

BROOMFIELD BUSINESS CENTER FILING No. 1

A FINAL SUBDIVISION PLAT IN PORTIONS OF 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 1 OF 3

Recorded at City and County of Broomfield
Reception # 2003019209
26 Sep 2003

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 14th DAY OF April 2003
Renald Keymole CHAIRMAN *Deanna Thompson* 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 THIS 21st DAY OF May 2003
Alan Sweet MAYOR *Suzanne Kegerreis* CITY CLERK



ATTORNEY'S CERTIFICATE:

Bryan Pezmet, AN ATTORNEY AT LAW, LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNERS 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.

Bryan Pezmet REGISTRATION No. 4178 DATE: 7/6/03

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNERS AND SUBDIVIDERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
A PORTION OF 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.

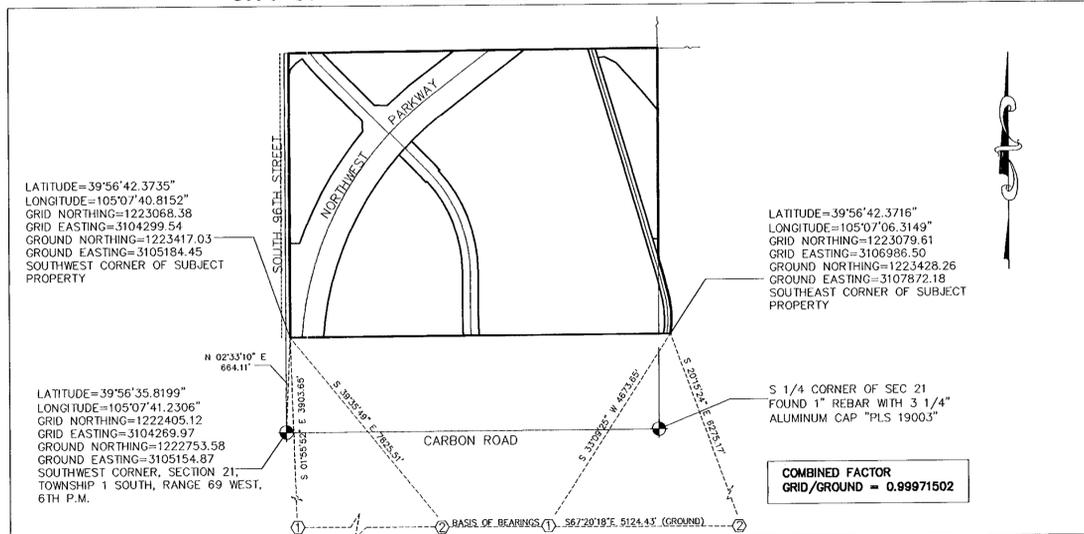
CONSIDERING THE LINE BETWEEN A FOUND 3" ROUND MARK SET IN CONCRETE SIDEWALK, DENOTED AS FC-1 AND A FOUND GPS CAP, DENOTED AS GPS #10, GROUND BEARING SOUTH 67°20'18" EAST, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21, THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 21, NORTH 89°34'24" EAST, A DISTANCE OF 30.00' TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°34'24" EAST, A DISTANCE OF 2806.94' TO THE CENTER QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°00'55" WEST, A DISTANCE OF 1469.90' ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 21 TO A POINT ON THE EAST RIGHT-OF-WAY OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD; THENCE LEAVING SAID NORTH-SOUTH CENTER LINE AND ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 16°38'24" EAST, A DISTANCE OF 120.84' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1955.00', A CENTRAL ANGLE OF 04°49'45" AND AN ARC LENGTH OF 164.78'; (WITH A CHORD BEARING OF SOUTH 14°18'20" EAST AND A CHORD DISTANCE OF 164.73') TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 710.23', A CENTRAL ANGLE OF 20°30'45" AND AN ARC LENGTH OF 254.27' (WITH A CHORD BEARING OF SOUTH 01°38'04" EAST AND A CHORD DISTANCE OF 252.91'); THENCE SOUTH 89°45'38" WEST, A DISTANCE OF 2687.75' TO A POINT ON A LINE PARALLEL TO AND 30.00' EAST OF THE WEST LINE OF SAID SECTION 21, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 96TH STREET; THENCE NORTH 00°02'11" WEST, A DISTANCE OF 1989.94' TO THE POINT OF BEGINNING.

