

BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT A

MINOR SUBDIVISION PLAT

A RESUBDIVISION OF LOT 1, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3
CONTAINING 16.855 ACRES, MORE OR LESS
A PART OF THE SOUTHWEST QUARTER OF SECTION 36,
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 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, KNOWN AS BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF BROOMFIELD CITY CENTER SUBDIVISION, FILING NO. 3, SAID PARCEL CONTAINS 16.106 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD CITY CENTER SUBDIVISION, FILING NO. 3, REPLAT A; 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.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL

THIS 20th DAY OF April, 2009.

OWNER: George Di Ciano

CITY AND COUNTY OF BROOMFIELD
NOTORIAL CERTIFICATE

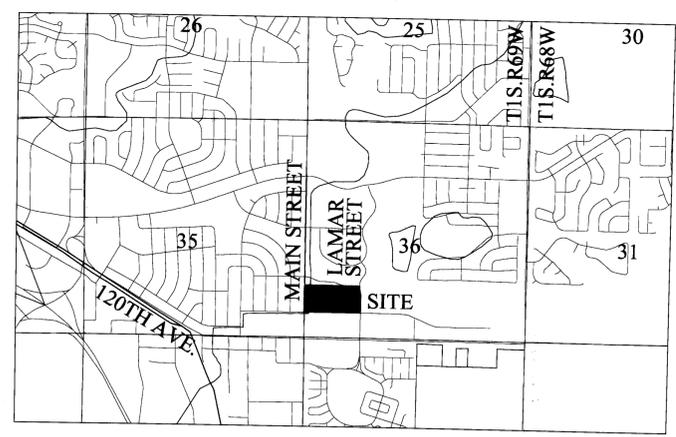
STATE OF COLORADO)
) SS.
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY George Di Ciano AS Manager

CITY AND COUNTY OF BROOMFIELD THIS 20th DAY OF April, 2009.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 10-12-09

Judith A. Mason
NOTARY PUBLIC



VICINITY MAP
1"=2000'

DATE OF PREPARATION: DECEMBER 17, 2008

NOTES:

1. BASIS OF BEARINGS: THE BEARINGS BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL MONUMENT GPS NO. 1 AND NGS B 413 HAS A BEARING OF SOUTH 26°32'36" WEST, 2060.03 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 0.999721248.
3. FLOOD PLAIN NOTE: THE SITE AS SHOWN HEREON IS SUBJECT TO ZONE AE, ZONE A; ZONE X 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 0850730087F, PANEL 87 OF 125. ZONE AE FLOODWAY AREAS: ZONE A NO BASE FLOOD ELEVATIONS DETERMINED; ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LINES ARE GRAPHICALLY DEPICTED FROM SCALING THE FEMA MAP INFORMATION. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THE LINES.
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 DEFACTS 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 CITY CENTER SUBDIVISION, FILING NO. 3, REPLAT A IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT.
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 B 413 HAVING AN ELEVATION OF 5364.77 FEET. SITE BENCHMARK NOTED HEREON HAVING AN ELEVATION OF 5339.59 FEET.

OWNER/SUBDIVIDER

CITY AND COUNTY OF BROOMFIELD
ONE DESCOMBES DRIVE
BROOMFIELD, COLORADO 80020
(303) 438-6284

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 17th DAY OF April, 2009.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
CITY AND COUNTY MANAGER

ATTORNEY'S CERTIFICATE

I, _____, 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 ANY LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

TITLE INSURANCE PROVIDED IN LIEU OF ATTORNEY SIGNATURE

ATTORNEY _____ DATE _____

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 CITY CENTER SUBDIVISION, FILING NO. 3, REPLAT A" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

[Signature]
ALBERT V. VALLETTA, JR.
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 23524



