

DRY CREEK VALLEY BUSINESS CENTER, FILING NO. 1

FINAL PLAT

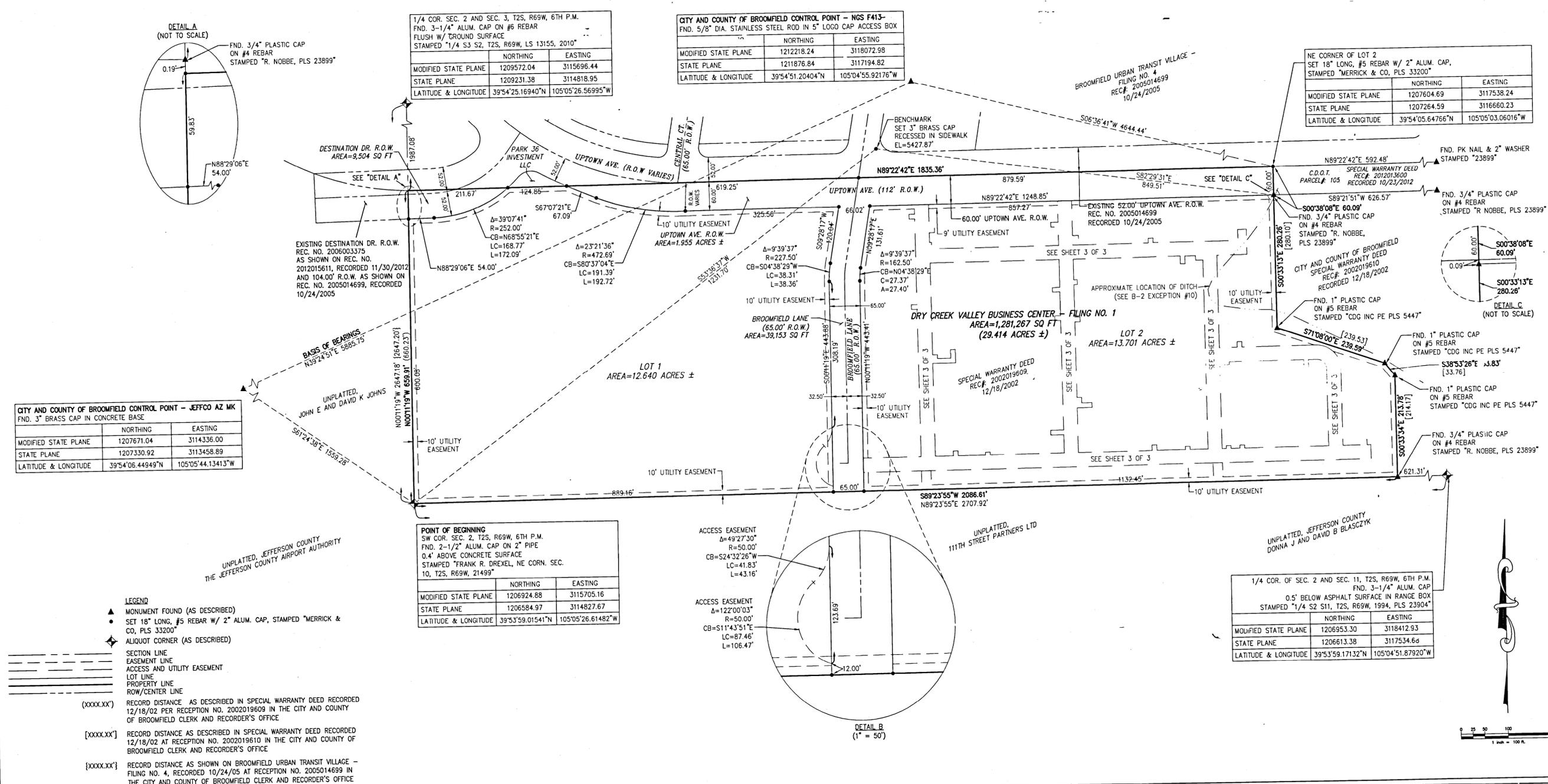
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2014000189 PL 01/09/2014 02:27 PM
 City and County of Broomfield
 RECORD BY PART NUMBER 8553

