

BROOMFIELD BUSINESS CENTER FILING NO. 1, REPLAT B

MINOR SUBDIVISION PLAT

A RESUBDIVISION OF OUTLOT B, BROOMFIELD BUSINESS CENTER FILING NO. 1

CONTAINING 8.512 ACRES, MORE OR LESS
A PART 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

SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION

A RESUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, KNOWN AS BROOMFIELD BUSINESS CENTER FILING NO. 1, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OUTLOT B OF BROOMFIELD BUSINESS CENTER FILING NO. 1, SAID PARCEL CONTAINS 8.512 ACRES, MORE OR LESS.

THE UNDERSIGNED OWNER HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD BUSINESS CENTER FILING NO. 1, REPLAT B, AND BY THESE PRESENTS DEDICATES AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR THE USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER: NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY

BY: George Diciro
BY: GEORGE DICIERO
TITLE: MANAGING ADMINISTRATOR
DATE: February 13, 2009

STATE OF COLORADO)
) SS.
CITY AND COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GEORGE DICIERO, AS MANAGING ADMINISTRATOR, NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY.

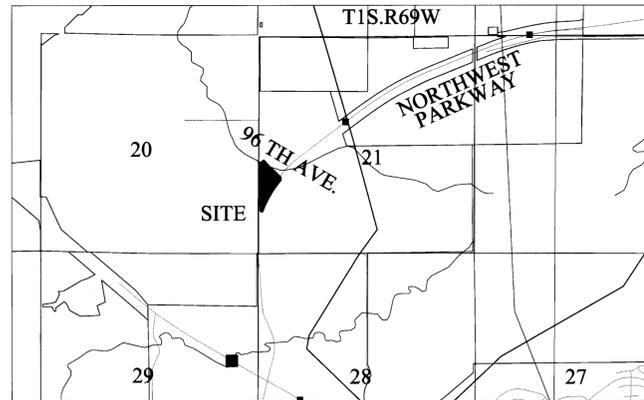
THIS 13th DAY OF February, 2009

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 2/12/2010



Anne Marie Bruner
NOTARY PUBLIC



VICINITY MAP
1"=2000'

DATE OF PREPARATION

DECEMBER 10, 2008

NOTES:

1. BASIS OF BEARINGS: THE BEARINGS BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL MONUMENT FC-2 AND NGS Q 413 HAS A BEARING OF NORTH 45°27'40" EAST, 8279.81 FEET (GROUND DISTANCE) AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENT MAP, MONUMENTED AS SHOWN HEREON
2. THE COMBINED FACTOR USED FOR THIS PLAT IS 0.999717188.
3. FLOOD PLAIN NOTE: THE SITE AS SHOWN HEREON IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BROOMFIELD COUNTY. THE PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING FLOOD HAZARD AREAS AS LISTED BELOW ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" DATED AUGUST 18, 2004 FOR CITY AND COUNTY OF BROOMFIELD, COLORADO - COMMUNITY PANEL MAP NUMBER 0850730059F, PANEL 59 OF 125. ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER, CLASS 2, 1:20,000 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. THE HORIZONTAL DATUM IS NAD 83/92 HARN BASED ON THE SPCS (STATE PLANE COORDINATE SYSTEM COLORADO NORTH ZONE 0501 US SURVEY FEET).
6. DISTANCES SHOWN ON THIS PLAT ARE US SURVEY FOOT GROUND DISTANCES.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
8. THE PURPOSE OF THIS BROOMFIELD BUSINESS CENTER, FILING NO. 1 REPLAT B IS TO CREATE ONE (1) LOT AND ONE (1) TRACT FROM ONE (1) OUTLOT.
9. WESTERN STATES SURVEYING, INC. UNDERSTANDS AND ACKNOWLEDGES THAT THIS REPLAT IS A PUBLIC RECORD UNDER THE COLORADO PUBLIC RECORDS LAW (C.R.S. 24-72-201 ET SEQ.), IS A PUBLIC RECORD; THIS REPLAT IS SUBJECT TO INSPECTION AND COPYING BY ANY PERSON. WESTERN STATES SURVEYING, INC. WAIVES AND RELEASES THE CITY AND COUNTY OF BROOMFIELD FROM COPYRIGHT INFRINGEMENT CLAIMS RESULTING FROM COPYING OR REPRODUCTION OF THIS PLAT BY THE CITY AND COUNTY OF BROOMFIELD AS A PUBLIC RECORD.
10. THE VERTICAL DATUM IS NAVD 88 AND IS BASED ON NGS BENCHMARK Q 413 HAVING AN ELEVATION OF 5296.02 FEET. SITE BENCHMARK NOTED HEREON HAVING AN ELEVATION OF 5368.90 FEET.