CONTAINING 5,229.705 SQUARE FEET (120.06 ACRES) MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD BUSINESS CENTER FILING No. 1; AND BY THESE PRESENTS DEDICATE IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE VIA VARRA AS SHOWN ON THE PLAT; AND GRANT 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.

CITY OF BROOMFIELD GIS LAND POSITIONS - SCALE 1"=600'



- ① FC-1
LATITUDE=39°56'35.8199"
LONGITUDE=105°07'41.2306"
GRID NORTHING=1222405.12
GRID EASTING=3104269.97
GROUND NORTHING=1222753.58
GROUND EASTING=3105154.87
SOUTHWEST CORNER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.
- ② GPS-10
LATITUDE=39°54'44.1153"
LONGITUDE=105°06'38.7589"
GRID NORTHING=1217194.23
GRID EASTING=3109158.50
GROUND NORTHING=1217541.21
GROUND EASTING=3110044.81
FOUND GPS CAP SET IN CONCRETE IN THE GROUND WITH AN ORANGE WISNESS POST APPROXIMATELY 1' TO THE SOUTH

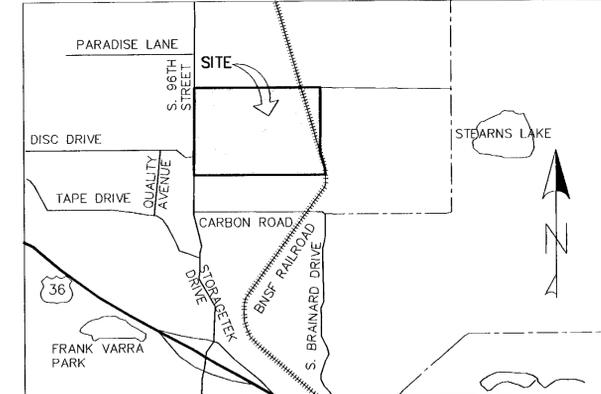
OWNER AND SUBDIVIDER CERTIFICATE: BROOMFIELD BUSINESS CENTER LLC

ATTEST:
BY: *Bruce H. Etkin*
BRUCE H. ETKIN
TITLE: MANAGER
STATE OF Colorado)
COUNTY OF Denver)
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES July 26, 2003
Cynthia A. Dougherty
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE:

ATTEST:
BY: *Stephen D. Hagan*
STEPHEN D. HAGAN
TITLE: EXECUTIVE DIRECTOR
STATE OF Colorado)
COUNTY OF Broomfield)
SUBSCRIBED AND SWORN TO BEFORE ME THE 22nd DAY OF July, A.D. 2003 BY *Stephen D. Hagan*, EXECUTIVE DIRECTOR FOR NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 11-10-2003
Terri Bentley
NOTARY PUBLIC

VICINITY MAP NOT TO SCALE



LEGEND:

- FOUND SECTIONAL MONUMENTATION AS NOTED
- FOUND MONUMENTATION AS NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP, STAMPED "L.S. 16406"
- MONUMENT NOT FOUND OR SET
- MU MULTI-USE EASEMENT - GRANTED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY
- IK FEE TAKE - GRANTED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY
- ACCESS EASEMENT
- NWPPHA NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
- EASEMENT AS NOTED
- CONSERVATION EASEMENT IN GROSS RECEPTION No. 2002016484

AREA CALCULATIONS:

PARCEL	SQUARE FOOTAGE	ACREAGE
LOT 1, BLOCK 1	898,261	20.62
LOT 1, BLOCK 2	2,338,940	53.69
TRACT A	87,120	2.00
OUTLOT A	189,036	4.34
OUTLOT B	370,798	8.51
OUTLOT C	233,263	5.36
OUTLOT D	2,831	0.07
PARKWAY R.O.W	839,742	19.28
VIA VARRA R.O.W.	166,173	3.81
BNSF R.R. R.O.W.	103,541	2.38
TOTAL	5,229,705	120.06

