

KNUDSON SUBDIVISION FILING NO. 1 FINAL PLAT
SITUATE
IN
THE SE 1/4 OF SECTION 33, T.1.S., R.69.W. OF THE SIXTH P.M.
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

2015016285 PL 12/28/2015 09:05 AM
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City and County of Broomfield

NOTES:

PROPERTY DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNERS OF PARCELS OF LAND SITUATE IN THE SITUATE IN THE SE 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A:

A TRACT OF LAND "BEING A PORTION OF" THE FOLLOWING DESCRIBED PROPERTY, SITUATE IN THE SE 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE WEST ALONG THE SOUTH LINE OF THE SE 1/4, 1850 FEET; THENCE NORTH 0°21'20" EAST, PARALLEL TO THE EAST LINE OF SECTION 33, 580 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SECTION 33, 1850 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 0°21'20" WEST, ALONG THE EAST LINE OF SAID SECTION, 580 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARCELS CONVEYED IN DEEDS RECORDED AUGUST 13, 1963 IN BOOK 1295 AT PAGE 86 AND NOVEMBER, 11, 1974 UNDER RECEPTION NO. 121038, COUNTY OF BROOMFIELD, STATE OF COLORADO, CONTAINING AN AREA = 458,473 SQ FT OR 10.53 ACRES, MORE OR LESS.

PARCEL B:

A TRACT OF LAND SITUATE IN THE SE 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 89°30'57" WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, 1,850.00 FEET; THENCE NORTH 0°12'45" EAST, PARALLEL TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, 580.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING, NORTH 0°12'45" EAST, 200.00 FEET; THENCE NORTH 89°30'57" EAST, PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, 1,010.00 FEET; THENCE SOUTH 0°12'45" WEST, 200.00 FEET; THENCE SOUTH 89°30'57" WEST, 1,010.00 FEET TO THE POINT OF BEGINNING, COUNTY OF BROOMFIELD, STATE OF COLORADO, CONTAINING AN AREA = 202,175 SQ FT OR 4.64 ACRES, MORE OR LESS. SAID PARCELS OF LAND CONTAIN A TOTAL AREA OF 15.17 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED & SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME & STYLE OF "KNUDSON SUBDIVISION FILING NO. 1 FINAL PLAT" & BY THESE PRESENTS DEDICATES, GRANTS & CONVEYS IN FEE SIMPLE TO THE CITY & COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY & OTHER PUBLIC WAYS AS SHOWN ON THE PLAT & GRANTS TO THE CITY & COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC & MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY & COUNTY OF BROOMFIELD & FOR USE BY PUBLIC & PRIVATE UTILITIES.

OWNER:

ELSA PROPERTIES, LLC
10401 W 120TH AVE
BROOMFIELD, CO 80021
CONTACT: GARY KNUDSON
PHONE: (303) 489-8078

Gary Knudson 12/9/2015
OWNER DATE

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF BROOMFIELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December 2015 BY Gary Knudson

WITNESS MY HAND & SEAL:
MY COMMISSION EXPIRES: 9/4/2018

Ashley Apodaca
NOTARY PUBLIC

SEAL

ASHLEY APODACA
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #20144034573
My Commission Expires 9/4/2018

DEVELOPER:

PLENARY ROADS DENVER, LLC
1700 LINCOLN ST STE 3800
DENVER, CO 80203
CONTACT: TERRY OSTROM
PHONE: (970) 379-1120

Terry Ostrom 12/9/15
DEVELOPER DATE

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF BROOMFIELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December 2015 BY Terry Ostrom and Brian Clark