OWNER/SUBDIVIDER

NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
3701 NORTHWEST PARKWAY
BROOMFIELD, COLORADO 80023
(303) 533-1200

SURVEYOR

WESTERN STATES SURVEYING, INC.
12753 SOUTH PARKER ROAD
PARKER, COLORADO 80134
(303) 841-7436

APPROVALS

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD.

COLORADO ON THIS 12th DAY OF February, 2009

Kevin S.
DIRECTOR OF COMMUNITY DEVELOPMENT

George Diciro
CITY AND COUNTY MANAGER

ATTORNEY'S CERTIFICATE

I, BRUCE E. DEACON, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, BASED SOLELY UPON STEWART TITLE GUARANTEE COMPANY COMMITMENT OF TITLE INSURANCE ORDER NO. 200700470-C-8 DATED EFFECTIVE JANUARY 2, 2009 AT 8:00 A.M., REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT, SUBJECT TO MATTERS SHOWN ON THIS PLAT AND MATTERS OF RECORD, THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ANY LIENS AND ENCUMBRANCES AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

Bruce E. Deacon
ATTORNEY

February 11, 2009
DATE

7758
REGISTRATION NO.

SURVEYOR'S CERTIFICATE

I, ALBERT V. VALLETTA, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BROOMFIELD BUSINESS CENTER FILING NO. 1, REPLAT B" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Albert V. Valletta, Jr.
ALBERT V. VALLETTA, JR.
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 23524



BROOMFIELD BUSINESS CENTER
FILING NO. 1

REPLAT B

JOB NO.: 20745-001.2 DATE: 02/09/09 SHEET 1 OF 2

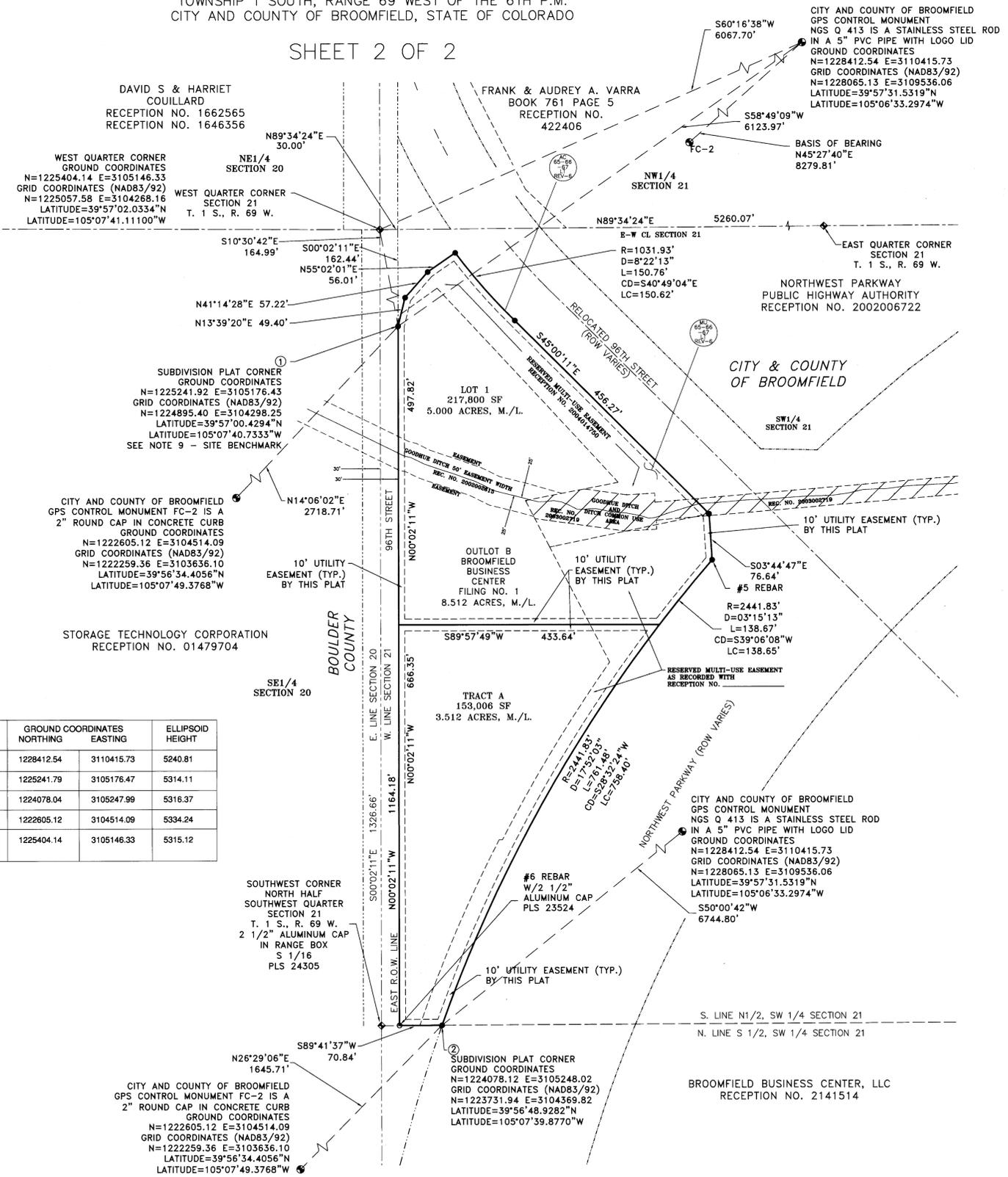
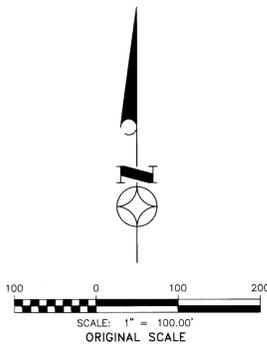
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MINOR SUBDIVISION PLAT

