

CROFTON PARK FILING NO. 1 - REPLAT J

2009013652 10/16/2009 04:20P PL
1 of 4 R 0.00 D 0.00 City&County Broomfield

FINAL PLAT
A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 - REPLAT H,
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

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 H, RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE BROOMFIELD COUNTY CLERK AND RECORDER;

CONTAINING 110,392 SQUARE FEET, OR 2.53 ACRES, 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 J", 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: Donna D. Eley
NAME: Donna 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 Donna 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
5975 Greenwood Plaza Blvd #40
ADDRESS
Greenwood Village, Co 80111

WYNNE FOOTE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires June 22, 2010

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 10th 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 12/1/2010

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

HEIDI P. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO

HOLDER OF DEED OF TRUST

VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

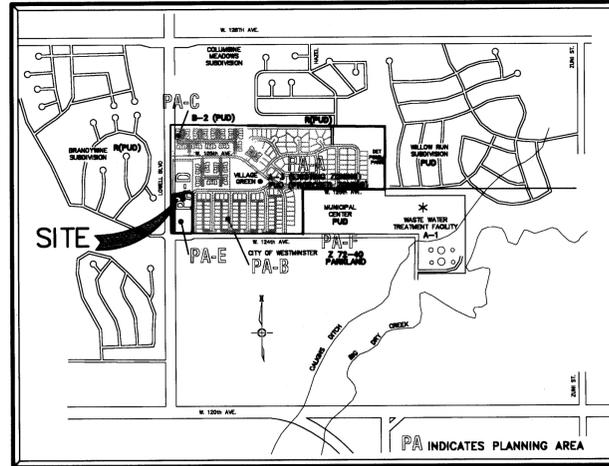
STATE OF COLORADO }
COUNTY OF Arapahoe } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October, 2009,
BY Donna D. Eley AS Member OF VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

Wynne Foote
NOTARY PUBLIC
5975 Greenwood Plaza Blvd #40
ADDRESS
Greenwood Village, Co 80111

WYNNE FOOTE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires June 22, 2010



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 J IS TO REPLAT TRACT A, CROFTON PARK FILING NO. 1 - REPLAT H.
- 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 10-FOOT WIDE AND 15-FOOT WIDE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ALONG THE WESTERLY LINES OF LOTS 1, 2, AND 3 ARE HEREBY GRANTED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, CABLE AND TELEVISION FACILITIES, LANDSCAPING, DECORATIVE WALLS, FENCES, AND OTHER FEATURES SHOWN ON THE DEVELOPER'S PLAN ARE PERMITTED IN THE EASEMENT AREA.

COMCAST AND XCEL ENERGY HAVE EXISTING FACILITIES IN THE THE 10-FOOT WIDE UTILITY EASEMENT AREA. BY THE RECORDED OF THIS PLAT THE EXISTING FACILITIES WILL BE CONTAINED IN THE UTILITY EASEMENT. IF THE EXISTING FACILITIES CONFLICT WITH THE PROPOSED LANDSCAPING, DECORATIVE WALLS, FENCES, AND OTHER FEATURES, IT WILL BE THE SOLE RESPONSIBILITY OF THE RESPECTIVE UTILITY PROVIDER TO RELOCATE THEIR FACILITY AT THEIR EXPENSE.

NOTES CONTINUED

- NON-EXCLUSIVE 5-FOOT WIDE DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT ALONG THE NORTH SIDE OF LOT 1 AND THE SOUTH SIDE OF LOT 2 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.
- THE EMERGENCY ACCESS EASEMENT AS SHOWN HEREON IS FOR PURPOSES OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL.
- THE ELECTRICAL EASEMENT AS SHOWN HEREON IS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRICAL FACILITIES.
- THE WATER EASEMENT AS SHOWN HEREON IS FOR PURPOSES OF A WATER METER, UNDERGROUND VAULT AND ASSOCIATED APPURTENANCES.

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 J 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 Rados 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 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. Other than Deeds of Trust recorded at Neighbors Nos 2008005666 and 2008005668 and items listed in Note 5 hereon

M. Lou Rados 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 10TH DAY OF AUGUST, 2009.

Gregory D. Lane
CITY AND COUNTY OF BROOMFIELD
MANAGER

K. S.
ASSISTANT CITY AND COUNTY OF BROOMFIELD
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 J

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

2009013652 10/16/2009 04:20P 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°55'22.01896" N
 LONGITUDE 105°01'59.93498" W
 COORDINATES
 GRID GROUND
 N 1,215,063.24 N 1,215,397.58
 E 3,130,890.83 E 3,131,752.34

