NORWEST FILING NO. 1, REPLAT D - FINAL PLAT

A REPLAT OF LOT 1, BLOCK 1, NORWEST FILING NO. 1, REPLAT C

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 3

2013013928 PL 09/26/2013 10:57 AM
Page: 1 of 3 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS THE UNDERSIGNED, BEING OWNER OF

A PARCEL OF LAND BEING LOT 1, BLOCK 1 NORWEST FILING NO. 1, REPLAT C (RECEPTION NO. 2010008176) CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORWEST FILING NO. 1, REPLAT D; 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 OTHER PUBLIC WAYS AND TRACT A 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.

OWNER

AVENUE 120 HOLDINGS, LLC
595 SOUTH RIVERWOODS PARKWAY SUITE #400
LOGAN, UTAH 84321

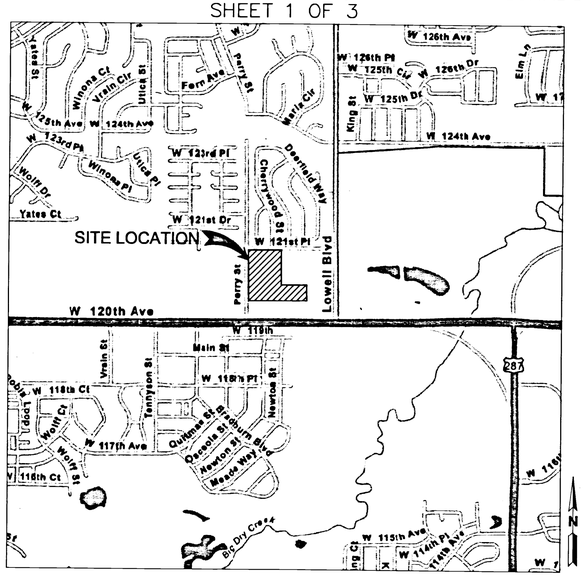
BY: _____, MANAGER

STATE OF Utah)
COUNTY OF Salt Lake) SS

VERONICA RANEY
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 07/11/2016
Commission # 655619

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 20 13, BY Veronica Raney. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7/11/2016



VICINITY MAP
1"=1000'

PLAT NOTES:

1.) BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE AND ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NGS U411 AND GPS NO. 6, BEING N31°55'04"W 6059.77' AS MONUMENTED AND SHOWN HEREIN

2.) 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.

3.) ● FOUND MONUMENT AS NOTED.
◉ SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED "PLS 23899".
✛ FOUND MONUMENTS ARE AS NOTED.

4.) ACCORDING TO FEMA "FIRM" MAP NUMBER 085073 0091F PORTIONS OF THE PLATTED AREA ARE LOCATED WITHIN A DESIGNATED "ZONES AE AND AH" AREA IN THE "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 - YEAR FLOOD". (AS SHOWN HEREON). ZONES AE AND AH ARE TO BE REVISED THROUGH A LOMR.

5.) THE COLORADO COORDINATE SYSTEM SHOWN HERE ON IS DEFINED AS 2-1 ORDER, CLASS C, 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.

6.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.9997262899

7.) THIS PLAT DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN INC. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. F233330, EFFECTIVE NOVEMBER 9, 2012 AT 7:30 A.M. AND THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 956949-1ST REVISION, EFFECTIVE FEBRUARY 28, 2012 AT 5:30 P.M.

8.) TRACT A IS HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR DRAINAGE AND OPEN LANDS.

ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS DEDICATING THE STREETS, EASEMENTS, TRACTS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD 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. EXCEPT AS PROVIDED HEREIN,

_____, REGISTRATION NO. 20879
ATTORNEY-AT-LAW

APPROVALS:

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

PLANNING AND ZONING COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 8th DAY OF July, 2013

_____ _____
CHAIRMAN SECRETARY

CITY COUNCIL

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED, BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 27th DAY OF August, 2013

_____ _____
MAYOR CITY CLERK, Deputy

SEAL

SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

_____
RICHARD A. NOBBE PLS #23899

PREPARED BY
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

COLORADO LICENSED
RICHARD A. NOBBE
23899
9/11/13
SURVEYOR

NO.	DATE	DESCRIPTION
1.	04/23/12	INITIAL CITY SUBMITTAL
2.	01/14/13	REV. SCOPE PER COMMENTS
3.	04/22/13	REV. CCoB COMMENTS
4.	05/30/13	REV. CCoB COMMENTS
5.	06/28/13	REV. CCoB COMMENTS
6.	07/19/13	CCoB COUNCIL MEETING
7.	08/06/13	REV. CCoB COMMENTS
8.	08/14/13	REV. CCoB COMMENTS
9.	09/04/13	OWNERSHIP

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

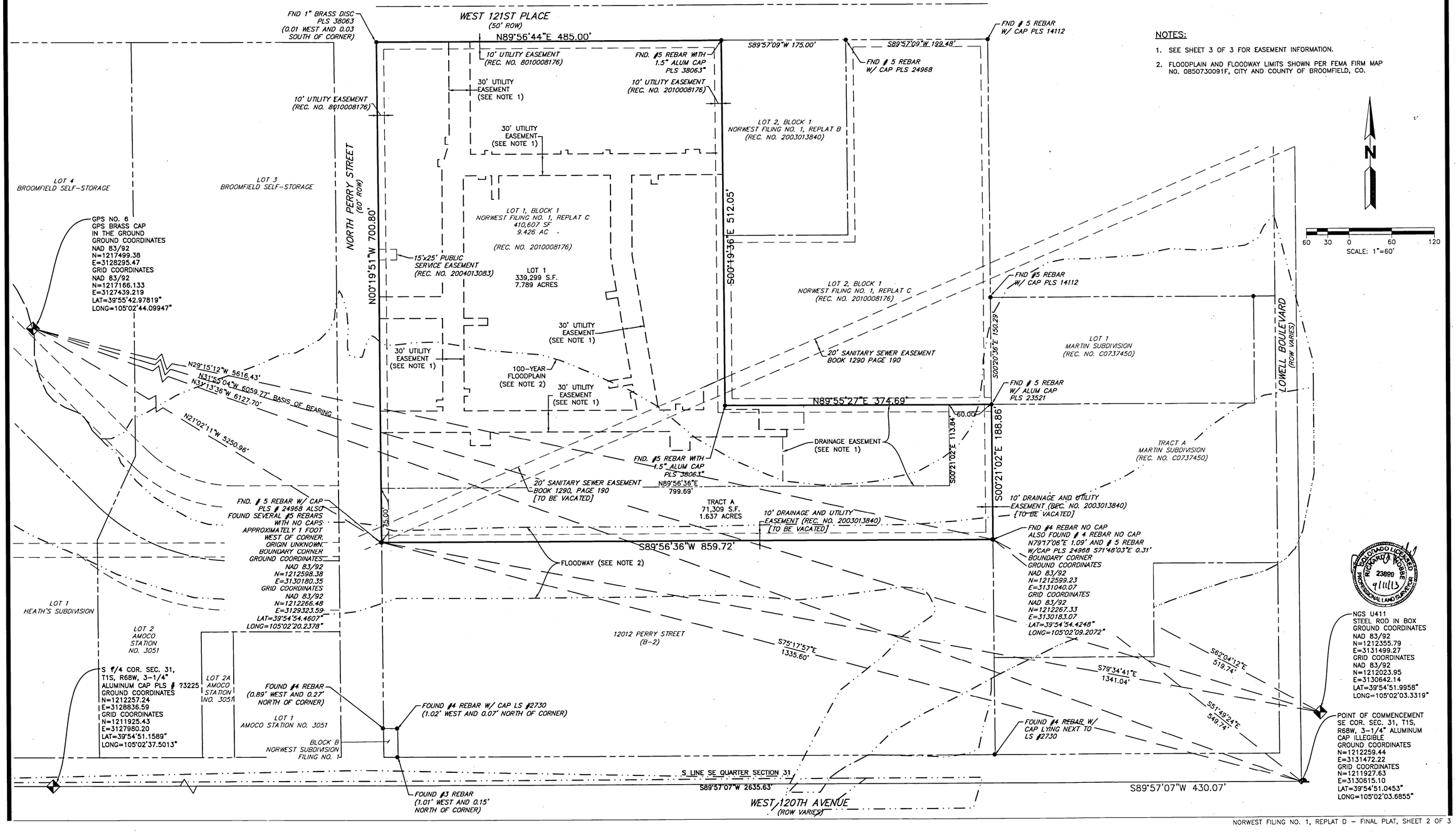
1 of 3
Final Plat
Norwest Filing No. 1 Replat D Final Plat
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
PRINTED SIDE UP WHEN IN TRAY
Project Manager: PFH
Designed By: BCD
Drawn By: JMC
Location: C:\HORN\12.0333-Perry Street Apartments\PLANS\PLAT\
Job Number: 1974.C.01
Sheet Number: 1 OF 2
CAD INFORMATION
Paper Space
Plot view:
Plot
Other View:
Dwg. Name: NORWEST FLG 1 REPLAT D.dwg
Model Space
Plan view(s):
Profile View(s):
Plot Date: 11/15/07 chavez
Tab Name: Cover
X References:
2013013928 PL 09/26/2013 10:57 AM
Page: 1 of 3 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

