Dk 156 pg 41 Rec # F1109998 9-6-2000 9:21:45 Am County of Jefferson State of Colorado #2000

BROOMFIELD CORPORATE CENTER FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.

CITY OF BROOMFIELD, COUNTY OF JEFFERSON, COLORADO

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON. STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE N89'49'33"E AND ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 1913.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE AFORESAID COURSE A DISTANCE OF 667.00 FEET TO THE WEST RIGHT OF WAY LINE OF MAIN STREET; THENCE S00°23'17"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1027.39 FEET; THENCE S89°49'33"W A DISTANCE OF 667.00 FEET; THENCE N00°23'17"W A DISTANCE OF 1027.39 FEET TO THE POINT OF BEGINNING.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD CORPORATE CENTER; 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 PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

PLAT NOTES:

- 1. BASIS OF BEARING
 - BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED BEARING OF S00°23'17"E FOR THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 2.
- 2. 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 CERTIFICATION SHOWN HEREON.
- 3. BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP LS. #23899, UNLESS SHOWN OTHERWISE.
- 4. A CROSS ACCESS EASEMENT IS PROVIDED ACROSS BOTH LOTS 1 AND 2 TO ALLOW FOR THE USE OF DRIVES AND PARKING BETWEEN THE TWO LOTS. A JOINT ACCESS EASEMENT IS ALSO PROVIDED TO THE SOUTH TO FACILITATE A FUTURE CROSSING OF AIRPORT CREEK FOR AN ADDITIONAL ACCESS TO THE ADJACENT PROPERTY TO THE SOUTH.
- 5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETRIC CONTROL COMMITTEE.

OWNER:

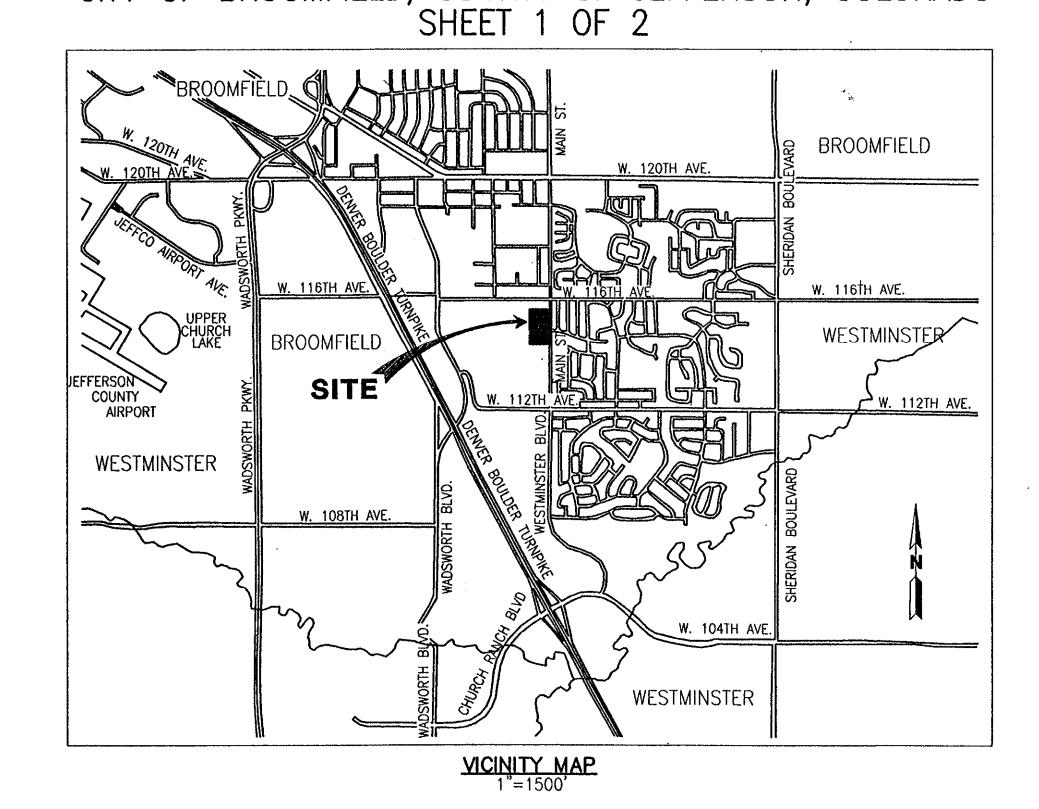
YORK COUNTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 8401 JACKSON ROAD SACRAMENTO, CA 95826 CONTACT: CARL D. PANATTONI, TRUSTEE PHONE: (916) 381-1561 FAX: (916) 381-7639

