

# FOSTER INDUSTRIAL PARK FILING NO. 2

## MINOR SUBDIVISION

A RESUBDIVISION OF A PART OF LOTS 1,2 AND 5-10, FOSTER INDUSTRIAL PARK REPLAT, BEING IN THE SOUTHEAST 1/4 OF 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

**LEGAL DESCRIPTION**

KNOW ALL MEN BY THESE PRESENTS:

THAT JACK TERHAR, JR. AND SILL-TERHAR MOTORS, INC., A COLORADO CORPORATION, ARE THE OWNERS OF THE REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARIES OF "FOSTER INDUSTRIAL PARK REPLAT FILING NO. 2", A MINOR SUBDIVISION OF THE PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF LOTS 1, 2, 6, 7, 8, 9 AND 10, FOSTER INDUSTRIAL PARK REPLAT, A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, NORTH 00°23'51" WEST, A DISTANCE OF 1414.18 FEET;  
 THENCE ON A LINE PARALLEL AND A DISTANCE OF 40.00 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE COLORADO AND SOUTHERN RAILROAD RIGHT OF WAY, NORTH 59°20'45" WEST, A DISTANCE OF 320.23 FEET;  
 THENCE PARTIALLY ON THE SOUTHEAST LINE OF OUTLOT A, SAID FOSTER INDUSTRIAL PARK REPLAT, SOUTH 30°33'20" WEST, A DISTANCE OF 263.00 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT A AND THE POINT OF BEGINNING NO. 1;

THENCE CONTINUING SOUTH 30°33'20" WEST, A DISTANCE OF 145.23 FEET;  
 THENCE SOUTH 85°01'23" WEST, A DISTANCE OF 773.80 FEET;  
 THENCE NORTH 59°26'40" WEST, A DISTANCE OF 100.00 FEET;  
 THENCE SOUTH 30°33'20" WEST, A DISTANCE OF 100.00 FEET;  
 THENCE NORTH 59°26'40" WEST, A DISTANCE OF 276.40 FEET;  
 THENCE ON THE EAST LINE OF LOT 4, SAID FOSTER INDUSTRIAL PARK REPLAT, NORTH 30°39'15" EAST, A DISTANCE OF 368.59 FEET;  
 THENCE ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALTER STREET AS SHOWN ON SAID FOSTER INDUSTRIAL PARK REPLAT THE FOLLOWING SEVEN COURSES:

- 1) ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 50.50 FEET, A CHORD BEARING NORTH 81°34'20" EAST, A DISTANCE OF 63.66 FEET FOR AN ARC LENGTH OF 68.88 FEET;
- 2) ON A REVERSE CURVE WITH A RADIUS OF 25.00 FEET, A CHORD BEARING NORTH 81°34'25" EAST, A DISTANCE OF 31.52 FEET FOR AN ARC LENGTH OF 34.10 FEET;
- 3) SOUTH 59°20'45" EAST, A DISTANCE OF 14.24 FEET;
- 4) ON CURVE TO THE LEFT WITH A RADIUS 340.50 FEET, A CHORD BEARING SOUTH 84°46'39" EAST, A DISTANCE OF 292.45 FEET FOR AN ARC LENGTH OF 302.28 FEET;
- 5) NORTH 75°36'26" EAST, A DISTANCE OF 70.00 FEET;
- 6) ON A CURVE TO THE LEFT WITH A RADIUS OF 354.50 FEET, A CHORD BEARING NORTH 44°33'24" EAST, A DISTANCE OF 170.35 FEET FOR AN ARC LENGTH OF 172.04 FEET;
- 7) NORTH 30°39'15" EAST, A DISTANCE OF 150.59 FEET;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, A CHORD BEARING NORTH 75°39'15" EAST, A DISTANCE OF 28.28 FEET FOR AN ARC LENGTH OF 31.42 FEET;  
 THENCE ON A LINE PARALLEL AND A DISTANCE OF 60.00 FEET SOUTH OF THE SOUTHWEST LINE OF SAID RAILROAD RIGHT OF WAY, SOUTH 59°20'45" EAST, A DISTANCE OF 407.59 FEET;  
 THENCE ON THE WEST AND SOUTH LINE OF SAID OUTLOT A THE FOLLOWING 4 COURSES:

- 1) ON A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A CHORD BEARING SOUTH 75°36'18" WEST, A DISTANCE OF 28.31 FEET FOR AN ARC LENGTH OF 31.45 FEET;
- 2) SOUTH 30°33'20" WEST, A DISTANCE OF 172.39 FEET;
- 3) ON A CURVE TO THE RIGHT WITH A RADIUS OF 226.00 FEET, A CHORD BEARING SOUTH 37°03'23" WEST, A DISTANCE OF 51.17 FEET FOR AN ARC LENGTH OF 51.28 FEET;
- 4) SOUTH 59°26'40" EAST, A DISTANCE OF 160.09 FEET TO POINT OF BEGINNING NO. 1.

