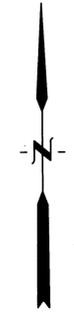


PARKWAY CIRCLE FILING NO. 1

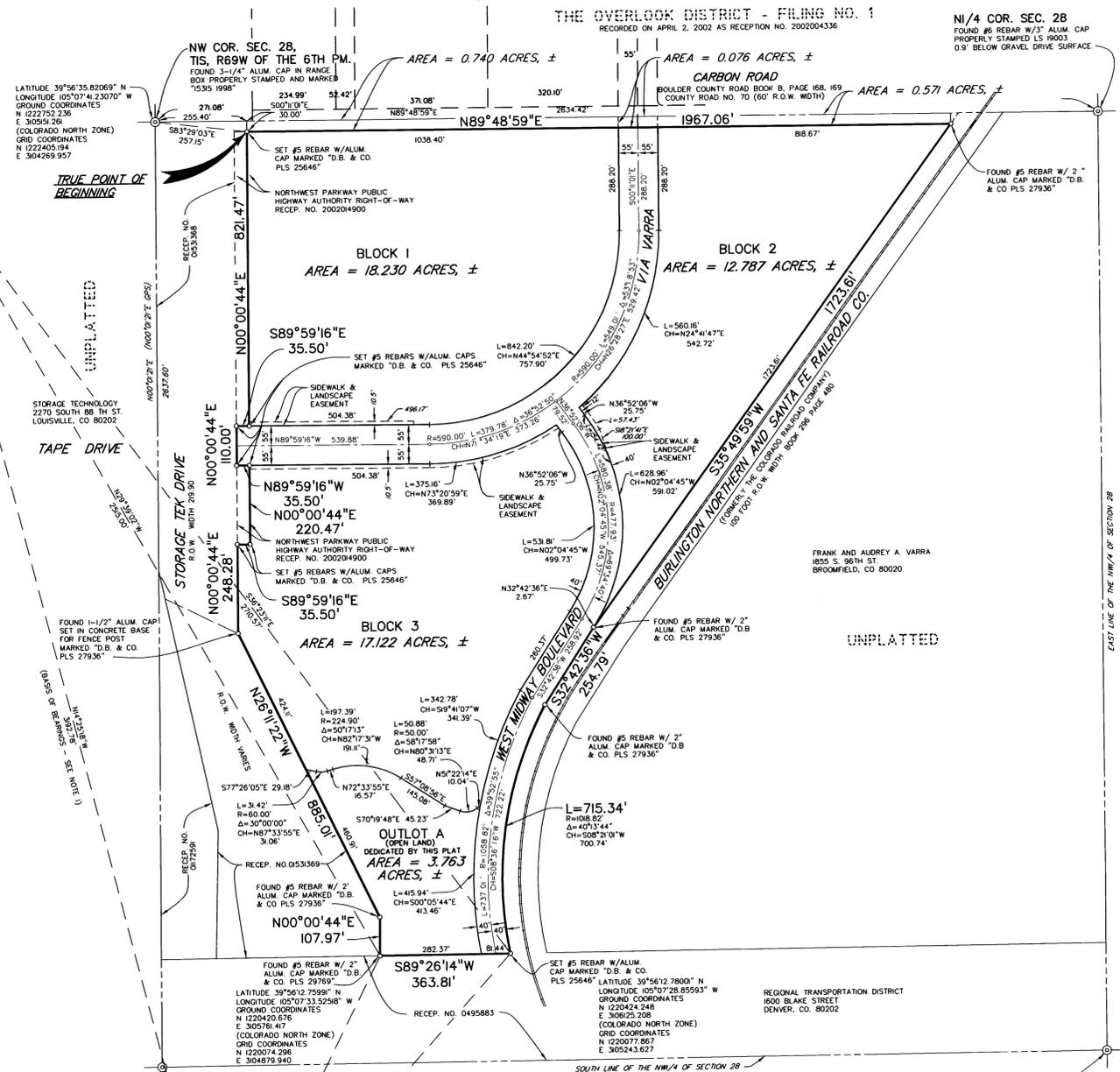
FINAL PLAT

Recorded 3/6/2003 at
Reception No. 200300428

A SUBDIVISION OF A PARCEL OF LAND LOCATED IN THE NW/4 OF SECTION 28, T1S, R69W OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
AREA = 59.280 ACRES, MORE OR LESS



SCALE: 1" = 200'



LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, T1S, R69W, OF THE 6TH P.M. THENCE N89°48'59"E, 255.40 FEET ALONG THE NORTH LINE OF SAID SECTION 28; THENCE S00°0'0"E, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N89°48'59"E, 1967.06 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CARBON ROAD;

THENCE S35°49'59"W, 1723.61 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO RAILROAD COMPANY;

THENCE S32°42'36"W, 254.79 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO RAILROAD COMPANY TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 715.34 FEET ALONG THE NORTHWESTERLY AND WESTERLY RIGHT-OF-WAY LINE OF THE COLORADO RAILROAD COMPANY AND ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 1018.82 FEET, A CENTRAL ANGLE OF 40°13'44" AND BEING SUBTENDED BY A CHORD THAT BEARS S08°20'0"W, 700.74 FEET TO THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO PETER N. MANIATIS AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 1208 AT RECEPTION NUMBER 495883 OF THE RECORDS OF BOULDER COUNTY;

