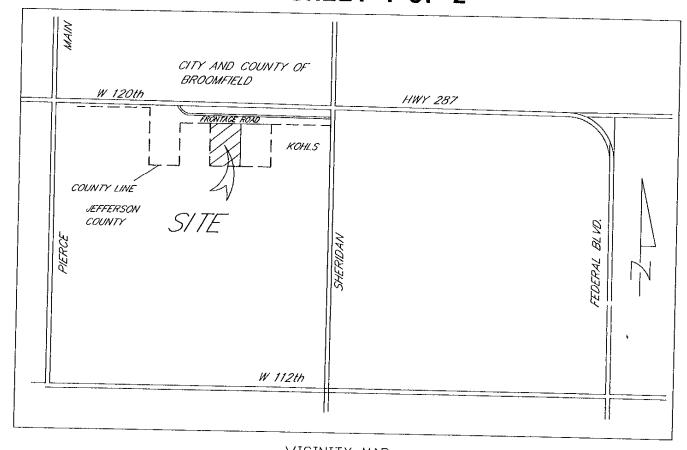
CAR WASH EXPRESS FILING NO. 1

A MINOR SUBDIVISION PLAT

IN THE NORTHEAST QUARTER OF SECTION 1, T2S, R69W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2



SCALE: 1" = 2000 FT

GENERAL NOTES

1. THERE ARE TWO LOTS WITHIN THE SUBDIVISION.

2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY LEGAL 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON

3. ELEVATIONS ARE BASED ON THE BROOMFIELD GIS DATA SHEET ELEVATION OF GPS-Y411 (ELEV. 5284.42 FT NAVD88)

4. BOUNDARY SHOWN IS CALCULATED FROM FOUND AND SURVEYED SECTION MONUMENTATION. OFFSETS OF OTHER FOUND MONUMENTATION ARE SHOWN RELATIVE TO THE CALCULATED BOUNDARY CORNER. BOUNDARY CORNERS WERE NOT SET DUE TO PROXIMITY OF OTHER FOUND

5. ZONING- PROPERTY IS ZONED B-2, GENERAL BUSINESS, CITY OF BROOMFIELD

6. FLOOD ZONE - ACCORDING TO FEMA FIRM 085073 0020 E REVISED SEPT. 30 1997, PART OF THE NORTHEASTERLY PART LIES WITHIN A "ZONE AH - FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD", AS DETERMINED BY GRAPHIC SCALING, BASE FLOOD ELEVATIONS ARE INDICATED ON THE FEMA MAP. FEMA MAP OF 1997 WAS REVISED BY A LOMR DATED SEP 4 2001. THIS REVISION AFFECTS AREAS NORTH OF THIS PROPERTY AS PER MAP FACSIMILE SUPPLIED BY BROOMFIELD COUNTY ENGINEERING DEPARTMENT. NOTE: BASE FLOOD ELEVATIONS ON THE FEMA MAP ARE NGVD29 DATUM.

THE CONTOURS AND ELEVATIONS OF THIS SURVEY WERE RELATIVE TO THE NAVD 88 DATUM. THE NATIONAL GEODETIC SURVEY LISTED ELEVATION FOR GPS POINT Y411 IS 5284.42(NAVD88); AND 5281.39(NGV29)

7. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION 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. (ORD. 933 §2, 1992; ORD. 1534 §2, 2001; ORD. 1695 **§**2, 2002; ORD. 1698 **§**5, 2002)

BASIS OF BEARINGS STATEMENT

THE BEARINGS SHOWN HEREON ARE BASED ON THE MODIFIED STATE PLANE GRID BEARING

SURVEY IS TIED TO BROOMFIELD CONTROL POINTS GPS Y411, AND GPS#8 SURVEY WAS ALSO TIED TO BOULDER CORS L1 PHASE CENTER AND PLATTEVILLE CORS ARP. USING STATIC AND REAL TIME KINEMATIC GPS METHODS. SURVEY ELEVATIONS ARE BASED ON GPS POINT Y411 ELEVATION 5284.42 (NAVD88).