AREA NOTES:

- ALL AREAS INCLUDING TOTAL LAND AREA ARE INDIVIDUALLY CALCULATED FROM MATHEMATICALLY CLOSED FIGURES AND ROUNDED TO FIGURES SHOWN HEREON.
- THE FOLLOWING TABLE INDICATES WHICH PARCELS COMPRISE THE FOLLOWING LOTS AND BLOCKS AND IS INTENDED ONLY TO SHOW SOURCE OF RECORD INFORMATION PRIOR TO PLAT:

LOT 1, BLOCK 1	FORMERLY	AREA (SQ. FT.)	LOT 1, BLOCK 2	FORMERLY	AREA (SQ. FT.)
P & J VARRA	285,658		P & J VARRA	1,492,720	
D.L. VARRA	612,603		D.L. VARRA	301,170	
			R.R. PARCEL #1	34,620	
			R.R. PARCEL #4	7,813	
			SHIRK PARCEL #4A	2,817	
TOTAL	898,261		TOTAL	2,338,940	

OWNERS CERTIFICATE:

ATTEST:
BY: *Merle Dean Shirk* BY: *Sharon R. Shirk*
MERLE DEAN SHIRK SHARON R. SHIRK
TITLE: OWNERS
STATE OF Colorado)
COUNTY OF Broomfield)
SUBSCRIBED AND SWORN TO BEFORE ME THE 14th DAY OF July, A.D. 2003 BY *Merle Dean Shirk* AND *Sharon R. Shirk*
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES December 5, 2005
Heidi E. Handell
NOTARY PUBLIC

OWNERS CERTIFICATE:

ATTEST:
BY: *Terri Bentley*
TERRI BENTLEY
TITLE: GENERAL DIRECTOR REAL ESTATE
STATE OF Texas)
COUNTY OF Tarrant)
SUBSCRIBED AND SWORN TO BEFORE ME THE 19th DAY OF SEPTEMBER, A.D. 2003 BY *Terri Bentley*, AS GENERAL DIRECTOR OF BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 7-30-06
Terri Bentley
NOTARY PUBLIC

OWNERS CERTIFICATE:

ATTEST:
BY: *Pasquale Varra* BY: *Jacqueline Varra*
PASQUALE VARRA JACQUELINE VARRA
TITLE: OWNERS
STATE OF Colorado)
COUNTY OF Broomfield)
SUBSCRIBED AND SWORN TO BEFORE ME THE 15th DAY OF July, A.D. 2003 BY *Pasquale Varra* AND *Jacqueline Varra*
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES December 5, 2005
Heidi E. Handell
NOTARY PUBLIC

OWNERSHIP AND MAINTENANCE OF OUTLOTS

OUTLOT	USE CATEGORY	OWNERSHIP	PARTY RESPONSIBLE FOR MAINTENANCE	ACREAGE
OUTLOT A	PUBLIC TRANSPORTATION OUTLOT	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO	4.34
OUTLOT B	PUBLIC TRANSPORTATION OUTLOT	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO	NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO	8.51
OUTLOT C	DETENTION POND	BROOMFIELD BUSINESS CENTER, LLC A COLORADO LIMITED LIABILITY COMPANY	BBC / OVERLOOK METROPOLITAN DISTRICT A TITLE 32 METROPOLITAN DISTRICT	5.35
OUTLOT D	DETENTION POND	BROOMFIELD BUSINESS CENTER, LLC A COLORADO LIMITED LIABILITY COMPANY	BBC / OVERLOOK METROPOLITAN DISTRICT A TITLE 32 METROPOLITAN DISTRICT	0.07

CLOSURE REPORT: (EXTERIOR BOUNDARY)

Course: N 89-34-24 E Distance: 2606.935
Course: S 00-00-55 W Distance: 1469.903
Course: S 16-38-24 E Distance: 120.840
Arc Length: 164.776 Radius: 1955.000
Arc Length: 254.268 Radius: 710.226
Course: S 89-45-38 W Distance: 2687.754
Course: N 00-02-11 W Distance: 1989.935
Perimeter: 9294.414
Area: 5229705.012 120.057 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.003 Course: S 36-11-43 W
Precision 1: 2933930.26

