

HARVEST STATION FILING NO. 1

FINAL PLAT
SITUATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 3

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 53°24'46" EAST, A DISTANCE OF 2,417.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 118TH AVENUE (CDOT PARCEL 8A) AS DESCRIBED IN RECEPTION NUMBER 2009003450, OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 118TH AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WADSWORTH BOULEVARD (CDOT PARCEL 8A) THE FOLLOWING 7 COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80°42'11", A RADIUS OF 30.00 FEET, AND AN ARC LENGTH OF 40.26 FEET (CHORD BEARS SOUTH 80°41'08" EAST A DISTANCE OF 38.85 FEET) TO A POINT OF REVERSE CURVATURE;
2. ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°50'08" A RADIUS OF 383.00 FEET AND AN ARC LENGTH OF 252.92 FEET (CHORD BEARS SOUTH 59°15'07" EAST, A DISTANCE OF 248.35 FEET);
3. SOUTH 78°10'11" EAST A DISTANCE OF 84.58 FEET TO A POINT OF CURVATURE;
4. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°35'29" A RADIUS OF 460.00 FEET AND AN ARC LENGTH OF 293.77 FEET (CHORD BEARS SOUTH 59°52'26" EAST A DISTANCE OF 288.81 FEET);
5. THENCE SOUTH 00°19'31" EAST A DISTANCE OF 23.27 FEET;
6. THENCE SOUTH 34°58'38" EAST A DISTANCE OF 67.47 FEET;
7. THENCE SOUTH 85°58'23" EAST A DISTANCE OF 18.12 FEET TO THE LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT DESCRIBED IN RECEPTION NUMBER 2011002634 OF SAID BROOMFIELD RECORDS;

THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE COURSES:

1. SOUTH 45°50'46" WEST, A DISTANCE OF 197.15 FEET;
2. SOUTH 34°19'05" WEST, A DISTANCE OF 334.78 FEET;
3. SOUTH 14°05'05" WEST, A DISTANCE OF 128.84 FEET TO THE POINT TERMINUS OF SAID BOUNDARY LINE AGREEMENT;

THENCE NORTH 85°01'49" WEST, A DISTANCE OF 4.37 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 7533117 OF THE JEFFERSON COUNTY CLERK AND RECORDER'S RECORDS;

THENCE NORTH 63°20'44" WEST, ALONG THE NORTH LINE OF SAID RECEPTION NUMBER 7533117, A DISTANCE OF 886.74 FEET TO THE EAST LINE OF ALLISON ROAD;

THENCE NORTH 05°44'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 219.08 FEET A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 118TH AVENUE (CDOT PARCEL 8A);

THENCE NORTH 58°57'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 578.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 598,744 SQUARE FEET OR 13.745 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF HARVEST STATION FILING NO. 1 FINAL PLAT; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAYS AND OTHER PUBLIC WAYS AND TRACTS A AND B AS SHOWN ON THE PLAT; AND 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 OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS _____ DAY OF _____, A.D. 2012.

ACKNOWLEDGMENT:

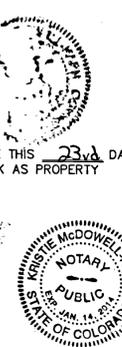
JERE JILL MOCK *Jere Jill Mock*
 ADDRESS: 11795 COLMANS WAY
 BROOMFIELD, CO 80020

STATE OF Colorado)
 COUNTY OF Boulder) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August, A.D., 2012 BY JERE JILL MOCK AS PROPERTY OWNER.

