

BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT B MINOR SUBDIVISION

A REPLAT OF LOT 2, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3
BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

DRAWING NUMBER
1 OF 1

DRAWING NUMBER
PLAT

DRAWING NUMBER
BROOMFIELD CITY CENTER
FILING NO. 3, REPLAT B

DRAWING NUMBER

W 1/4 COR. SEC. 36	LATITUDE	LONGITUDE
GEODETIC	N 39°55'17.56727"	W 105°04'18.60674"
MODIFIED STATE PLANE	NORTHING	EASTING
STATE PLANE	1214897.65	3120961.23
	1214558.28	3120089.43

POINT OF COMMENCEMENT
W 1/4 COR. SEC. 36,
R 69 W, T 1 S, 6TH P.M.
FND. 2 1/2" BRASS CAP
STAMPED "1/4 S35 S36"
0.5' BELOW ASPHALT
CAP BADLY DAMAGED

CORNER PT. #1	LATITUDE	LONGITUDE
GEODETIC	N 39°55'07.5702"	W 105°04'09.9981"
MODIFIED STATE PLANE	NORTHING	EASTING
STATE PLANE	1213889.06	3121637.02
	1213549.98	3120765.03

CORNER PT. #2	LATITUDE	LONGITUDE
GEODETIC	N 39°55'01.3135"	W 105°04'11.4144"
MODIFIED STATE PLANE	NORTHING	EASTING
STATE PLANE	1213255.26	3121529.72
	1212976.35	3120657.76

LINE	BEARING	DISTANCE
L1	N89°53'06"E	119.73'
L2	S00°06'54"E	30.00'
L3	S89°53'06"W	142.26'
L4	N09°36'33"E	7.18'

CURVE	DELTA	RADIUS	CBEARING	CHORD	ARC
C1	90°10'25"	330.00'	S48°24'12"E	467.40'	519.36'
C2	116°01'31"	330.00'	S54°41'46"W	559.79'	668.26'
C3	89°47'53"	330.00'	S48°35'28"E	465.87'	517.20'
C4	0°22'32"	330.00'	S03°30'16"E	2.16'	2.16'
C5	59°50'08"	330.00'	S26°36'05"W	329.18'	344.63'
C6	56°11'23"	330.00'	S84°36'50"W	310.82'	323.63'
C7	91°19'11"	66.00'	N77°25'41"E	94.41'	105.19'
C8	48°49'14"	74.14'	S81°19'21"E	61.28'	63.17'
C9	83°31'00"	88.00'	N89°42'42"E	117.21'	128.27'
C10	41°35'05"	20.00'	S69°19'21"E	14.20'	14.52'
C11	137°45'44"	58.00'	S78°57'01"W	108.21'	139.45'
C12	37°53'03"	88.00'	N29°00'41"E	57.13'	58.19'

NGS B413	LATITUDE	LONGITUDE
GEODETIC	N 39°54'52.5310"	W 105°04'18.0378"
MODIFIED STATE PLANE	NORTHING	EASTING
STATE PLANE	1212363.85	3121017.81
	1212025.19	3120145.99

GPS NO. 1	LATITUDE	LONGITUDE
GEODETIC	N 39°55'10.3055"	W 105°04'05.1610"
MODIFIED STATE PLANE	NORTHING	EASTING
STATE PLANE	1214167.74	3122012.65
	1213828.58	3121140.55

- LEGEND**
- ◆ FOUND ALIQUOT SECTION CORNER AS DESCRIBED
 - ▲ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 33200 OR AS DESCRIBED
 - SET #5 REBAR (18" LONG) WITH 2" ALUMINUM CAP LS 33200 OR AS DESCRIBED
 - ALIQUOT SECTION LINE
 - PARCEL BOUNDARY LINE
 - LOT BOUNDARY LINE
 - TIE LINE
 - EASEMENT LINE

PROPERTY DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of that parcel of land described as Lot 2, Broomfield City Center Subdivision Filing No. 3, recorded at Reception No. 2007224 in Plan file P-49, F-4, No. 35, in the City and County of Broomfield Clerk and Recorder's Office, State of Colorado, being additionally described as follows:

COMMENCING at the West Quarter Corner of Section 36, Township 1 South, Range 69 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, whence the Southwest Corner of said Section 36 bears S00°25'21"E a distance of 2638.78 feet; THENCE S33°49'25"E a distance of 1214.06 feet to the Northwest corner of said Lot 2, Broomfield City Center Subdivision Filing No. 3, said point also being the POINT OF BEGINNING.