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 FLATRONS SURVEYING, INC., THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THE SURVEY. THIS SURVEY PLAT COMPLIES WITH SECTIONS 38-50 THROUGH 38-53, COLORADO REVISED STATUTES.
John B. Guyton 16406 7/7/03
JOHN B. GUYTON, D.A. #16406, REG. NO. 02-40,410
PRESIDENT, FLATRONS SURVEYING, INC.

SHEET 1 OF 3 (COVER SHEET)

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

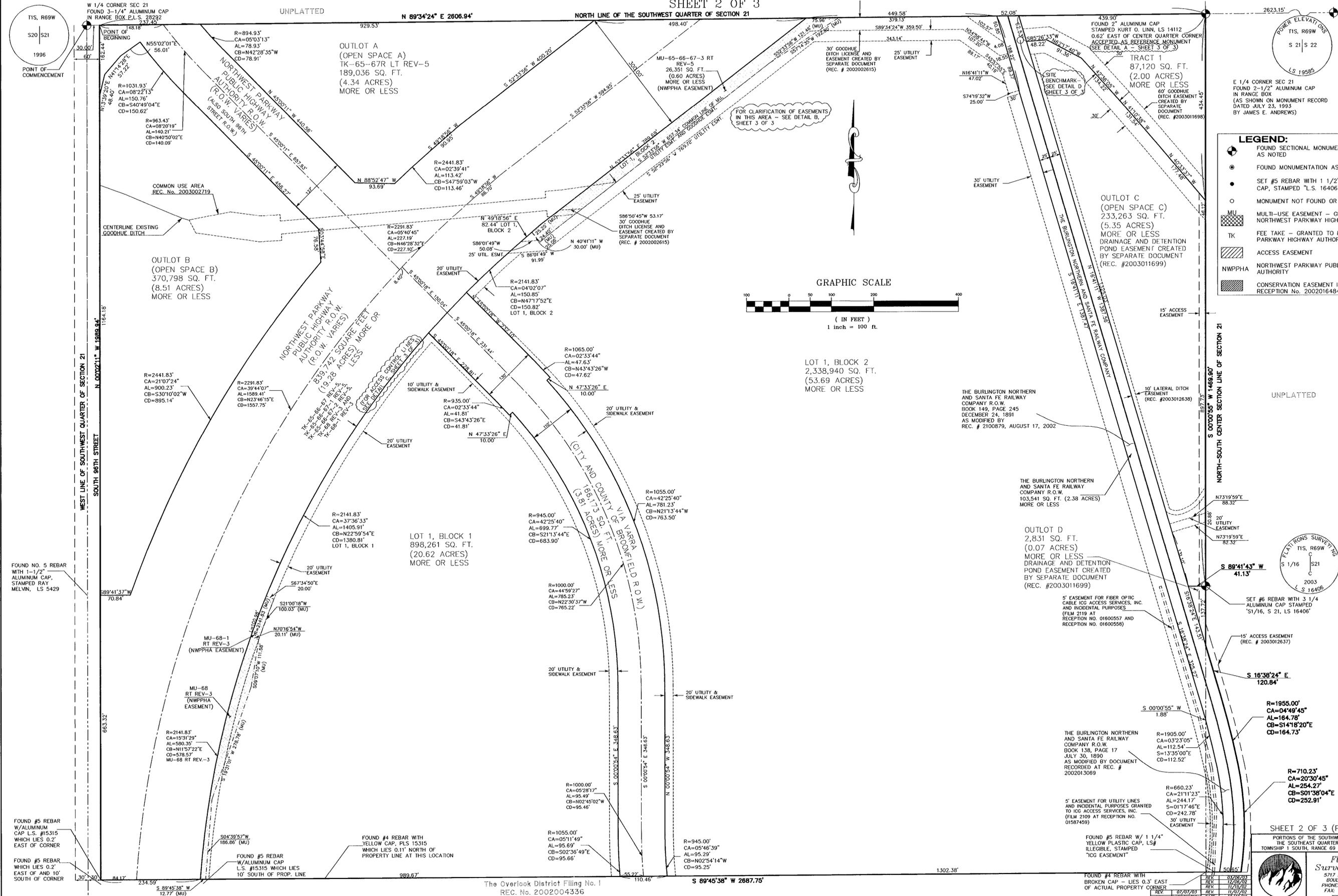
REV. 07/07/03
REV. 04/01/03
REV. 03/09/03
REV. 12/08/02
REV. 11/15/02
REV. 11/07/02
DATE 10/30/02