MY COMMISSION EXPIRES: 1-14-2014

Kurt McDowell-Kern
 NOTARY PUBLIC



SUBDIVIDER:

OWNER: SP5 WOOD HARVEST STATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

BY: SP5 WOOD HARVEST STATION MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: WOOD HARVEST STATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: WP WEST DEVELOPMENT ENTERPRISES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: WOOD REAL ESTATE INVESTORS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

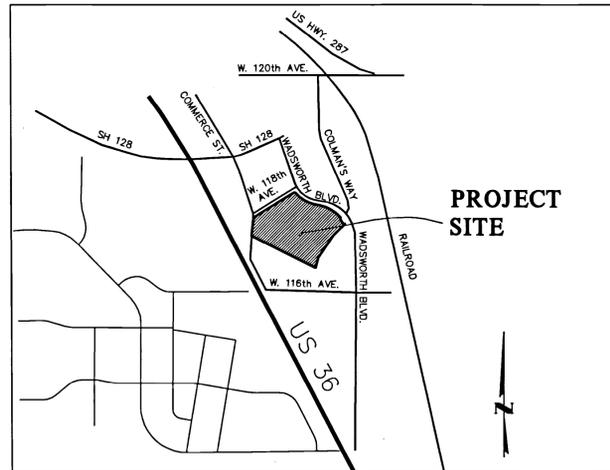
BY: *Tim McEnte*
 NAME: Timothy M McEnte
 ITS: VP

STATE OF Colorado)
 COUNTY OF Arapahoe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, A.D. 2012 BY Tim McEnte AS VP

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 1-14-2014

Kurt McDowell-Kern
 NOTARY PUBLIC



VICINITY MAP
 SCALE: 1"=1000'

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER AND SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-477377-HOU1 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF FEBRUARY 13, 2012 AT 5:00 P.M.
2. 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.
3. THIS PROPERTY IS LOCATED PARTIALLY WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 0850730087F, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2004 IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS SOUTH 09°49'04" WEST, 8634.54 FEET.
5. BENCHMARK: CITY AND COUNTY OF BROOMFIELD G.P.S. CONTROL POINT "F413" NAVD 88 ELEVATION = 5409.79
6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II, 1:20,000 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.
7. COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.999714664.
8. UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
9. AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER THE DRIVEWAYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME.
10. TRACTS A AND B ARE DEDICATED BY THIS PLAT TO THE CITY AND COUNTY OF BROOMFIELD FOR USE AS A PUBLIC PARK (TRACT A) AND PUBLIC OPEN LANDS (TRACT B).
11. AVIGATION EASEMENT AS GRANTED TO THE ROCKY MOUNTAIN METROPOLITAN AIRPORT AUTHORITY RECORDED August 24, 2012 UNDER RECEPTION NO. 2012010534, ENCUMBERS ALL PORTIONS OF THIS PLAT.
12. BROOMFIELD WILL GRANT A UTILITY EASEMENT BY SEPARATE INSTRUMENT FOR STORMWATER IMPROVEMENTS WITHIN THE DETENTION EASEMENT WITHIN TRACT A.

ATTORNEY'S CERTIFICATE

I, Jack Reutel, 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.

DATE: 8/27/12 REGISTRATION NO. 17491

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 11th DAY OF June, A.D. 2012
William A. Silvers CHAIRMAN *Janis J. Stangard* SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 27th DAY OF August, A.D. 2012
Mark T. Wilson MAYOR *Auditha L. Reiser* CITY CLERK, Deputy

SURVEYOR'S CERTIFICATION:

I, MARK T. WILSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SUBDIVISION PLAT OF "HARVEST STATION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

NAME: MARK T. WILSON,
 TITLE: ASSOCIATE PRINCIPAL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO.: 36062
 HARRIS KOCHER SMITH
 ADDRESS: 1391 SPEER BLVD, SUITE 390
 DENVER CO. 80204
 TELEPHONE NO.: 303-623-6300



PREPARATION DATE: FEBRUARY 18, 2012
 REVISED: APRIL 26, 2012
 REVISED: MAY 22, 2012
 REVISED: JUNE 04, 2012
 REVISED: JULY 18, 2012

HARRIS KOCHER SMITH
 engineers • land surveyors
 1391 Speer Blvd. - Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

