NORTH PARK FILING NO. 1 REPLAT A

MINOR SUBDIVISION PLAT

BEING A SUBDIVISION OF LOT 3, BLOCK 1, NORTH PARK FILING NO. 1,

LOCATED IN THE WEST $\frac{1}{2}$ OF SECTION 4 AND THE EAST $\frac{1}{2}$ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

DEDICATION AND ACKNOWLEDGMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE WEST ½ OF SECTION 4 AND THE EAST ½ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 1, NORTH PARK FILING NO. 1, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 27.803 ACRES (1,211,091 SQUARE FEET) MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME UNDER THE NAME OF NORTH PARK FILING NO. 1 REPLAT A.

OWNER'S CERTIFICATE:

McWHINNEY CCOB LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: McWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION. MANAGER

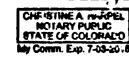
BY: JAY HARDY, VICE PRESIDENT OF COMMUNITY DEVELOPMENT

STATE OF COLORADO)

COUNTY OF LARIMER)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: JULY 3 2015



Christine a Harpel

NOTES:

- 1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- 2. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST INC., CONSULTING ENGINEERS RELIED UPON TITLE COMMITMENT ABD70304600 PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE MAY 31, 2011 AT 5:00 P.M. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC. PLEASE REFER TO TO THE ABOVE CITED TITLE COMMITMENT FOR ADDITIONAL INFORMATION REGARDING THIS SITE.
- 3. BASIS OF BEARINGS: BEARINGS ARE BASED ON TWO BROOMFIELD GPS CONTROL MONUMENTS, "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND) AND "GPS #32" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32"). THE BEARING BETWEEN SAID MONUMENTS IS SOUTH 35"O7"O1" WEST, A DISTANCE OF 9415.10 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 4. PROJECT DATUM:

GEODETIC COORDINATES ARE BASED UPON NAD 1983 (1992)
ORTHOMETRIC HEIGHTS ARE BASED UPON NAVD 1988
STATE PLANE COORDINATES ARE BASED UPON COLORADO NORTH ZONE 0501
UNITS ARE US SURVEY FEET

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE PROJECT COMBINED SCALE FACTOR: 0.99971627

PROJECT COORDINATES WERE MODIFIED TO GROUND AT NGS 1ST ORDER HORIZONTAL CONTROL POINT "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND).

DESIGNATION: "CITY OF BROOMFIELD LUCY", NGS PID AI3578

NAD 1983 (1992) COORDINATES = LAT 40°00'00.3583" N, LONG 105°00'41.2928" W

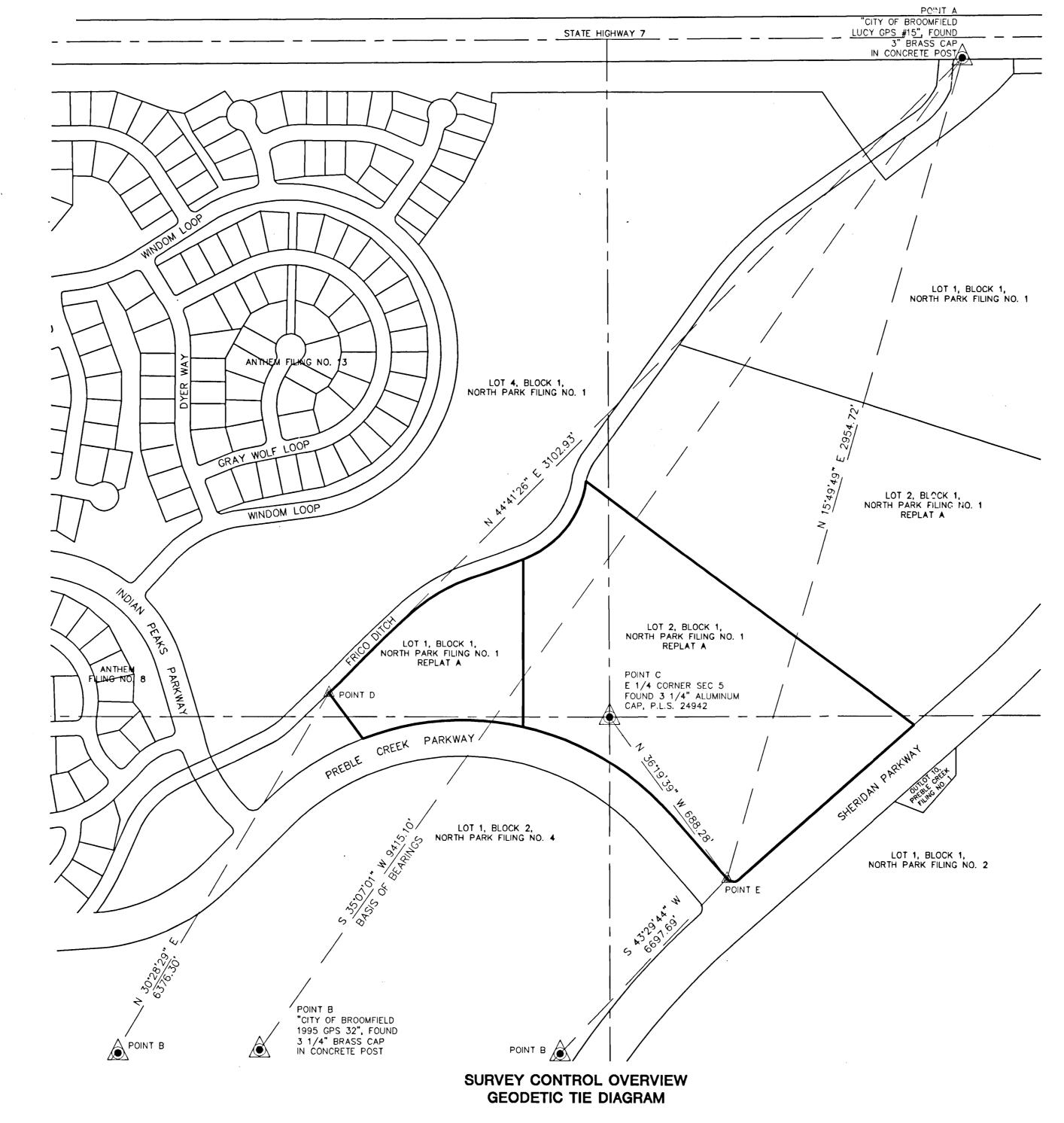
ELLIPSOID HEIGHT = 5240.15'