WITNESS MY HAND & SEAL:
MY COMMISSION EXPIRES: 9/4/2018

Ashley Apodaca
NOTARY PUBLIC

SEAL

ASHLEY APODACA
NOTARY PUBLIC - STATE OF COLORADO
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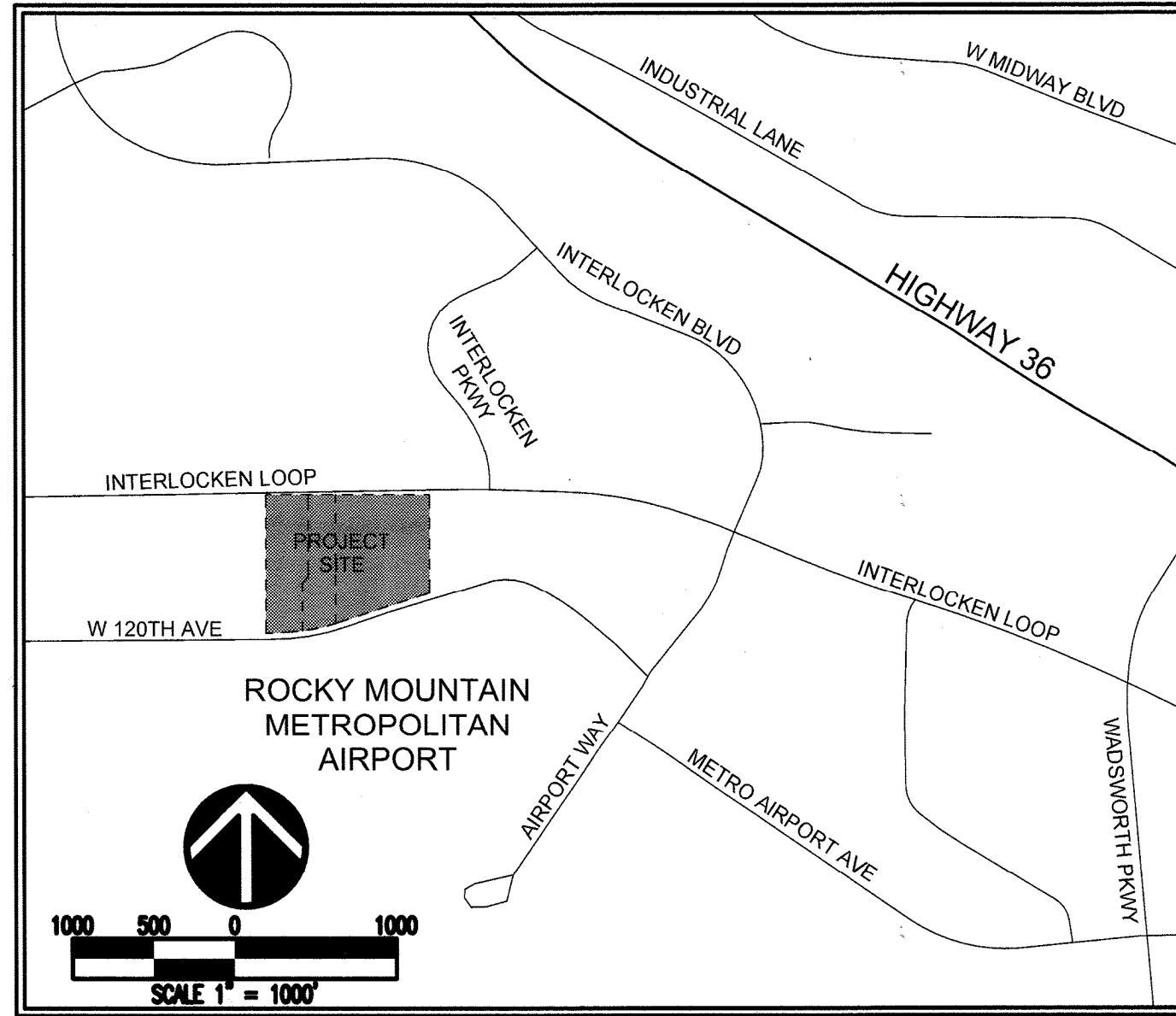
APPROVALS:

PLANNING & ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD THIS 16th DAY OF November 2015.

Thomas J. Silvers
CHAIRMAN

David J. Silvers
SECRETARY



NOTES:

DATE OF SURVEY: 30 OCTOBER, 2014.

PROPERTY ADDRESS: 10401 W 120TH AVENUE.

RECORD TITLE INFORMATION: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRISTATE SURVEYING, INC. THE INFORMATION OF RECORD SHOWN HEREON WAS OBTAINED FROM THE MUNICIPALITY OF JURISDICTION WHERE THE SUBJECT PROPERTY IS LOCATED & A 26 MAY 2015 LAND TITLE GUARANTEE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: ABZ70430367-2.

DIGITAL DISCLAIMER: TRISTATE SURVEYING, INC. MAKES NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED FOR DIGITAL RENDERINGS.