AND INCLUDED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, THENCE ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, NORTH 00°23'51" WEST, A DISTANCE OF 1414.18 FEET;  
 THENCE ON A LINE PARALLEL AND A DISTANCE OF 40.00 FEET SOUTHWEST OF THE SOUTHWEST LINE OF SAID RAILROAD RIGHT OF WAY, NORTH 59°20'45" WEST, A DISTANCE OF 320.23 FEET;  
 THENCE SOUTH 30°33'20" WEST, A DISTANCE OF 20.00 FEET;  
 THENCE ON THE SOUTHWESTERLY LINE OF INDUSTRIAL LANE AS SHOWN ON SAID FOSTER INDUSTRIAL PARK REPLAT AND ON A LINE PARALLEL AND A DISTANCE OF 60.00 FEET SOUTHWEST OF THE SOUTHWEST LINE OF SAID RAILROAD RIGHT OF WAY, NORTH 59°20'45" WEST, A DISTANCE OF 650.86 FEET TO POINT OF BEGINNING NO. 2;

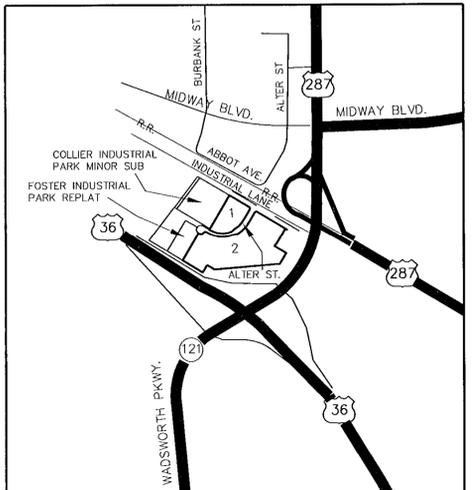
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, A CHORD BEARING SOUTH 14°20'45" EAST, A DISTANCE OF 28.28 FEET FOR AN ARC LENGTH OF 31.42 FEET;  
 THENCE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ALTER STREET AS SHOWN ON SAID FOSTER INDUSTRIAL PARK REPLAT THE FOLLOWING FIVE COURSES:

- 1) SOUTH 30°39'15" WEST, A DISTANCE OF 150.58 FEET;
- 2) ON A CURVE TO THE RIGHT WITH A RADIUS OF 285.50 FEET, A CHORD BEARING SOUTH 44°08'24" WEST, A DISTANCE OF 133.19 FEET FOR AN ARC LENGTH OF 134.43 FEET;
- 3) SOUTH 49°55'50" WEST, A DISTANCE OF 60.00 FEET;
- 4) ON A CURVE TO THE RIGHT WITH A RADIUS OF 299.50 FEET, A CHORD BEARING NORTH 85°08'01" WEST, A DISTANCE OF 260.59 FEET FOR AN ARC LENGTH OF 269.60 FEET;
- 5) NORTH 59°20'45" WEST, A DISTANCE OF 0.45 FEET;

THENCE ON THE EAST LINE OF LOTS 3 AND 2 OF COLLIER INDUSTRIAL PARK MINOR SUBDIVISION, NORTH 30°05'11" EAST, A DISTANCE OF 470.11 FEET;  
 THENCE ON THE SOUTHWESTERLY LINE OF INDUSTRIAL LANE AS SHOWN ON SAID FOSTER INDUSTRIAL PARK REPLAT AND ON A LINE PARALLEL AND A DISTANCE OF 60.00 FEET SOUTHWEST OF THE SOUTHWEST LINE OF SAID RAILROAD RIGHT OF WAY, SOUTH 59°20'45" EAST, A DISTANCE OF 270.61 FEET TO POINT OF BEGINNING NO. 2;

AREA=13.95 ACRES, 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 OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.



