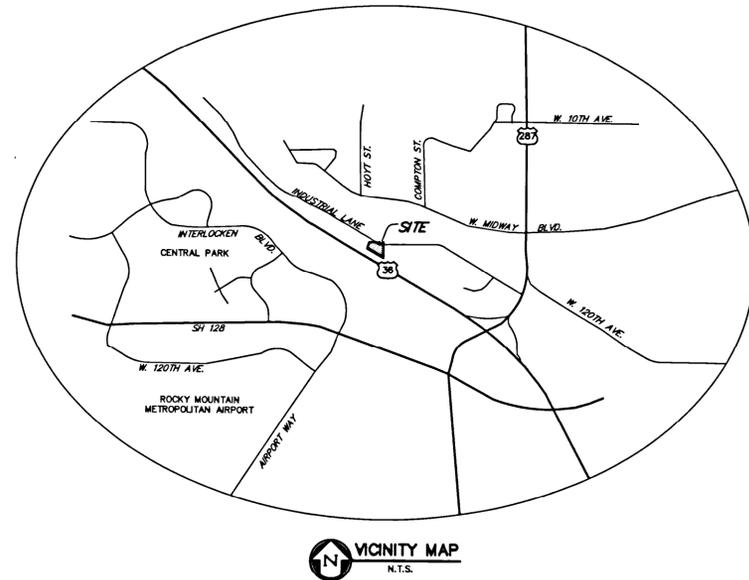


LYNCH SUBDIVISION FILING NO. 1 MINOR SUBDIVISION PLAT

LOCATED IN THE SW1/4 OF SECTION 34, T1S, R69W OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
AREA = 2.751 ACRES, MORE OR LESS

2013013107 PL 09/09/2013 12:54 PM
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City and County of Broomfield

SHEET 1 OF 2



LEGAL DESCRIPTION AND DEDICATION

A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 34, T1S, R69W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS IS THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NO. 9 AND NO. 14, WITH THE LINE CONSIDERED TO BEAR N73°03'31"E AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP.

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 34, THENCE N89°40'08"E, 1710.80 FEET ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 34 TO THE TRUE POINT OF BEGINNING;

THENCE N89°40'08"E, 186.18 FEET ALONG SAID NORTH LINE OF THE SW1/4 TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED ON FILM 821 AT RECEPTION NO. 69328 IN BOULDER COUNTY RECORDS;

THENCE S56°28'52"E, 107.72 FEET ALONG THE SOUTHWESTERLY LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 821 AT RECEPTION NO. 69328;

THENCE N89°40'08"E, 111.31 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 821 AT RECEPTION NO. 69328 TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED ON FILM 821 AT RECEPTION NO. 69328;

THENCE N01°42'56"W, 60.02 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 821 AT RECEPTION NO. 69328 TO A POINT ON SAID NORTH LINE OF THE SW1/4;

THENCE N89°40'08"E, 7.70 FEET ALONG SAID NORTH LINE OF THE SW1/4 TO A POINT ON THE EASTERLY LINE EXTENDED NORTHERLY OF A TRACT OF LAND DESCRIBED IN BOOK 918 AT PAGE 566;

THENCE S00°19'52"E, 432.93 FEET ALONG SAID EASTERLY LINE EXTENDED NORTHERLY AND ALONG SAID EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 918 AT PAGE 566 TO A POINT ON THE NORTHEASTERLY LINE OF U.S. HIGHWAY 36;

THENCE N59°26'58"W, 518.76 FEET ALONG SAID NORTHEASTERLY LINE OF U.S. HIGHWAY 36;

THENCE N17°00'02"E, 174.60 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 2.751 ACRES

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "LYNCH SUBDIVISION FILING NO. 1"; AND BY THESE PRESENTS 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.

IN WITNESS WHEREOF, LORP REAL ESTATE INVESTMENT COMPANY, A COLORADO GENERAL PARTNERSHIP, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 16th DAY OF August, A.D., 2013.

OWNER

LORP REAL ESTATE INVESTMENT COMPANY,
A COLORADO GENERAL PARTNERSHIP

BY: Norman Ooms
AS Partner
P.O. BOX 1267
BROOMFIELD, CO 80038

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF Broomfield } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF August, 2013 BY Norman Ooms AS Partner

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 8/15/2016

CONNIE M TENDLER
NOTARY PUBLIC, STATE OF COLORADO
My Comm. Expires 08/15/2016
20004018089

Connie M Tendler
NOTARY PUBLIC

IN WITNESS WHEREOF, L.O.R.P. REAL ESTATE INVESTMENT COMPANY, A COLORADO GENERAL PARTNERSHIP, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 16th DAY OF August, A.D., 2013.

