

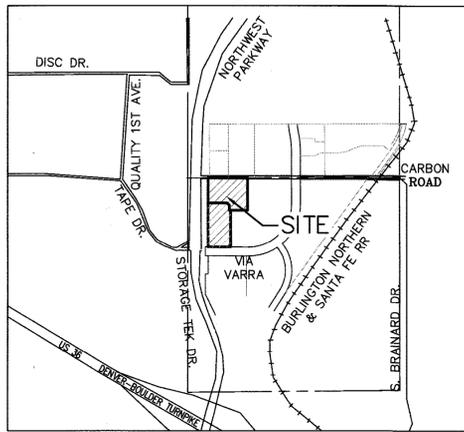
PARKWAY CIRCLE FILING NO. 4 REPLAT B

Final Plat

A Subdivision, being a Re-Plat of Lot 1, Parkway Circle Filing No. 4 Replat A,
 Situated in the Northwest 1/4 of Section 28, Township 1 South, Range 69 West of the 6th P.M.
 City and County of Broomfield, State of Colorado.

Sheet 1 of 2

2017006561 PL 05/31/2017 03:09 PM
 Page: 1 of 2 Rec Fee \$5.00 Doc Fee \$
 City and County of Broomfield



VICINITY MAP
 SCALE: 1"=1000'

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND BEING ALL OF LOT 1, PARKWAY CIRCLE FILING NO. 4 REPLAT A AS RECORDED AT RECEPTION NO. 2014009201 OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE PERIMETER OF SAID LOT THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 89°48'59" EAST, A DISTANCE OF 489.60 FEET;
- 2) SOUTH 00°00'03" WEST, A DISTANCE OF 397.83 FEET;
- 3) NORTH 89°59'16" WEST, A DISTANCE OF 212.00 FEET;
- 4) SOUTH 00°00'03" WEST, A DISTANCE OF 455.32 FEET;
- 5) NORTH 89°59'16" WEST, A DISTANCE OF 277.66 FEET;
- 6) NORTH 00°00'44" EAST, A DISTANCE OF 821.47 FEET;
- 7) NORTH 00°11'01" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 320,748 SQ. FT OR 7.36 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PARKWAY CIRCLE FILING NO. 4 REPLAT B, AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL PURPOSES AND FOR USE BY FRANCHISES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 9th DAY OF December, 2016.

ACKNOWLEDGMENT:

OWNER: MI DEVELOPMENT CORPORATION—TEXAS, A TEXAS CORPORATION

BY: John K. Scott, Jr.
 NAME: JOHN K. SCOTT, JR.
 TITLE: PRESIDENT

STATE OF Colorado SS
 COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, 2016, BY JOHN K. SCOTT, JR., AS PRESIDENT OF MI DEVELOPMENT CORPORATION—TEXAS, A TEXAS CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 2/16/2018

 Kirsten Gunderson
 NOTARY PUBLIC

LENDER'S CONSENT TO PLAT PARKWAY CIRCLE FILING NO. 4 REPLAT B:

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.

NJD, LTD., A TEXAS LIMITED PARTNERSHIP DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD.,