NAVD 88 ELEVATION = 5297.00'

STATE PLANE COORDINATES = N 1,243,260.0902, E 3,136,862.4811
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1,243,612.94 E 3,137,752.76

PROJECT BENCHMARK: "LUCY" AS DESCRIBED ABOVE, ELEVATION 5297.00', NAVD 1988 DATUM.

- 5. THE RECORDED PLAT OF NORTH PARK FILING NO. 1 CONTAINS ERRORS THAT WERE RESOLVED THROUGH DISCUSSION WITH KENNETH CARLSON, P.L.S. 24942 PRIOR TO CREATING THE ATTACHED PLAT. SAID SURVEYOR HAS PREPARED AN AFFIDAVIT OF CORRECTION TO ADDRESS SAID ERRORS. RECORDATION OF SAID AFFIDAVIT IS PENDING THE SALE OF A PORTION OF THE SUBJECT PROPERTY.
- 6. STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 2ND ORDER, CLASS I, 1:50,000, AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THE OWNER AGREES THAT UTILITY AND ACCESS EASEMENTS WILL BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD BY SEPARATE DOCUMENT FREE AND CLEAR OF ANY LIENS OR ENCUMBRANCES, ON A DATE DETERMINED BY THE CITY AND BY DEED IN A FORM APPROVED BY THE CITY, AND THE DOCUMENTS OF DEDICATION OR CONVEYANCE SHALL BE FURNISHED TO THE CITY FOR RECORDING. A POLICY OF TITLE INSURANCE INSURING TITLE IN THE CITY SHALL BE REQUIRED BY THE CITY, WHICH TITLE POLICY SHALL BE REVIEWED IN DRAFT BY THE CITY BEFORE IT IS FINALIZED, AND THE DEVELOPER SHALL PAY THE PREMIUM FOR SUCH TITLE INSURANCE POLICY.



SEE NOTES 3 AND 4 REGARDING BASIS OF BEARINGS AND SURVEY DATUM

POINT A: "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND)

NAD 1983 (1992) COORDINATES = LAT 40°00'00.3583" N, LONG 105°00'41.2928" W

STATE PLANE COORDINATES = N 1,243,260.0902, E 3,136,862.4811 MODIFIED STATE PLANE COORDINATES (GROUND) = N 1,243,612.94 E 3,137,752.76

SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32")

NAD 1983 (1992) COORDINATES = LAT 39'58'44.5598" N, LONG 105'01'51.3919" W

STATE PLANE COORDINATES = N 1,235,560.917, E 3,131,447.996

MODIFIED STATE PLANE COORDINATES (GROUND) = N 1,235,911.59, E 3,132,336.74

POINT B: "GPS #32" (A FOUND 3" BRASS DISK

POINT C: EAST ¼ CORNER SECTION 5. T1S, R68W (A FOUND 3 ¼" ALUMINUM CAP, L.S. 24942) NAD 1983 (1992) COORDINATES = LAT 39'59'37.8177" N, LONG 105'00'57.0455" W STATE PLANE COORDINATES = N 1,240,972.58, E 3,135,649.07 MODIFIED STATE PLANE COORDINATES (GROUND) = N 1,241,324.79, E 3,136,539.01