2013013928 PL 09/26/2013 10:57 AM
Page: 2 of 3 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

NORWEST FILING NO. 1, REPLAT D - FINAL PLAT

A REPLAT OF LOT 1, BLOCK 1, NORWEST FILING NO. 1, REPLAT C

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 3



LEGEND

EXISTING		PROPOSED
	PLAT BOUNDARY	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	FLOODPLAIN/ FLOODWAY	
DRIVE	DESCRIPTIONS	DRIVE

NOTES:

1. SEE SHEET 3 OF 3 FOR EASEMENT INFORMATION.
2. FLOODPLAIN AND FLOODWAY LIMITS SHOWN PER FEMA FIRM MAP NO. 08507300091F, CITY AND COUNTY OF BROOMFIELD, CO.

2 of 3
Final Plat
Norwest Filing No 1 Replat D Final Plat
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
Project Manager: PFH
Designed By: BCD
Job Number: 19747.C.01
Sheet Number: 2
Location: C:\HORN\12.0333-Perry Street Apartments\PLANS\PLAT\
Drawn By: JMC
X References:
Plot Date: 11/15/07 chavez
Tab Name: Sheet 2
Profile View(s):
Model Space
Plan view(s): PLAN
Other View:
Paper Space
Plot view: PLOT
Dwg. Name: NORWEST FLG 1 REPLAT D.dwg
CAD INFORMATION
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Page: 3 of 3 Rec Fee $0.00 Doc Fee $
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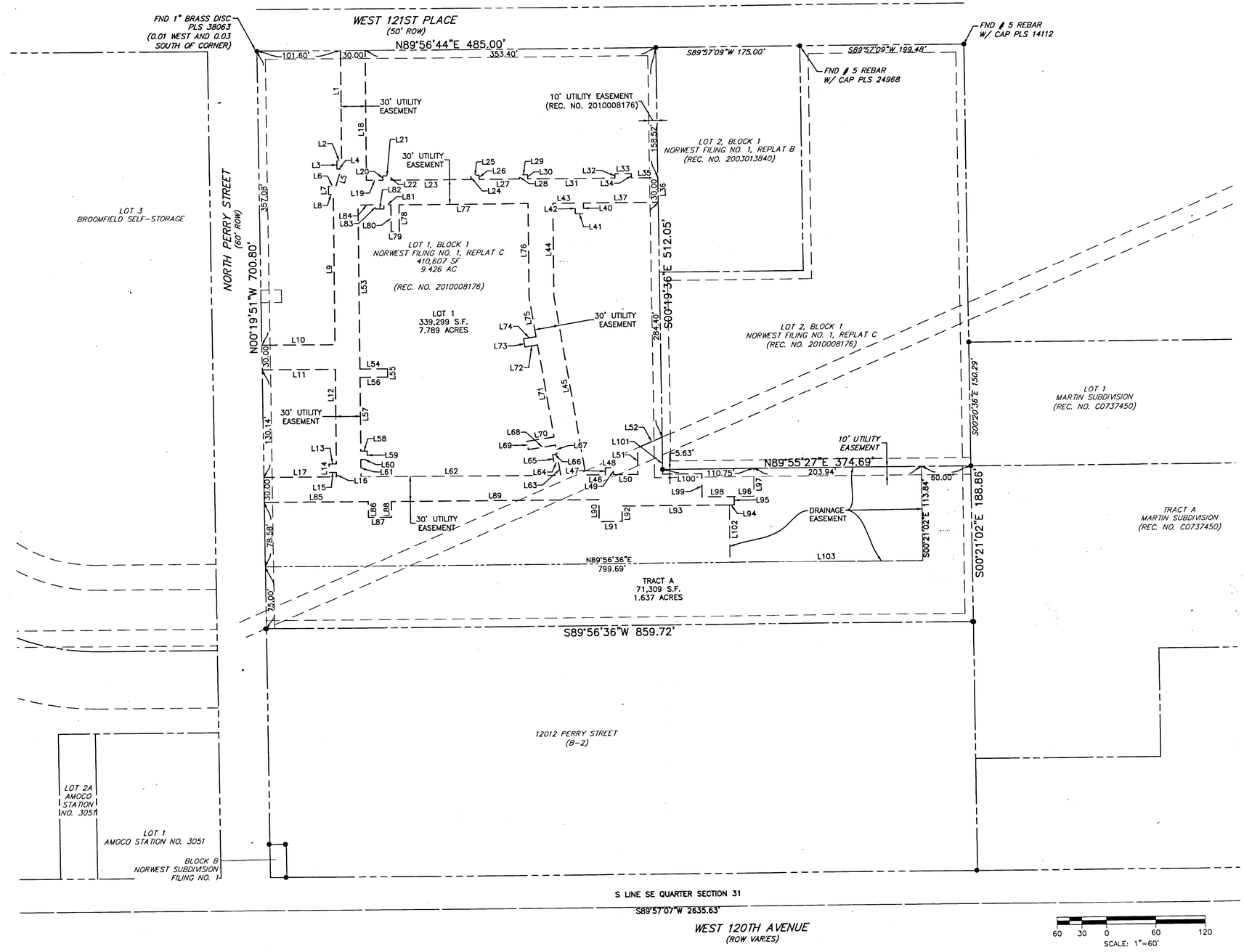
SHEET 3 OF 3



LEGEND

EXISTING		PROPOSED