THENCE along the arc of a curve to the right, having a central angle of 90°10'25", a radius of 330.00 feet, a chord bearing of S48°24'12"E a distance of 467.40 feet, and an arc distance of 519.36 feet;
THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 116°01'31", a radius of 330.00 feet, a chord bearing of S54°41'46"W a distance of 559.79 feet, and an arc distance of 668.26 feet;
THENCE N09°36'33"E non-tangent with the last described curve a distance of 642.83 feet to the POINT OF BEGINNING.

Containing 5.050 Acres, more or less.
Have laid out and Platted the above described land under the name and style of Broomfield City Center Subdivision Filing No. 3, Replat B.

OWNER AND SUBDIVIDER:
City and County of Broomfield, Colorado Building Corporation, a Colorado non-profit corporation
One DesCombes Drive
Broomfield, Colorado 80020

By: *George DiCiero*
City and County Manager, George DiCiero
The City and County of Broomfield, a Colorado municipal corporation and county

By: *Lori Cox*
President, Lori Cox
The City and County of Broomfield, Colorado Building Corporation, a Colorado non-profit corporation

ATTEST
STATE OF COLORADO
COUNTY OF BROOMFIELD
The foregoing instrument was acknowledged before me this 24th day of September, A.D., 2010 by the above party.
Witness my hand and official seal.
My commission expires February 13, 2011
Notary Public *Dore Marie Bruner*

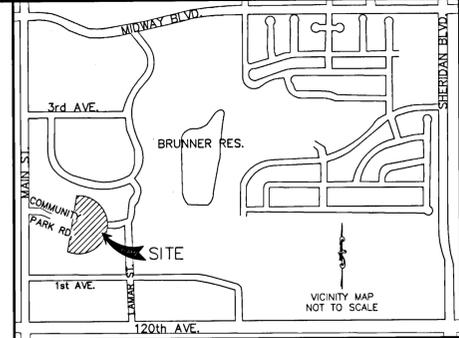
SURVEYORS STATEMENT
I, Roger D. Nelson, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat accurately represents said survey.

Registered Professional Land Surveyor No. 33200
Date: September 15, 2010
Job No. 02014253
For and on behalf of
Merrick & Company

APPROVALS
This Minor Subdivision Plat is approved by the City and County of Broomfield, Colorado on this 24th day of September, A.D., 2010.

K.S.
Director of Community Development

George DiCiero
City Manager



NOTES:

- BASIS OF BEARINGS**
Bearings are Grid Bearings, State Plane Coordinate System of Colorado, North Zone, NAD83(1992) and are based upon the line between City and County of Broomfield control point NGS B413 and City and County of Broomfield control point GPS No. 1 as bearing N28°52'36"E a distance of 2,060.03 feet. Distances shown on this survey are ground (modified) distances U.S. Survey Feet. To convert the modified coordinates shown on this survey to Colorado North Zone State Plane Coordinates multiply the modified coordinates by a combined factor of 0.999720662. The Colorado Coordinate System hereon is defined as Third Order, Class 1, 1:10,000, 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.

- STATUTE OF LIMITATIONS**
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.

- TITLE COMMITMENT NOTES**
This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Order Number 228734, prepared by Fidelity National Title Insurance Company, dated August 10, 2010 at 7:30 A.M.
Schedule B-2 Exceptions:

- Right-of-way and easement 30 feet in width for water lines and systems as granted to the City of Broomfield, a Colorado Municipal Corporation, in the instrument recorded January 29, 1970 on Film 689 as Reception No. 934947, and as shown and reserved on the recorded Subdivision Plat (shown hereon).

