

Vicinity Map N.T.S.

NOTES:

1.) The purpose of this Minor Subdivision is to divide Tract C Replat of Block 7 and Tract A of Highland Park South Filing No. 2, filed for record in the office of the Boulder County Clerk and Recorder at Planfile P-13 F-1 #42 at Film 1228 Reception Number 519817, into two parcels to be known as Lot 1 and Tract A.

30' Sanitary

Sewer Egsement

Bk 991 Pg 201

City & County of Broomfield Control Point 13

Lat:39'55'43.3919"

Lon: 105*04*18.1181

◆ /-

2.) Basis of Bearings is a line between the City and County of Broomfield control point No. 13, a 3 1/4" brass cap set in concrete stamped 1995 and the City and County of Broomfield control point No. 6, a 3 1/4" brass cap set in concrete stamped 1995 and is considered to bear S 89*57'28" E with a modified state plane distance of 7326.40 feet.

3.) The combined scale factor for this plut is 0.999719121. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to state plane grid values (Colorado grid north NAD 83/92).

4.) The Colorado Coordinate System hereon is defined as third order, Class C, 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. Coordinates are based on City of Broomfield survey control data. The accuracy of said control is not defined by the City of Broomfield.

5.) 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

6.) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.

7.) These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear.

8.) All perimeter lot lines and corners are monumented with a pin and cap PLS 22097, unless otherwise noted.

9.) GEOSURV, Inc. relied on title commitment issued by Land Title Guarantee Cornpany Order Number ABB893050—2 dated December 27, 2002 for the preparation of this survey. This survey does not constitute a title search by this surveyor of the property shown and described hereon to determine: a.) ownership of the tract of land.

b.) compatibility of this description with those of adjacent tracts of land. c.) rights of way, easements and encumbrances of record affecting this tract of

SURVEYOR'S CERTIFICATE:

I, E.J. Grabowski, a Professional Land Surveyor licensed in the State of Colorado, hereby certify, for and on behalf of GEOSURV Inc., that this plat of HIGHLAND PARK SOUTH FILING No. 2 - REPLAT B, MINOR SUBDIVISION PLAT A REPLAT OF TRACT C OF THE BLOCK 7 AND TRACT A OF HIGHLAND PARK SOUTH FILING No. 2 PLAT, truly and correctly represents the results of a survey conducted by me or under my responsible charge, and that said survey and the attached print hereon were made in substantial accordance with C.R.S. Title 38 Article 51 and is accurate to the best of my knowledge, information and belief; that all monuments exist as shown hereon; that mathematical closure errors are less than 0.01 feet; that said plat has been prepared in full compliance with all applicable laws of the state of Colorado, dealing with subdivision and/or surveying of land and all provisions, within my control, of the City and County of Broomfield Subdivision regulations.

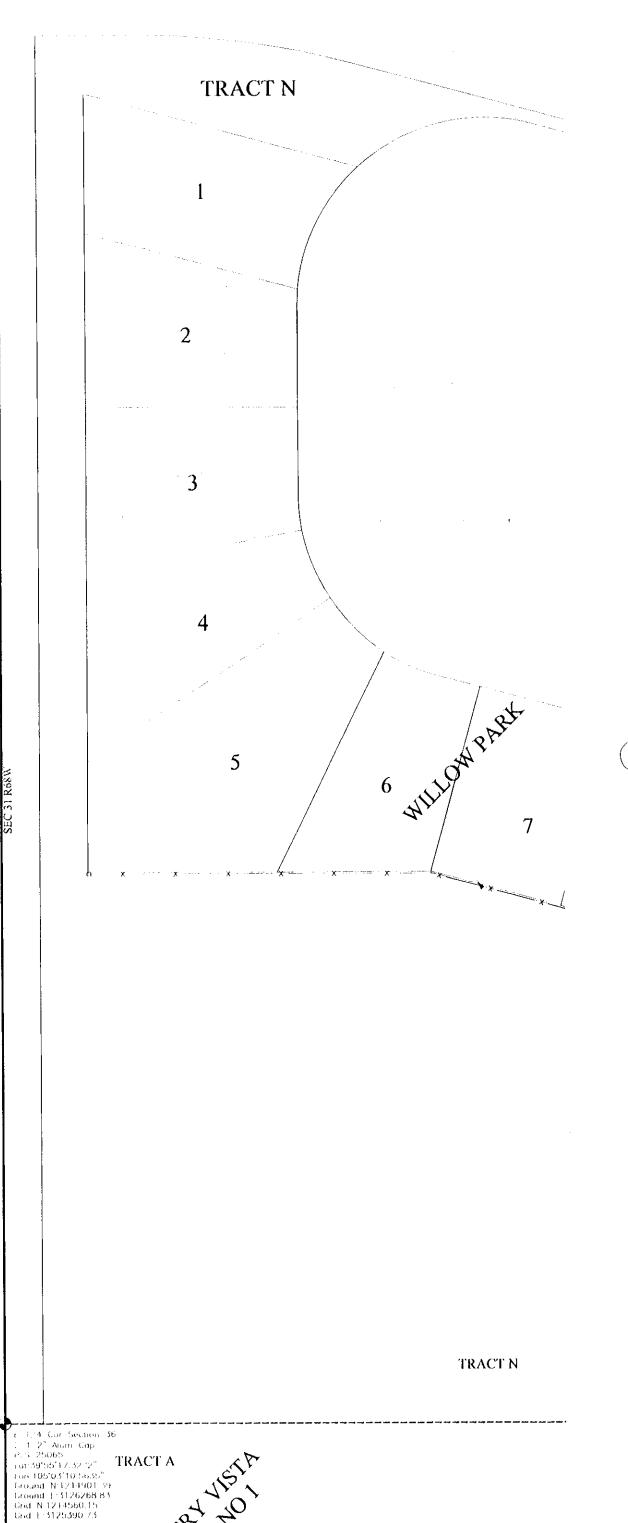
E.J. Grabowski PLS 22097 For and on behalf of GEOSURV, Inc.