POINT D: WESTERLY CORNER OF LOT 1, BLOCK 1, NORTH PARK FILING NO. 1 (A FOUND NO. 5 REBAR WITH ALUMINUM CAP, PLS 24942)
NAD 1983 (1992) COORDINATES = LAT 39'59'38.6823" N, LONG 105'01'09.4798" W STATE PLANE COORDINATES = N 1,241,054.80, E 3,134,680.87
MODIFIED STATE PLANE COORDINATES (GROUND) = N 1,241,407.03, E 3,135,570.54

POINT E: SOUTHERLY CORNER OF LOT 2, BLOCK 1, NORTH PARK FILING NO. 1, BEING THE WESTERLY PC AT INTERSECTION OF PREBLE CREEK PARKWAY AND SHERIDAN PARKWAY (A FOUND NO. 5 REBAR WITH NO CAP)
NAD 1983 (1992) COORDINATES = LAT 39'59'32.3173" N, LONG 105'00'51.8471" W STATE PLANE COORDINATES = N 1,240,418.23, E 3.136.056.69

MODIFIED STATE PLANE COORDINATES (GROUND) =

N 1,240,770.28, E 3,136,946.75

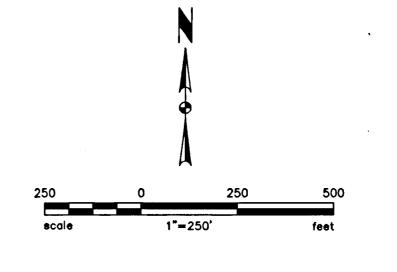
PROJECT LOCATION

ISOTH AVENUE

NOR THIS 55

VICINITY MAP

NOT TO SCALE



LEGEND

- MONUMENT FOUND AS DESCRIBED
- SET #4 REBAR WITH RED PLASTIC CAP, L.S. 31159
- O¹ FOUND NO. 5 REBAR WITH ALUMINUM CAP, PLS 24942
- FOUND NO. 5 REBAR
- CONTROL MONUMENT AS DESCRIBED

APPROVALS:

CITY AND COUNTY OF BROOMFIELD ONE DESCOMBES DRIVE BROOMFIELD, CO 80020

CITY & COUNTY MANAGER

BY: DIRECTOR OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE:

I, LAINE A. LANDAU, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORTH PARK FILING NO. 1 REPLAT A WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS 13th DAY OF SADO LIE 2

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 CERTIFICATION SHOWN HEREON.

* affidavit of correction - Reception No 2011007701; 08/03/2011

BY DATE REVISIONS

LAL 07/08/11 SUBMITTAL

LAL 07/13/11 RE-SUBMITTAL PER BROOMFIELD

SUBMITTAL PER BROOMFIELD

SUBMITTAL PER BROOMFIELD

NORTH PARK FILING NO. 1 REPLAT

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TST, INC.

TST, INC.
CONSULTING ENGINEERS
760 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 1122.0011.00

SCALE 1" = 200'

07/13/2011

1 of 2

2011007701 CORRTY 08/03/2011 01:13 PM
Page: 1 of 1 Rec Fee \$11.00 Doc Fee \$0.00
City and County of Broomfield

AFFIDAVIT OF CORRECTION

to

NORTH PARK FILING NO. 1 REPLAT A

located in

THE EAST HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,

COUNTY OF BROOMFIELD, STATE OF COLORADO

Notice is hereby given on behalf of TST, Inc. Consulting Engineers, by Laine A. Landau as the Professional Land Surveyor in responsible charge of the preparation of the plat of **NORTH PARK FILING NO. 1 REPLAT A,** according to the document recorded at Reception No. 2011006944 on July 18, 2011 the following items need to be corrected:

- 1. The area shown on Sheet 2 of 2 for Lot 1, Block 1, which reads "61,360 SQUARE FEET" should instead read "261,360 SQUARE FEET".
- The label shown on Sheet 1 of 2 for the Lot immediately north of Lot 2, Block 1. North Park Filing No. 1 Replat A which reads "Lot 2, Block 1, North Park Filing No. 1 Replat A" should instead read "Lot 2, Block 1, North Park Filing No. 1".

SURVEYOR'S STATEMENT

I, Laine A. Landau, a Colorado Registered Professional Surveyor do hereby state that this Affidavit of Correction was prepared by me under my responsible charge and is true and correct to the best of my knowledge, information and belief.

Date:___

Laine A. Landau

Colorado Registered Professional Lland Surveyo

No. 31159

For TST, Inc. Consulting Engineers 760 Whalers Way, Bldg. C, Suite 200

Ft. Collins, CO 80525

(970) 226-0557

K:\1122\0011\SURVEY\LEGALS\AFFIDAVIT OF CORRECTION NORTH PARK FILING 1 REPLAT A.DOC

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