# THE OVERLOOK DISTRICT - FILING NO. 1 - REPLAT A

BEING A REPLAT OF THE OVERLOOK DISTRICT - FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER

AND THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHFFT 1 OF 2

LEGAL DESCRIPTION AND DEDICATIONS:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21: THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, NORTH 89'49'00" EAST, A DISTANCE OF 271.08'; THENCE NORTH 00"11"00" WEST, A DISTANCE OF 30.00' TO A POINT ON THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF CARBON ROAD AND THE EAST RIGHT-OF-WAY OF THE NORTHWEST PARKWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°02'11" WEST ALONG SAID EAST RIGHT-OF-WAY OF THE NORTHWEST PARKWAY, A DISTANCE OF 633.59'; THENCE NORTH 89'45'38" EAST, A DISTANCE OF 2364.09' TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 21; THENCE ALONG SAID NORTH-SOUTH LINE SOUTH 00°00'55" WEST, A DISTANCE OF 635.91' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CARBON ROAD, SAID POINT BEING 30.00' NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE. SOUTH 89'49'00" WEST, A DISTANCE OF 2363.51' TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LAND RECORDED WITH THE COUNTY OF BOULDER AT BOOK 296, PAGE 481.

EXCEPT THAT PORTION LAND RECORDED WITH THE CITY AND COUNTY OF BROOMFIELD AT RECEPTION NO. 2002013069.

CONTAINING 1,500,415 SQUARE FEET (34.44 ACRES), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE OVERLOOK DISTRICT - FILING NO. 1 - REPLAT A; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS 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.

# LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY

AND COUNTY OF BROOMFIELD LAND USE REVIEW
COMMISSION THIS THE DAY OF April

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADOY OF ON THIS 27 DAY OF \_\_Nay\_\_\_\_, 20.03\_

Vicki Man

CITY CLERK

ATTORNEY'S CERTIFICATE:

1 Susan R. Fox , 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.

Busan RATH, REGISTRATION No. 8015, DATE: 5-2-06

# **OWNERS CERTIFICATE:**

STATE OF COUNTY OF A dames

SUBSCRIBED AND SWORN TO BEFORE ME THE 1st DAY OF MAY 2006, BY 6 Talarico FOR CARBON PROPERTIES LLO

WITNESS MY HAND AND OFFICIAL SEAL. MX COMMISSION EXPIRES 12-15-09

DANA JO PIPKIN NOTARY PUBLIC STATE OF COLORADO \*\*\*\*\*\*\*\*\* My Commission Expires 12/18/2009

