

MARAE SUBDIVISION FILING NO. 1
MINOR SUBDIVISION PLAT
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

PREPARED BY
Gillians
 GILLIANS LAND CONSULTANTS
 8474 W. RICE AVENUE
 LITTLETON, COLORADO 80123
 303-972-6640
 www.gillianslc.com
 surveygic@msn.com

LEGEND
 ○ FOUND SURVEY MONUMENT AS DESCRIBED
 ● FOUND #5 REBAR W/ GREEN PLASTIC CAP OR NAIL W/1.5" ALUM. WASHER *PLS 37601*

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF PARCELS A AND B BEING PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET NORTH AND 1812.00 FEET SOUTH 89°48' EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 348.5 FEET; THENCE SOUTH 89°48' EAST 21.1 FEET; THENCE SOUTHEASTERLY ALONG THE RIGHT-OF-WAY OF THE COLORADO & SOUTHERN RAILWAY 177 FEET; THENCE SOUTH 242.00 FEET; THENCE NORTH 89°48' WEST 161.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT CERTAIN TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 348.5 FEET; THENCE SOUTH 89°48' EAST 21.1 FEET; THENCE SOUTHEASTERLY ALONG THE RIGHT OF WAY OF THE COLORADO & SOUTHERN RAILWAY 57.8 FEET; THENCE SOUTH 313.6 FEET; THENCE NORTH 89°48' WEST 67.00 FEET TO THE POINT OF BEGINNING, COUNTY OF BROOMFIELD, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET NORTH AND 1812.00 FEET SOUTH 89°48' EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 348.5 FEET; THENCE SOUTH 89°48' EAST 21.1 FEET; THENCE SOUTHEASTERLY ALONG THE RIGHT OF WAY OF THE COLORADO & SOUTHERN RAILWAY 57.8 FEET; THENCE SOUTH 313.6 FEET; THENCE NORTH 89°48' WEST 67.00 FEET TO THE POINT OF BEGINNING, COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 1.12 ACRES, MORE OR LESS,

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO ONE LOT, UNDER THE NAME AND STYLE OF MARAE SUBDIVISION FILING NO. 1; 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-WAY, AND OTHER PUBLIC WAYS 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 THE FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY THE PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 8th DAY OF March, A.D., 2013

OWNER / SUBDIVIDER: AERO DRY SYSTEMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Cheryl Dobie

NOTARY:

STATE OF COLORADO
 COUNTY OF Broomfield } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF March, A.D., 2013.

BY: AERO DRY SYSTEMS, LLC, A COLORADO LIMITED LIABILITY COMPANY,

Cheryl Dobie
 AS Owner

WITNESS MY HAND AND OFFICIAL SEAL:

Ruthie C. Habor
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb. 4, 2014

ATTORNEY'S CERTIFICATE

I, CRAIG D. JOHNSON, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT THE PERSON DEDICATING EASEMENTS ON THIS PLAT TO THE CITY AND COUNTY OF BROOMFIELD, OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

EXECUTED THIS 7th DAY OF March, A.D., 2013

ATTORNEY AT-LAW

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 25th DAY OF March, A.D., 2013

David A. Shim
 DIRECTOR OF COMMUNITY DEVELOPMENT

Cheryl Dobie
 CITY AND COUNTY MANAGER

1812.00' TO POINT OF BEGINNING (P.O.B.)
 SW CORNER SECTION 35, T1S, R69W
 NOT FOUND - RECENTLY DESTROYED BY AMES CONSTRUCTION FOR US HWY 36
 TIES FIT CALCULATED POSITION

FOUND 2.5" ALUM. CAP IN RANGE BOX STAMPED **POS. 2002 PLS 14070* (AS SHOWN ON EMERALD HILL FILING NO. 1)

FOUND #5 REBAR W/ALUM CAP STAMPED *K.E.N. ENG LS 5648*

LA PLACA ESTATES SUBDIVISION FILING NO. 1

SW CORNER
 LAT. N 39°54'51.7338"
 LONG. W 105°05'03.0030"
 COLORADO SPC (N):
 N 1211927.85 E 3116642.82
 MODIFIED COORDINATES:
 N 1212269.805 E 3117522.209