VICINITY MAP 1" = 1000'

**NOTES**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLANS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT-OF-WAY AND TITLE OF RECORD. GILLANS INC. RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NO. W316102-6, DATED MAY 6, 1999 AT 5:00 P.M. FOR THIS INFORMATION.
2. THE HORIZONTAL DATUM AND BASIS OF BEARING IS COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD83). THE TWO CITY OF BROOMFIELD GIS LAND POSITION USED TO ESTABLISH STATE PLANE GRID BEARINGS ARE RMC #73 AND RMC #42, WITH THE STATE PLANE GRID BEARING N29°45'33"W.
3. 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 ABUTS 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.
4. 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.
5. THE 19' UTILITY AND DRAINAGE EASEMENT SHOWN ON LOT 1 AND THE 25' UTILITY AND DRAINAGE EASEMENT SHOWN ON LOT 2 ARE TO BE FILED BY SEPERATE DOCUMENT IN BOULDER COUNTY RECORDS.

**SURVEYOR'S CERTIFICATE**

I, ROBERT A. HALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FIELD SURVEY WAS MADE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THIS IS A TRUE AND ACCURATE REPLAT OF THAT SURVEY PREPARED UNDER MY SUPERVISION AND IN CONFORMANCE WITH COLORADO STATE LAW THIS 9TH DAY OF JULY, 2001, OF THE ABOVE DESCRIBED PROPERTY.



ROBERT A. HALL  
 COLORADO PLS 30098  
 FOR AND ON BEHALF OF GILLANS INC.

**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.

**CITY OF BROOMFIELD APPROVALS**

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 29th DAY OF November, 2001, A.D.

*George Di Biase*  
 CITY MANAGER  
*[Signature]*  
 PLANNING DIRECTOR

N/A  
 CITY ENGINEER

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF BROOMFIELD ) SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:29 O'CLOCK P.M., THIS 29th DAY OF November A.D., 2001 AND IS DULY RECORDED IN FEE 320 PAID PLAN FILE 2001000279 RECEPTION NO. 2001000279

RECORDER  
 DEPUTY

**OWNER AND SUBDIVIDER**

EXECUTED THIS 29 DAY OF Nov, A.D. 2001  
 BY:

JACK TERHAR, JR. AND SILL-TERHAR MOTORS, INC.  
 PO BOX 1645  
 BROOMFIELD, CO 80038

BY: *[Signature]* 11/29/01  
 JACK TERHAR, JR. OWNER DATE

**ACKNOWLEDGMENT**

STATE OF COLORADO )  
 COUNTY OF BOULDER ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF Nov

2001 BY JACK TERHAR, JR. AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2-18-02

NOTARY PUBLIC  
 ADDRESS *Yanna Vethaano*  
4675 Southbury St  
Arvada CO 80003

**Gillans**  
 ARCHITECTURE  
 ENGINEERING  
 SURVEYING

GILLANS INCORPORATED  
 8471 TURNPIKE DRIVE, SUITE 200  
 WESTMINSTER, CO 80030  
 (303)426-1731  
 124 MAIN STREET, SUITE 211  
 DILLON, CO 80435  
 (970)262-6795

991.50MIN 11-26-01

# FOSTER INDUSTRIAL PARK FILING NO. 2

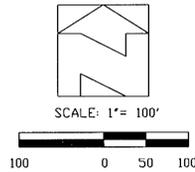
## MINOR SUBDIVISION

A RESUBDIVISION OF A PART OF LOTS 1, 2 AND 5-10, FOSTER INDUSTRIAL  
PARK REPLAT, BEING IN THE SOUTHEAST 1/4 OF SECTION 34,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

