

BROOMFIELD COMMERCIAL FINAL PLAT

A REPLAT OF LOT 1, BLOCK 4 OF BROOMFIELD INDUSTRIAL PARK, FILING NO. 1

CONTAINING 10.27 ACRES, MORE OR LESS
A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 1, BLOCK 4 OF BROOMFIELD INDUSTRIAL PARK, FILING NO. 1,
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO,
CONTAINING 10.27 ACRES, MORE OR LESS.

DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:
LOT 1, BLOCK 4 OF BROOMFIELD INDUSTRIAL PARK, FILING NO. 1,
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO,
CONTAINING 10.27 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF BROOMFIELD COMMERCIAL; AND BY
THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR
PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND
GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR
NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE
UTILITIES.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL
THIS 2nd DAY OF DECEMBER 1998.

Ray C. Imel Jr.

RAY C. IMEL, JR., GENERAL PARTNER
THE TERADO PARTNERSHIP, LLP
A COLORADO LIMITED LIABILITY PARTNERSHIP

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
RAY C. IMEL, JR. AS GENERAL PARTNER, THE TERADO PARTNERSHIP
THIS 9th DAY OF December, 1998.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 5/28/00

Darlene Korman
NOTARY PUBLIC

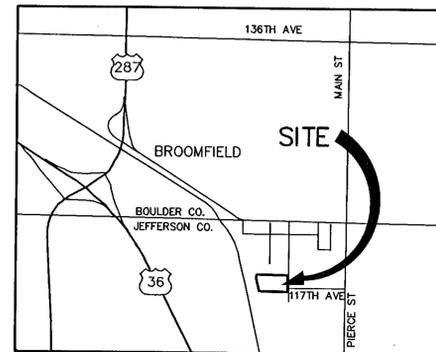


OWNER/SUBDIVIDER

THE TERADO PARTNERSHIP, LLP
A COLORADO LIMITED LIABILITY PARTNERSHIP
404 WEST BASELINE ROAD
LAFAYETTE, CO 80026

SURVEYOR

MELVIN SURVEYING
4755 SHOUP PLACE
BOULDER, CO. 80303



VICINITY MAP

SCALE 1" = 2000'

DATE OF PREPARATION

JUNE 18, 1998

NOTES:

1. BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, WHICH BEARS N 00°28'35" E (ASSUMED).
2. EXISTING TURNAROUND EASEMENT AND RAILROAD EASEMENT DENOTED ON THIS PLAT SHALL BE VACATED.
3. THIS PLAT HAS BEEN PREPARED BASED ON COMMITMENT NUMBER C37402, DATED APRIL 4, 1997, BY TITLE SERVICES, INC.
4. THE 100-YEAR FLOODPLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS PLAT AS SHOWN ON COMMUNITY PANEL NUMBER 100-B (ZONE C).
5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.
6. THE COLORADO COORDINATE SYSTEM HERON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

APPROVALS

LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY
OF BROOMFIELD PLANNING COMMISSION THIS 22nd DAY OF
June, 1998.

John A. ...
CHAIRMAN

Kristen ...
SECRETARY

CITY COUNCIL CERTIFICATION

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD,
COLORADO, ON THIS 28th DAY OF July,
1998.

William M. Bevens
MAYOR

Vicki ...
CITY CLERK



SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BROOMFIELD
COMMERCIAL" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY
MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH
COLORADO STATE LAW.

Charles R. Melvin
CHARLES R. MELVIN, COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 22576

12/9/98
DATE

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF JEFFERSON)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT
O'CLOCK M., THIS DAY OF , 1998, AND IS DULY RECORDED
IN PLAN FILE , FEE , PAID , FILM
NO. , RECEPTION NO. .

RECORDER

DEPUTY

MELVIN SURVEYING

4755 SHOUP PLACE
BOULDER, COLORADO 80303

1-303-499-2175

FINAL PLAT

| | | | |
|--------|----------|----------|----------|
| JOB NO | DATE | CAD NO | SHEET NO |
| 147-2 | 11/30/98 | 1472fp01 | 1 OF 2 |

BROOMFIELD COMMERCIAL FINAL PLAT

A REPLAT OF LOT 1, BLOCK 4 OF BROOMFIELD INDUSTRIAL PARK, FILING NO. 1

CONTAINING 10.27 ACRES, MORE OR LESS
A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 1, BLOCK 4 OF BROOMFIELD INDUSTRIAL PARK, FILING NO. 1,
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO,
CONTAINING 10.27 ACRES, MORE OR LESS.

DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:
LOT 1, BLOCK 4 OF BROOMFIELD INDUSTRIAL PARK, FILING NO. 1,
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO,
CONTAINING 10.27 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF BROOMFIELD COMMERCIAL; AND BY
THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR
PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND
GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR
NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE
UTILITIES.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL
THIS 9th DAY OF DECEMBER 1998.

Ray C. Imel Jr.