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

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

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

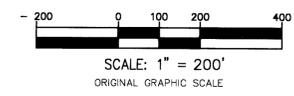
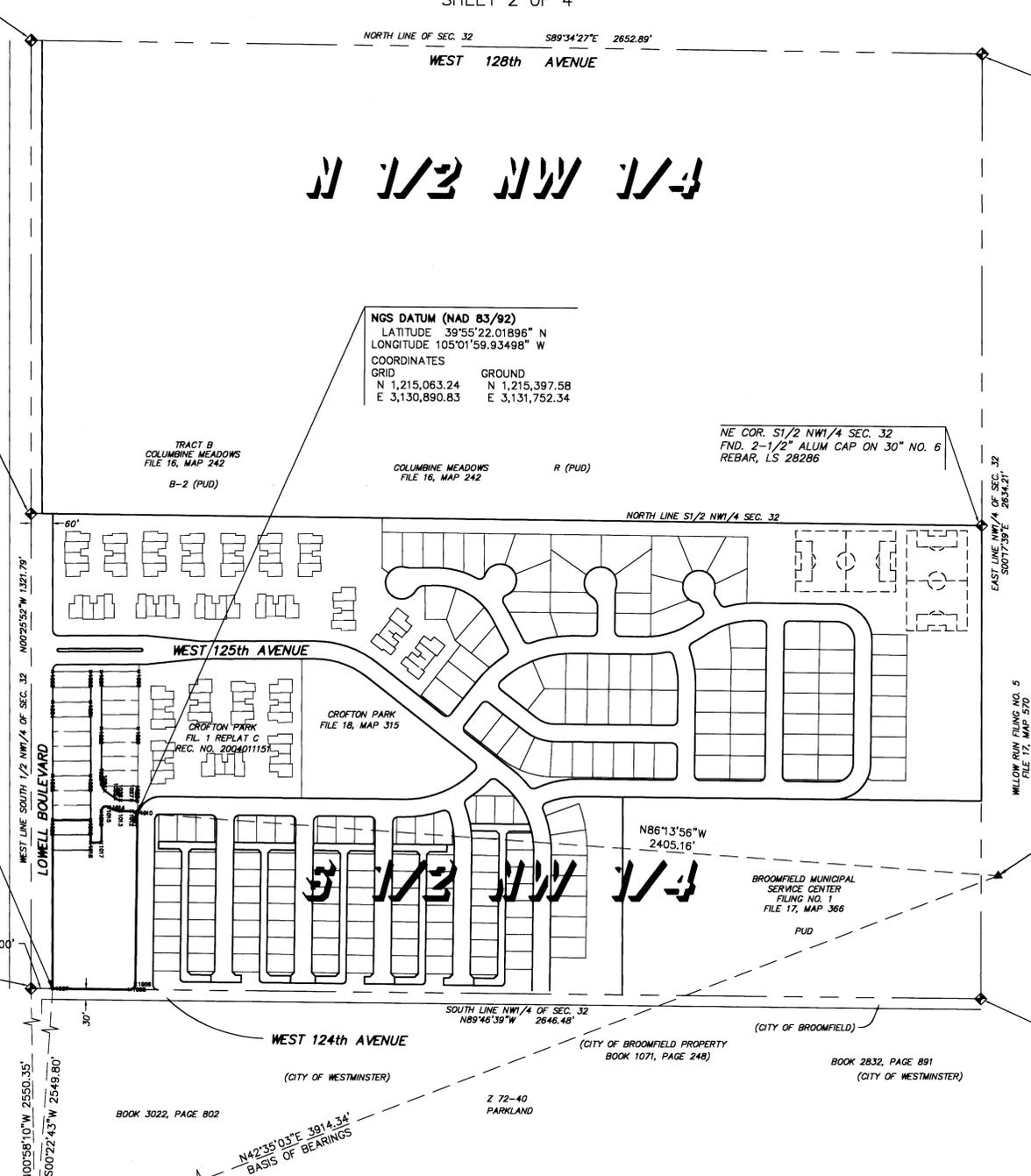
GPS #2
 BRASS CAP SET IN CONCRETE AT GROUND LEVEL
 NGS DATUM (NAD 83/92)
 LATITUDE 39°55'20.331485" N
 LONGITUDE 105°01'29.14983" W
 COORDINATES
 GRID GROUND
 N 1,214,905.23 N 1,215,239.53
 E 3,133,290.14 E 3,134,152.30

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

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

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



- LEGEND
- ◆ SECTION CORNER
 - ▲ NGS MONUMENT



ENGINEER/SURVEYOR
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CROFTON PARK FILING NO. 1 - REPLAT J

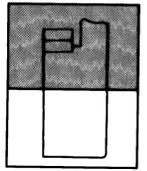
FINAL PLAT

A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 - REPLAT H,
 LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
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 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 OF 4