BACD PRODUCTS • NEW HADE, MINNESOTA RECORDER BY PART NUMBER 8552

HARVEST STATION FILING NO. 1

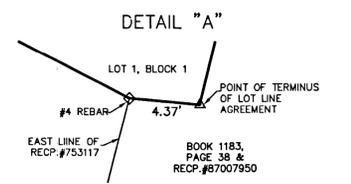
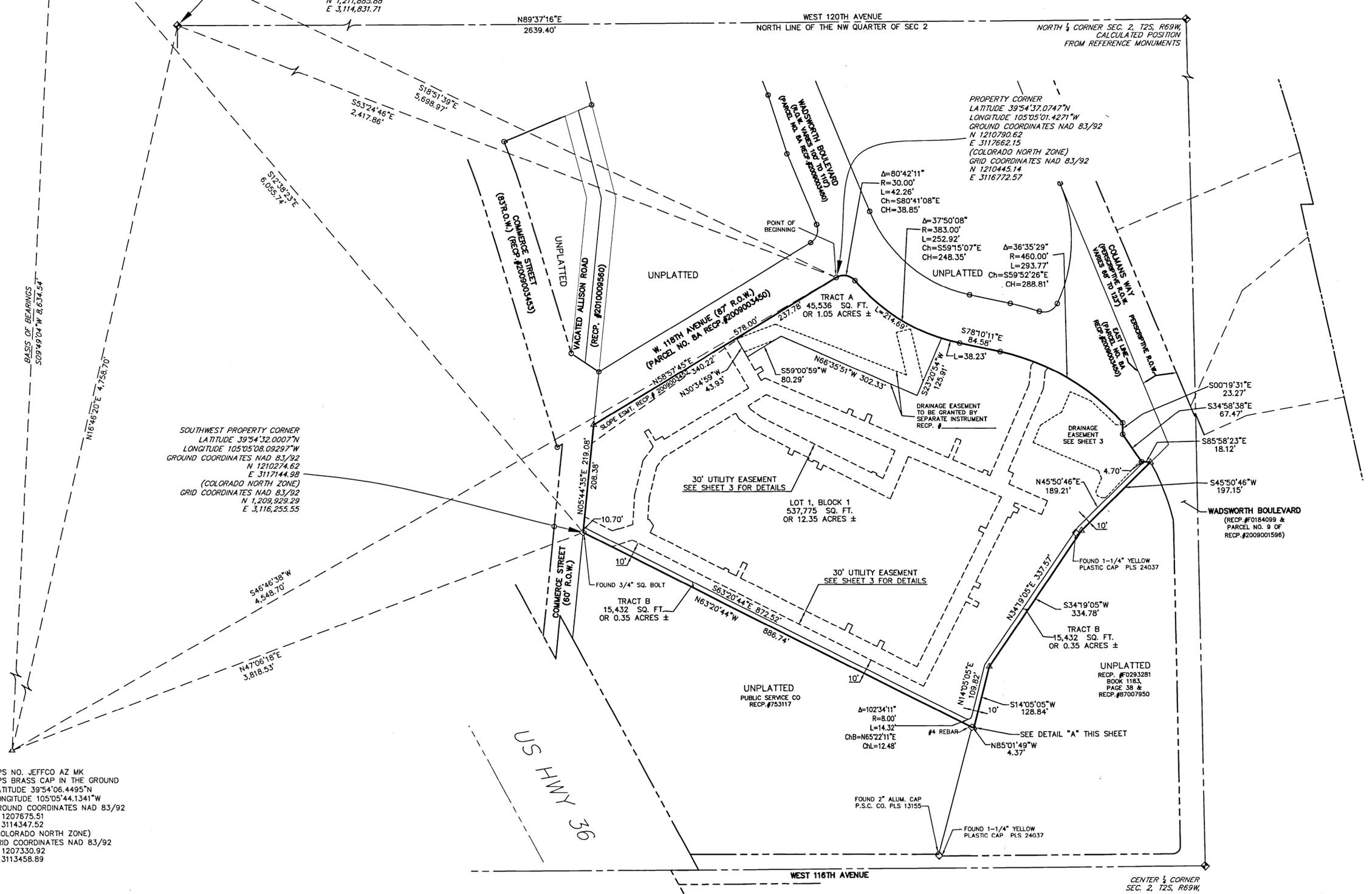
FINAL PLAT
SITUATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 3