EASEMENT RESTRICTIONS:

- 1) DRAINAGE EASEMENT(S) LOCATED ON LOT 1 & LOT 2, SHALL BE FOR THE SOLE BENEFIT AND USE BY LOT 1 AND LOT 2 OF KNUDSON SUBDIVISION
- 2) PRIVATE ACCESS EASEMENT(S) LOCATED ON LOT 1 & LOT 2, SHALL BE FOR THE SOLE BENEFIT AND USE BY LOT 1 AND LOT 2 OF KNUDSON SUBDIVISION

NOTICE 13-80-105(3)(v) C.R.S.: 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.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY & PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE & THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME.

BRADLEY D. PETERSON, P.L.S. NO. 28860
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.
7371 S DELAWARE STREET
LITTLETON, CO 80120-4220 28860

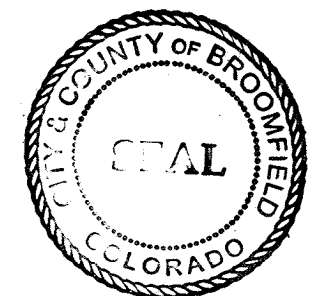
DATE

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF CITY AND COUNTY OF BROOMFIELD THIS 16th DAY OF December 2015.

MAYOR Julie L. Felt

Deputy City Clerk Lizivia Regenero



ATTORNEY'S CERTIFICATE:

I, Brigitte M. Paige, AN ATTORNEY LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND & RIGHTS-OF-WAY TO THE CITY & COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE & CLEAR OF ALL LIENS & ENCUMBRANCES AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

NAME: Brigitte M. Paige

REGISTRATION NO. 028785

DATE: 12/10/15

TriState Surveying, Inc.
Bradley D. Peterson, PLS

CO NE
KS

7371 S DELAWARE STREET
LITTLETON, CO 80120
PHE: 303-965-9072
FX: 303-705-3800
brad@tristatesurveying.com

DRAWN BY: BDP DATE: 08 DEC 15

CHECKED BY: JLT DRAWING NO.: 201473_FP

JOB NO.: 201473 SHEET 1 OF 3

NO. DATE DESCRIPTION BY

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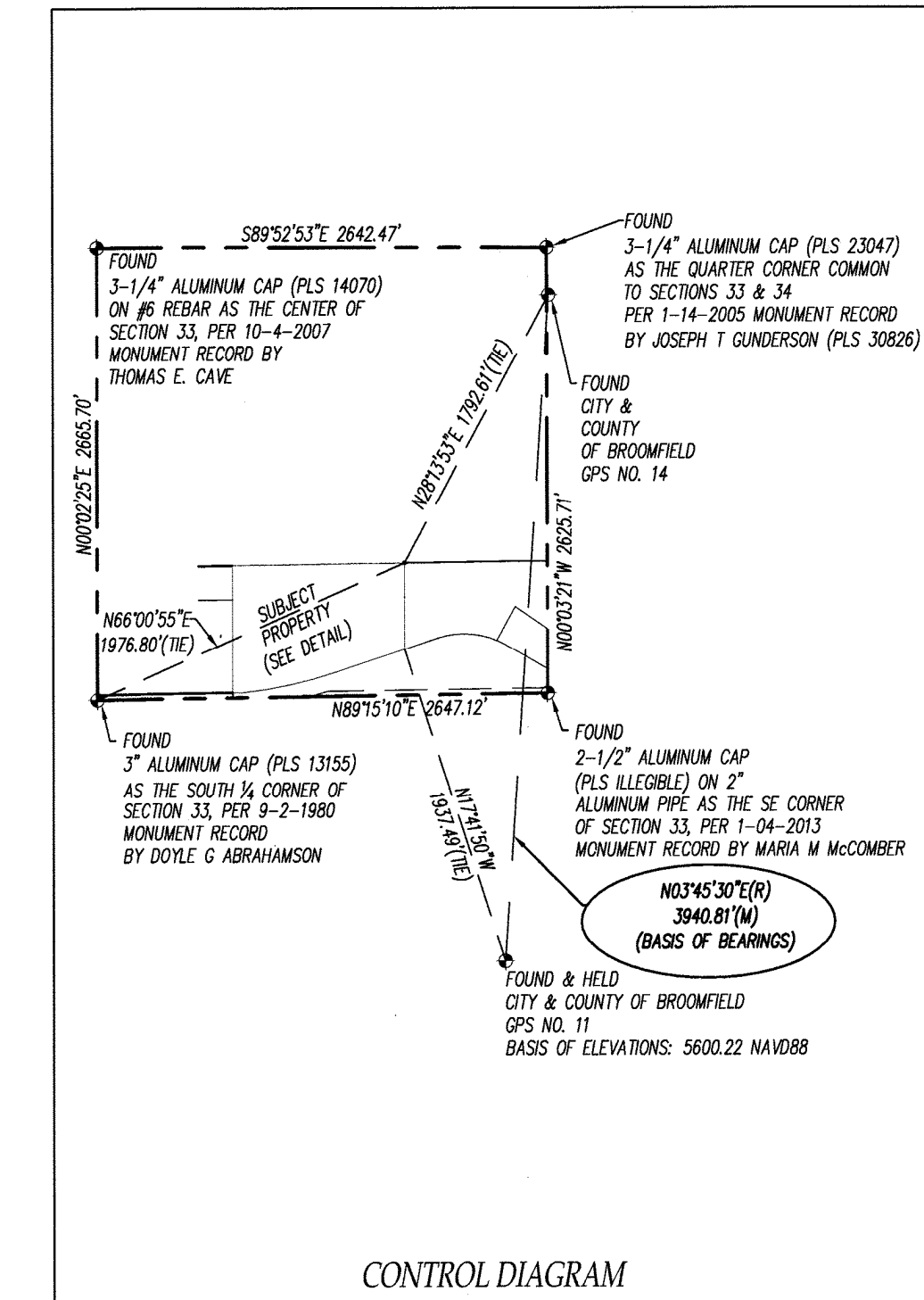
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SOUTH QUARTER CORNER OF SECTION 33
GROUND: NORTHING: 1212167.8847 EASTING: 3107802.8327
GRID: 39°54'51.08590"N 105°07'07.95483"W NORTHING: 1211818.5433 EASTING: 3106907.1794