Flatrns Surveying, Inc.
5717 ARAPAHOE ROAD
BOULDER, CO 80303
PHONE: (303) 443-7001
FAX: (303) 443-9830
www.flatrns.com

BROOMFIELD BUSINESS CENTER FILING No. 1

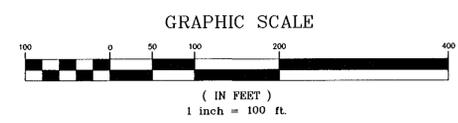
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SHEET 2 OF 3



LEGEND:

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- CONSERVATION EASEMENT IN GROSS RECEPTION No. 2002016484



SHEET 2 OF 3 (PLAT MAP)

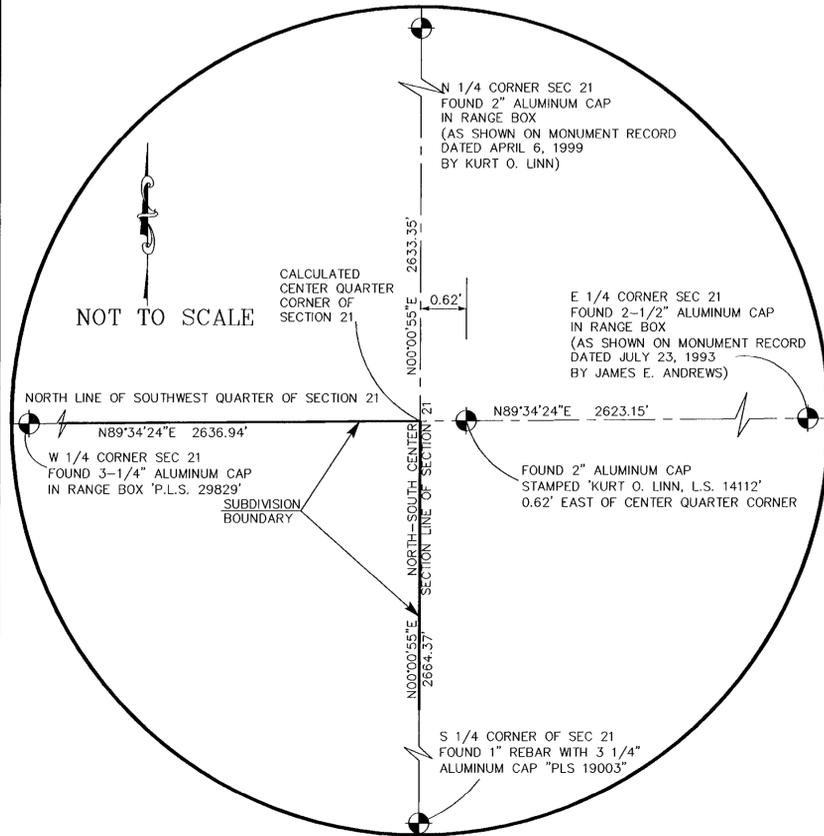
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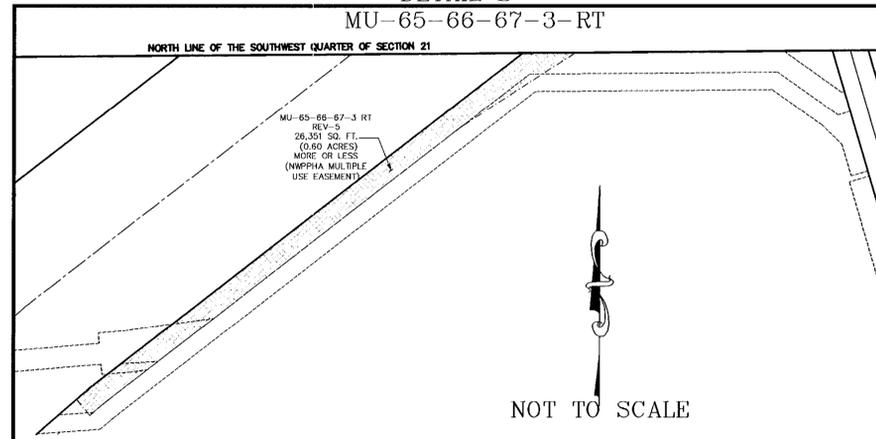
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SHEET 3 OF 3