- Terms, agreements, provisions, conditions and obligations on the Lutheran Medical's Broomfield Town Center Planned Unit Development/Preliminary Plat recorded July 2, 1998 as Reception No. 1819808 on Plan File P-44, F-2, Nos. 14, 15 and 16.

- Utility easements 10 feet in width as shown and reserved on the recorded Subdivision Plat Map of Park Business Plaza recorded December 23, 1981 at Reception No. 477077 (shown hereon).

- Easement for utility lines as granted upon Public Service Company of Colorado in the instrument recorded June 12, 1974 on Film 856 as Reception No. 106011, in which the specific location thereof is not set forth therein (southerly limit of said easement shown hereon).

- Terms, agreements, provisions, conditions and obligations as contained in Subdivision Agreement for Park Business Plaza by and between the City of Broomfield, Colorado, a Municipal Corporation and Mountain Empire Dairyman's Association, Inc., recorded December 23, 1981 on Film 1191 as Reception No. 477078.

- Terms, agreements, provisions, conditions and obligations under Resolution No. 2000-65 recorded July 25, 2000 at Reception No. 2063485.

- Terms, agreements, provisions, conditions and obligations under Resolution No. 2000-2 recorded July 25, 2000 at Reception No. 2063486.

- Terms, agreements, provisions, conditions and obligations as contained in Ground Lease Agreement for the Library Site recorded December 27, 1999 as Reception No. 2009636 in Boulder County.

- Terms, agreements, provisions, conditions and obligations as contained in Master Facilities Lease Purchase Agreement recorded December 23, 1999 as Reception No. F0995688 in Jefferson County and Recorded December 27, 1999 as Reception No. 2009638 in Boulder County, and Amendment recorded October 20, 2000 at Reception No. F1132522 in Jefferson County and October 23, 2000 at Reception No. 2089161 in Boulder County and Second Amendment recorded July 16th, 2008 at Reception No. 2008008652.

- The effect of Survey Plat recorded April 21, 2008 at Reception No. 2008004676.

- Terms, agreements, provisions, conditions and obligations as contained in Public Access Easement Agreement recorded April 10, 2007 at Reception No. 2007004509. (shown hereon)

- Mortgage and Indenture of Trust from the City and County of Broomfield, Colorado Building Corporation, a Colorado non-profit corporation, for the use of The Bank of Cherry Cherry Creek, NA to secure \$51,920,000.00 dated December 1, 1999, recorded December 23, 1999 at Reception No. F0995689 in Jefferson County and December 27, 1999 at Reception No. 2009639 in Boulder County.

- Supplemental Mortgage and Indenture of Trust from the City and County of Broomfield, Colorado Building Corporation, a Colorado non-profit corporation, for the use of The Bank of Cherry Cherry Creek, NA to secure \$5,635,000.00 dated October 15, 2000, recorded October 20, 2000 at Reception No. F1132523 in Jefferson County and October 23, 2000 at Reception No. 2089162 in Boulder County.

- Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.

- Second Supplemental Mortgage and Indenture of Trust from the City and County of Broomfield, Colorado Building Corporation, a Colorado non-profit corporation, for the use of American National Bank to secure \$53,410,000.00 dated July 15, 2008, recorded July 16, 2008 at Reception No. 2008008653, in Broomfield County.

4. DATE OF SURVEY
The field work for this survey was completed on August 9, 2010.

SCALE 1"=100'
DRAWN JSF
CHECKED _____
APPROVED *RDN*
FILE LIBRARYReplatB.dwg

Architects and Engineers
MERRICK
Merrick & Company Telephone 303/751-0741
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Post Office Box 22026 Denver, Colorado 80222
JOB 02014253-34 DATE 9/16/10 SH 1 OF 1