NORTHEASTERLY CORNER LOT 3
GROUND: NORTHING: 1212971.4410 EASTING: 3109608.9389
GRID: 39°54'58.94754"N 105°06'44.73721"W NORTHING: 1212621.8691 EASTING: 3108712.7645

SOUTHEASTERLY CORNER LOT 3
GROUND: NORTHING: 1212464.2778 EASTING: 3109608.6106
GRID: 39°54'53.93684"N 105°06'44.75715"W NORTHING: 1212114.8513 EASTING: 3108713.4262

CCB GPS NO. 14
GROUND: NORTHING: 1214550.7271 EASTING: 3110456.8993
GRID: 39°55'14.51381"N 105°06'33.76830"W NORTHING: 1214200.70 EASTING: 3109560.47

CCB GPS NO. 11
GROUND: NORTHING: 1210618.5124 EASTING: 3110198.5840
GRID: 39°54'35.67554"N 105°06'37.30443"W NORTHING: 1210269.618 EASTING: 3109302.237

BASIS OF BEARINGS: A RECORD BEARING OF N03°45'30"E FOR THE LINE BETWEEN CITY & COUNTY OF BROOMFIELD CONTROL POINTS GPS NO. 11 & 14, MONUMENTED AS SHOWN HEREON.

MODIFICATION FACTOR: THE AVERAGE COMBINED SCALE FACTOR FOR COORDINATE CONVERSION BETWEEN GRID VALUES & GROUND VALUES IS 0.99971180576.

LINEAL UNITS: U.S. SURVEY FEET.

BASIS OF ELEVATIONS: A PUBLISHED NAVD88 ELEVATION OF 5600.22 FOR THE CITY & COUNTY OF BROOMFIELD CONTROL POINT GPS NO. 11, AS SHOWN.

STANDARD OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C, CLASS 2-1: 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS & SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS & SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.