FOUND #4 REBAR

FOUND #5 REBAR W/ALUM CAP STAMPED *K.E.N. ENG LS 5648*

LOT 1
1.12± ACRES
7705 W. 120TH AVE
BROOMFIELD, CO

UNPLATTED
 7701 W 120TH AVE
 OWNER: DEPARTMENT OF TRANSPORTATION (COLORADO HIGHWAY PATROL)
 ZONE B-2

SE CORNER
 LAT. N 39°54'51.7368"
 LONG. W 105°05'00.9373"
 COLORADO SPC (N):
 N 1211928.91 E 3116803.77
 MODIFIED COORDINATES:
 N 1212270.874 E 3117683.206

SOUTH 1/4 CORNER SECTION 2, T2S, R69 W (SEE BELOW)

SOUTH 1/4 CORNER SECTION 2, T2S, R69 W
 FOUND 3.25" ALUM. CAP IN RANGE BOX STAMPED *R.W. BAYER ASSOC 1994 PLS 6973* PER MONUMENT RECORD BY PLS 6973 RECEIVED SEPT. 8, 1994
 LAT. N 39°54'51.4532"
 LONG. W 105°04'52.3854"
 COLORADO SPC (N):
 N 1211903.35 E 3117470.24
 MODIFIED COORDINATES:
 N 1212245.302 E 3118349.870

NGS F413
 LAT. N 39°54'51.20401"
 LONG. W 105°04'55.92174"
 COLORADO SPC (N):
 N 1211876.84 E 3117194.82
 MODIFIED COORDINATES:
 N 1212218.782 E 3118074.370

NGS B413
 LAT. N 39°54'52.53097"
 LONG. W 105°04'18.03779"
 COLORADO SPC (N):
 N 1212025.19 E 3120145.99
 MODIFIED COORDINATES:
 N 1212367.176 E 3121026.376

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 CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING: THE LINE BETWEEN BROOMFIELD GPS POINTS NGS F413 AND NGS B413, BEARING N87°07'20"E PER COLORADO STATE PLANE COORDINATE SYSTEM COLORADO NORTH (ZONE 0501) (NAD 83/92 HARN) AND ALL UNITS SHOWN HEREON ARE US SURVEY FEET.
- VERTICAL DATUM / BENCHMARKS: NAVD 88 / CITY AND COUNTY OF BROOMFIELD CONTROL POINT NGS F413, ELEVATION 5409.789 US FEET.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON HERITAGE TITLE COMPANY, INC. FILE NUMBER 597-H0357314-043-ADL, AMENDMENT NO. 3, EFFECTIVE DATE NOVEMBER 28, 2012 AT 7:00 A.M. FOR THIS INFORMATION.
- EXCEPT AS SHOWN OR SPECIFICALLY STATED IN THE ABOVE STATED HERITAGE TITLE COMPANY, INC. COMMITMENT FOR TITLE INSURANCE, THIS SURVEY DOES NOT PROPOR TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE A THE TIME OF MAKING THIS SURVEY, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS OF WAY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 0850730087F, BEARING AN EFFECTIVE DATE OF AUGUST 18, 2004.
- THE MODIFICATION FACTOR (COMBINED SCALE FACTOR) TO REDUCE MODIFIED STATE PLANE COORDINATES TO STATE PLANE VALUES = 0.999717919.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 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.

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

ROBERT E. HARRIS
 COLORADO P.L.S. 37601
 FOR & ON BEHALF OF
 GILLIANS LAND CONSULTANTS
 rharris@gillianslc.com



SCALE: 1" = 20' US SURVEY FEET

S87°48'12"E
 667.15'

S82°24'52"E
 394.62'

SOUTH LINE SW1/4 SECTION 35, T1S, R69W
 NORTH LINE NW1/4 SECTION 2, T2S, R69W
 (1392.09' EMERALD HILL FILING NO. 1)

SOUTH 1/4 CORNER SECTION 2, T2S, R69 W
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 N 1212025.19 E 3120145.99
 MODIFIED COORDINATES:
 N 1212367.176 E 3121026.376

SW CORNER ← S88°24'30"W 3505.52'
 SE CORNER ← S88°21'00"W 3344.56'
 N87°07'20"E 2955.73' BASIS OF BEARINGS (SEE NOTE 2)