

BRUNNER SUBDIVISION FILING NO. 1 REPLAT A

FINAL PLAT

2017000272 PL 01/10/2017 09:41 AM
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
 City and County of Broomfield

A RESUBDIVISION OF BRUNNER SUBDIVISION FILING NO. 1 MINOR SUBDIVISION PLAT
 SITUATED IN THE SE 1/4 OF SECTION 36, T.1S., R.69W. OF THE 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN BROOMFIELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF THE SE 1/4 OF SECTION 36, T.1S., R.69W. OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING ALL OF BRUNNER SUBDIVISION FILING NO. 1 MINOR SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2007011671, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 36, T.1S., R.69W., OF THE 6TH P.M.;
 THENCE N77°09'46"W A DISTANCE OF 178.81 FEET TO A POINT ON THE NORTH R.O.W. LINE OF WEST 120TH AVENUE AND THE POINT OF BEGINNING;
 THENCE S89°54'39"W ALONG THE NORTH R.O.W. LINE OF WEST 120TH AVENUE, A DISTANCE OF 155.00 FEET;
 THENCE N00°20'41"W A DISTANCE OF 290.80 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A", BROOMFIELD TOWN CENTRE REPLAT "A" AS RECORDED AT RECEPTION NUMBER 1789681;
 THENCE N89°54'39"E ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 155.00 FEET;
 THENCE S00°20'41"E ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN BOOK 983 AT PAGE 115 AND BOOK 1267 AT PAGE 182, BOULDER COUNTY RECORDS, A DISTANCE OF 290.80 FEET TO THE POINT OF BEGINNING;
 CONTAINING 45,043 SQUARE FEET OR 1.0340 ACRES, MORE OR LESS.

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

OWNER:

5275 WEST 120TH LLC, A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS 3rd DAY OF May, A.D., 2016

By: Bradley P. Brooks, Mgr

BY: Bradley P. Brooks
 SIGNATURE

Bradley P. Brooks, Manager
 PRINT NAME AND TITLE

ACKNOWLEDGMENT:

STATE OF Colorado)
 COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 2016, BY Bradley P. Brooks

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2-26-17

Lucinda K. Murphy
 NOTARY PUBLIC

Lucinda K. Murphy
 State of Colorado
 Notary Public
 Notary ID Number 19674144376
 My Commission Expires 2/26/2017

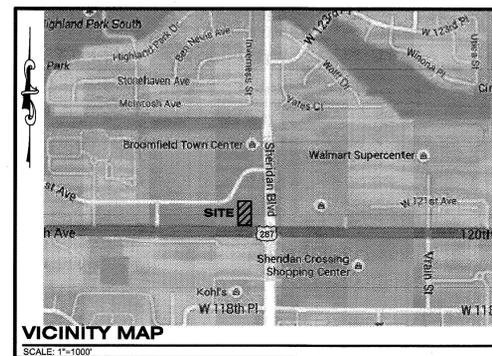
LENDER / LIENHOLDER CONSENT:

THE UNDERSIGNED MORTGAGEE/LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND TO THE EXECUTION AND RECORDING OF THIS PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

MIDFIRST BANK

BY: M. Ryan Coules
 SIGNATURE

M. Ryan Coules, SVP
 PRINT NAME AND TITLE



SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND 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, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

BEARINGS USED ON THIS PLAT ARE BASED ON THE INVERSE BEARING BETWEEN BROOMFIELD GPS CONTROL POINT NGS PUBLISHED MONUMENT "A413" AND BROOMFIELD GPS CONTROL POINT "LINE AZ MARK" (NGS UN-PUBLISHED) MONUMENT BEING N32°58'37"W AS SHOWN ON THE PLAT OF BRUNNER SUBDIVISION FILING NO. 1 MINOR SUBDIVISION PLAT AND CALCULATED FROM THE PUBLISHED FACT SHEETS.

DATE OF SURVEY: MAY 11, 2015

CHARLES N. BECKSTROM,
 COLORADO P.L.S. NO. 33202



NOTES:

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER ABZ70449125-4 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 15, 2015 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 1ST ORDER, CLASS 2, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATION FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THE STATE PLANE GRID AND GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GPS DATUM, JUNE 1995.
- COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID FACTOR OF 0.999723782.
- THE PLAT OF BRUNNER SUBDIVISION FILING NO. 1 MINOR SUBDIVISION PLAT WAS RECORDED SEPTEMBER 10, 2007 AT RECEPTION NO. 2007011671, CITY AND COUNTY OF BROOMFIELD, COLORADO RECORDS.
- TRACT A IS HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE PURPOSES OF RIGHT-OF-WAY.

NOTICE:

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 THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

ATTORNEY'S CERTIFICATE:

I, Brandy Maze AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD 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.