RAY C. IMEL, JR., GENERAL PARTNER
THE TERADO PARTNERSHIP, LLP
A COLORADO LIMITED LIABILITY PARTNERSHIP

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
RAY C. IMEL, JR. AS GENERAL PARTNER, THE TERADO PARTNERSHIP
THIS 9th DAY OF December, 1998.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 5/28/00

Barbara L. Haman
NOTARY PUBLIC

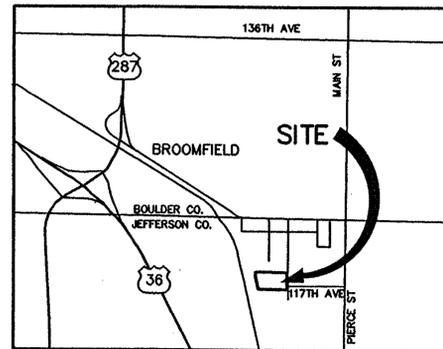


OWNER/SUBDIVIDER

THE TERADO PARTNERSHIP, LLP
A COLORADO LIMITED LIABILITY PARTNERSHIP
404 WEST BASELINE ROAD
LAFAYETTE, CO 80026

SURVEYOR

MELVIN SURVEYING
4755 SHOUP PLACE
BOULDER, CO. 80303



VICINITY MAP

SCALE 1" = 2000'

DATE OF PREPARATION

JUNE 18, 1998

NOTES:

1. BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, WHICH BEARS N 00°28'35" E (ASSUMED).
2. EXISTING AIRBORNE EASEMENT AND RAILROAD EASEMENT DENOTED ON THIS PLAT SHALL BE VACATED.
3. THIS PLAT HAS BEEN PREPARED BASED ON COMMITMENT NUMBER C37402, DATED APRIL 7, 1997, BY TITLE SERVICES, INC.
4. THE 100-YEAR FLOODPLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS PLAT AS SHOWN ON COMMUNITY PANEL NUMBER 100-B (ZONE C).
5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.
6. THE COLORADO COORDINATE SYSTEM HERON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

APPROVALS

LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING COMMISSION THIS 22 DAY OF June, 1998.

John Malone CHAIRMAN
Kristen Lundquist SECRETARY

CITY COUNCIL CERTIFICATION

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 28th DAY OF July, 1998.

William M. Barnes
MAYOR

Vicki May
CITY CLERK



SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BROOMFIELD COMMERCIAL" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Charles R. Melvin
CHARLES R. MELVIN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21576

12/9/98
DATE

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:52:43 O'CLOCK, P.M., THIS 12 DAY OF Dec., 1998, AND IS DULY RECORDED IN PLAN FILE 147-2, FEE \$21.00 PAID \$21.00, FILM NO. 1472p01, RECEPTION NO. 1472117

Donita Herold
RECORDER

Susan E. Swain
DEPUTY



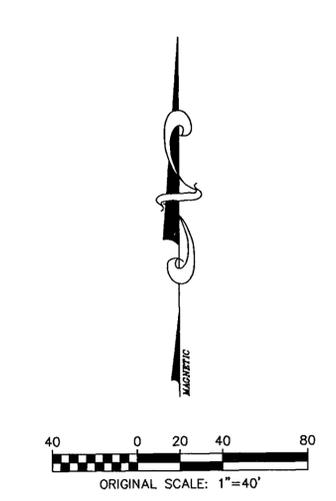
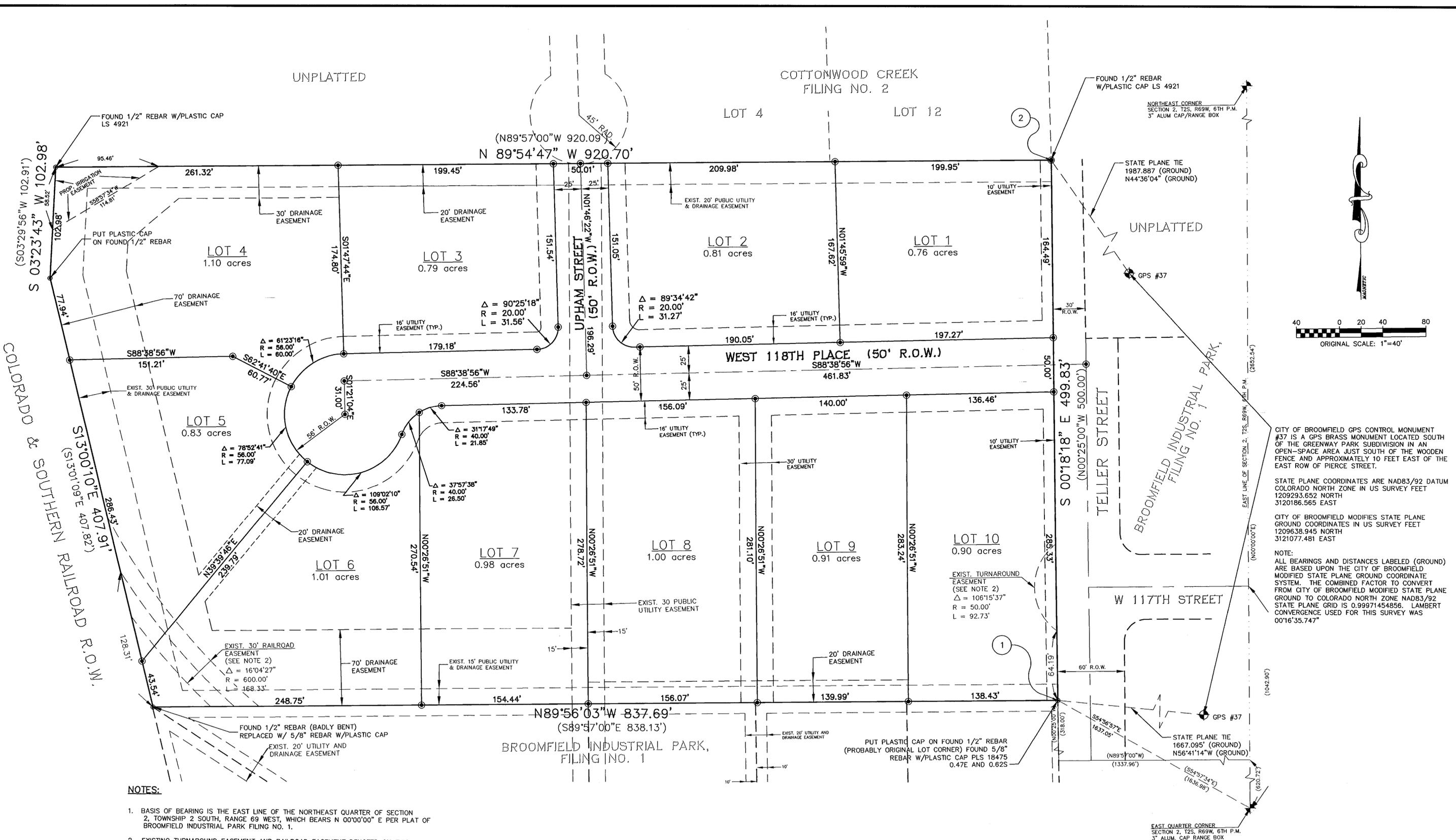
MELVIN SURVEYING