BY: PCS, INC.
 A COLORADO CORPORATION, ITS GENERAL PARTNER

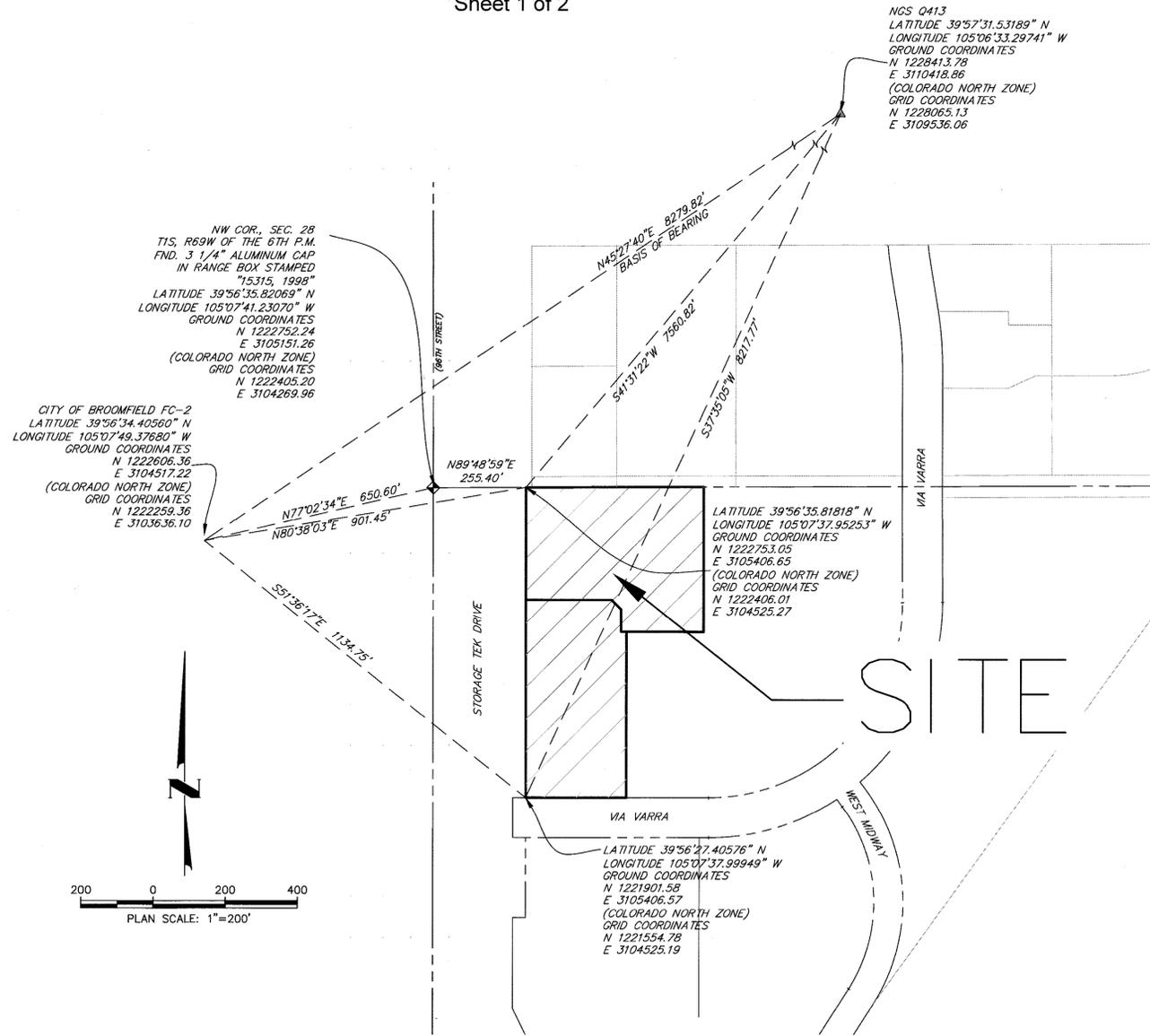
BY: John K. Scott, Jr. V-P
 NAME: JOHN K. SCOTT, JR.
 TITLE: VICE PRESIDENT

STATE OF Colorado SS
 COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, 2016, BY JOHN K. SCOTT, JR., AS VICE PRESIDENT OF PCS, INC., GENERAL PARTNER OF NJD, LTD., A TEXAS LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 2/16/2018

 Kirsten Gunderson
 NOTARY PUBLIC



ATTORNEY'S CERTIFICATE:

I, Janet Perlstein AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, BASED SOLELY ON MY REVIEW OF THAT CERTAIN NCS-780982-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AND HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016 AT 5:00 P.M., DO HEREBY CERTIFY THAT THE MI DEVELOPMENT CORPORATION—TEXAS, A TEXAS CORPORATION IS THE CURRENT RECORD OWNER OF THE RECORDED FEE INTERESTS IN THE SURFACE OF THE LAND DESCRIBED IN THIS SUBDIVISION PLAT FREE AND CLEAR OF ALL MONETARY LIENS AND ENCUMBRANCES OTHER THAN THE LIEN CREATED BY THAT CERTAIN DEED OF TRUST IN FAVOR OF NJD, LTD., A TEXAS LIMITED PARTNERSHIP DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD.

Janet Perlstein
 REGISTRATION NO. 13799, DATE: December 9, 2016

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS 10th DAY OF June, 2016.

Thomas & Silvia CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 9th DAY OF August, 2016.

[Signature] MAYOR Tricia Kegemes CITY CLERK

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, 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.