THENCE S89°26'14"W, 363.81 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED ON FILM 1208 AT RECEPTION NUMBER 495883 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO CITY OF BROOMFIELD AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 2063 AT RECEPTION NUMBER 153369 OF THE RECORDS OF BOULDER COUNTY;

THENCE N00°00'44"E, 107.97 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED ON FILM 2063 AT RECEPTION NUMBER 153369;

THENCE N26°11'22"W, 885.01 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED ON FILM 2063 AT RECEPTION NUMBER 153369 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO CITY OF BROOMFIELD AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 2063 AT RECEPTION NUMBER 053368 OF THE RECORDS OF BOULDER COUNTY;

THENCE N00°00'44"E, 248.28 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED ON FILM 2063 AT RECEPTION NUMBER 153368 TO THE SOUTH LINE OF PARCEL TK-72-1 REV-2, CONVEYED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY BY RULE AND ORDER CASE NO. 02 CV 63 OF THE DISTRICT COURT, CITY AND COUNTY OF BROOMFIELD AND E-FILED ON AUGUST 14, 2002;

THENCE S89°59'16"E, 35.50 FEET ALONG THE SOUTH LINE OF SAID PARCEL TK-72-1 REV-2, CONVEYED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY;

THENCE N00°00'44"E, 220.47 FEET ALONG THE EAST LINE OF SAID PARCEL TK-72-1 REV-2, CONVEYED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY;

THENCE N89°59'16"W, 35.50 FEET ALONG THE NORTH LINE OF SAID PARCEL TK-72-1 REV-2, CONVEYED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY;

THENCE N00°00'44"E, 110.00 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 2063 AT RECEPTION NUMBER 153368 TO THE SOUTH LINE OF PARCEL TK-72 REV-2, CONVEYED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY BY RULE AND ORDER CASE NO. 02 CV 63 OF THE DISTRICT COURT, CITY AND COUNTY OF BROOMFIELD AND E-FILED ON AUGUST 14, 2002;

THENCE S89°59'16"E, 35.50 FEET ALONG THE SOUTH LINE OF SAID PARCEL TK-72 REV-2, CONVEYED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY;

THENCE N00°00'44"E, 821.47 FEET ALONG THE EAST LINE OF SAID PARCEL TK-72 REV-2, CONVEYED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY TO THE TRUE POINT OF BEGINNING.

AREA = 59.280 ACRES ±

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "PARKWAY CIRCLE FILING NO. 1" 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 OUTLOT 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: NJD LTD., A TEXAS LIMITED PARTNERSHIP, DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD.

BY: PFS, INC., A COLORADO CORPORATION, ITS GENERAL PARTNER
BY: *Richard K. Scott, Jr.* Vice-President
JOHN K. SCOTT, JR., VICE PRESIDENT

STATE OF COLORADO }
COUNTY OF } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF February 2003, BY JOHN K. SCOTT, JR. AS VICE PRESIDENT OF PFS INC., A COLORADO CORPORATION, AS THE GENERAL PARTNER OF NJD, LTD., A TEXAS LIMITED PARTNERSHIP, DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD.
MY COMMISSION EXPIRES: 1/30/05 *Richard K. Scott, Jr.*
NOTARY PUBLIC

LENDER SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATION AND GRANT TO THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

LENDER: PHELPS-TONTOIN, INC., A DELAWARE CORPORATION
BY: *Travis Gillmore* Controller/Asst Secretary
TITLE

STATE OF COLORADO }
COUNTY OF } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF February 2003, BY *Travis Gillmore* AS Controller/Asst Sec. OF PHELPS-TONTOIN, INC., A DELAWARE CORPORATION

MY COMMISSION EXPIRES: 10-1-05 *Cornie M. Rowley*
NOTARY PUBLIC

- ### NOTES
- BEARINGS ARE BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #C-1 AND #C-2 AS BEARING N14°25'18"W
 - RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO LAND TITLE GUARANTEE COMPANY, ORDER NO. ABB4685-2 EFFECTIVE DATE: MARCH 29, 2002.
 - 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.
 - PREPARED BY: DREXEL BARRELL & CO.
4840 PEARL EAST CIRCLE #14
BOULDER, CO 80301
(303) 442-4338
 - THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
 - OUTLOT A IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO FIRM 05073 0015 D, MAP REVISED SEPTEMBER 30, 1997 AND REVISED TO REFLECT LOMR DATED FEB. 05, 2002.
 - NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE INSURANCE 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-(20)(5) OF THE BROOMFIELD MUNICIPAL CODE.

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 10th DAY OF 3/4/03, 2003.

Richard H. Reynolds Secretary
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 23rd DAY OF April 2003.

Kevin Street Mayor
MAYOR CITY CLERK

SURVEYOR'S STATEMENT

I, DAN J. WILKINS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT OF "PARKWAY CIRCLE FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATUTES.

Dan J. Wilkins
25646
NOTARY PUBLIC

DAN J. WILKINS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 25646

ACREAGE TABLE	
BLOCK 1	AREA= 18.230 ACRES,±
BLOCK 2	AREA= 12.787 ACRES,±
BLOCK 3	AREA= 17.122 ACRES,±
OUTLOT A	AREA= 3.763 ACRES,±
MIDWAY R-O-W	AREA= 2.941 ACRES,±
VIA VARRA R-O-W	AREA= 4.437 ACRES,±
TOTAL	59.280 ACRES,±