4755 SHOUP PLACE
BOULDER, COLORADO 80303

1-303-498-2175

FINAL PLAT

| | | | |
|--------|----------|---------|----------|
| JOB NO | DATE | CAD NO | SHEET NO |
| 147-2 | 11/30/98 | 1472p01 | 1 OF 2 |



CITY OF BROOMFIELD GPS CONTROL MONUMENT #37 IS A GPS BRASS MONUMENT LOCATED SOUTH OF THE GREENWAY PARK SUBDIVISION IN AN OPEN-SPACE AREA JUST SOUTH OF THE WOODEN FENCE AND APPROXIMATELY 10 FEET EAST OF THE EAST ROW OF PIERCE STREET.

STATE PLANE COORDINATES ARE NAD83/92 DATUM COLORADO NORTH ZONE IN US SURVEY FEET
1209293.652 NORTH
3120186.565 EAST

CITY OF BROOMFIELD MODIFIES STATE PLANE GROUND COORDINATES IN US SURVEY FEET
1209638.945 NORTH
3121077.481 EAST

NOTE:
ALL BEARINGS AND DISTANCES LABELED (GROUND) ARE BASED UPON THE CITY OF BROOMFIELD MODIFIED STATE PLANE GROUND COORDINATE SYSTEM. THE COMBINED FACTOR TO CONVERT FROM CITY OF BROOMFIELD MODIFIED STATE PLANE GROUND TO COLORADO NORTH ZONE NAD83/92 STATE PLANE GRID IS 0.99971454856. LAMBERT CONVERGENCE USED FOR THIS SURVEY WAS 00'16".35.747"

- NOTES:**
1. BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, WHICH BEARS N 00'00'00" E PER PLAT OF BROOMFIELD INDUSTRIAL PARK FILING NO. 1.
 2. EXISTING TURNAROUND EASEMENT AND RAILROAD EASEMENT DENOTED ON THIS PLAT SHALL BE VACATED, PER BROOMFIELD INDUSTRIAL PARK, FILING NO.1 SUBDIVISION.
 3. BEARINGS AND DISTANCES WITHIN PARENTHESES ARE PER PLAT.

| | GRID COORDINATES | | GROUND COORDINATES | |
|---|------------------|-------------|--------------------|-------------|
| | NORTH | EAST | NORTH | EAST |
| ① | 1210195.767 | 3118758.206 | 1210541.316 | 3119675.721 |
| ② | 1210695.393 | 3118777.820 | 1211041.087 | 3119668.334 |

MELVIN SURVEYING
4755 SHOUPL PLACE
BOULDER, COLORADO 80303
1-303-499-2175

FINAL PLAT

| | | | |
|--------|----------|-----------|----------|
| JOB NO | DATE | CAD NO | SHEET NO |
| 147-2 | 11/30/98 | 1472fp02A | 2 OF 2 |

D:\sbs\81\p02\1472\DWG\1472fp02A TRANSLATED TO GPS.dwg Mon Nov 30 15:22:44 1998