AARON MURPHY, PLS 38162
 FOR AND ON BEHALF OF
 HARRIS KOCHER SMITH



HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-8300 F: 303-623-6311
 HarrisKocherSmith.com

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-780982-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AND HAVING AN EFFECTIVE DATE OF FEBRUARY 29, 2016 AT 5:00 P.M.
2. 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.
3. BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #C-2 AND Q-413 AS BEARING NORTH 45°27'40" EAST. #C-2 IS A 2" ROUND CAP SET IN THE CONCRETE CURB. Q-413 IS MONUMENTED BY A STAINLESS STEEL ROD, ENCLOSED IN A 5-INCH PVC PIPE WITH LOGO LID, SURROUNDED BY A CONCRETE AND RECESSED 2 CM BELOW THE GROUND.
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II, 1:20,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
5. COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.99971618.
6. AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER THE DRIVEWAYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME.

PARKWAY CIRCLE FILING NO. 4 REPLAT B

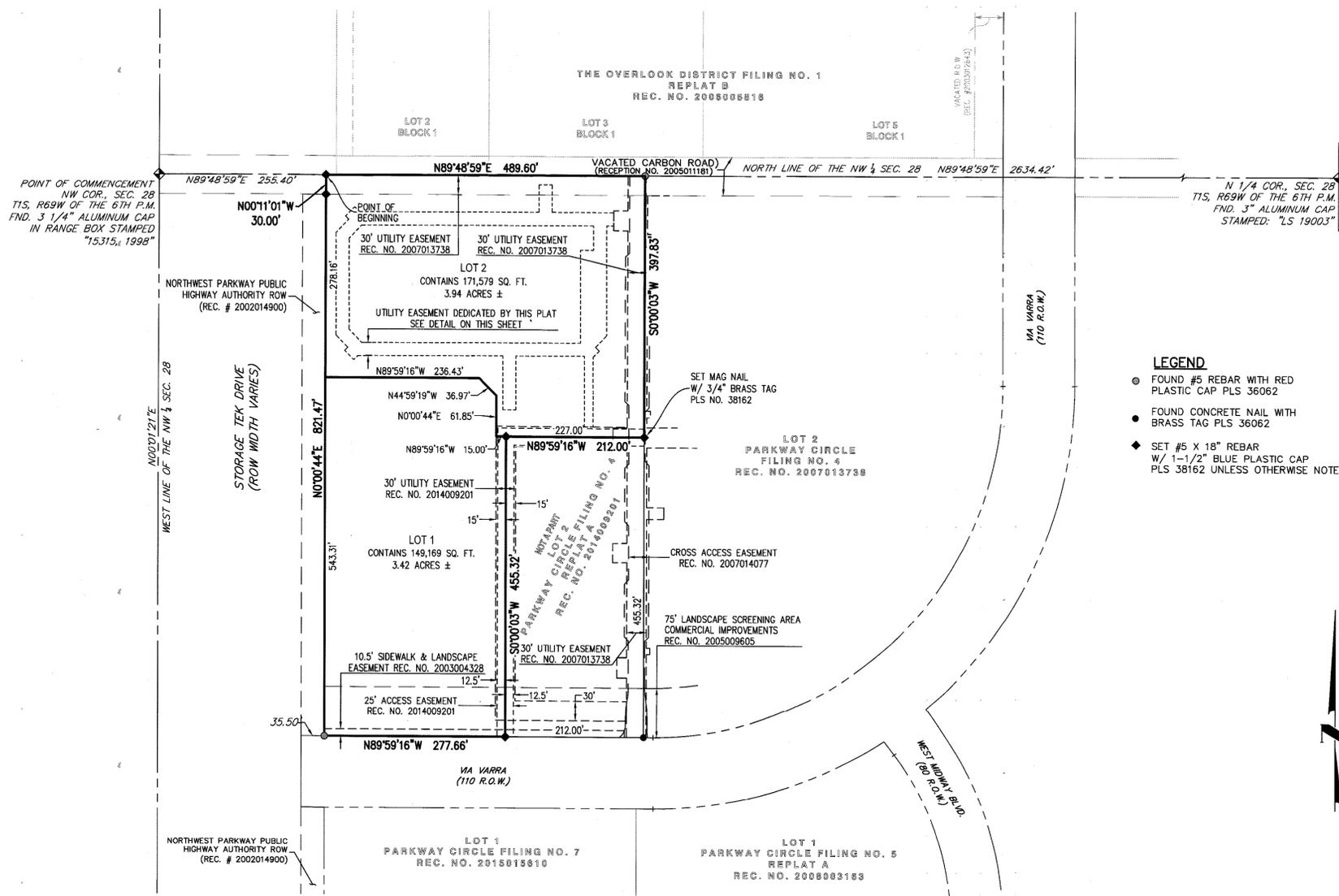
Final Plat

A Subdivision, being a Re-Plat of Lot 1, Parkway Circle Filing No. 4 Replat A,
 Situated in the Northwest 1/4 of Section 28, Township 1 South, Range 69 West of the 6th P.M.
 City and County of Broomfield, State of Colorado.
 Sheet 2 of 2