OWNER

L.O.R.P. REAL ESTATE INVESTMENT COMPANY,
A COLORADO GENERAL PARTNERSHIP

BY: Norman Ooms
AS Partner
P.O. BOX 1267
BROOMFIELD, CO 80038

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF Broomfield } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF August, 2013 BY Norman Ooms AS Partner

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 8/15/16

CONNIE M TENDLER
NOTARY PUBLIC, STATE OF COLORADO
My Comm. Expires 08/15/2016
20004018089

Connie M Tendler
NOTARY PUBLIC

APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 16 DAY OF August, 2013.

Paul A. Sklar
DIRECTOR OF COMMUNITY DEVELOPMENT

Phil Ghis
CITY MANAGER

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELDERS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "LYNCH SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.



MATHEW E. SELDERS
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 27275
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

NOTES

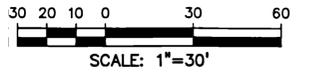
1. THE BASIS OF BEARINGS IS THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NO. 9 AND NO. 14, WITH THE LINE CONSIDERED TO BEAR S73°03'31"W, 5615.53' AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP.
2. RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO COMMONWEALTH LAND TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 451-NQ355499-266, EFFECTIVE DATE: NOVEMBER 14, 2012. ADDITIONAL ENCUMBRANCES, NON-SPECIFIC EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING THIS PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT ARE NOT DESCRIBED ON THIS MAP AS REQUESTED BY THE CITY AND COUNTY OF BROOMFIELD.
3. PREPARED BY:
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 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. COMBINED MODIFICATION FACTOR = 0.99971920.
5. IN ACCORDANCE WITH CRS 13-80-105: 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 THE CERTIFICATION SHOWN HEREON.
6. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL 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 16-22-02(S) OF THE BROOMFIELD MUNICIPAL CODE.
7. TRACT A TO BE DEDICATED AND CONVEYED TO THE CITY AND COUNTY BY SEPARATE INSTRUMENT.