DRAWING NUMBER
 SAFECO PRODUCTS - NEW WARE, MINNESOTA
 RECORD BY PART NUMBER 8553

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- LEGEND**
- ▲ MONUMENT FOUND (AS DESCRIBED)
 - SET 18" LONG, #5 REBAR W/ 2" ALUM. CAP, STAMPED "MERRICK & CO, PLS 33200"
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
 - SECTION LINE
 - - - EASEMENT LINE
 - - - ACCESS AND UTILITY EASEMENT
 - ==== LOT LINE
 - ==== PROPERTY LINE
 - ==== ROW/CENTER LINE
- (XXXX.XX') RECORD DISTANCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED 12/18/02 PER RECEPTION NO. 2002019609 IN THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE
- [XXXX.XX'] RECORD DISTANCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED 12/18/02 AT RECEPTION NO. 2002019610 IN THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE
- {XXXX.XX'} RECORD DISTANCE AS SHOWN ON BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4, RECORDED 10/24/05 AT RECEPTION NO. 2005014699 IN THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

Roger DeWitt, P.E.
 License No. 12500
 Exp. 12/31/2013
 Job No. 65317285-03
 For and on behalf of Merrick & Company

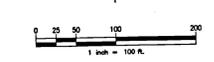
5870 Greenwood Plaza Blvd., Greenwood Village, CO 80111
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MERRICK	SIGNATURE	DATE
DRAWN	JBJ	2/20/2013
DESIGNED		
QC REVIEW		
APPROVED		
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		

DRY CREEK VALLEY BUSINESS CENTER, FILING NO. 1
 CLIENT PROJECT NO.
 MERRICK PROJECT NO. 65317285-03
 SCALE: 1" = 100'

TITLE:
**A PORTION OF THE SW1/4 OF SEC. 2,
 T 2 S, R 69 W, 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD
 STATE OF COLORADO**
 REVISION: DRAWING NO. SHEET NO.

2 OF 3



DRY CREEK VALLEY BUSINESS CENTER, FILING NO. 1

FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2014000189 PL 01/09/2014 02:27 PM
Page 3 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

2014000189 PL 01/09/2014 02:27 PM
City and County of Broomfield
SAICD PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8003

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

LINE #	BEARING	LENGTH
L1	N89° 23' 55"E	12.00'
L2	S0° 36' 05"E	10.00'
L3	S89° 23' 55"W	12.00'
L4	N89° 23' 55"E	12.00'
L5	S0° 36' 05"E	10.00'
L6	S89° 23' 55"W	12.00'
L7	S0° 36' 05"E	19.89'
L8	S89° 22' 42"W	30.00'
L9	N0° 36' 05"W	49.36'
L10	S89° 23' 55"W	11.04'
L11	N0° 36' 05"W	10.00'
L12	N89° 23' 55"E	11.04'
L13	N0° 36' 05"W	20.42'
L14	S89° 23' 55"W	4.00'
L15	N0° 36' 05"W	13.32'
L16	S0° 36' 05"E	38.53'
L17	N89° 23' 55"E	15.50'
L18	S0° 36' 05"E	10.00'
L19	S89° 23' 55"W	15.50'
L20	S0° 36' 05"E	44.67'

LINE #	BEARING	LENGTH
L21	S89° 22' 42"W	30.00'
L22	N0° 36' 05"W	73.57'
L23	S89° 23' 55"W	12.50'
L24	N0° 36' 05"W	10.00'
L25	N89° 23' 55"E	12.50'
L26	N0° 36' 05"W	9.64'
L27	S0° 36' 05"E	9.50'
L28	S89° 23' 55"W	10.00'
L29	N0° 36' 05"W	9.50'
L30	S0° 36' 05"E	23.00'
L31	S89° 23' 55"W	18.46'
L32	N0° 36' 05"W	53.00'
L33	S89° 23' 55"W	38.15'
L34	S0° 36' 05"E	11.50'
L35	S89° 23' 55"W	10.00'
L36	N0° 36' 05"W	11.50'
L38	S89° 23' 55"W	41.03'
L39	S0° 36' 05"E	11.50'
L40	S89° 23' 55"W	10.00'
L41	N0° 36' 05"W	11.50'