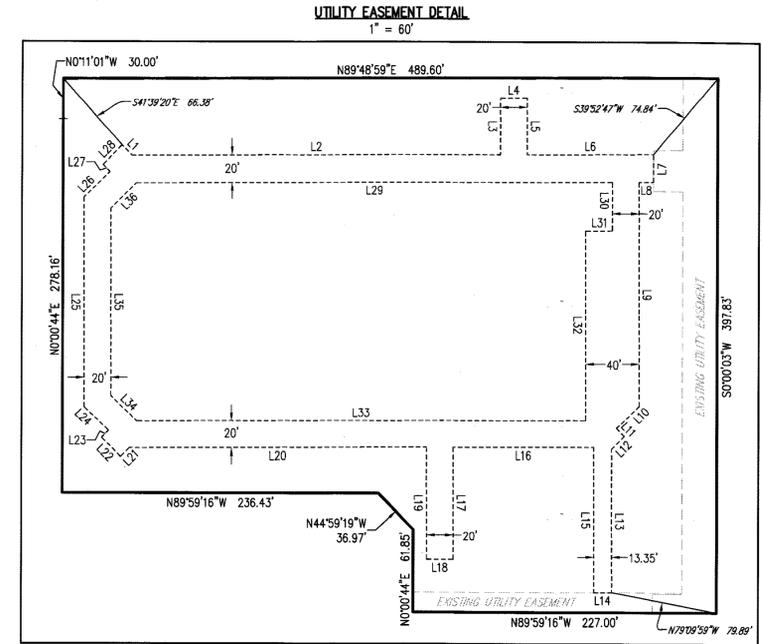
2017096581 PL 05/31/2017 03:09 PM
 Page: 2 of 2 Rec Fee \$9.00 Doc Fee \$
 City and County of Broomfield
 City and County of Broomfield

SAFCO PRODUCTS • NEW HEPPE, MINNESOTA
 REFERRED BY PART NUMBER 8282
 FORMER NAME OF PART ON FILE
 SAFCO PRODUCTS • NEW HEPPE, MINNESOTA
 REFERRED BY PART NUMBER 8282
 FORMER NAME OF PART ON FILE
 SAFCO PRODUCTS • NEW HEPPE, MINNESOTA
 REFERRED BY PART NUMBER 8282
 FORMER NAME OF PART ON FILE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



- LEGEND**
- FOUND #5 REBAR WITH RED PLASTIC CAP PLS 36062
 - FOUND CONCRETE NAIL WITH BRASS TAG PLS 36062
 - ◆ SET #5 X 18" REBAR W/ 1-1/2" BLUE PLASTIC CAP PLS 38162 UNLESS OTHERWISE NOTED



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S45°11'01"E	10.67'	L19	N00°11'32"W	82.60'
L2	N89°48'59"E	275.42'	L20	S89°48'59"W	222.32'
L3	N00°11'01"W	42.28'	L21	S44°48'59"W	9.10'
L4	N89°48'59"E	20.00'	L22	N45°11'01"W	20.00'
L5	S00°11'01"E	42.28'	L23	N44°48'59"E	7.16'
L6	N89°48'59"E	94.52'	L24	N45°11'01"W	25.58'
L7	S00°00'03"W	20.00'	L25	N00°11'01"W	153.79'
L8	S89°48'59"W	10.82'	L26	N44°48'59"E	27.27'
L9	S00°11'01"E	166.65'	L27	N45°11'01"W	7.04'
L10	S44°48'59"W	24.02'	L28	N44°48'59"E	20.00'
L11	S45°11'01"E	8.31'	L29	N89°48'59"E	355.90'
L12	S44°48'59"W	13.49'	L30	S00°11'01"E	36.12'
L13	S00°11'01"E	106.24'	L31	S89°48'59"W	20.00'
L14	N89°59'16"W	13.35'	L32	S00°11'01"E	141.38'
L15	N00°11'01"W	107.73'	L33	S89°48'59"W	335.90'
L16	S89°48'59"W	105.11'	L34	N45°11'01"W	27.07'
L17	S00°11'32"E	82.67'	L35	N00°11'01"W	139.22'
L18	N89°59'57"W	20.00'	L36	N44°48'59"E	27.07'

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com