

# MAD DOG ENTERPRISES FILING NO. 1 MINOR SUBDIVISION PLAT

A portion of land situated in the Northwest Quarter  
and the Southwest Quarter 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 1

201306017 PL 04/25/2013 03:37 PM  
Page: 1 of 1 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield

- Notes:**
- LAND TITLE GUARANTEE COMPANY, ORDER NO. A8070362763 DATED MARCH 5, 2013 WAS ENTIRELY RELIED UPON FOR RECORDED EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES.
  - 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
  - BENCHMARK LOCATED ON THE NORTHEASTERLY SIDE OF THE HEADWALL COMMUNITY DITCH ELEVATION = 5436.813 NAVD 88 DATUM.
  - BASE OF BEARINGS NORTH 31°39'13" WEST BETWEEN GPS CONTROL POINT "JEFFCO RESET", A 3 INCH DIAMETER BRASS CAP IN CONCRETE, STAMPED "JEFFCO 1977 1980", AND GPS CONTROL POINT "GPS NO. 10", A 3 INCH DIAMETER BRASS CAP SET IN CONCRETE.
  - FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED), OUTSIDE OF THE 500 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NUMBER 085073 0088 F, DATED AUGUST 18, 2004. FLOOD INFORMATION IS SUBJECT TO CHANGE.
  - THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 1:50,000 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.
  - GRID COORDINATES SHOWN HEREON ARE BASED UPON THE "COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE".
  - TO REDUCE GROUND COORDINATES TO STATE PLANE COORDINATES MULTIPLY BY 0.99971387 AS THE COMBINED SCALE FACTOR.

GPS NO. 10  
LATITUDE: 39°55'44.11528" N  
LONGITUDE: 105°06'38.75890" W  
SP GRID N: 1217194.231  
SP GRID E: 3109158.504  
GROUND N: 1217542.608  
GROUND E: 3110448.382

T1S R69W  
1/4  
S33 | S34  
1989  
LS 23047

WEST 1/4 CORNER  
SECTION 34, T1S, R69W,  
OF THE 6th P.M.  
FOUND 3 1/4" DIAMETER ALUMINUM CAP  
SET FLUSH WITH GROUND IN LAWN AREA

LATITUDE: 39°55'17.2456" N  
LONGITUDE: 105°06'33.8713" W  
SP GRID N: 1214477.082  
SP GRID E: 3109531.227  
GROUND N: 1214824.679  
GROUND E: 3110441.218

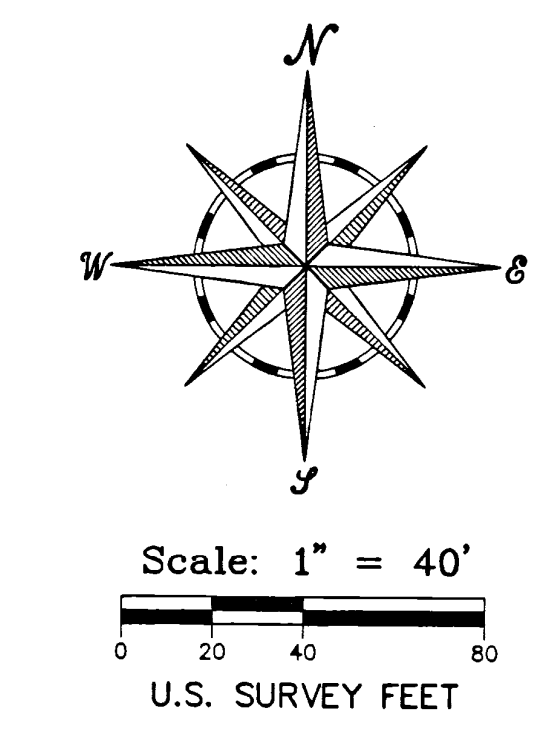
LATITUDE: 39°55'20.3829" N  
LONGITUDE: 105°06'16.0047" W  
SP GRID N: 1214500.702  
SP GRID E: 3110941.782  
GROUND N: 1215148.393  
GROUND E: 3111832.171

LOT 2  
AREA = 65,694 SF

LOT 1  
AREA = 42,651 SF

LATITUDE: 39°55'16.6978" N  
LONGITUDE: 105°06'14.7464" W  
SP GRID N: 1214428.280  
SP GRID E: 3111041.481  
GROUND N: 1214775.844  
GROUND E: 3111931.898