LYNCH SUBDIVISION FILING NO. 1

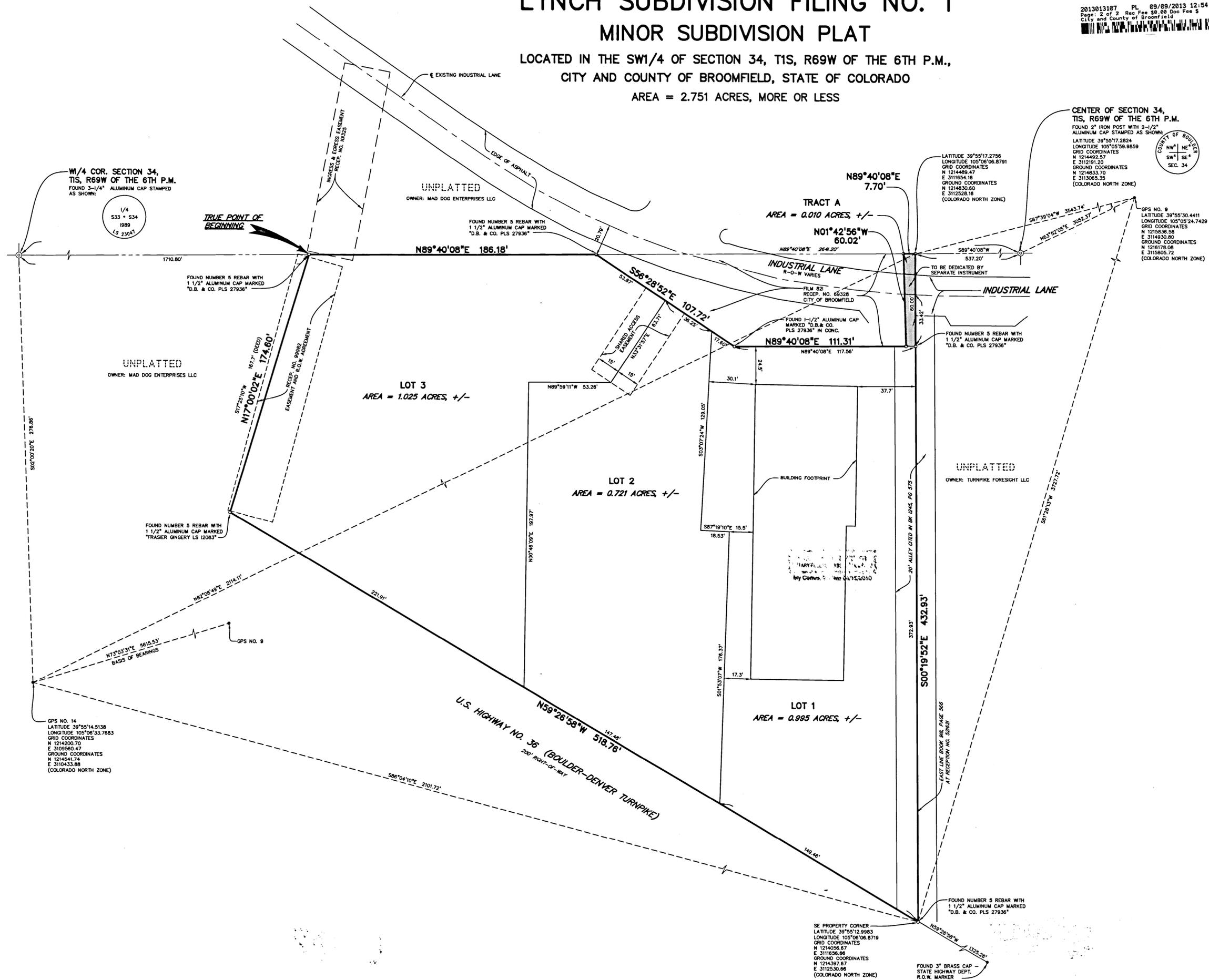
MINOR SUBDIVISION PLAT

LOCATED IN THE SW1/4 OF SECTION 34, T1S, R69W OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
AREA = 2.751 ACRES, MORE OR LESS

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City and County of Broomfield



○ FOUND MONUMENTATION AS NOTED



W/4 COR. SECTION 34,
T1S, R69W OF THE 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED
AS SHOWN:



TRUE POINT OF BEGINNING

UNPLATTED
OWNER: MAD DOG ENTERPRISES LLC

FOUND NUMBER 5 REBAR WITH
1 1/2" ALUMINUM CAP MARKED
"D.B. & CO. PLS 27936"

TRACT A
AREA = 0.010 ACRES, +/-
N01°42'56"W
60.02'

LATITUDE 39°55'17.2756
LONGITUDE 105°06'06.8791
GRID COORDINATES
N 1214489.47
E 3111854.16
GROUND COORDINATES
N 1214830.60
E 3112528.16
(COLORADO NORTH ZONE)

CENTER OF SECTION 34,
T1S, R69W OF THE 6TH P.M.

FOUND 2" IRON POST WITH 2-1/2"
ALUMINUM CAP STAMPED AS SHOWN:
LATTITUDE 39°55'17.2824
LONGITUDE 105°05'59.9859
GRID COORDINATES
N 1214482.57
E 3112191.20
GROUND COORDINATES
N 1214830.60
E 3113065.35
(COLORADO NORTH ZONE)



GPS NO. 9
LATTITUDE 39°55'30.4411
LONGITUDE 105°05'24.7429
GRID COORDINATES
N 1215636.58
E 3114930.80
GROUND COORDINATES
N 1216176.08
E 3115805.72
(COLORADO NORTH ZONE)

UNPLATTED
OWNER: MAD DOG ENTERPRISES LLC

LOT 3
AREA = 1.025 ACRES, +/-

FOUND NUMBER 5 REBAR WITH
1 1/2" ALUMINUM CAP MARKED
"FRASIER GINGERY LS 12083"

LOT 2
AREA = 0.721 ACRES, +/-

UNPLATTED
OWNER: TURNPIKE FORESIGHT LLC

LOT 1
AREA = 0.995 ACRES, +/-

GPS NO. 14
LATTITUDE 39°55'14.5138
LONGITUDE 105°06'33.7883
GRID COORDINATES
N 1214200.70
E 3109260.47
GROUND COORDINATES
N 1214541.74
E 3110433.88
(COLORADO NORTH ZONE)

U.S. HIGHWAY NO. 36 (BOULDER-DENVER TURNPIKE)
200' RIGHT-OF-WAY

SE PROPERTY CORNER
LATTITUDE 39°55'12.9983
LONGITUDE 105°06'06.8719
GRID COORDINATES
N 1214056.67
E 3111856.68
GROUND COORDINATES
N 1214397.67
E 3112530.86
(COLORADO NORTH ZONE)

FOUND 3" BRASS CAP -
STATE HIGHWAY DEPT.
R.O.W. MARKER