* WITH THE EXCEPTION OF MORTGAGE'S SUBORDINATED INTEREST

Brandy Maze S-5-16
 SIGNATURE DATE

REGISTRATION NO. 33231

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS 14 DAY OF March, 2016

Alvaro S. Silva CHAIRMAN
Shirley Judson SECRETARY

CITY COUNCIL CERTIFICATE:

THIS REPLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 20 DAY OF June, 2016

[Signature] MAYOR
Lucia Kegness CITY CLERK, Deputy



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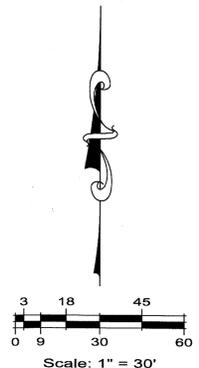
Survey No.: 15045-S	Project No.: 0.32-104	Prepared: 11/08/2015	Revised: 03/07/2016
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BRUNNER SUBDIVISION FILING NO. 1 REPLAT A

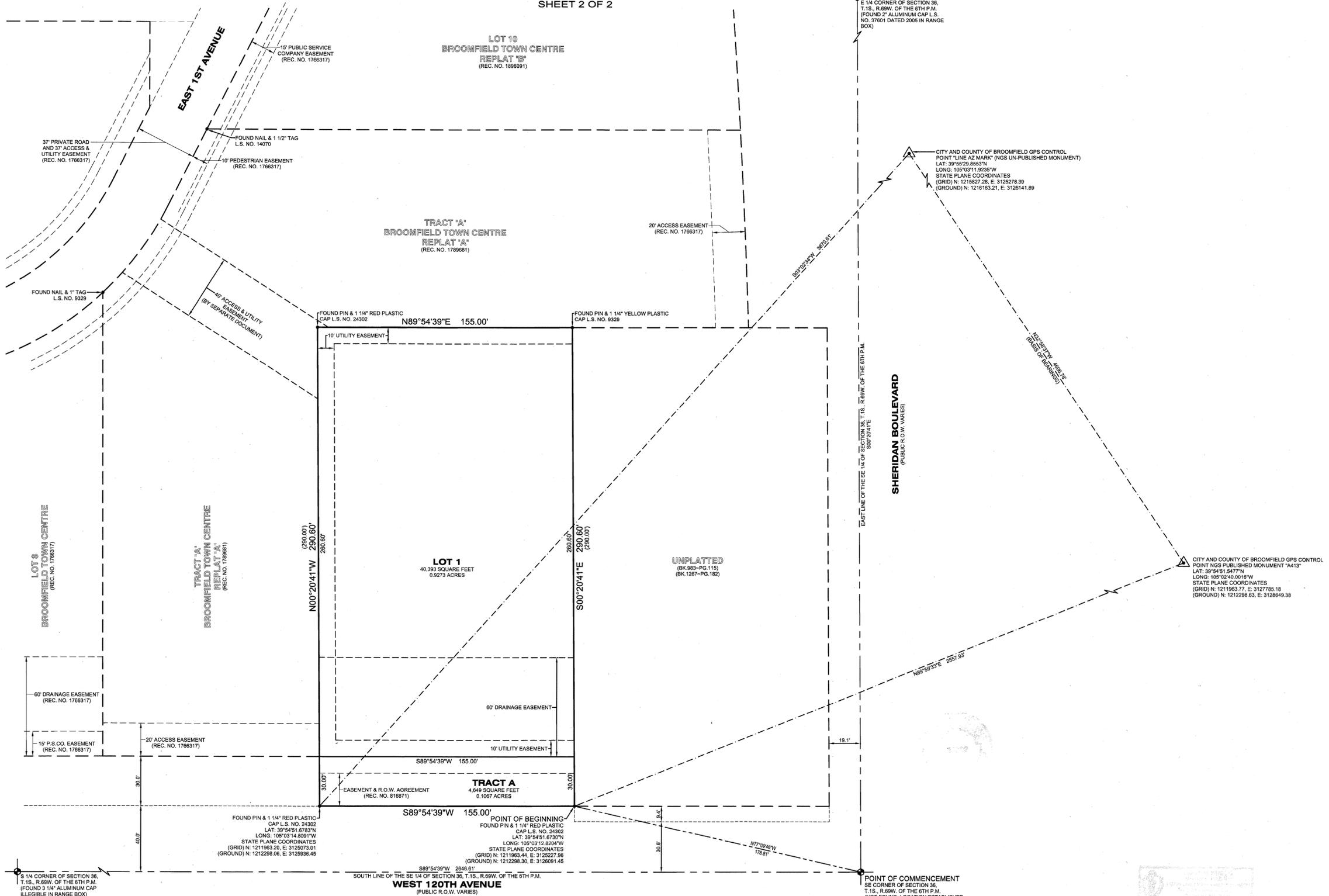
FINAL PLAT

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SITUATED IN THE SE 1/4 OF SECTION 36, T.1S., R.69W., OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 2

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City and County of Broomfield



LEGEND
(XXX.XX) PER THE RECORDED PLAT OF
BRUNNER SUBDIVISION FILING NO. 1
MINOR SUBDIVISION PLAT



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Survey No.	Project No.	Prepared	Revised
15045-S	0.32-104	11/08/2015	03/07/2016

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