DEVELOPER/SUBDIVIDER:

PANATTONI DEVELOPMENT COMPANY, NORTHWEST II, LLC. 400 S. COLORADO BOULEVARD, SUITE 600 DENVER, CO. 80246 CONTACT: J. THOMAS MERCER PHONE: (303) 316-6644 FAX: (303) 316-6645

SURVEYOR:

MARTIN/MARTIN CONSULTING ENGINEERS 4251 KIPLING ST.
WHEAT RIDGE, CO. 80034
PHONE: (303) 431-6100
FAX: (303) 431-4028



EXECUTED THIS 15th DAY OF Argust, 20 00.

OWNER: YORK COUNTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PANATTONI INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY MANAGING MEMBER

BY: PANATTONI LIVING TRUST, DATED APRIL 8, 1998 MANAGING MEMBER

BY: CARL D. PANATTONI, TRUSTEE

ATTEST:
BY:

TITLE: Managing Member

STATE OF COLIFORNIA)
COUNTY OF SOCRAMENTO

NOTARY PUBLIC (SEAL)

ATTORNEY'S CERTIFICATE:

, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY 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 ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Hall & Evans, LLC by

David F. Murray, REGISTRATION NO. 16575, DATE: August 24, 2000

Savid F. Murray

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS _______ DAY OF _______, 2000.

CHARMAN SECRETARY SECRETARY

CITY COUNCIL CERTIFICATE:

William W. Bows Juicia Regenue Corporation SEAL

SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEYS REPRESENTED BY THIS PLAT WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

TE

(SEAL)

CLERK AND RECORDER'S CERTIFICATE:

/56 4/+42 F/10999
BOOK NO. PAGE NO'S. RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, ON THIS 6th DAY OF September, 2000 AT 9:21:45 0' CLOCK A.M.

JEFFERSON COUNTY CLERK AND REPORTER

BY:DEPUTY CYERK (SEAL)