TriState Surveying, Inc.
Bradley D. Peterson, PLS



777 S DELAWARE STREET
LITTLETON, CO 80120

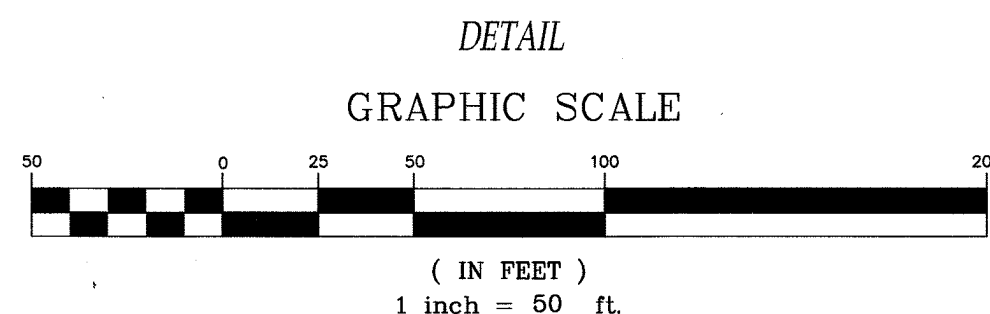
PH: 303-965-9072
FX: 303-705-8820

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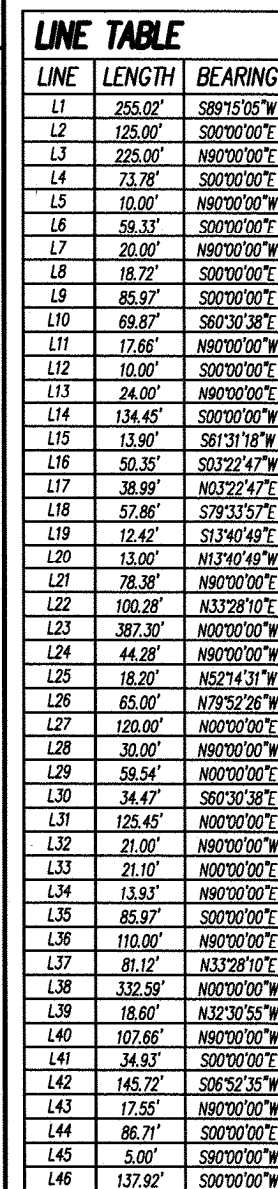
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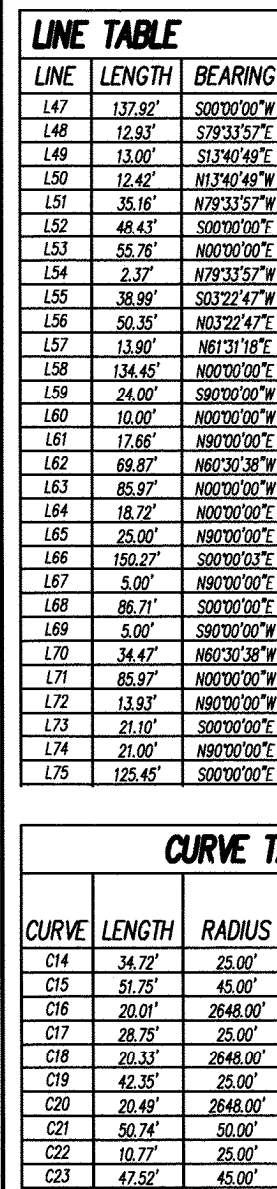


