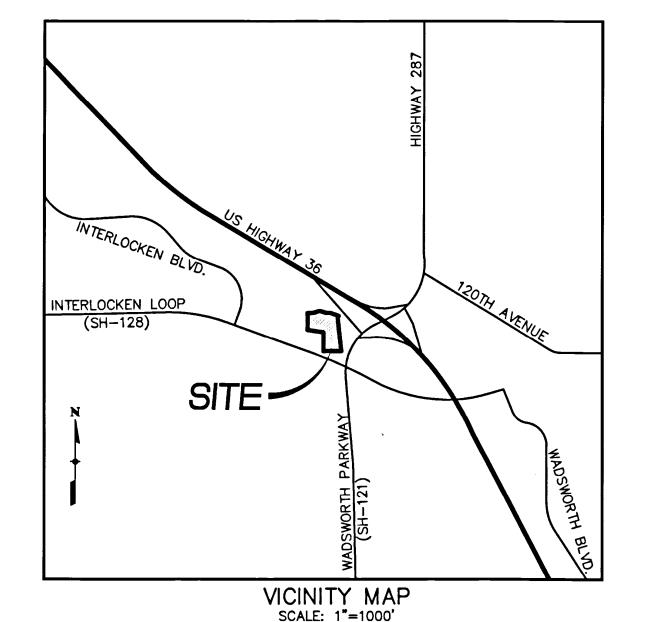
## TWELVE THOUSAND WADSWORTH, FILING NO. 1

FINAL PLAT

LOCATED IN A PORTION OF THE SE 1/4, SEC. 34, T. 1 S., R. 69 W., 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO



## LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PORTION OF THE SE 1/4, SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY & COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34:

THENCE NO 00'50"W ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 569.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NO°00'50"W ALONG SAID WEST LINE, 368.52 FEET TO THE SOUTH LINE OF DRY CREEK VALLEY DITCH;

THENCE EASTERLY ALONG SAID SOUTH LINE THROUGH THE FOLLOWING EIGHT COURSES:

1) N87'06'40"E, 71.81 FEET TO A TANGENT, 422.44—FOOT RADIUS CURVE;

2) EASTERLY ALONG SAID TANGENT, 422.44—FOOT RADIUS CURVE, CONCAVE
NORTHERLY THROUGH A CENTRAL ANGLE OF 15'22'10", A DISTANCE OF 113.32 FEET;

3) N71'44'30"E, 70.46 FEET TO A TANGENT, 57.44—FOOT RADIUS CURVE;

4) EASTERLY ALONG SAID TANGENT, 57.44—FOOT RADIUS CURVE, CONCAVE SOUTHERLY
THROUGH A CENTRAL ANGLE OF 35'52'44", A DISTANCE OF 35.97 FEET;

5) S72'22'46"E, 123.00 FEET TO A TANGENT, 105.90—FOOT RADIUS CURVE;

6) EASTERLY ALONG SAID TANGENT, 105.90—FOOT RADIUS CURVE, CONCAVE NORTHERLY
THROUGH A CENTRAL ANGLE FO 32'59'20", A DISTACE OF 60.97 FEET TO A REVERSE,
TANGENT, 60.53—FOOT RADIUS CURVE;

7) EASTERLY ALONG SAID REVERSE, TANGENT, 60.53—FOOT RADIUS CURVE CONCAVE

7) EASTERLY ALONG SAID REVERSE, TANGENT, 60.53—FOOT RADIUS CURVE, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 34\*32'23", A DISTANCE OF 36.49 FEET; 8) S70\*49'43"E, 203.00 FEET;

THENCE S30'34'26"W, 45.00 FEET;

THENCE S6°25'34"E, 739.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 128;

THENCE S89°38'56"W ALONG SAID NORTH LINE, 398.73 FEET;

THENCE N0°00'50"W, 415.45 FEET;

THENCE N81°37'45"W, 354.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL AS DESCRIBED CONTAINS AN AREA OF 438,878 SQUARE FEET OR 10.07 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF TWELVE THOUSAND WADSWORTH, 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 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 FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER OF RECORD: TWELVE THOUSAND WADSWORTH INVESTMENT COM.

OF TWELVE THOUSAND WADSWORTH, AN AUTHORIZED SIGNATORY.