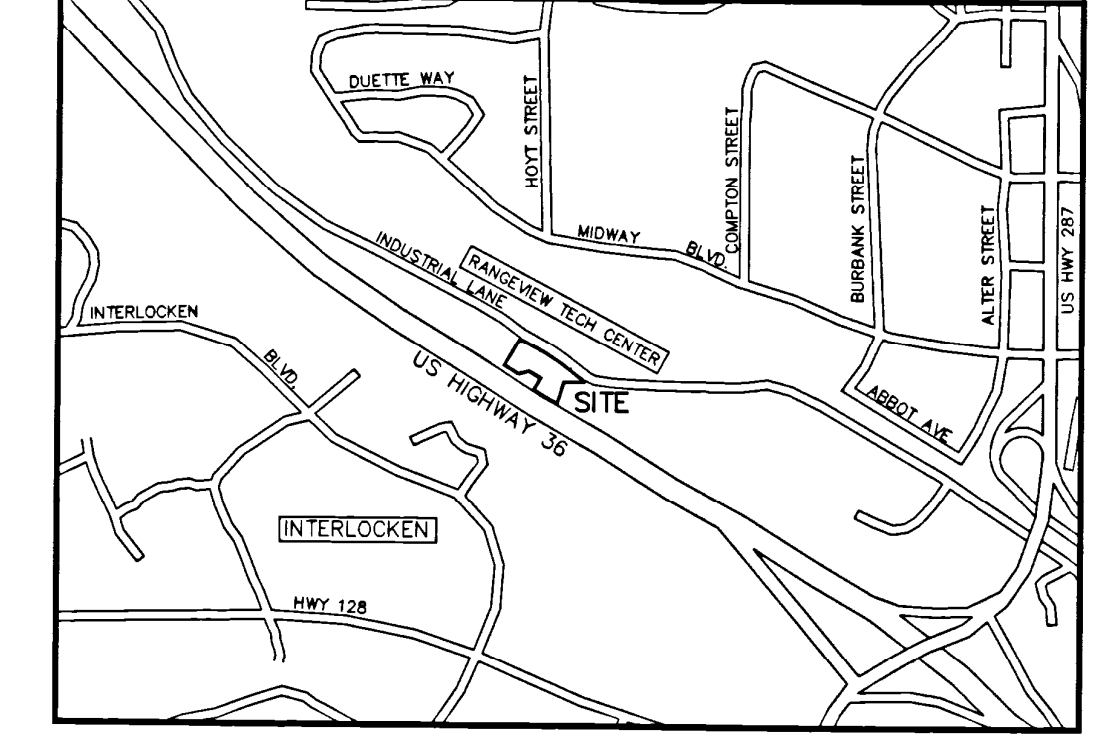
LATITUDE: 39°55'17.2721" N  
LONGITUDE: 105°05'59.9771" W  
SP GRID N: 1214491.537  
SP GRID E: 3112191.887  
GROUND N: 1214839.139  
GROUND E: 3113082.633



**Surveyor's Certificate**  
I, STEVEN J. SELLARS, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC. THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A COMPLETE PLAT OF "MAD DOG ENTERPRISES FILING NO. 1 MINOR SUBDIVISION PLAT" AS LAID OUT AND PLATTED AS SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND, IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 4TH DAY OF APRIL, A.D. 2013.

STEVEN J. SELLARS  
COLORADO PLS #27615  
PROJECT NO. 16789

Flagstaff Surveying, Inc.  
TABLE MESA SHOPPING CENTER  
637 SOUTH BROADWAY, SUITE C  
BOULDER, COLORADO 80305  
303-499-9737



Vicinity Map  
Scale: 1" = 1/4 Mile

**Legal Description and Dedication**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF PARCEL "A" AND A PART OF PARCEL "B" AS DESCRIBED IN DEED DATED JULY 3, 1995 AND RECORDED AS RECEPTION NUMBER 01528514 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER LYING WITHIN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 34; THENCE NORTH 89°41'11" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE 1865.40 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 108, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 51°59'52" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 108, A DISTANCE OF 218.55 FEET;

THENCE NORTH 56°12'53" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 108, A DISTANCE OF 133.36 FEET;

THENCE NORTH 61°17'49" WEST, A DISTANCE OF 218.18 FEET TO NORTHEAST CORNER OF PARCEL NO. 28 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER NH 0361-093, SEGMENT D;