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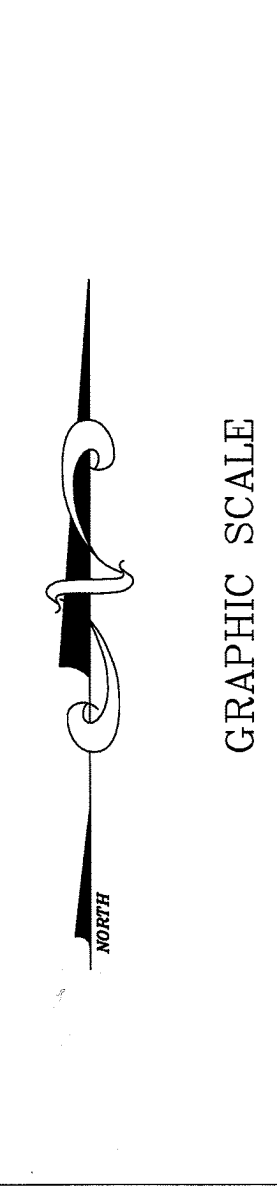
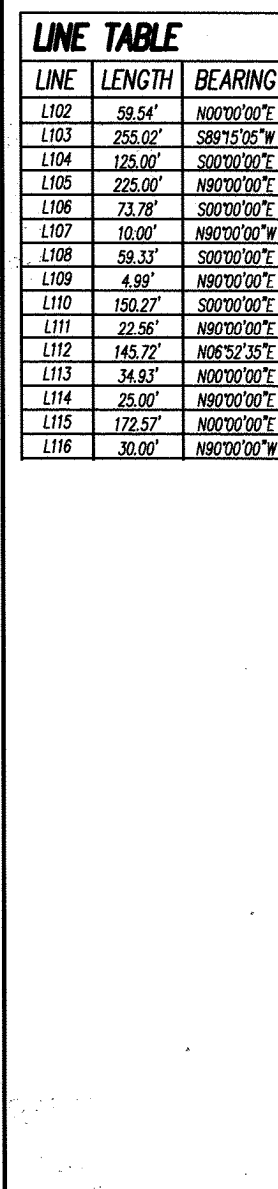
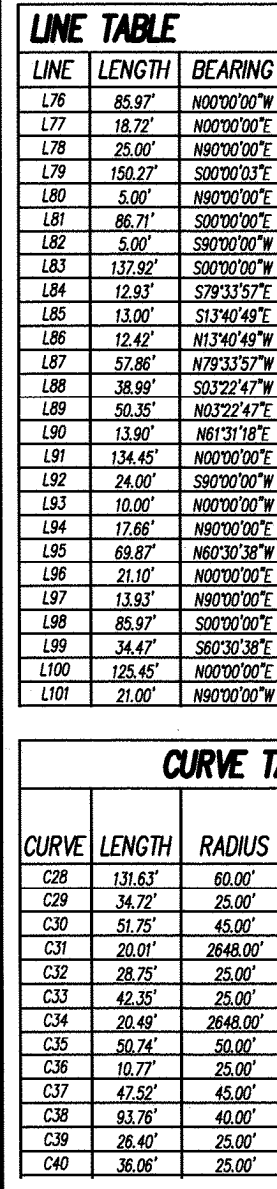
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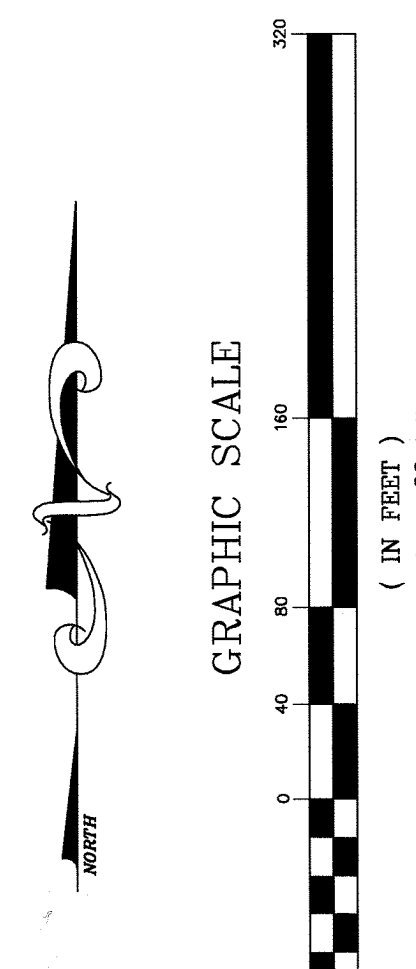
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	131.63'	60.00'	S82°50'50"W	106.78'	125°41'40"
C2	49.74'	49.00'	S80°31'57"E	45.85'	60°30'38"
C3	10.70'	25.00'	N47°05'57"E	10.36'	24°40'52"
C4	58.29'	50.00'	S32°07'20"E	48.63'	90°26'21"
C5	20.40'	2648.00'	N80°51'51"E	20.40'	0°26'36"
C6	45.25'	25.00'	S51°34'28"W	37.46'	54°09'37"
C7	28.25'	25.00'	N46°37'23"W	27.01'	65°53'08"
C8	20.01'	2648.00'	N71°38'26"E	20.01'	0°25'39"
C9	28.82'	45.00'	N41°50'15"W	28.05'	36°18'51"
C10	28.82'	45.00'	S30°51'57"E	25.15'	56°09'38"
C11	36.98'	25.00'	N45°05'57"E	33.02'	62°38'36"
C12	93.18'	40.00'	S67°50'52"W	73.72'	134°17'44"
C13	12.19'	25.00'	S31°58'21"E	12.07'	27°58'41"



C25	36.06'	25.00'	N78°08'34"E	33.02'	82°38'36"
C26	26.40'	25.00'	S30°15'19"E	25.19'	60°30'38"
C27	93.76'	40.00'	S67°08'52"W	73.72'	134°17'44"



Tristate Surveying, Inc.
Bradley D. Peterson, PLS



TriState Surveying, Inc.
Bradley D. Bateman, P.L.C.

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