BROOMFIELD CITY CENTER
SUBDIVISION
FILING NO. 3
REPLAT A

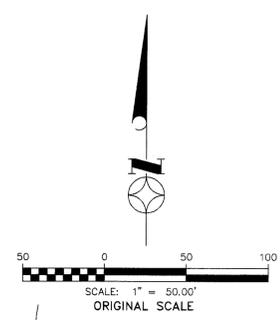
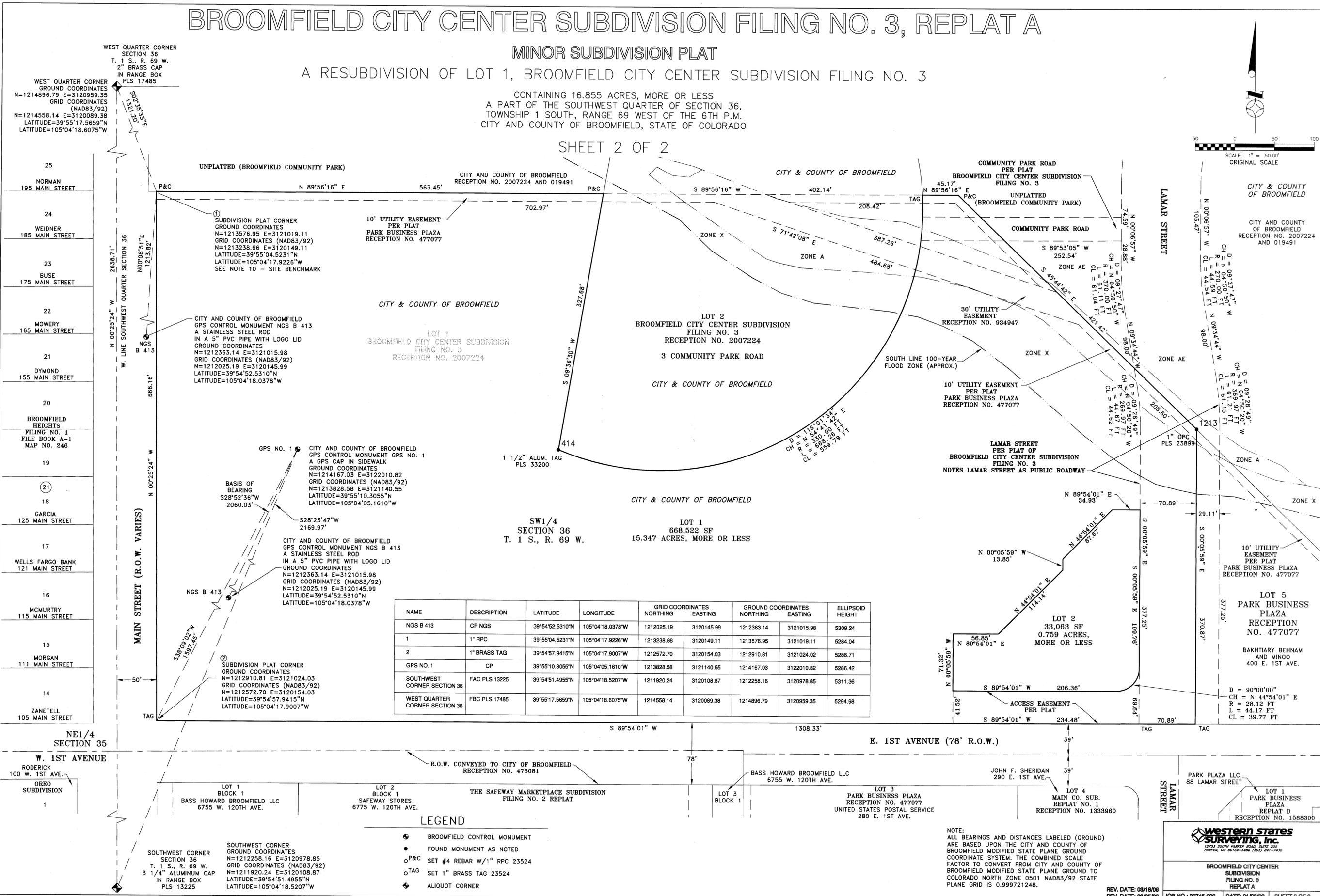
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 2



NAME	DESCRIPTION	LATITUDE	LONGITUDE	GRID COORDINATES NORTHING	GRID COORDINATES EASTING	GROUND COORDINATES NORTHING	GROUND COORDINATES EASTING	ELLIPSOID HEIGHT
NGS B 413	CP NGS	39°54'52.5310\"N	105°04'18.0378\"W	1212025.19	3120145.99	1212363.14	3121015.98	5309.24
1	1\" RPC	39°55'04.5231\"N	105°04'17.9226\"W	1213238.66	3120149.11	1213576.95	3121019.11	5284.04
2	1\" BRASS TAG	39°54'57.9415\"N	105°04'17.9007\"W	1212572.70	3120154.03	1212910.81	3121024.02	5286.71
GPS NO. 1	CP	39°55'10.3055\"N	105°04'05.1610\"W	1213828.58	3121140.55	1214167.03	3122010.82	5286.42
SOUTHWEST CORNER SECTION 36	FAC PLS 13225	39°54'51.4955\"N	105°04'18.5207\"W	1211920.24	3120108.87	1212258.16	3120978.85	5311.36
WEST QUARTER CORNER SECTION 36	FBC PLS 17485	39°55'17.5659\"N	105°04'18.6075\"W	1214558.14	3120089.38	1214896.79	3120959.35	5294.98

- LEGEND**
- BROOMFIELD CONTROL MONUMENT
 - FOUND MONUMENT AS NOTED
 - P&C SET #4 REBAR W/1\" RPC 23524
 - TAG SET 1\" BRASS TAG 23524
 - ◆ ALIQUOT CORNER

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 0.999721248.

WESTERN STATES SURVEYING, Inc.
1225 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7450

BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3 REPLAT A

REV. DATE: 03/18/08
REV. DATE: 03/25/09

JOB NO.: 20745-002 DATE: 01/28/08 SHEET 2 OF 2

3A:027160030202 Drawing: Urban: 6/16/08: Center: Subdivision: Filing No. 3: Replat A: 03-25-09: 4/29/09: 10:20am