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, CABLE, AND TELEVISION FACILITIES.
- TRACT A IS FOR PURPOSES OF LANDSCAPE, SIGNAGE, UTILITIES AND DRAINAGE, AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.

### SURVEYOR'S CERTIFICATE

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF CROFTON PARK FILING NO. 1 - REPLAT G 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.

William F. Hesselbach, Jr.  
WILLIAM F. HESSELBACH, JR.  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 25369  
165 SOUTH UNION BLVD., SUITE 156  
LAKEWOOD, CO 80228  
DATE 9/23/09



### ATTORNEY'S CERTIFICATE

I, M. Lou Rodgers Esq., 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 HERON 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. Other than Deed of Trust recorded at reception nos. 2008005666 and 2008005668 and items in title policy described in Note 5 hereto.

M. Lou Rodgers Esq. 15636 10/9/2009  
ATTORNEY AT LAW REG. NO. DATE

### ADMINISTRATIVE APPROVAL 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 10<sup>th</sup> DAY OF AUGUST, 2009.

Don D. Eley L. E.  
CITY AND COUNTY OF BROOMFIELD ASSISTANT CITY AND COUNTY OF BROOMFIELD  
MANAGER MANAGER FOR COMMUNITY DEVELOPMENT

### 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 G

FINAL PLAT

A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 - REPLAT F,  
 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 3



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. 32 589°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°55'24.34385" N  
 LONGITUDE 105°01'59.90741" W  
 COORDINATES  
 GRID GROUND  
 N 1,215,298.50 N 1,215,632.90  
 E 3,130,891.74 E 3,131,753.25

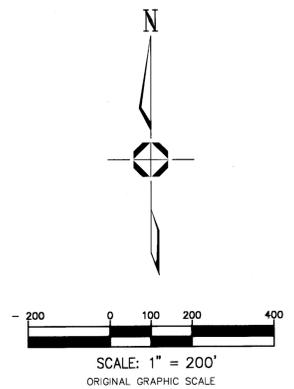
NE COR. S1/2 NW1/4 SEC. 32  
 FND. 2-1/2" ALUM. CAP ON 30" NO. 6  
 REBAR, LS 28286

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  
 B-2 (PUD)

COLUMBINE MEADOWS  
 FILE 16, MAP 242 R (PUD)

NORTH LINE S1/2 NW1/4 SEC. 32



NGS DATUM (NAD 83/92)  
 LATITUDE 39°55'22.34450" N  
 LONGITUDE 105°01'59.93108" W  
 GRID GROUND  
 N 1,215,096.18 N 1,215,430.53  
 E 3,130,890.96 E 3,131,752.47

BRANDYWINE SUBDIVISION  
 R (PUD)  
 WEST LINE SOUTH 1/2 NW1/4 OF SEC. 32  
 N00°25'57"W 1321.79'

WEST 125th AVENUE

CROFTON PARK  
 FILE 18, MAP 315  
 REG. NO. 2004011151

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

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

WEST LINE SOUTH 1/2 NW1/4 OF SEC. 32  
 N00°58'10"W 2550.35'  
 S00°22'43"W 2549.80'  
 S04°37'49"W

WEST 124th AVENUE

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

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

SE COR. NW1/4 OF SEC. 32  
 T.1S., R.68W., OF THE 6th P.M.  
 FND. 2-1/2" ALUM. CAP  
 L.S. NO. 2149

BOOK 3022, PAGE 802

(CITY OF WESTMINSTER)

(CITY OF BROOMFIELD PROPERTY  
 BOOK 1071, PAGE 248)

(CITY OF BROOMFIELD)  
 BOOK 2832, PAGE 891  
 (CITY OF WESTMINSTER)

Z 72-40  
 PARKLAND

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 3,130,842.144 E 3,131,503.58

