BROOMFIELD RETAIL CENTER - FILING No. 2
A RESUBDIVISION OF BROOMFIELD RETAIL CENTER MINOR SUBDIVISION - LOT 2
LOCATED IN THE SW 1/4 AND THE NW 1/4 OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.
CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO

TRUE NORTH (SEE GENERAL NOTE #2)

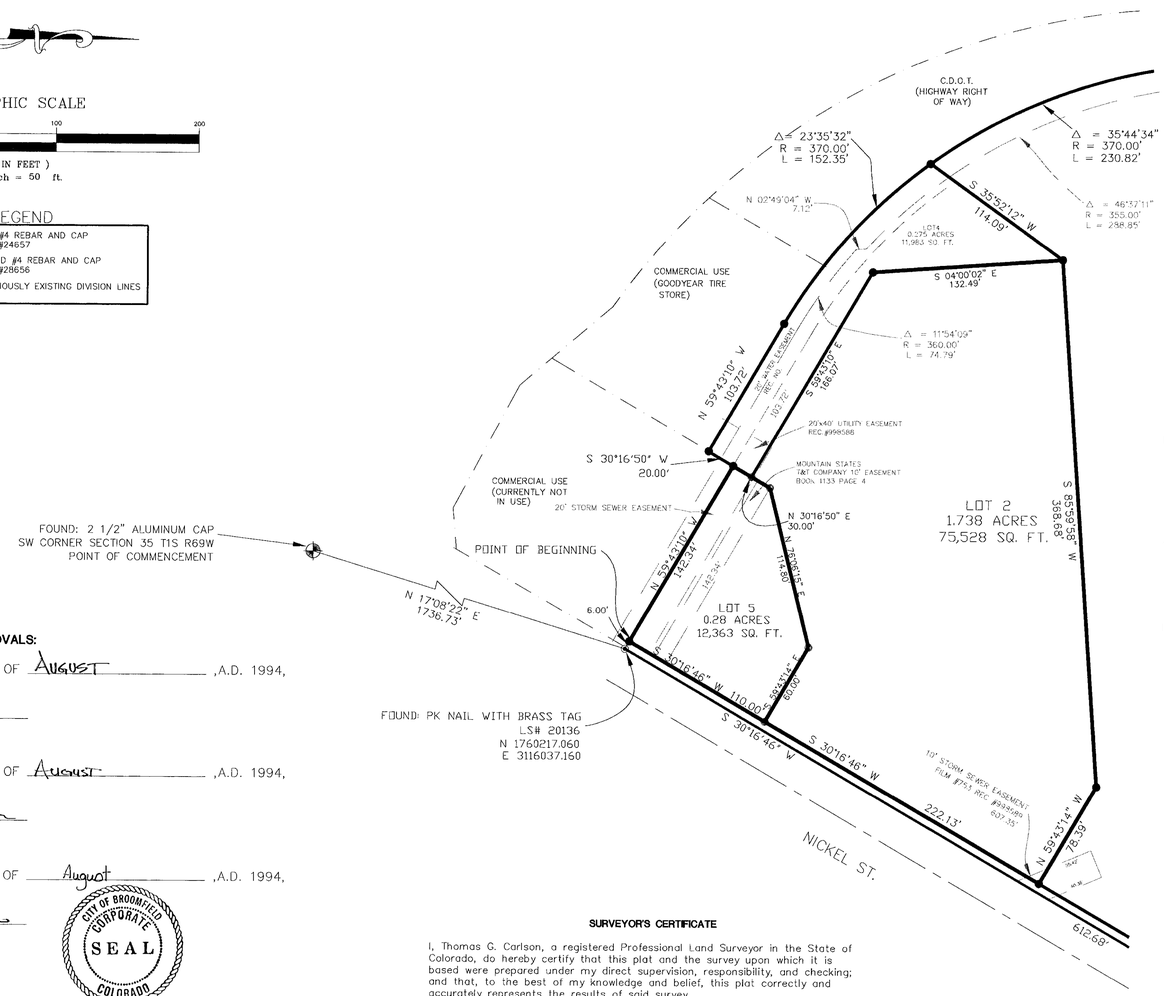
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

O = SET #4 REBAR AND CAP PLS #24657
• = FOUND #4 REBAR AND CAP PLS #28656
—— —— = PREVIOUSLY EXISTING DIVISION LINES



OWNER'S CERTIFICATE

Know all men by these presents, that Broomfield Urban Renewal Authority, being sole owner of the property shown and described hereon (by deed dated July 11, 1994 to The Broomfield Urban Renewal Authority from Dayton Hudson Corporation) has caused said land to be combined, surveyed and platted under the name Broomfield Retail Center – Filing No. 2.

In witness thereof, Broomfield Urban Renewal Authority has hereunto set our signature and seal this 8th day of August, 1994.

