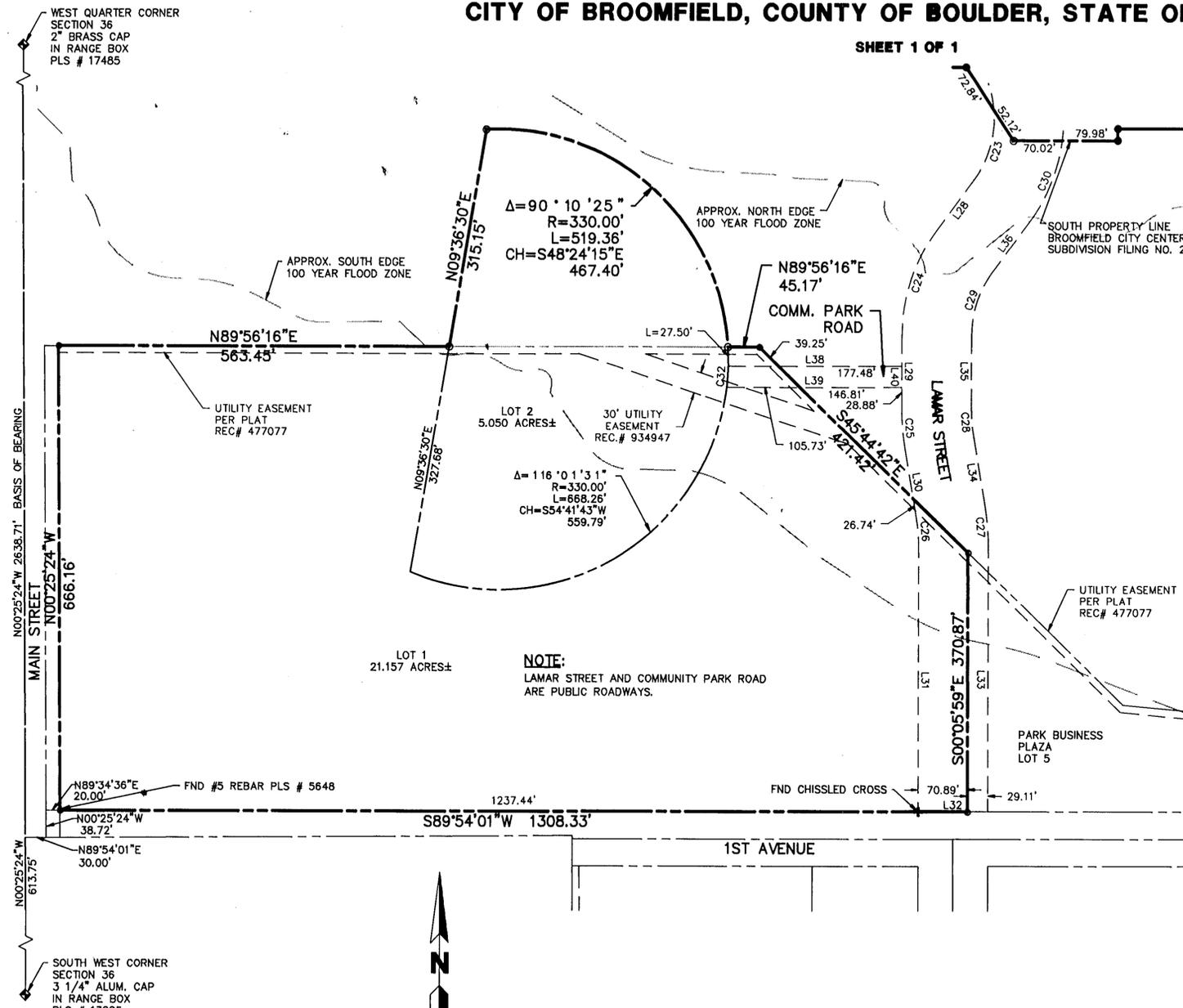
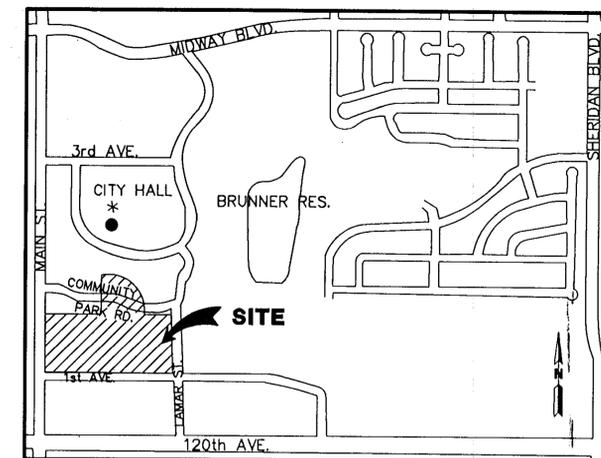


project C:\JANSEN2\BRMFDUB\survey\plots
 project manager R. NOBBE job no. 14035.C03 sheet no. 1 OF 1
 designed by AREHART
 drawn by AREHART
 model space
 PLAN
 plot-date 12/18/99 ARCHART
 main file BCCPLAT.DWG xreference E-SITE.DWG

BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3

MINOR SUBDIVISION

A REPLAT OF A LOT 4, PARK BUSINESS PLAZA SUBDIVISION AND UNPLATTED LAND
 BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH,
 RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