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BROOMFIELD CORPORATE CENTER FINAL PLAT SHEET 1 OF 2

BROOMFIELD CORPORATE CENTER FINAL PLAT LOCATED IN THE SOUTHEAST QUARTER, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN. CITY OF BROOMFIELD, COUNTY OF JEFFERSON, COLORADO **GPS 37** SHEET 2 OF 2 N. 1,209,293.652 (GRID) EXISTING PROPERTY LINE — WEST RIGHT-OF-WAY LINE OF MAIN STREET PRIOR TO 26' DEDICATION E. 3,120,186.565 SOUTHEAST CORNER, SECTION 2 — FOUND 3 1/4" ALUM. CAP N. 1,209,638.945 (GROUND) E. 3,121,077.481 CITY OF WESTMINSTER (RESIDENTIAL) (PUD ZONING) (SHERIDAN GREEN SUBDIVISION, FILING NO. 1) FOUND 3 1/4" ALUM. CAP PLS # 12405 IN RANGE BOX PLS # UNREADABLE IN RANGE BOX LAT. N39°54'25.53425" LONG. W105°04'17.68645" MAIN STREET (91' R-O-W) S 00'23'17" E 2612.87'(AM) BASIS OF BEARINGS EAST LINE OF SE 1/4 SECTION 2 S 00°23'17" E 1027.39'(R) -FOUND #5 REBAR 26' R.O.W. DEDICATION THIS PLAT W/ CAP" LS.27601 ~\$89'36'18"W 41.92'(W) S00'23'42"E 181.96' (DRAINAGE) 00'56'18"E 82.37' (DRAIN.) - Δ=90°45'51" R=10.00' L=15.84' CH=N44'26'38"E - DRAINAGE EASEMENT -N. 1,209,268.543 (GRID) R=200.00° L=132.91° E. 3,120,103.780 N. 1,209,613.829 (GROUND) CH=N70'34'01"E (DRAINAGE) E. 3,120,994.672 (DRAINAGE) LAT. N39°54'25.29006" WATER EASEMENT TABLE -- DRAINAGE -LONG. W105'04'18.75034" EASEMENT S00'23'42"E 152.64' (WATER) S00"23"42"E 189.02" (ACCESS) S00'23'42"E 412.98' (ACCESS) Δ=90'00'00"——/ R=50.00' L=78.54' CH=N44'36'18"E L=104.95' CH=S61'33'02"W (DRAINAGE) (ACCESS) Δ=90'00'00"-R=25.00' L=39.27' CH=N44'36'18"E 7.234ACRES (315,114 SQ. FT.) S00°23'24"E 120.78 (WATER) N00'23'24"W 120.89 (WATER) Δ=38'47'35"-R=205.Q0' (I-1 (PUD) ZONING)L=138.80' CH=S70'55'31"W (DARINAGE) 136.16' -S00°23'17"E 189.00' (LOT LINE)-R=10.00' L=15.71' S00'23'42"E 155.96' (WATER) CH=S44*36*18"W N00°21'51"W 135.95' (ACCESS) 14.14' (DRAINAGE) N00'23'42"W 82.05' (DRAIN.) L=16----(W) S00'23'42"E 155.96' (WATER) L=17-/ (W) 10' WIDE UTILITY ELECTRIC EASEMENT S00'21'51"E 140.95' (ACCESS) 8' PEDESTRIAN ---7.884 ACRES (343,443 SQ. FT.) 47.50 47.50 **GPS 34** N. 1,213,828.578 (GRID) E. 3,121,140.553 UTILITY WATER N. 1,214,175.166 (GROUND) E. 3,122,031.742 LAT. N39'55'10.30551" UTILITY WATER EASEMENT LONG. W105'04'05.16099" JOINT ACCES |EASEMENT S00°23'42"E 79.00" (A) N00°23'42"W 351.00' (ACCESS) N00"23"42"W 277.00" (ACCESS) FOUND CAP LS.10734, LANE N00'23'42"W 335.80' (WATER) 0.40' NORTH AND 0.05' EAST OF THE ACCEPTED CORNER N89'48'54"E 10.00'(ELECTRIC) N00'23'43"W 788.89' (ACCESS) ___ N00'11'06"W __ 390.22' (ELECTRIC) NO0'23'42"W 689.00' (WATER) N89*36'18"E --- N00°23°42"W 30.00" (W) N89'36'43"E 5.00' ---(ELECTRIC) 10' WIDE UTILITY ELECTRIC EASEMENT 30.10' (W) -N0011'06"\ 10.00' (ELECTRIC) 631.90' (LOT LINE) 395.49' (LOT LINE) N 00°23'17" W 1027.39'(R) -FOUND #5 REBAR W/ CAP LS.27601 FOUND #5 REBAR-V W/ CAP LS.27601 POINT OF BEGINNING N. 1,209,263.655 (GRID) E. 3,119,437.064 0.07' EAST OF BOUNDARY LINE FOUND #5 REBAR W/CAP, LS.17664 N. 1,209,608.940 (GROUND) E. 3,120,327.766 NORTHWEST CORNER, SOUTHEAST QUARTER LAT. N39'54'25.27347" LONG. W105'04'27.30624" SCALE 1"= 50' (I-2 (PUD) ZONING)SECTION 2 (OWNER: CITY OF BROOMFIELD) N. 1,209,249.956 (GRID) **BROOMFIELD** E. 3,117,524.277 **CORPORATE CENTER** N. 1,209,595.237 (GROUND) E. 3,118,414.433 FINAL PLAT LAT. N39'54'25.22812" LONG. W105'04'51.85283" SHEET 2 OF 2

MARTIN/MARTIN
Consulting Engineers REV. JULY 26, 2.

Wheat Ridge, CO 80033

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