BY: Robert K. Sakaguchi (seal)
Chairman – Robert Sakaguchi

ATTEST:
BURA – Broomfield Urban Renewal Authority

BY: Vicki Marcy
Secretary – Vicki Marcy

CITY OF BROOMFIELD APPROVALS:

APPROVED THIS 8th DAY OF AUGUST, A.D. 1994,
PLANNING DIRECTOR

APPROVED THIS 8th DAY OF August, A.D. 1994,
CITY ENGINEER

APPROVED THIS 8th DAY OF August, A.D. 1994,
CITY MANAGER

CITY OF BROOMFIELD CORPORATE SEAL COLORADO

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:27 O'CLOCK P.M, THIS 9th DAY OF AUGUST, A.D., 1994, AND IS DULY RECORDED IN PLAN FILE P-32 F-2 #13
FILM 1998, RECEPTION NUMBER 1453424
FEES $10.00 PAID.

Charlotte Houston
CLERK AND RECORDER

(BY DEPUTY)

SURVEYOR'S CERTIFICATE

I, Thomas G. Carlson, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and the survey upon which it is based were prepared under my direct supervision, responsibility, and checking; and that, to the best of my knowledge and belief, this plat correctly and accurately represents the results of said survey.

THOMAS G. CARLSON REGISTERED 24657 LAND SURVEYOR STATE OF COLORADO 8-8-94

Thomas G. Carlson
Professional Land Surveyor
Colorado Reg. No. 24657

GENERAL NOTES:

1) NOTICE: 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 on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2) The bearings shown hereon are based on the Colorado Coordinate System of 1983 Central Zone per data provided by the Colorado Department of Transportation for control monuments 'Broomfield' & 'Harrison'. Said monuments are 3 1/4" aluminum caps in aluminum range boxes. The bearing from "Broomfield" to "Harrison" is South 02° 29' 54" West. Based on a datum elevation of 5400' and a combined project scale factor of 0.99977967 the Modified Colorado Coordinate System of 1983 Central Zone values for these control points are:

Broomfield: N 1757859.374 E 3114339.297
Harrison : N 1753677.631 E 3114156.833

3) No title search was performed by Greenhorne & O'Mara, Inc. in preparing this plat. All information regarding, easements, rights of way or other encumbrances of record was obtained from the following:

Lawyers Title Insurance Corporation, Commitment No. 39795-0893 dated September 8, 1993;

Chicago Title of Colorado, Inc., Commitment No. 970000 dated August 26, 1993;

First Colorado Title Corporation, Commitment No.'s 39942-0993 dated September 20, 1993 and 39840-0893 dated October 14, 1993.

4) The boundary survey field work for this project was completed August, 1994.

5) This plat was prepared in August, 1994.

6) The total acreage of this subdivision is 2.018 acres.

7) This plat represents a minor resubdivision of that subdivision defined by an existing plat entitled "Broomfield Retail Center Minor Subdivision" recorded in the Clerk and Recorders Office of Boulder County, Colorado in Plan File P-31 F-1 #40, Film No. 1992, Reception No. 1445061.

8) Approval of this final plat may create a vested property right pursuant to Article 68, Title 24, C.R.S.

LEGAL DESCRIPTION

A parcel of land located in a part the W 1/2 of Section 35, Township 1 South, Range 69 West of the Sixth Principal Meridian, County of Boulder, State of Colorado, being Lot 2, Broomfield Retail Center Minor Subdivision, recorded in Boulder County Clerk and Recorders office in Plan File P-31 F-1 #40, Film No. 1992, Reception No. 1445061, with Lot 5 being more particularly described as follows:

Commencing at the SW corner of Section 35, T1S, R69W, a 2 1/2" aluminum cap (markings illegible);

Thence, North 17° 08' 22" East a distance of 1736.73 feet to a found PK nail with a brass tag stamped "LS #20136" at the centerline of vacated W. 1st Avenue and the westerly right-of-way line of Nickel Street;

Thence, along the centerline of vacated W. 1st Avenue, North 59° 43' 10" West a distance of 6.00 feet to a 1/2" rebar with plastic cap stamped "PLS 28656", said point being the POINT OF BEGINNING;

Thence along the boundary lines of Lot 5 the following five courses,

1) North 59° 43' 10" West a distance of 142.34 linear feet;
2) Thence, North 30°16'50" East a distance of 30.00 linear feet;
3) Thence, North 76° 06' 15" East a distance of 114.80 linear feet;
4) Thence, South 59° 43' 14" East a distance of 60.00 linear feet;
5) Thence, South 30° 16' 46" West a distance of 110.00 linear feet; to the POINT OF BEGINNING.

Said boundary describes Lot 5 of the Broomfield Retail Center and contains approximately 12,363 square feet or 0.28 acres of land, more or less.

No.	DATE	REVISIONS	APPR.

PROJECT No. 4150-250-623

DRAWN BY GKW
CHECKED BY

OWNER:
BROOMFIELD URBAN RENEWAL AUTHORITY
NO 6 GAROLEN CENTER
BROOMFIELD, COLORADO 80038-1415

GREENHORNE & O'MARA, INC.
Engineers / Architects / Planners / Scientists / Surveyors
3131 South Vaughn Way Suite 428 Aurora, Colorado 80014 (303)-755-9000

BROOMFIELD RETAIL CENTER - REPLAT 2
A PART OF SECTION 35, T1S, R69W 6th P.M.
BROOMFIELD, COLORADO

SHEET 1 OF 1