GPS NO. 9
 GPS BRASS CAP IN THE GROUND
 LATITUDE 39°55'30.4411"N
 LONGITUDE 105°05'24.7430"W
 GROUND COORDINATES NAD 83/92
 N 1216183.60
 E 3115819.85
 (COLORADO NORTH ZONE)
 GRID COORDINATES NAD 83/92
 N 1215836.58
 E 3114930.80

POINT OF COMMENCEMENT
 NORTHWEST CORNER SEC. 2, T2S, R69W,
 FOUND 2.5" AL. CAP ON STEEL PIPE PLS ILLEGIBLE
 LATITUDE 39°54'51.4023"N
 LONGITUDE 105°05'26.2489"W
 GROUND COORDINATES NAD 83/92
 N 1,212,231.77
 E 3,115,720.74
 (COLORADO NORTH ZONE)
 GRID COORDINATES NAD 83/92
 N 1,211,885.88
 E 3,114,831.71

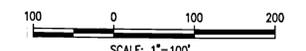
SOUTHWEST PROPERTY CORNER
 LATITUDE 39°54'32.0007"N
 LONGITUDE 105°05'08.0929"W
 GROUND COORDINATES NAD 83/92
 N 1210274.62
 E 3117144.98
 (COLORADO NORTH ZONE)
 GRID COORDINATES NAD 83/92
 N 1,209,929.29
 E 3,116,255.55

GPS NO. JEFFCO AZ MK
 GPS BRASS CAP IN THE GROUND
 LATITUDE 39°54'06.4495"N
 LONGITUDE 105°05'44.1341"W
 GROUND COORDINATES NAD 83/92
 N 1207675.51
 E 3114347.52
 (COLORADO NORTH ZONE)
 GRID COORDINATES NAD 83/92
 N 1207330.92
 E 3113458.89



- LEGEND:**
- FOUND 4" ALUMINUM CAP PLS 34579
 - △ FOUND 1.5" ALUMINUM CAP PLS 16406
 - ◇ FOUND MONUMENT AS DESCRIBED

NOTE:
 ALL DETENTION PONDS AND STORMWATER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.



SCALE: 1"=100'
 PREPARATION DATE: MARCH 19, 2012
 REVISED: APRIL 26, 2012
 REVISED: MAY 22, 2012
 REVISED: JUNE 04, 2012
 REVISED: JULY 18, 2012

HARRIS KOCHER SMITH
 engineers • land surveyors
 1391 Speer Blvd. - Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

RECORDED BY PART NUMBER 8532
 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH
 RECORDED BY PART NUMBER 8532
 RECORDED BY PART NUMBER 8532
 RECORDED BY PART NUMBER 8532
 DRAWING: PARCEL/LOT/BLK/STREET/PLAT/LIN SUBMITTAL/PLAT - HARVEST STATION NO. 10100 LAYOUT SHEET 2
 DATE: 08/31/2012 01:03 PM
 BY: M. WILSON

HARVEST STATION FILING NO. 1

FINAL PLAT
 SITUATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 3 OF 3
 EASEMENT DETAILS

2012010815 PL 08/31/2012 01:03 PM
 Page 3 of 3 Rec Fee \$8.00 Doc Fee \$
 City and County of Broomfield

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

UNPLATTED

UNPLATTED

UNPLATTED

W. 118TH AVENUE (87' R.O.W.)
 (PARCEL NO. 8A RECP.#2009003450)

TRACT A
 45,536 SQ. FT.
 OR 1.05 ACRES ±

WADSWORTH BOULEVARD
 (R.O.W. VARIES 100' TO 110')
 (PARCEL NO. 8A RECP.#2009003450)

COLMAN'S WAY
 (PREScriptive R.O.W.
 VARIES 68' TO 123')

EAST LINE
 (PARCEL NO. 8A
 RECP.#2009003450)

COMMERCE STREET
 (60' R.O.W.)