THENCE SOUTH 30°32'42" WEST ALONG THE BOUNDARY OF SAID PARCEL NO. 26, A DISTANCE OF 224.59 FEET; THENCE SOUTH 59°27'18" EAST ALONG THE BOUNDARY OF SAID PARCEL NO. 26, A DISTANCE OF 120.64 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED IN BOOK 878, PAGE 514;

THENCE NORTH 75°24'10" EAST ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED IN BOOK 878, PAGE 514, A DISTANCE OF 76.60 FEET;

THENCE SOUTH 59°35'01" EAST ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED IN BOOK 878, PAGE 514, A DISTANCE OF 100.30 FEET;

THENCE SOUTH 30°09'30" WEST ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED IN BOOK 878, PAGE 514, A DISTANCE OF 33.91 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 34;

THENCE SOUTH 30°31'21" WEST, ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED IN BOOK 880, PAGE 42, A DISTANCE OF 66.19 FEET;

THENCE SOUTH 59°41'34" EAST, ALONG THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36 AS DESCRIBED IN BOOK 880, PAGE 42, A DISTANCE OF 199.37 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED IN DEED RECORDED IN BOOK 1286 AT PAGE 64 ON JUNE 17, 1963 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER;

THENCE NORTH 16°52'20" EAST ALONG THE WESTERLY LINE OF SAID PARCEL RECORDED IN BOOK 1286 AT PAGE 64, A DISTANCE OF 165.95 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 34;

THENCE NORTH 89°41'11" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 154.41 FEET TO THE POINT OF BEGINNING.

CITY AND COUNTY OF BROOMFIELD,  
STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MAD DOG ENTERPRISES FILING NO. 1 MINOR SUBDIVISION PLAT; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE, THE 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 AIR, MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

**Applicant / Owner**

MAD DOG ENTERPRISES, LLC  
3050 INDUSTRIAL LANE  
BROOMFIELD, COLORADO 80020

BY: *Lori Dempsey*  
LORI DEMPSEY, MANAGING PARTNER

BY: *Joseph H. Dempsey*  
JOSEPH H. DEMPSEY, PARTNER

**Acknowledgement**

STATE OF COLORADO )  
COUNTY OF BROOMFIELD )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF April, 2013, BY LORI DEMPSEY AND JOSEPH H. DEMPSEY.

MY COMMISSION EXPIRES 7-13-2014  
*Sandra Chavana*  
NOTARY PUBLIC

**Attorney's Certificate**

I, EDWARD R. BYRNE, BEING AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND WITHIN THE CITY AND COUNTY OF BROOMFIELD, COLORADO, AND THAT THE PARTIES EXECUTING THE PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, OTHER THAN THOSE SHOWN ON THIS PLAT OR LISTED IN PARAGRAPH 4 OF LAND TITLE GUARANTEE POLICY NUMBER A8C70362763, REFERRED TO HEREON.

*Edward R. Byrne, #11786*  
ATTORNEY AT LAW

EXECUTED THIS 18th DAY OF APRIL, A.D. 2013

**Approval Certificate**

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO,  
THIS 25th DAY OF April, 2013.

*Lori Dempsey*  
DIRECTOR OF COMMUNITY DEVELOPMENT

*Chris Shi*  
CITY AND COUNTY MANAGER

**Legend**

- SET SET #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM MARKED "SELLARS - LS 27615"
- DB FOUND #5 REBAR WITH YELLOW PLASTIC CAP SET BY DANIEL A. BRODERICK COLORADO LS 7124
- CDOT FOUND 3 1/4" DIAMETER ALUMINUM CAP CDOT ROW MONUMENT - LS 24961
- MVD FOUND #5 REBAR WITH YELLOW PLASTIC CAP SET BY MERLINE VAN DYKE, COLORADO LS 9471
- 5AC FOUND #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IS ILLEGIBLE
- 5 FOUND #5 REBAR

**Line Table**

LINE	BEARING	DISTANCE
L1	S 30°09'30" W	33.91'
L2	N 72°59'18" E	26.25'
L3	N 87°02'28" E	70.25'
L4	N 73°02'55" E	73.76'
L5	S 55°47'11" W	37.94'
L6	S 59°50'23" W	19.77'

16789A-1D.WG MARCH 28, 2013