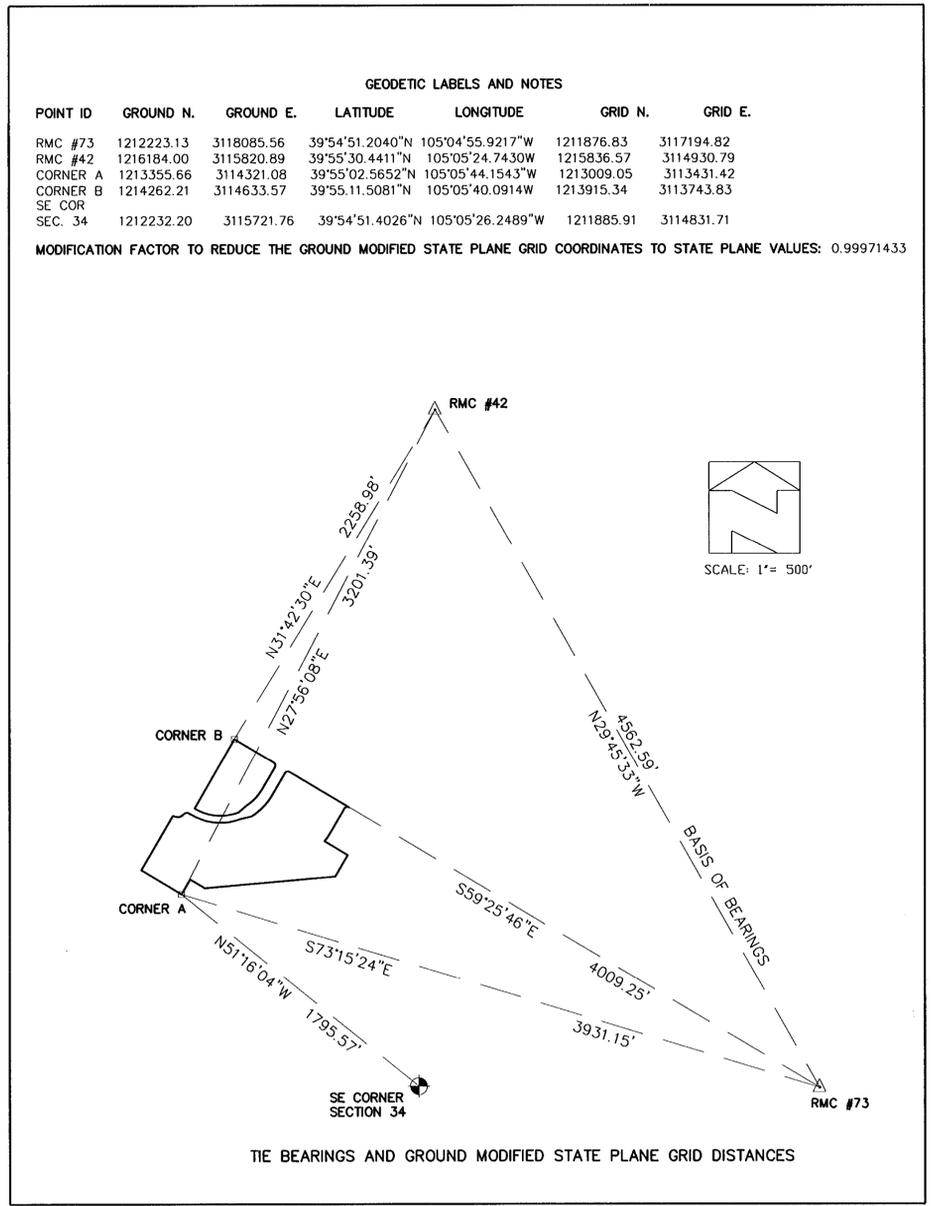
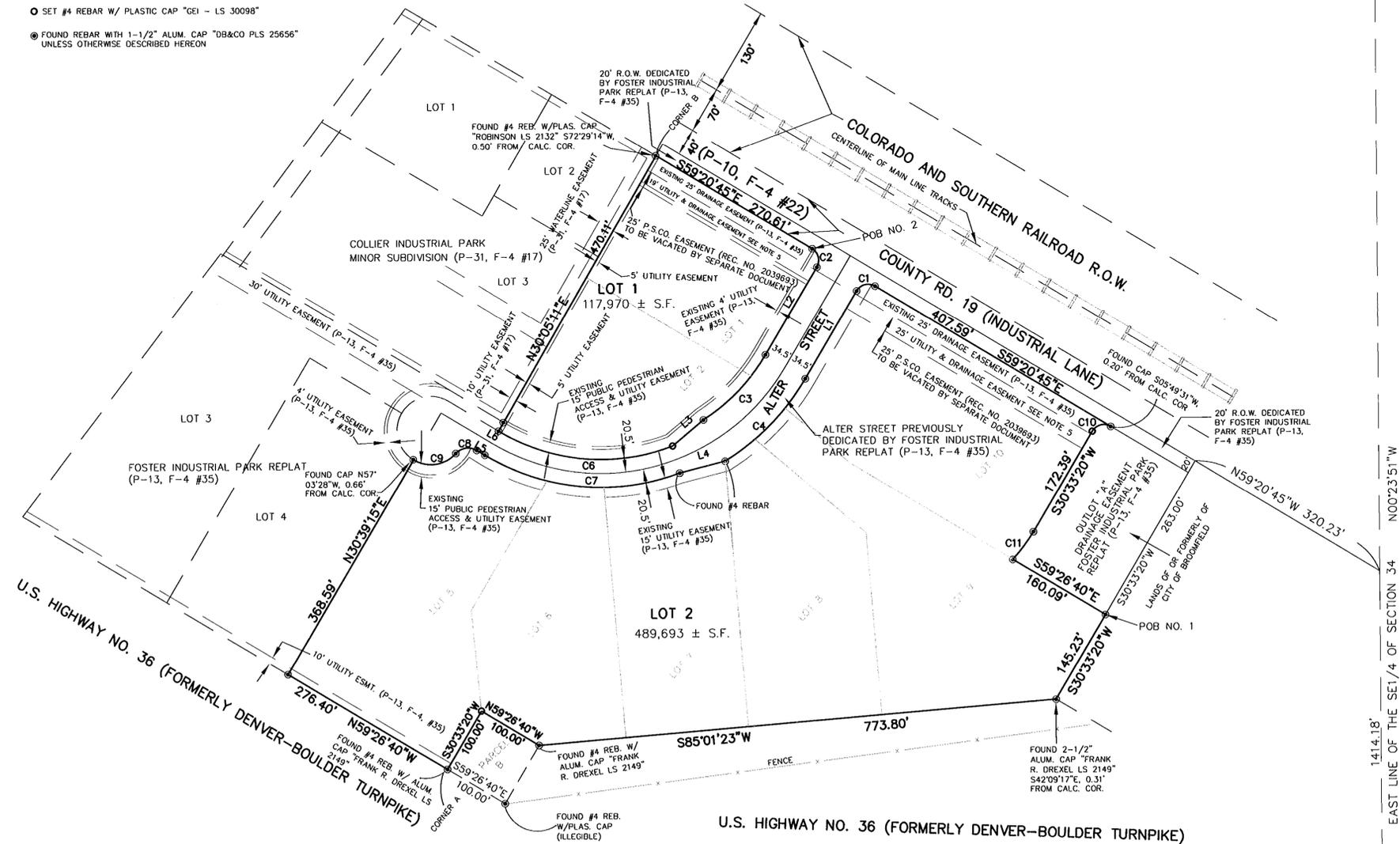
SHEET 2 OF 2