SHEET 3

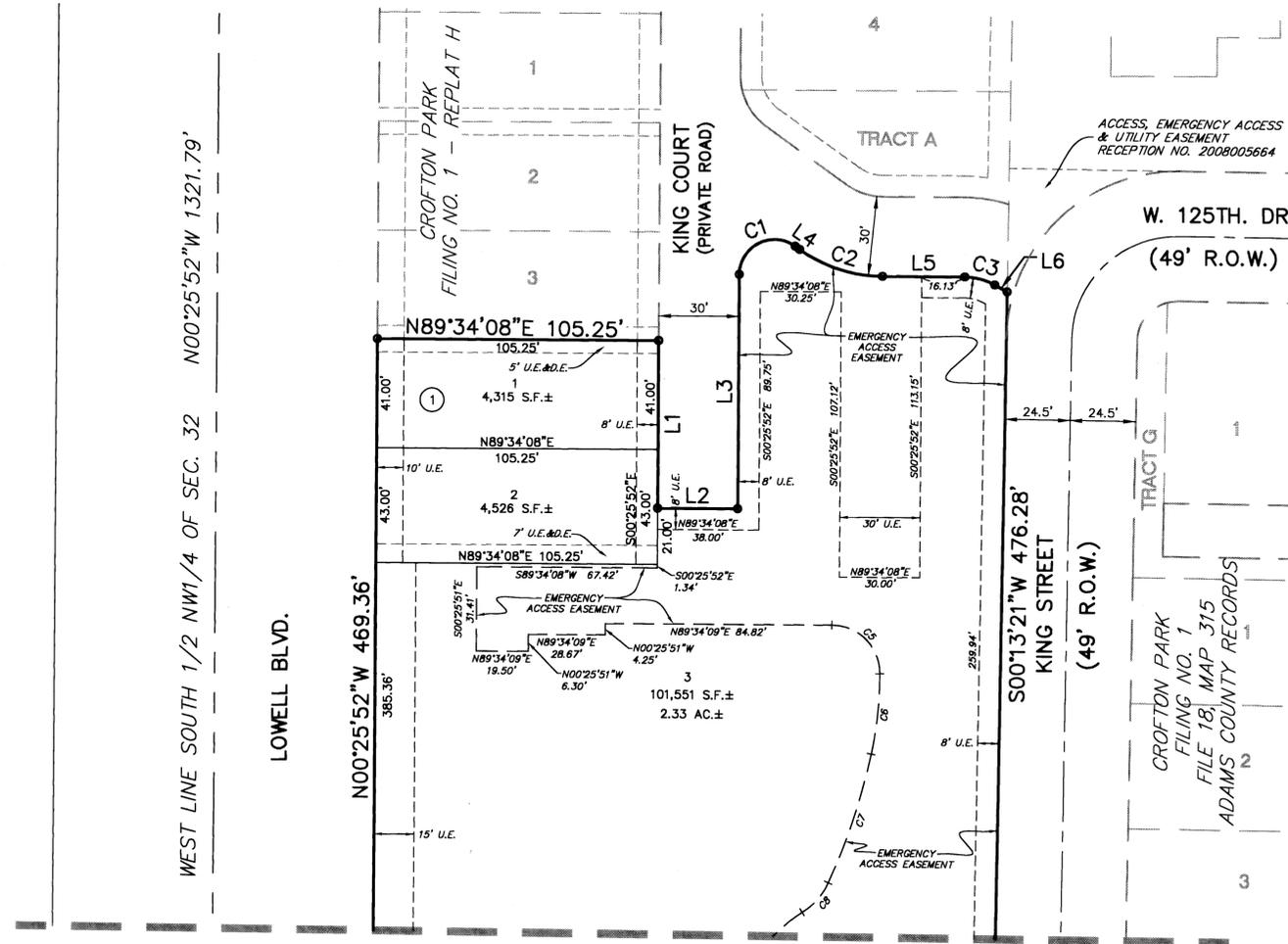


SHEET 4

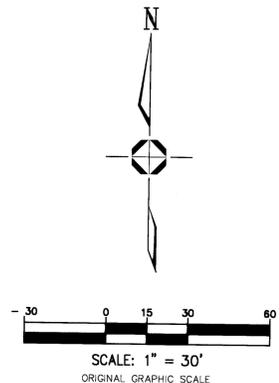
KEY MAP
 SCALE 1" = 300'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S00°25'52"E	63.00'
L2	N89°34'08"E	30.00'
L3	N00°25'52"W	88.17'
L4	S54°48'19"E	2.06'
L5	N89°34'08"E	30.72'
L6	S61°24'56"E	5.35'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	125°37'33"	13.25'	29.05'	N62°22'55"E
C2	35°37'33"	53.25'	33.11'	S72°37'05"E
C3	29°00'55"	23.25'	11.77'	S75°55'24"E
C5	89°06'01"	18.00'	27.99'	S45°52'51"E
C6	12°48'25"	137.50'	30.73'	S05°04'23"W
C7	12°11'32"	239.11'	50.88'	S17°34'21"W
C8	34°03'22"	25.00'	14.86'	S40°41'48"W



SEE SHEET 4



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



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