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

LEGEND

- ◆ SECTION CORNER
- ▲ NGS MONUMENT



ENGINEER/SURVEYOR



# CROFTON PARK FILING NO. 1 - REPLAT G

FINAL PLAT

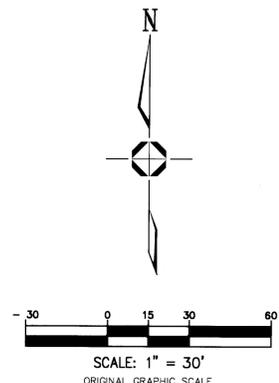
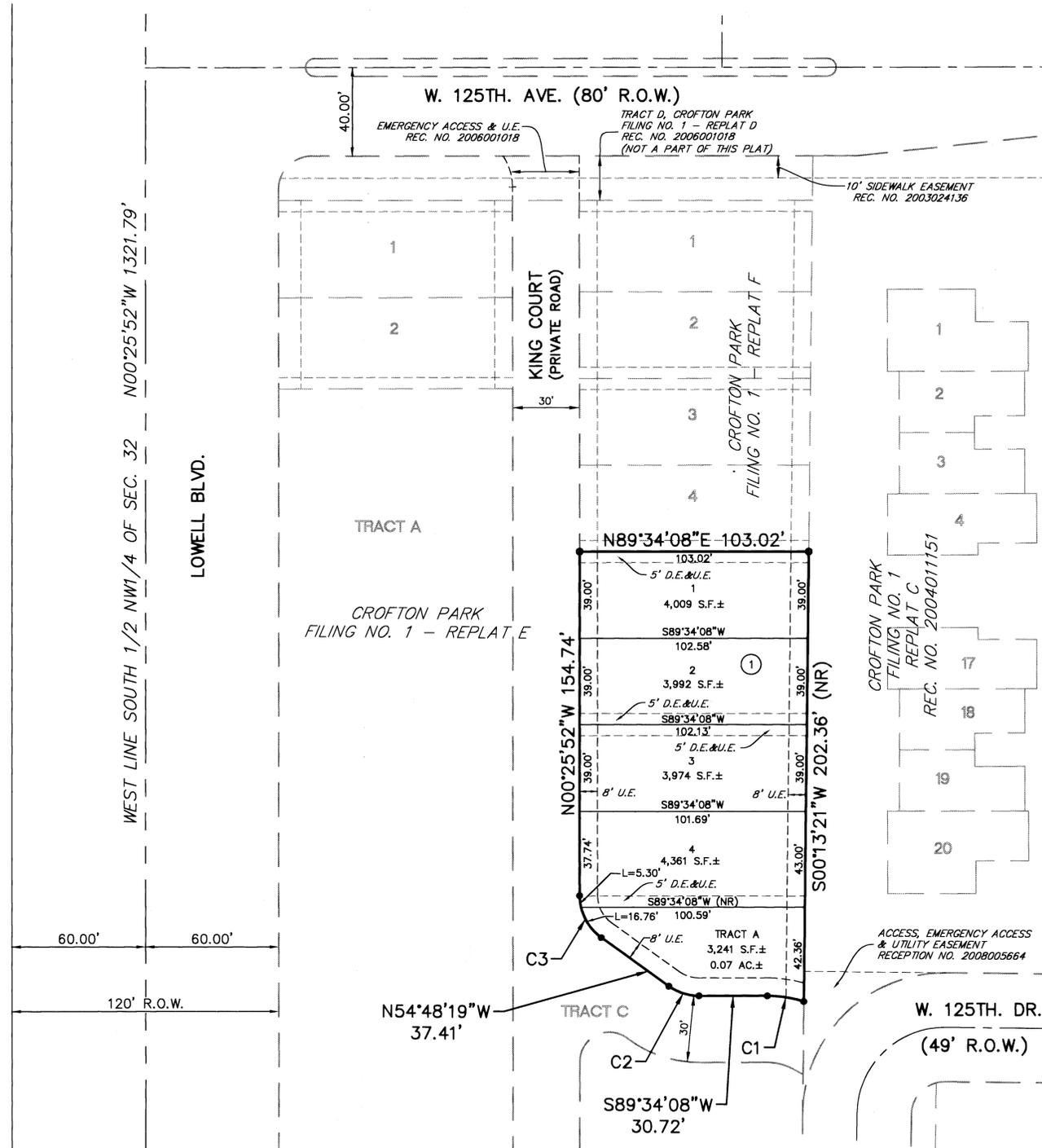
A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 - REPLAT F,  
 LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,  
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 OF 3



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	17°51'51"	53.25'	16.60'	N81°29'56"W
C2	35°37'33"	23.25'	14.46'	N72°37'05"W
C3	54°22'27"	23.25'	22.06'	N27°37'05"W

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N89°34'08"E	4.03'
L2	N00°25'52"W	10.00'
L3	S89°34'08"W	17.99'



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



**ENGINEER/SURVEYOR**  
**Carroll & Lange**  
 Professional Engineers & Land Surveyors  
 165 South Union Blvd., Suite 106  
 Lakewood, Colorado 80228  
 (303) 980-0200