	PLAT BOUNDARY	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	FLOODPLAIN/ FLOODWAY	
DRIVE	DESCRIPTIONS	DRIVE

EASEMENT LINE TABLE

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L1	134.10'	N00°00'00"W
L2	5.69'	N90°00'00"E
L3	10.00'	N00°00'00"E
L4	4.82'	N90°00'00"W
L5	22.08'	N16°56'00"E
L6	8.92'	N90°00'00"E
L7	10.00'	N00°00'00"E
L8	5.88'	N90°00'00"W
L9	181.33'	N00°00'00"E
L10	88.85'	N90°00'00"E
L11	88.85'	N90°00'00"W
L12	114.26'	N00°00'00"E
L13	8.90'	N90°00'00"E
L14	10.00'	N00°00'00"E
L15	8.90'	N90°00'00"W
L16	5.87'	N00°00'00"E
L17	88.09'	N90°00'00"E
L18	158.37'	N00°00'00"W
L19	19.98'	S89°58'01"W
L20	5.50'	N00°00'00"E
L21	10.00'	N90°00'00"E
L22	5.50'	S00°00'00"E
L23	97.12'	S89°58'01"W
L24	5.44'	N00°00'00"E
L25	10.00'	N90°00'00"E
L26	5.44'	S00°00'00"E
L27	49.01'	S89°58'01"W
L28	5.41'	N00°00'00"E
L29	10.00'	N90°00'00"E
L30	5.40'	S00°00'00"E
L31	106.17'	S89°58'01"W
L32	5.34'	N00°00'00"E
L33	20.00'	N90°00'00"E
L34	5.33'	S00°00'00"E
L35	32.02'	S89°58'01"W
L36	30.00'	N00°19'36"W
L37	90.84'	N89°58'10"E
L40	12.81'	N00°00'00"E
L41	10.00'	N90°00'00"E
L42	12.81'	S00°00'00"E
L43	27.29'	N89°58'10"E
L44	111.58'	N00°00'00"E
L45	220.56'	N09°32'15"W
L46	23.77'	N90°00'00"W
L47	8.37'	N00°00'00"E
L48	10.00'	N90°00'00"E
L49	8.37'	S00°00'00"E
L50	29.58'	N90°00'00"W
L51	32.03'	S00°03'05"E
L52	32.49'	S66°55'01"W
L53	198.63'	S00°00'00"E