LAMAR ACCESS EASEMENT CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	40°47'06"	150.00	106.77	N 15°53'50" E	104.53
C24	36°24'20"	250.00	158.85	N 18°05'13" E	156.19
C25	09°27'47"	370.00	61.11	N 04°50'50" W	61.04
C26	09°28'45"	270.00	44.67	N 04°50'22" W	44.62
C27	09°28'45"	370.00	61.21	S 04°50'21" E	61.14
C28	09°27'47"	270.00	44.59	S 04°50'50" E	44.54
C29	36°24'20"	150.00	95.31	S 18°05'13" W	93.71
C30	28°57'57"	250.00	126.39	S 21°48'24" W	125.05

LAMAR ACCESS EASEMENT LINE TABLE					
NUMBER	DIRECTION	DISTANCE			
L28	N 36°17'23" E	90.39'			
L29	N 00°06'57" W	103.47'			
L30	N 09°34'44" W	98.00'			
L31	N 00°05'59" W	377.25'			
L32	S 89°54'01" W	100.00'			
L33	S 00°05'59" E	377.25'			
L34	S 09°34'44" E	98.00'			
L35	S 00°06'57" E	103.47'			
L36	S 36°17'23" W	90.39'			

COMM. PARK DR. ACCESS EASEMENT LINE TABLE					
NUMBER	DIRECTION	DISTANCE			
L38	N 89°53'03" E	250.35'			
L39	S 89°53'03" W	252.54'			
L40	S 00°06'57" E	30.00'			

COMM. PARK DR. ACCESS EASEMENT CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	05°13'28"	330.00	30.09	N 04°04'10" E	30.08

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY EASEMENT
- SET # 4 REBAR W/ CAP PLS # 23899
- PROPERTY PIN
- FOUND AS NOTED

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 THAT THE UNDERSIGNED, BEING THE OWNER OF:
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE N00°25'24"W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 613.75 FEET; THENCE N89°54'01"E A DISTANCE OF 30.00 FEET; THENCE N00°25'24"W A DISTANCE OF 38.72 FEET; THENCE N89°34'36"E A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 4, PARK BUSINESS PLAZA RECORDED IN PLAT FILE P-12 F-1 #24, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N00°25'24"W ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 666.16 FEET; THENCE N89°56'16"E ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 563.45'; THENCE N09°36'30"E A DISTANCE OF 315.15 FEET; THENCE 519.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 90°10'25" AND A CHORD WHICH BEARS S48°24'15"E A DISTANCE OF 467.40 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 4; THENCE N89°56'16"E ALONG SAID NORTHERLY LINE A DISTANCE OF 45.17 FEET; THENCE S45°44'42"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 421.42 FEET; THENCE S00°05'59"E ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 370.87'; THENCE S89°54'01"W ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 1308.33 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21.157 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".

IN WITNESS WHEREOF, Henry A. Stovall, Mayor of the City of Broomfield, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 16TH DAY OF December, A.D., 1999.

OWNER AND SUBDIVIDER

CITY OF BROOMFIELD

ATTEST:

Henry A. Stovall
MAYOR Pro Tem

Victor M. ...
CITY CLERK



BASIS OF BEARING

BEARINGS ARE BASE ON THE BROOMFIELD GIS SYSTEM BEARING OF N00°25'24"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, T. 1.S., R. 69 W. OF THE 6TH P.M. BEING MONUMENTED BY A 2" BRASS CAP IN A RANGE BOX PLS # 17485 AT THE WEST QUARTER CORNER AND A 3 1/4" ALUMINUM CAP IN RANGE BOX PLS # 13225 AT THE SOUTH WEST CORNER OF SECTION 36.

SURVEYOR'S CERTIFICATE

I, RICHARD A. NOBBE, 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" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

RICHARD A. NOBBE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23899

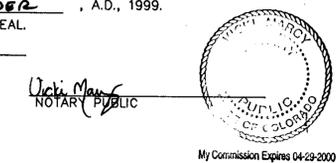


NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 THIS CERTIFICATION SHOWN HEREON.

ACKNOWLEDGMENT

STATE OF Colorado } SS
 COUNTY OF Boulder }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Henry A. Stovall AS Mayor Pro Tem OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THIS 16TH DAY OF December, A.D., 1999.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____



APPROVALS

CITY MANAGER APPROVAL

APPROVED BY THE CITY MANAGER OF THE CITY OF BROOMFIELD THIS 16TH DAY OF December, A.D., 1999.

George Di ...
CITY MANAGER

PLANNING DIRECTORS APPROVAL

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF BROOMFIELD THIS 16TH DAY OF December, A.D., 1999.

John Franklin III
PLANNING DIRECTOR

CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD THIS 16TH DAY OF December, A.D., 1999.

James C. Black
CITY ENGINEER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
 COUNTY OF BOULDER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:30 O'CLOCK P.M., THIS 16TH DAY OF December, A.D., 1999, AND IS RECORDED IN PLAN FILE P49-F4-35, RECEPTION NO. 2007-204.

FEES \$10.00 PAID.

Charlotte Houston
CLERK AND RECORDER

Tommy E. Nelson
DEPUTY

REV. DEC. 16, 1999
 DEC. 15, 1999

MARTIN/MARTIN
 Consulting Engineers
 4251 Kipling St.
 Wheat Ridge, CO
 (303) 431-6100
 email: civ@martinmartin.com