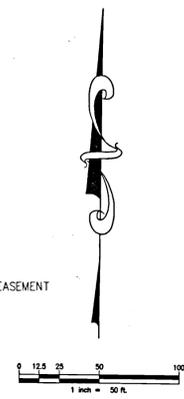
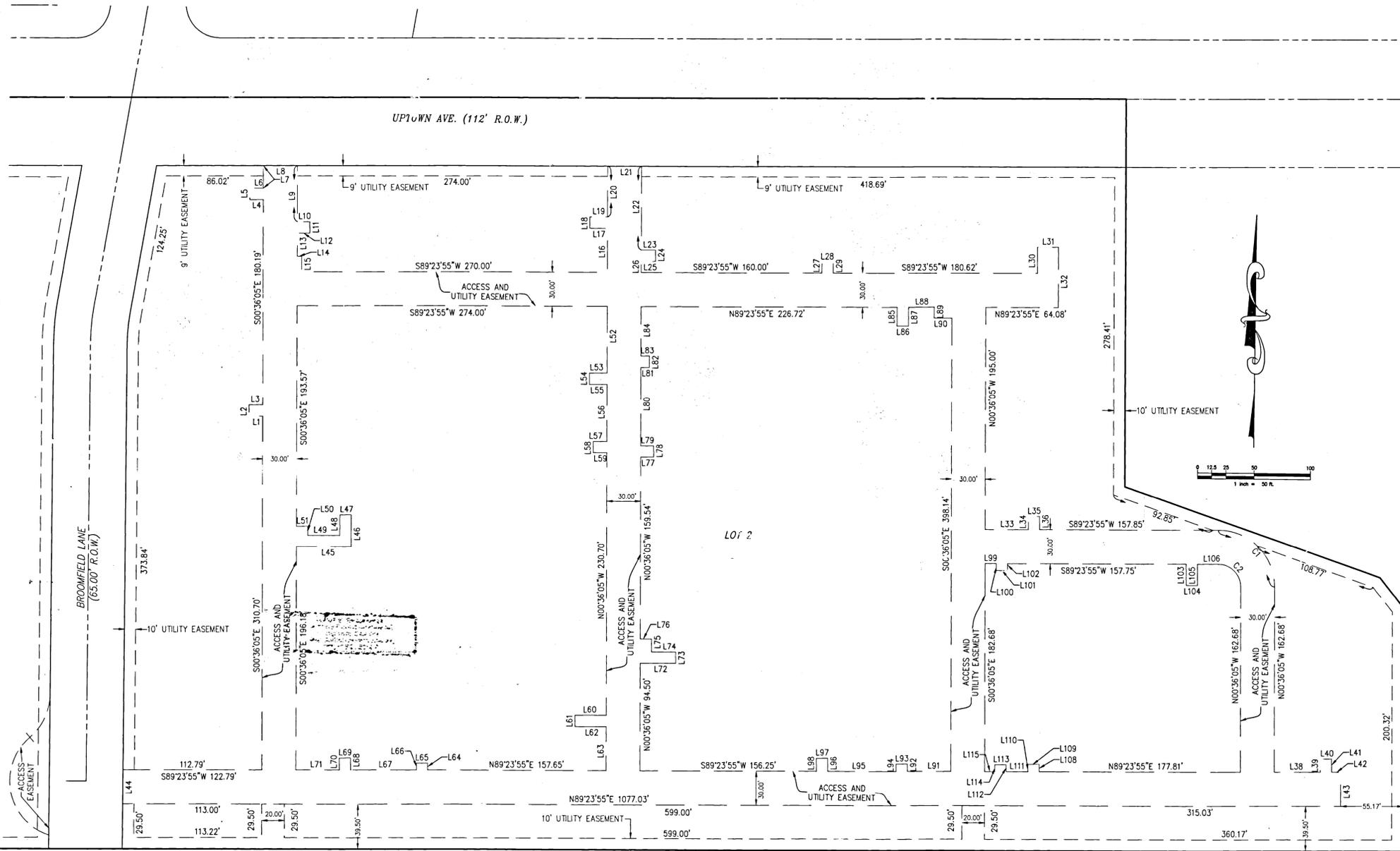
LINE #	BEARING	LENGTH
L42	S89° 23' 55"W	8.00'
L43	N0° 36' 05"W	30.00'
L44	S0° 11' 19"E	30.00'
L45	S89° 23' 55"W	48.28'
L46	S0° 36' 05"E	28.00'
L47	N89° 23' 55"E	10.00'
L48	N0° 36' 05"W	18.00'
L49	N89° 23' 55"E	28.28'
L50	S0° 36' 05"E	7.93'
L51	N89° 23' 55"E	10.00'
L52	N0° 36' 05"W	58.53'
L53	N89° 23' 55"E	15.50'
L54	N0° 36' 05"W	10.00'
L55	S89° 23' 55"W	15.50'
L56	N0° 36' 05"W	49.91'
L57	N89° 23' 55"E	12.00'
L58	N0° 36' 05"W	10.00'
L59	S89° 23' 55"W	12.00'
L60	N89° 23' 55"E	27.50'
L61	N0° 36' 05"W	10.00'