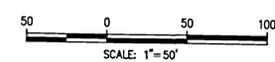
TRACT B
 15,432 SQ. FT.
 OR 0.35 ACRES ±

LOT 1, BLOCK 1
 537,775 SQ. FT.
 OR 12.35 ACRES ±

TRACT B
 15,432 SQ. FT.
 OR 0.35 ACRES ±

UNPLATTED
 PUBLIC SERVICE CO
 RECP.#753117

UNPLATTED
 RECP.#F0293281
 BOOK 1183,
 PAGE 38 &
 RECP.#87007950



LINE TABLE		
LINE	LENGTH	BEARING
L1	32.12	N05°44'35"E
L2	12.47	N71°58'05"E
L3	0.77	S18°01'34"E
L4	30.91	N71°58'26"E
L5	16.59	N58°57'45"E
L6	7.25	S31°02'15"E
L11	13.83	N58°57'45"E
L12	10.00	S31°02'15"E
L13	13.83	S58°57'45"W
L14	14.67	S30°34'59"E
L15	7.62	N58°57'45"E
L16	11.00	S23°24'02"W
L17	29.13	S66°35'58"E
L18	16.32	N23°24'02"E
L19	6.75	N23°24'02"E
L20	10.00	S66°35'58"E
L21	6.75	S23°24'02"W
L22	6.50	S66°35'58"E
L23	9.41	S37°59'57"W
L24	11.75	S66°35'58"E
L25	23.74	S23°24'02"W
L26	7.28	S26°39'16"W
L27	13.17	S63°20'44"E
L28	10.00	S26°39'16"W
L29	7.97	N63°20'44"W
L30	14.65	S26°39'16"W
L31	5.19	N63°20'44"W
L32	11.00	N63°20'44"W
L33	15.78	N26°39'16"E
L34	3.00	N86°17'15"W
L39	14.17	S31°02'15"E
L40	10.34	S26°39'16"W
L41	10.00	S63°20'44"E
L42	10.34	N26°39'16"E
L43	33.76	S63°20'44"E
L44	4.50	S26°39'16"W
L45	10.00	S63°20'44"E
L46	4.50	N26°39'16"E
L47	12.41	S63°20'44"E
L48	11.34	S26°39'16"W
L49	10.00	S63°20'44"E
L50	11.34	N26°39'16"E
L51	11.84	N63°20'44"W
L52	10.00	S26°39'16"W
L53	11.84	S63°20'44"E
L54	14.93	N26°39'16"E
L55	10.00	N63°20'44"W
L56	14.93	S26°39'16"W
L57	16.50	N26°39'16"E
L58	10.00	N63°20'44"W
L59	16.50	S26°39'16"W
L60	18.24	N63°20'44"W
L61	4.50	N26°39'16"E
L62	10.00	N63°20'44"W
L63	4.50	S26°39'16"W
L64	42.78	N58°57'45"E
L65	15.69	N63°20'44"W
L66	3.50	N26°39'16"E
L67	10.00	N63°20'44"W
L68	3.50	S26°39'16"W

PREPARATION DATE: FEBRUARY 18, 2012
 REVISED: APRIL 26, 2012
 REVISED: MAY 22, 2012
 REVISED: JUNE 04, 2012
 REVISED: JULY 18, 2012

HARRIS KOCHER SMITH
 engineers • land surveyors
 1391 Speer Blvd. - Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

RECORDED BY PART NUMBER 8032

DRAWING: PATRICK/ALSO REVISIONS/REVISIONS/AT 4TH SUBMITTAL/PLAT - HARVEST STATION FILING NO. 1000 - LAND/PLAT SHEET 3
 DATE: 08/31/2012 01:03 PM
 REVISIONS: 08/31/2012 01:03 PM