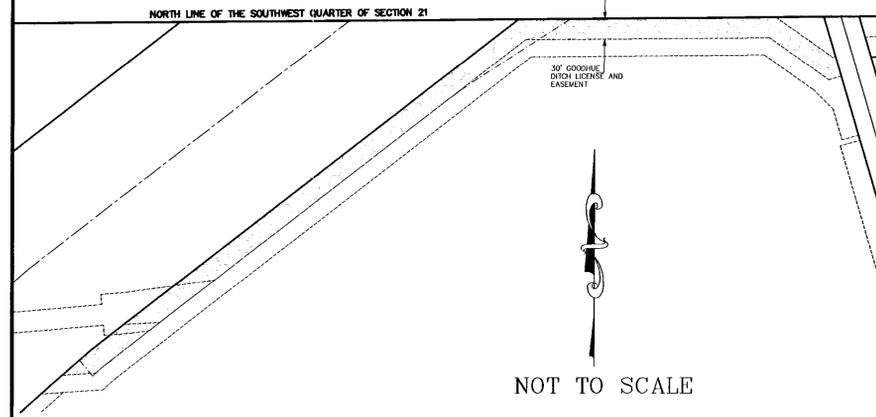
DETAIL A
CENTER SECTION CORNER



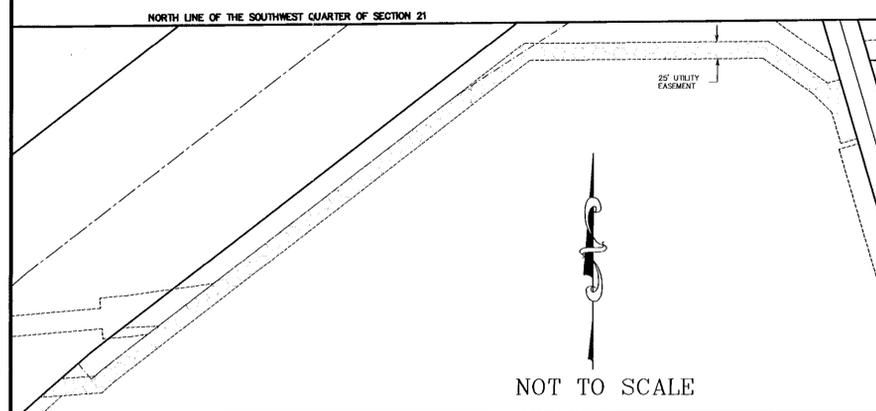
DETAIL B
MU-65-66-67-3-RT



30' GOODHUE DITCH EASEMENT

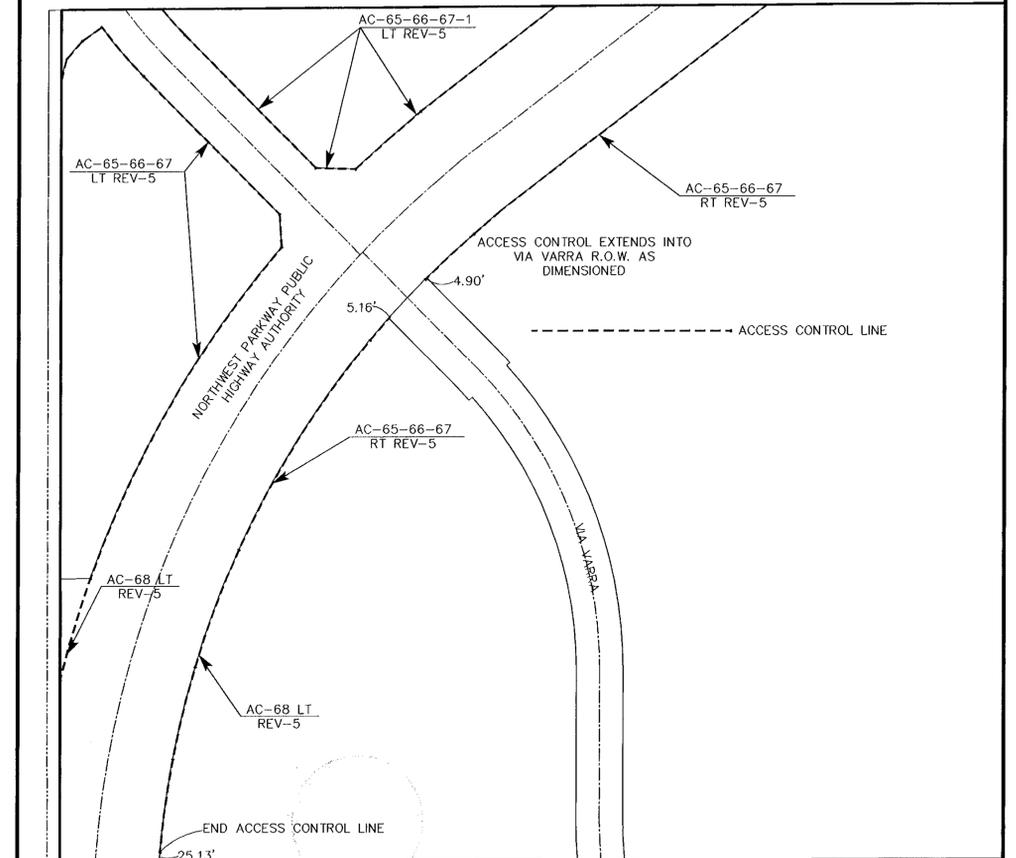


25' UTILITY EASEMENT



DETAIL C

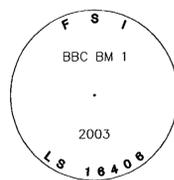
ACCESS CONTROL LINES



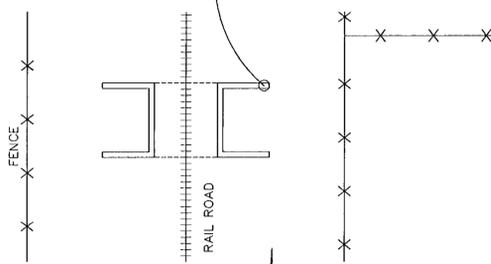
DETAIL D

SITE
BENCHMARK

SEE NOTE #10
(SHEET 1 OF 3)



BENCHMARK - SET 3" BRASS CAP IN NE WINGWALL OF CONCRETE DRAINAGE STRUCTURE
LATITUDE=39°57'01.5420"
LONGITUDE=105°07'12.8649"
GRID NORTHING=1225017.18
GRID EASTING=3106468.07
GROUND NORTHING=1225366.39
GROUND EASTING=3107353.60
ELEVATION=5331.86'



NOT TO SCALE

LEGEND:

- FOUND SECTIONAL MONUMENTATION AS NOTED
- MU MULTI-USE EASEMENT - GRANTED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY
- TK FEE TAKE - GRANTED TO NORTHWEST PARKWAY HIGHWAY AUTHORITY
- ACCESS EASEMENT
- NWPPHA NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY
- EASEMENT AS NOTED

SHEET 3 OF 3 (DETAILS)

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

REV	07/27/01
REV	04/20/01
REV	03/06/01
REV	11/05/01
REV	11/15/02
REV	11/07/02
DATE	10/20/02



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