BY Attura M. Fallow

NOTARY PUBLIC WITNESS MY HAND AND SEA

20 - 17 St. # 200 MY COMMISSION EXPIRES 10 25 12

Denver Co 80202

## NOTES

- 1. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08059C0218 E, THIS PROPERTY LIES IN ZONE X (UNSHADED), WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 2. 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.
- 3. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4. THE COORDINATE SYSTEM IS THE STATE PLANE MODIFIED COORDINATE SYSTEM, NORTH ZONE 0501.
- 5. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 6. BENCHMARK: CITY OF BROOMFIELD GPS POINT NO. 14 LOCATED AT THE INTERSECTION OF INTERLOCKEN BOULEVARD AND INTERLOCKEN PARKWAY. ELEVATION = 5447.22 FEET (NAVD88).
- 7. BASIS OF BEARINGS: \$73°03'31"W, WHICH IS THE GRID BEARING BETWEEN THE GPS NO. 14 MONUMENT AND THE GPS NO. 9 MONUMENT, BASED ON STATE PLANE COORDINATES, MODIFIED DISTANCE BETWEEN THESE POINTS IS 5615.46 FEET. ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET BASED ON THE MODIFIED STATE PLANE COORDINATES AT A GROUND ELEVATION OF 5505, WHICH IS THE AVERAGE ELEVATION OF THE SITE. THE COMBINED SCALE FACTOR USED TO MODIFY THE COORDINATES OF THIS PLAT FOR THE GROUND ELEVATION IS 1.0002672456. THE MODIFICATION FACTOR TO REDUCE MODIFIED STATE PLAN (GROUND) COORDINATES TO THE STATE PLAN (GRID) VALUES IS 0.999732826.
- 8. JONES ENGINEERING ASSOCIATES, INC, RELIED UPON TITLE COMMITMENT NO. 35100-12-03746 CCC PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 23, 2012 AT 7:30 A.M. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD IN THE PREPARATION OF THIS SURVEY.
- 9. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS C 2 ORDER, CLASS 1, 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.
- 10. TWO LOTS AND ONE TRACT ARE CREATED BY THIS PLAT.
- 11. TRACT A IS CREATED FOR DRAINAGE AND UTILITIES. IT WILL BE OWNED AND MAINTAINED BY THE LANDOWNER. ALL RIGHTS—OF—WAY CREATED BY THIS PLAT ARE DEDICATED TO THE CITY & COUNTY OF BROOMFIELD.
- 12. AVIGATION EASEMENT REC. NO. 2012009401.
- 13. FUTURE DEVELOPMENT OF THE SITE IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUBDIVISION IMPROVEMENT AGREEMENT FOR WADSWORTH FILING NO. 1 RECORDED AT RECEPTION NO. 2013006.

## **SURVEYOR'S CERTIFICATE**

I, JAMES T. JONES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT AND THE MONUMENTED LAND SURVEY UPON WHICH IT IS BASED WAS MADE BY ME, USING THE NORMAL STANDARDS OF CARE AND PRACTICE, AND THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY; THE PROPERTY CORNER MONUMENTS WERE FOUND OR SET AS INDICATED; AND THE LOCATION OF ALL EASEMENTS AND RIGHTS OF WAY, ON THE PROPERTY, IN EVIDENCE OR KNOWN TO ME, AND ENCROACHMENTS, IF AND, BY OR ON THE PREMISES ARE AS SHOWN.

JAMES T. JONES, PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 19606

FOR AND ON BEHALF OF JONES ENGINEERING ASSOCIATES, INC 2120 W. LITTLETON BLVD., SUITE 205 LITTLETON, COLORADO 80120



**ATTORNEY'S CERTIFICATE** 

I, Troy A Sandberg ... 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.

1445 REGISTRATION NO. 36233 DATE 3/29/13

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 2 DAY OF JULY 20 12

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS THE DAY OF THE CITY AND COUNTY OF

MAYOR

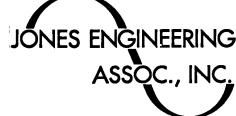
CITY CLERK Deputy

SEAL

PROPERTY OWNER

TWELVE THOUSAND WADSWORTH INVESTMENT COM. 4781 W 58TH AVENUE ARVADA, CO 80002-7009

FINAL PLAT
TWELVE THOUSAND WADS.
JOB NO. 12010
DATE: FEBRUARY 20, 2013
SHEET 1 OF 2



2120 W. Littleton Blvd., Suite 205 Littleton, Colorado 80120 Phone: 303-738-0283 Fax: 303-738-0285