HIGHLAND PARK SOUTH FILING No. 2 - REPLAT B MINOR SUBDIVISION PLAT

A Replat of Tract C of The Replat of Block 7 and Tract A of Highland Park South Filing No. 2 Plat

> NE 1/4 Section 36, T1S, R69W of the 6th Principal Meridian City and County of Broomfield, State of Colorado



.5 174" Aium C NE Cor Sec

Broomfield Control Point 6 3 1/4" Brass Cap

Ground N:1217508 1

Broomfield Control Point 6

3 1/4" Brass Cop Lat:39*55*42.9782"

Lan:105*02'44.0995" Ground N:1217508-11

Ground E:3128317 90 Grid N:1217166 13

Grid E:3127439 22

Lon:105'03'11.5880" Ground N.1215093.18

Grid E:3125309.95

Find Chiseled ">

Frind Chiseled "x"

Sewer Easement Rec No. 519815

- Rec 529311

N 89'45'32" E 170.00'

Existing 10' Utility

519815 & 519817

1.854 acres

10.00' Utility Easement

Dedicated Per This Plat

S 89'45'32" W

Existing 10' Utility Easement to be Released By Separate Instrument

1**30.00**°

S 89'45'32" W 181.20'

City & County of Broomfield Control Point 13 3 1/4" Brass Cap

N 66'08'53" W

HIGHLAND PARK DRIVE

Easement Rec No. --

30' Access

Set Alum Cap PLS 22097 Lat:39"55"22.3188"

Lon:105'03'13.7661" Ground N:1215405.35

Ground E:3126016.71 Grid N:1215063.97 Grid E:3125138.68

Rec No. 539840

Rec No. 540487

N 89'45'32" E

10 Utility

L=282.74'

R=180.00' $\Delta = 90.00'00''$

C LEN=254.56'

BRG=N 45'14'28" W

Find Alum Cop on #5 Rebar PLS 16406

REPLAT OF BLOCK 7 AND TRACT

A OF HIGHLAND PARK SOUTH

FILING 2

Basis of Bearings \$89'57'28"E 7326.40'

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned, being the owner of that parcel described as follows: Tract C, The Replat of Block 7 and Tract A of Highland Park South Filing No. 2, a part of the south one half of the northeast one quarter of Section 36, Township 1 South, Range 69 West of the Sixth Principal Meridian,

and style of HIGHLAND PARK SOUTH FILING No. 2 - REPLAT B, MINOR A OF HIGHLAND PARK SOUTH FILING No. 2 PLAT; and by these presents dedicates, grants, and conveys in fee simple to the City and County of Broomfield for public use the rights of way, easements, and Tract A as shown or noted on the plat for public and municipal uses and for use by franchisees of the City and

Broomfield Greens Associated, LLLP, a Colorado limited liability limited parnership

January, 200% by Frank R. Pierce Jr., as Manager of Broomfield Greens Associates, LLLP, a Colorado limited liability limited parnership

My commission expires 11.30.2006 Witness my hand and official seal.



APPROVALS:

of Broomfield, Colorado, on this 197 day of Jonney, 2001.5.

No building permit or certificate of occupancy shall be issued for any building or structure within the boundaries of this minor plat unless and until an owner's title policy has been delivered to The City and County of Broomfield and the premium paid thereon in accordance with the provisions of section 16-22-020 (S) of the Broomfield Municipal Code.