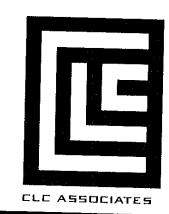
PROJECT COORDINATES WERE MODIFIED TO GROUND AT GPS POINT Y411. LAT. 39°54' 49.4576", LONG. 105°03' 11.2219" (NAD83/92), STATE PLANE COORDINATES COLORADO NORTH ZONE (501) N= 1,211,739.90 SFT, E= 3,125,353.65 SFT. (NAD83, US SURVEY FEET) . COMBINED SCALE FACTOR GROUND TO GRID IS 0.99972458.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II, 1:44,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND

CONVERSION FROM MODIFIED STATE PLANE (GROUND) COORDINATES TO STATE PLANE COORDINATES IS: MODIFIED (GROUND) COORDINATE X 0.99972458 = STATE PLANE COORDINATE.

JAN. 26, 2005 - ORIGINAL PREPARATION

FEB. 25, 2005 - MINOR REVISIONS MAY 24, 2005 - MINOR REVISIONS



SURVEYOR'S CERTIFICATE

I, STEVE M. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, THAT MATHEMATICAL CLOSURE ERROR IS LESS THAN 0.01 FEET, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT THIS PLAT HAS BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE STATE LAWS AND WITH THE PROVISIONS, WITHIN MY CONTROL, OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

1 of 2 R 21.00 D 0.00 City&Cnty Broomfield



ASSISTANT CITY MANAGER CERTIFICATE:

APPROVED BY THE ASSISTANT CITY MANAGER OF THE CITY OF BROOMFIELD, STATE OF COLORADO. WITNESS MY HAND AND THE CORPORATE SEAL OF THE CITY OF BROOMFIELD THIS ____ DAY OF

BETWEEN BROOMFIELD GPS CONTROL POINT NGS Y411 AND GPS POINT #8, SOUTH 64°39'57" WEST, MODIFIED STATE PLANE DISTANCE 5,718.47 FEET. COLORADO NORTH ZONE (0501) (NAD 83-92)

SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

PREPARED BY:

8480 E. ORCHARD RD. SUITE 2000
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOC.COM

ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BROOMFIELD COUNTY AT _____M. ON THE ____ DAY OF _____, 20____.

> CAR WASH EXPRESS FILING NO. 1 SHEET 1 OF 2

SQ. FEET ACRE LOT 1 77,372 1.776 LOT 2 79,858 1,833

157,230 3.609

LEGAL DESCRIPTION AND DEDICATION:

CITY AND COUNTY OF BROOMFIELD.

RELATIVE THERETO;

POINT OF BEGINNING.

AND PRIVATE UTILITIES.

MY COMMISSION EXPIRES

PUBLIC, A

2-9-09

WITNESS MY HAND AND OFFICIAL SEAL

OWNERS:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

ST. CHARLES INVESTMENT COMPANY

BY: Stepn C moque, Present

RANGE 69 WEST OF THE 6TH P.M., EXCEPT THE NORTH 185 FEET THEREOF,

STATE OF COLORADO, ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE WEST ½ OF THE NW ¼ OF THE NE ¼ OF THE NE ¼ OF SECTION 1, TOWNSHIP 2 SOUTH,

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 59 MINUTES 03 SECONDS WEST, A

DISTANCE OF 991.81 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 57 SECONDS WEST, A

DISTANCE OF 185.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 120TH AVENUE AND THE

OF 475.52 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, A DISTANCE OF 330.49 FEET TO THE WEST LINE OF THE

POINT OF BEGINNING; THENCE SOUTH OO DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID

WEST LINE NORTH 00 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 475.65 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID 120TH AVENUE; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 59 MINUTES 03 SECONDS EAST, A DISTANCE OF 330.72 FEET TO THE

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME

CITY OF BROOMFIELD ALL ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISES OF THE CITY AND FOR USE BY PUBLIC

AND STYLE OF CAR WASH EXPRESS FILING NO. 1, AND BY THESE PRESENTS GRANTS TO THE

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 24 ADAY OF

1 S. Syracuse likey # 293 Ing/sword Co 80///

St Charles surtainent Co.

2005, BY STEPHEN A. MACUIRE OF PREMICE

COLORADO, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO BEAR NORTH 89 DEGREES 59 MINUTES 03 SECONDS WEST, WITH ALL BEARINGS HEREIN

