

# A&B SUBDIVISION, REPLAT A

## FINAL PLAT

A RESUBDIVISION OF LOT 2. A & B SUBDIVISION,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

LOT 2, A&B SUBDIVISION, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF A&B SUBDIVISION, REPLAT A, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND RIGHTS-OF-WAY 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 OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 4 DAY OF DECEMBER, 2007.

OWNER: VRAIN SHOPS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Drake Real Estate Services, Inc., A Colorado Corporation

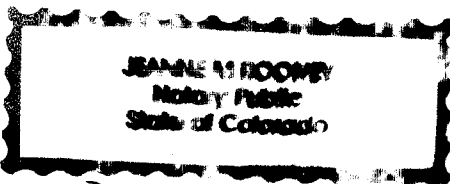
BY: Jon Hauser, General Manager

STATE OF COLORADO )  
COUNTY OF BROOMFIELD ) SS.  
CITY OF BROOMFIELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December, A.D. 2007.

BY: Jon Hauser

MY COMMISSION EXPIRES 10/28/08  
WITNESS MY HAND AND SEAL



Harold A. Boney  
NOTARY PUBLIC

### LENDER'S CERTIFICATE:

LENDER SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED GRANT TO THE CITY AND COUNTY OF BROOMFIELD, COLORADO OF EASEMENTS AS SET FORTH IN THIS PLAT. EXECUTED THIS 5th DAY OF December, 2007.  
LENDER: BANK OF CHOICE COLORADO

BY: Walter Xyon

ITS: Vice President

STATE OF COLORADO )  
COUNTY OF BROOMFIELD ) SS.  
CITY OF BROOMFIELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, A.D. 2007.

BY: Math Gorn

MY COMMISSION EXPIRES 1/31/2010  
WITNESS MY HAND AND SEAL

Sanford Gorn  
NOTARY PUBLIC

### LAND USE REVIEW COMMISSION CERTIFICATE

THIS PLAT WAS APPROVED BY THE CITY AND COUNTY OF BROOMFIELD, LAND USE REVIEW COMMISSION THIS 23rd DAY OF April, A.D. 2007.

J. Stokes  
CHAIRMAN

Robert K. Koenig  
SECRETARY

### ATTORNEY'S CERTIFICATE:

I, GREGORY A. VALLIN, BEING AN ATTORNEY LICENSED TO PRACTICE LAW 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, AND PUBLIC RIGHTS-OF-WAY DEDICATIONS SHOWN ON THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND ALL OTHER DEDICATIONS OF EASEMENTS ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT THE LENDER'S INTEREST AS SUBORDINATED BY SIGNATURE ON THIS PLAT. THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Gregory A. Vallin  
ATTORNEY AT LAW  
019017  
REGISTRATION NO.

### CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF BROOMFIELD, BROOMFIELD COUNTY, COLORADO THIS 28th DAY OF December, A.D. 2007, FOR FILING WITH THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE CITY OF BROOMFIELD FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE CITY COUNCIL IN THE SUBDIVISION AGREEMENT.

Mayor  
MAYOR

WITNESS MY HAND AND THE SEAL OF THE CITY AND COUNTY OF BROOMFIELD.

ATTEST:  
Leticia Keeney  
CITY CLERK, Deputy

### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD THIS 28th DAY OF December, A.D. 2007, AT 1:00 O'CLOCK P.M. AS

RECEPTION NO.                     

CLERK AND RECORDER

BY                      DEPUTY

### PARCEL DESCRIPTION

LOT 2, A AND B SUBDIVISION,  
CITY AND COUNTY OF BROOMFIELD,  
STATE OF COLORADO.

### GENERAL NOTES

1.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC. AND WAS PREPARED WITHOUT BENEFIT OF A TITLE POLICY OR TITLE COMMITMENT, THUS NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.

2.) UTILITY INFORMATION WAS OBTAINED FROM FIELD OBSERVATION AND RECORD MAPS. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.

3.) 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.

4.) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

5.) ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER GPS CONTROL POINT "NGS A413". ELEVATION=5267.36 (NAVD 88).