A RESUBDIVISION OF OUTLOT B, BROOMFIELD BUSINESS CENTER FILING NO. 1

CONTAINING 8.512 ACRES, MORE OR LESS
A PART 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

SHEET 2 OF 2



- LEGEND**
- BROOMFIELD CONTROL MONUMENT
 - FOUND MONUMENT 3 1/4" ALUMINUM CAP PLS 24942
 - SET MONUMENT
 - ◆ ALIQUOT CORNER

NAME	DESCRIPTION	LATITUDE	LONGITUDE	GRID COORDINATES NORTHING EASTING	GROUND COORDINATES NORTHING EASTING	ELLIPSOID HEIGHT
NGS Q 413	CP NGS	39°57'31.5320"N	105°06'33.2974"W	1228065.13 3109536.06	1228412.54 3110415.73	5240.81
1	FAC PLS 24942	39°57'00.4281"N	105°07'40.7328"W	1224895.28 3104298.29	1225241.79 3105176.47	5314.11
2	FAC PLS 24942	39°56'48.9275"N	105°07'39.8774"W	1223731.86 3104369.79	1224078.04 3105247.99	5318.37
FC-2	CP	39°56'34.4056"N	105°07'49.3768"W	1222259.36 3103636.10	1222605.12 3104514.09	5334.24
WEST QUARTER CORNER SECTION 21	FAC PLS 35597	39°57'02.0334"N	105°07'41.1110"W	1225057.58 3104268.16	1225404.14 3105146.33	5315.12

NOTE:
ALL BEARINGS AND DISTANCES LABELED (GROUND)
ARE BASED UPON THE CITY AND COUNTY OF
BROOMFIELD MODIFIED STATE PLANE GROUND
COORDINATE SYSTEM. THE COMBINED SCALE
FACTOR TO CONVERT FROM CITY AND COUNTY OF
BROOMFIELD MODIFIED STATE PLANE GROUND TO
COLORADO NORTH ZONE 0501 NAD83/92 STATE
PLANE GRID IS 0.999717188.

WESTERN STATES SURVEYING, Inc.
17283 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7446

BROOMFIELD BUSINESS CENTER
FILING NO. 1

REPLAT B

JOB NO.: 20745-001.2 DATE: 12/10/08 SHEET 2 OF 2

2/11/09 7:43:30am
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