LINE TABLE		
NUMBER	LENGTH	DIRECTION
L54	33.50'	N90°00'00"E
L55	10.00'	S00°00'00"E
L56	33.50'	N90°00'00"W
L57	89.32'	S00°00'00"E
L58	7.76'	N90°00'00"E
L59	10.00'	S00°00'00"E
L60	7.76'	N90°00'00"W
L61	20.99'	S00°00'00"E
L62	242.99'	N90°00'00"E
L63	16.32'	N09°32'15"W
L64	5.40'	S80°27'45"W
L65	10.00'	S09°32'15"E
L66	5.40'	N80°27'45"E
L67	10.67'	N09°32'15"W
L68	33.48'	S80°57'26"W
L69	10.00'	N09°02'34"W
L70	33.39'	N80°57'26"E
L71	113.18'	N09°32'15"W
L72	15.50'	N80°57'26"E
L73	10.00'	S09°02'34"E
L74	15.40'	S80°57'26"W
L75	47.85'	N09°32'15"W
L76	114.06'	N00°00'00"E
L77	157.01'	S89°58'01"W
L78	32.89'	S00°00'00"E
L79	10.00'	N90°00'00"W
L80	32.88'	N00°00'00"E
L81	8.49'	S89°58'01"W
L82	10.00'	N90°00'00"W
L83	5.00'	N00°00'00"E
L84	21.36'	S89°58'01"W
L85	126.48'	N90°00'00"E
L86	18.98'	S00°00'00"W
L87	28.00'	N90°00'00"E
L88	18.98'	N00°00'00"E
L89	252.68'	N90°00'00"E
L90	26.98'	S00°00'00"E
L91	28.00'	N90°00'00"E
L92	18.98'	N00°00'00"E
L93	130.36'	N90°00'00"E
L94	6.00'	N90°00'00"E
L95	10.00'	N00°00'00"E
L96	24.00'	N90°00'00"W
L97	33.78'	S00°00'00"E
L98	39.20'	N90°00'00"W
L99	28.00'	N00°00'00"E
L100	47.52'	N90°00'00"W
L101	23.08'	N00°19'36"W
L102	70.02'	S00°00'00"E
L103	234.63'	N89°56'36"E

COLORADO LICENSED
PAUL H. KNOX
25353
PROFESSIONAL LAND SURVEYOR
9/11/13

3 of 3

Final Plat

Norwest Filing No 1 Replat D Final Plat

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
PRINTING SIDE OF PRINT IN THIS LIST

Job Number: 1974.C.01 Sheet Number: 3

Project Manager: PFH
Designed By: BCD
Drawn By: JMC
Checked By:

X References:

Location: G:\HORN\12.0333-Perry Street Apartments\PLANS\PLAT\

Plot Date: 11/15/07 chavez
Tab Name: Sheet 3

Model Space
Plan view(s): PLAN
Profile View(s):
Other View:

CAD INFORMATION
Paper Space
Plot view: PLOT
Dwg. Name: NORWEST FLG 1 REPLAT D.dwg

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