6.) THE CURRENT ZONING IS R3, PROPOSED ZONING IS PUD.

7.) THE BASIS OF BEARINGS IS BETWEEN NATIONAL GEODETIC SURVEY POINT NUMBERS Y411 AND V411, AS PUBLISHED IN THE CITY AND COUNTY OF BROOMFIELD GEODETIC CONTROL NETWORK, BEING S34°39'12"W, A DISTANCE OF 9269.54 FEET. THE STATE PLANE VALUES ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM (NAD 83/92 NORTH ZONE 0501) IN US SURVEY FEET.

8.) THE COLORADO COORDINATE SYSTEM SHOWN HEREON 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.

9.) THE MODIFICATION SCALE TO STATE PLANE VALUES FOR THIS PLAT IS 0.99972210.

10.) TEN-FOOT (10') WIDE DRY-UTILITY EASEMENT IS HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION. IN ADDITION WHEN VALID, TEN-FOOT (10') WIDE DRY-UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREAS INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE TEN-FOOT (10') EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THESE UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

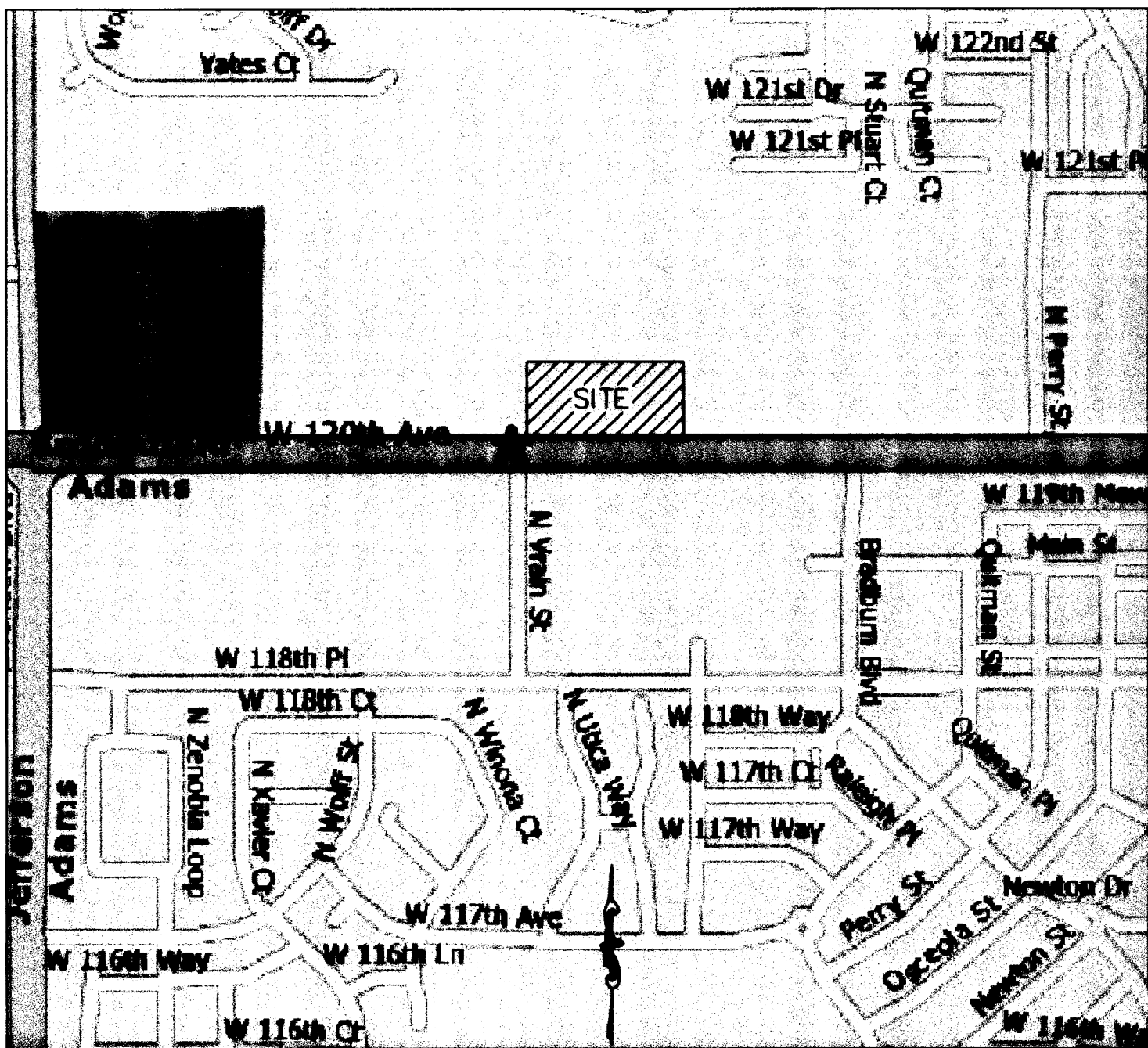
### SURVEYOR'S CERTIFICATE:

I, ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF A&B SUBDIVISION, REPLAT A, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, CHECKING AND SUPERVISION, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Robert J. Hennessy  
PROFESSIONAL LAND SURVEYOR  
COLORADO STATE PLS NO. 34580  
FOR AND ON BEHALF OF R&R ENGINEERS-SURVEYORS, INC.



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER DISCOVERY OF 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 THE CERTIFICATE SHOWN HEREON.



# A&B SUBDIVISION, REPLAT A

FINAL PLAT  
A RESUBDIVISION OF LOT 2, A & B SUBDIVISION,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

WATER EASEMENT LINE TABLE			SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°13'18" W	30.00'	L20	N 00°13'18" W	30.00'
L2	S 89°56'35" W	144.68'	L21	N 89°56'35" E	516.95'
L3	S 00°13'18" E	71.59'	L22	N 44°56'39" E	19.09'
L4	N 89°56'35" E	30.00'	L23	N 89°56'35" E	99.36'
L5	N 00°13'18" W	71.59'	L24	S 00°22'39" E	30.00'
L6	S 89°56'35" W	335.62'	L25	S 89°56'35" W	87.10'
L7	S 00°13'18" E	12.63'	L26	S 44°56'39" W	19.09'
L8	S 89°46'42" W	5.05'	L27	S 89°56'35" W	529.29'
L9	S 00°13'18" E	58.94'			
L10	N 89°46'42" E	30.00'			
L11	N 00°13'18" W	101.68'			
L12	N 89°56'35" E	252.10'			
L13	S 00°51'53" E	10.00'			
L14	N 89°56'35" E	10.00'			
L15	S 00°51'53" E	10.00'			
L16	N 89°56'35" E	266.14'			
L17	S 00°51'53" E	5.00'			
L18	N 89°56'35" E	10.00'			
L19	S 00°51'53" E	5.00'			
L20	N 89°56'35" E	7.10'			

NGS V411  
LAT: 39°56'04.5255"N  
LON: 105°02'03.0837"W  
NSPCS  
NORTH: 1219362.979  
EAST: 3130622.928  
MODIFIED COORDINATES  
NORTH: 1219701.934  
EAST: 3131493.170

FOUND PIN & CAP  
LAT: 39°54'54.6430"N  
LON: 105°02'46.5242"W  
NSPCS  
NORTH: 1212274.360  
EAST: 3127275.360  
MODIFIED COORDINATES  
NORTH: 1212611.349  
EAST: 3128144.671

FOUND PIN & CAP  
LAT: 39°54'54.6143"N  
LON: 105°02'37.5086"W  
NSPCS  
NORTH: 1212275.060  
EAST: 3127977.830  
MODIFIED COORDINATES  
NORTH: 1212612.045  
EAST: 3128847.337

LEE D.  
JAMES F.  
& KIM E.  
LEE

S 89°56'35" W 702.67' (REC)  
S 89°57'27" W 701.94' (AM)

10' UTILITY EASEMENT VACATED BY SEPARATE DOCUMENT REC. #

WEST 121st AVENUE  
37.50' R.O.W. DEDICATED BY THIS PLAT

629.35'  
TOTAL AREA THIS SURVEY  
217667 SQ. FT.  
4.997 ACRES±

DRY UTILITY ESMT  
DEDICATED BY THIS PLAT

LOT 5  
23948 SQ. FT.  
0.55 ACRES±

LOT 4  
29574 SQ. FT.  
0.68 ACRES±

LOT 3  
56173 SQ. FT.  
1.29 ACRES±

LOT 2  
26956 SQ. FT.  
0.62 ACRES±

LOT 1  
15125 SQ. FT.  
0.35 ACRES±

LOT 1, A and B  
SUBDIVISION  
BARBER HOLDING, LLC.