LINE #	BEARING	LENGTH
L62	S89° 23' 55"W	27.50'
L63	N0° 36' 05"W	38.53'
L64	S0° 36' 05"E	6.00'
L65	N89° 23' 55"E	10.00'
L66	N0° 36' 05"W	6.00'
L67	N89° 23' 55"E	58.07'
L68	S0° 36' 05"E	10.50'
L69	N89° 23' 55"E	10.00'
L70	N0° 36' 05"W	10.50'
L71	N89° 23' 55"E	38.28'
L72	N89° 23' 55"E	31.50'
L73	N0° 36' 05"W	10.00'
L74	S89° 23' 55"W	21.50'
L75	N0° 36' 05"W	11.50'
L76	S89° 23' 55"W	10.00'
L77	N89° 23' 55"E	11.50'
L78	N0° 36' 05"W	10.00'
L79	S89° 23' 55"W	11.50'
L80	N0° 36' 05"W	68.60'
L81	N89° 23' 55"E	7.50'

LINE #	BEARING	LENGTH
L82	N0° 36' 05"W	10.00'
L83	S89° 23' 55"W	7.50'
L84	N0° 36' 05"W	43.53'
L85	S0° 36' 05"E	16.50'
L86	N89° 23' 55"E	10.00'
L87	N0° 36' 05"W	16.50'
L88	N89° 23' 55"E	22.76'
L89	S0° 36' 05"E	9.54'
L90	N89° 23' 55"E	15.52'
L91	S89° 23' 55"W	38.28'
L92	N0° 36' 05"W	6.50'
L93	S89° 23' 55"W	10.00'
L94	S0° 36' 05"E	6.50'
L95	S89° 23' 55"W	60.47'
L96	N0° 36' 05"W	11.50'
L97	S89° 23' 55"W	10.00'
L98	S0° 36' 05"E	11.50'
L99	S89° 23' 55"W	9.97'
L100	N0° 36' 05"W	6.03'
L101	S89° 23' 55"W	10.00'

LINE #	BEARING	LENGTH
L102	S0° 36' 05"E	6.03'
L103	N0° 36' 05"W	18.50'
L104	S89° 23' 55"W	10.00'
L105	S0° 36' 05"E	18.50'
L106	S89° 23' 55"W	18.28'
L108	S0° 36' 05"E	6.50'
L109	N89° 23' 55"E	10.00'
L110	N0° 36' 05"W	6.50'
L111	N89° 23' 55"E	19.08'
L112	S0° 36' 05"E	6.00'
L113	N89° 23' 55"E	10.00'
L114	N0° 36' 05"W	6.00'
L115	N89° 23' 55"E	9.11'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	89° 59' 58"	50.00'	N45° 36' 05"W	70.71'	78.54'
C2	89° 59' 58"	20.00'	N45° 36' 05"W	28.28'	31.42'



LEGEND
 SECTION LINE
 EASEMENT LINE
 ACCESS AND UTILITY EASEMENT
 LOT LINE
 PROPERTY LINE
 ROW/CENTER LINE

REV	REVISION DESCRIPTION	DATE	OWNED BY	CHECKED BY	APPROVED BY

RECORDING
 ROGER J. MERRICK
 Date: 2/20/2013
 Job No. 17285-03
 For and on behalf of
 Merrick & Company

MERRICK & COMPANY
 5970 Greenwood Plaza Plaza Blvd., Greenwood Village, CO 80111
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CLIENT	SIGNATURE	DATE
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APPROVED		
CO FILE NAME	K:\01-Dry Creek Valley Business Center (100) \2013-02	

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 CLIENT PROJECT NO.
 MERRICK PROJECT NO. 65317285-03
 SCALE: 1" = 50'

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 CITY AND COUNTY OF BROOMFIELD
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 REVISION: DRAWING NO. SHEET NO. 3 OF 3