#### LEGEND:

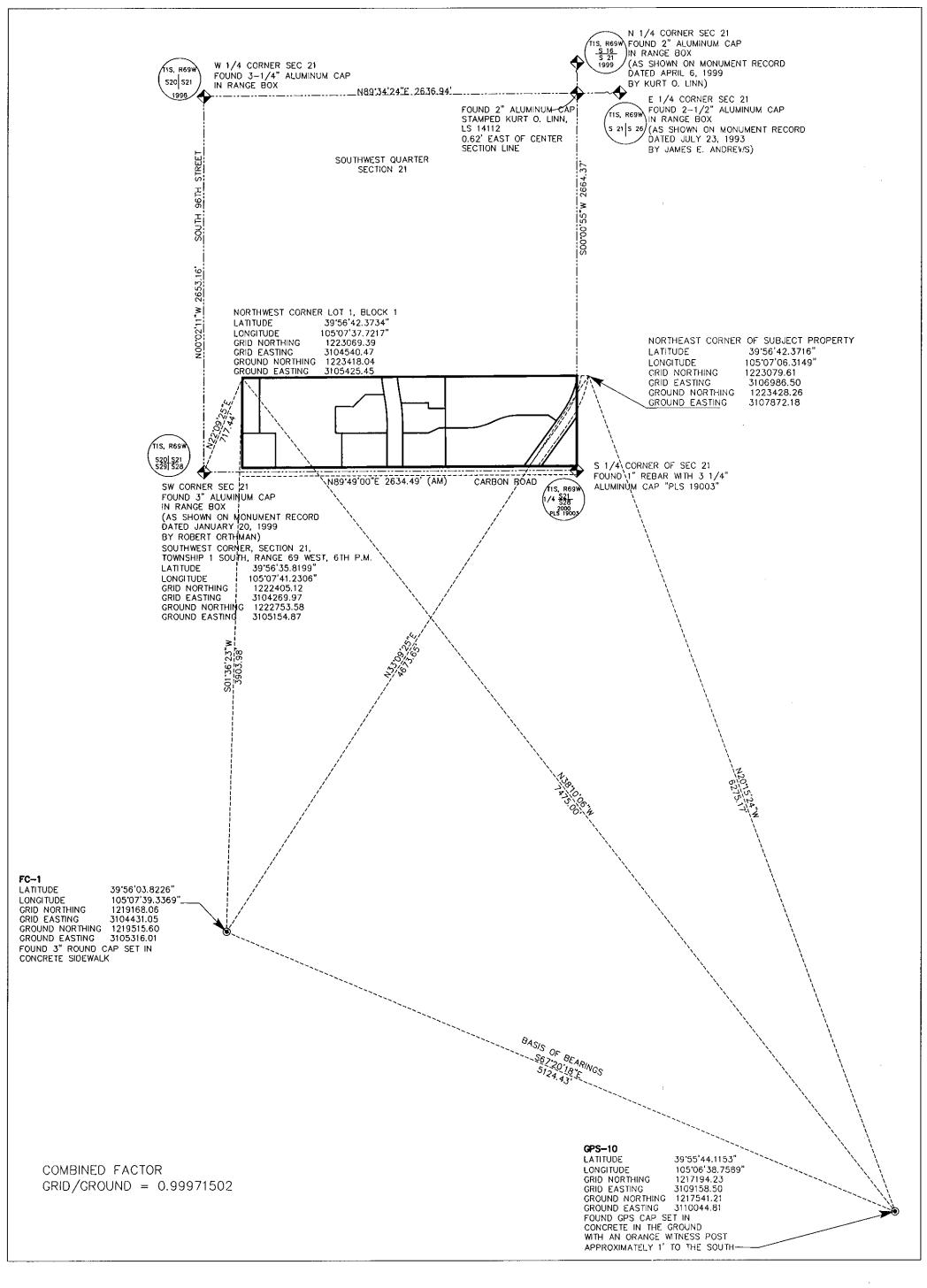
- FOUND SECTIONAL MONUMENTATION
- FOUND MONUMENTATION AS NOTED
- SET #5 REBAR W/ 1 1/2" ALUMINUM CAP, "LS #16406"
- SET #6 REBAR WITH 3" BRASS CAP, LS 16406 AS BENCHMARK.

# AREA CALCULATIONS:

PARCEL	SQUARE FOOTAGE	ACREAGE
LOT 1, BLOCK 1 LOT 2, BLOCK 1 LOT 3, BLOCK 1 LOT 4, BLOCK 1 LOT 5, BLOCK 1 LOT 1, BLOCK 2 LOT 2, BLOCK 2 LOT 3, BLOCK 2 LOT 4, BLOCK 2 LOT 5, BLOCK 2 TRACT A VIA VARRA R.O.W. EXCEPTED PORTION	47,701 57,236 377,796 83,129 77,166 64,655 56,751 75,348 275,427 215,336 43,727 70,094 56,049	1.10 1.31 8.67 1.91 1.77 1.48 1.30 1.73 6.32 4.94 1.00 1.61 1.29
	,,000,770	

NOTE: ALL AREAS INCLUDING TOTAL LAND AREA ARE INDIVIDUALLY CALCULATED FROM MATHEMATICALLY CLOSED FIGURES AND ROUNDED TO THE FIGURES SHOWN HEREON.

### CITY OF BROOMFIELD GIS LAND POSITION / SITE CONTROL



# 2006006816 05/31/2006 02:48P PL 1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

#### NOTES

1) LAND TITLE GUARANTEE COMPANY ORDER NUMBER ABB70001018-2. DATED FEBRUARY 28, 2003 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

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 THE CERTIFICATION SHOWN HEREON.

3) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. THE LINE BETWEEN A FOUND 3" ROUND CAP SET IN CONCRETE SIDEWALK, DENOTED AS FC-1 AND A FOUND GPS CAP, DENOTED AS GPS#10, GROUND BEARING SOUTH 67'20'18" EAST, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.

4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.

5) SURROUNDING PARCEL INFORMATION IS PER CITY AND COUNTY OF BROOMFIELD WEBSITE AS OF OCTOBER 22, 2002.

6) A CROSS ACCESS EASEMENT IS PROVIDED ACROSS LOTS 1, 2, 3, 4 AND 5, BLOCK 1 TO ALLOW FOR THE USE OF DRIVES AND PARKING BETWEEN THE

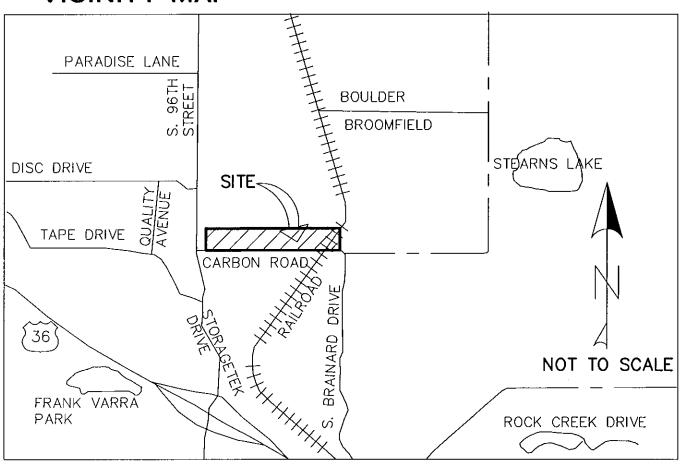
7) A CROSS ACCESS EASEMENT IS PROVIDED ACROSS LOTS 1, 2, 3, 4 AND 5 BLOCK 2 TO ALLOW FOR THE USE OF DRIVES BETWEEN THESE LOTS. A CROSS PARKING EASEMENT IS PROVIDED ACROSS LOTS 4 AND 5, BLOCK 2 TO ALLOW FOR THE USE OF PARKING BETWEEN THESE LOTS.

8) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.

9) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-1, 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) BASIS OF SITE BENCHMARK INFORMATION: FOUND CITY AND COUNTY OF BROOMFIELD GIS LAND POSITION (DESIGNATION FC-2) BEING A 2" BRASS CAP, STAMPED DREXELL BARELL, FC-2, SET IN CONCRETE CURB OF WELLNESS CENTER PARKING LOT. ELEVATION = 5389.07' (CITY OF BROOMFIELD DATUM). SET "SITE BENCHMARK" DESCRIBED AS FOLLOWS: SET 3" BRASS CAP IN A 1' DIAMETER CONCRETE TUBE SET AT THE INTERSECTION OF THE CENTER SECTION LINE OF SECTION 21 AND THE WESTERLY R.O.W. LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY.

# VICINITY MAP



# SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS SURVEYING, INC., THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS LAND SURVEY PLAT COMPLIES WITH C.R.S. SEC. 38-51-106

PRESIDENT, FLATIRONS SURVEYING

SHEET 1 OF 2







Course: N 00-02-11 W Distance: 633.59 Distance: 2364.09 Course: N 89-45-38 E Distance: 635.91 Course: S 00-00-55 W Course: S 89-49-00 W Distance: 2363.51 Perimeter: 5997.10 Area: 1500415.38

34.44 acres Mapcheck Closure — (Uses listed courses & COGO Units) Course: N 09-23-21 E Error of Closure: 0.003 Precision 1: 1936144.84

# THE OVERLOOK DISTRICT - FILING NO. 1 - REPLAT A

BEING A REPLAT OF THE OVERLOOK DISTRICT — FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 2

2006006816 05/31/2006 02:48P PL 2 of 2 R 0.00 D 0.00 City&Cnty Broomfield