200' x 40' ACCESS EASEMENT FOR LOT 2  
BOOK 4017 PAGE 871  
S 00°13'18" E 309.59' (REC)  
S 00°14'31" E 309.64' (AM)

FOUND PIN & CAP  
LAT: 39°54'51.5842"N  
LON: 105°02'46.5291"W  
NSPCS  
NORTH: 1211964.850  
EAST: 3127276.560  
MODIFIED COORDINATES  
NORTH: 1212301.749  
EAST: 3128145.872

NGS Y411  
LAT: 39°54'49.4576"N  
LON: 105°03'11.2219"W  
NSPCS  
NORTH: 1211739.899  
EAST: 3125353.650  
MODIFIED COORDINATES  
NORTH: 1212076.735  
EAST: 3126222.427

SOUTHWEST CORNER SECTION 31  
FOUND PIN & CAP  
ILLEGIBLE

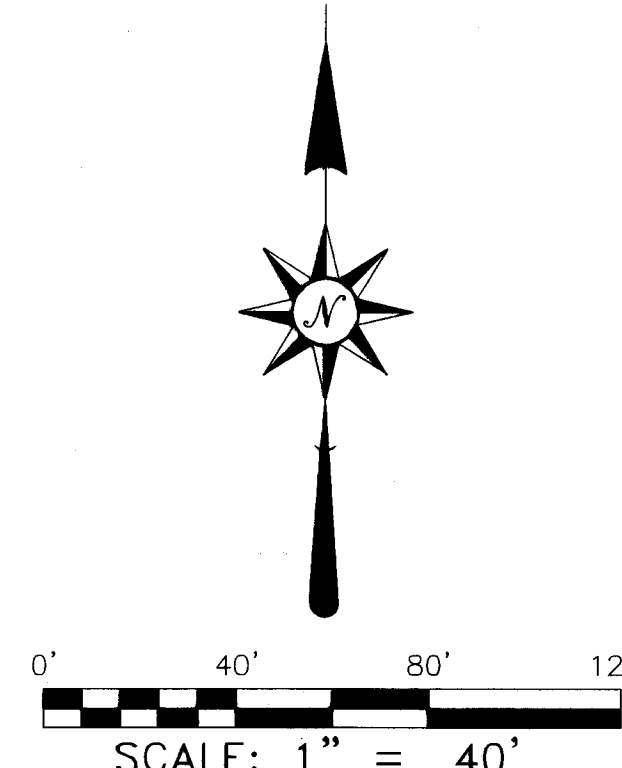
FOUND PIN & CAP  
LAT: 39°54'51.2646"N  
LON: 105°03'10.5940"W  
NSPCS  
NORTH: 1211922.990  
EAST: 3125401.650  
MODIFIED COORDINATES  
NORTH: 1212259.877  
EAST: 3126270.441

## LEGEND

STANDARD SYMBOLS

- FOUND REBAR & CAP IN RANGE BOX "PLS 20683"
- SET SURVEY MARKER STAMPED "LS 34560"
- ✕ GPS POINT AS LABELED

- ✕ SECTION CORNER
- PROPERTY LINE
- EASEMENT LINES
- ADJOINER



WEST 120TH AVENUE  
US HIGHWAY NUMBER 287  
225' RIGHT OF WAY

REVISIONS		File No. DD06030
3/27/07	COMMENTS	Date Drawn 12/5/06
5/11/07	PER COMMENTS	Drawn By RJH
12/3/07	PLS NO.	Checked By CJB
	Job No.	DD06030