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 150.59 | N30°39'15"E |
| L2         | 150.59 | S30°39'15"W |
| L3         | 60.00  | S49°55'50"W |
| L4         | 70.00  | N75°36'20"E |
| L5         | 14.24  | S59°20'45"E |
| L6         | 0.45   | N59°20'45"W |

| CURVE TABLE |        |        |               |           |
|-------------|--------|--------|---------------|-----------|
| CURVE       | LENGTH | RADIUS | CH. DIRECTION | CH. DIST. |
| C1          | 31.42  | 20.00  | N75°39'15"E   | 28.28'    |
| C2          | 31.42  | 20.00  | S14°20'45"E   | 28.28'    |
| C3          | 134.43 | 285.50 | S44°08'24"W   | 133.19'   |
| C4          | 172.04 | 354.50 | N44°33'24"E   | 170.35'   |
| C6          | 269.60 | 299.50 | S85°08'01"E   | 260.59'   |
| C7          | 302.28 | 340.50 | S84°46'39"E   | 292.45'   |
| C8          | 34.10  | 25.00  | N81°34'25"E   | 31.52'    |
| C9          | 68.88  | 50.50  | N81°34'20"E   | 63.66'    |
| C10         | 31.45  | 20.00  | S75°36'18"W   | 28.31'    |
| C11         | 51.28  | 226.00 | S37°03'23"W   | 51.17'    |



- SET #4 REBAR W/ PLASTIC CAP "GEI - LS 30098"
- FOUND REBAR WITH 1-1/2" ALUM. CAP "DB&CO PLS 25656" UNLESS OTHERWISE DESCRIBED HEREON



| GEODETIC LABELS AND NOTES |            |            |                 |                  |            |            |
|---------------------------|------------|------------|-----------------|------------------|------------|------------|
| POINT ID                  | GROUND N.  | GROUND E.  | LATITUDE        | LONGITUDE        | GRID N.    | GRID E.    |
| RMC #73                   | 1212223.13 | 3118085.56 | 39°54'51.2040"N | 105°04'55.9217"W | 1211876.83 | 3117194.82 |
| RMC #42                   | 1216184.00 | 3115820.89 | 39°55'30.4411"N | 105°05'24.7430"W | 1215836.57 | 3114930.79 |
| CORNER A                  | 1213355.66 | 3114321.08 | 39°55'02.5652"N | 105°05'44.1543"W | 1213009.05 | 3113431.42 |
| SE COR                    | 1214262.21 | 3114633.57 | 39°55'11.5081"N | 105°05'40.0914"W | 1213915.34 | 3113743.83 |
| SEC. 34                   | 1212232.20 | 3115721.76 | 39°54'51.4026"N | 105°05'26.2489"W | 1211885.91 | 3114831.71 |

MODIFICATION FACTOR TO REDUCE THE GROUND MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES: 0.99971433

99130MIN

## Gillans

ARCHITECTURE  
ENGINEERING  
SURVEYING

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