ATLAS INDUSTRIAL PARK REPLAT 4

FINAL PLAT

PART OF THE EAST 1/2 SEC. 34, T1S, R69W OF THE 6th P.M.
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 1

LAND DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF

LOT 1,
BLOCK 1,
EXCEPT THE NORTH 190 FEET AND THE SOUTH 100 FEET OF THE ATLAS INDUSTRIAL PARK REPLAT, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MEETS AND BOUNDS DESCRIPTION:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°07'20" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF ALTER STREET A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°07'20" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 129.62 FEET; THENCE NORTH 89°12'35"EAST A DISTANCE OF 230.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 287; THENCE SOUTH 00°07'20" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 132.30 FEET; THENCE SOUTH 89°52'40" WEST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

COUNTY OF BOULDER,
STATE OF COLORADO.
THIS PARCEL CONTAINS 30,121 SQUARE FEET OR 0.6915 ACRES OF LAND, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ATLAS INDUSTRIAL PARK REPLAT 4, AND BY THESE PRESENTS DEDICATED 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.

OWNERS/SUBDIVIDERS

TACO CALIENTE, INC. AN ARIZONA CORPORATION

BY: R. Bryce Shirley
Vice President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF Nov, 1999 BY R. Bryce Shirley AS Vice President OF Taco Caliente, Inc.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3/21/102

Sheri D. Drake 17901 Von Karman
NOTARY PUBLIC ADDRESS
Irvine, CA 92614

SHERI D. DRAKE
Commission # 1177005
Notary Public - California
Orange County
My Comm. Expires Mar 21, 2002

NOTES

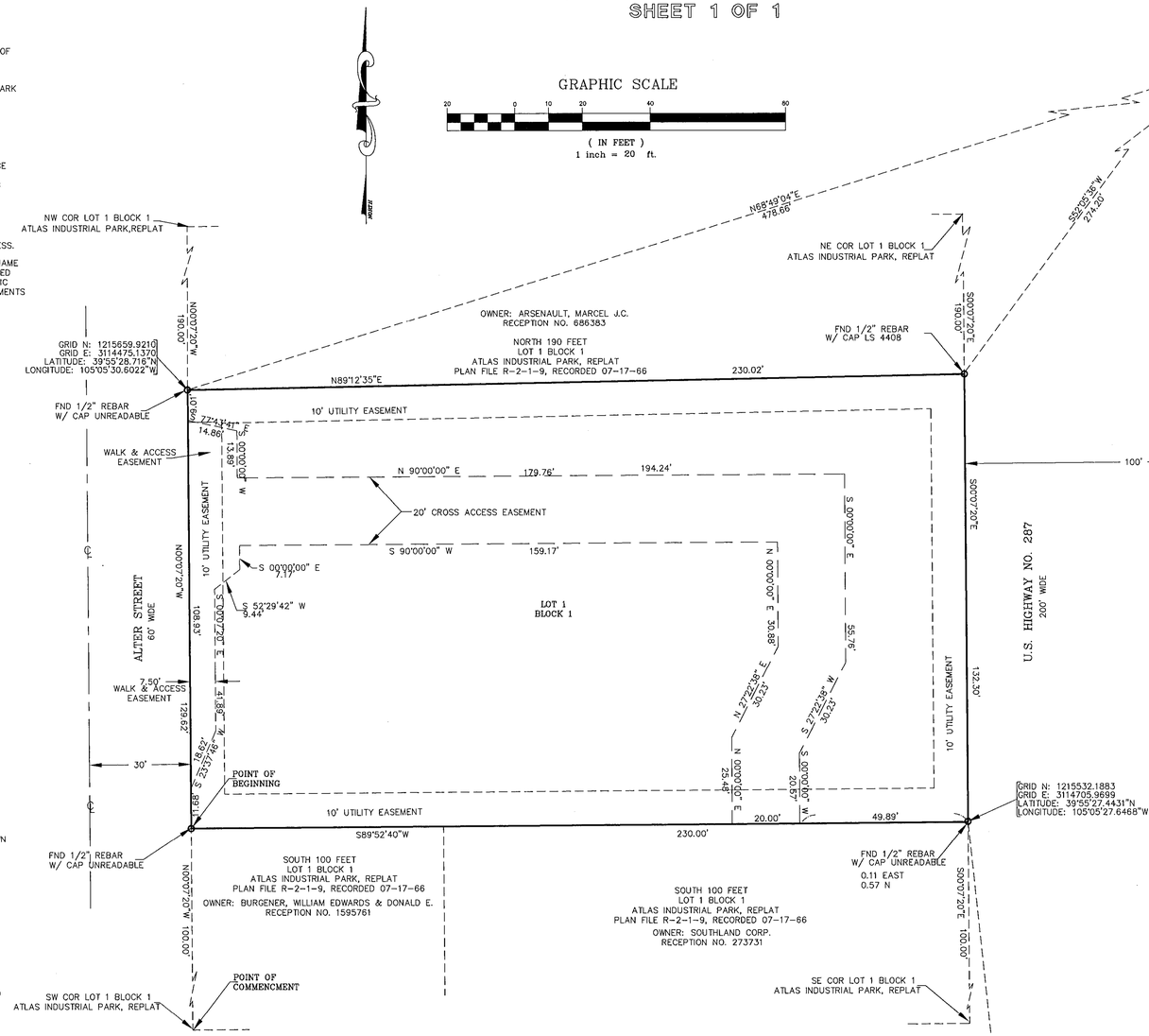
1. BASIS OF BEARINGS
EAST LINE OF ALTER STREET AS BEING N00°07'20"W, AS RECORDED ON ATLAS INDUSTRIAL PARK REPLAT IN PLAN FILE R-2-1-9, BETWEEN THE MONUMENTS SHOWN SHOWN HEREON.

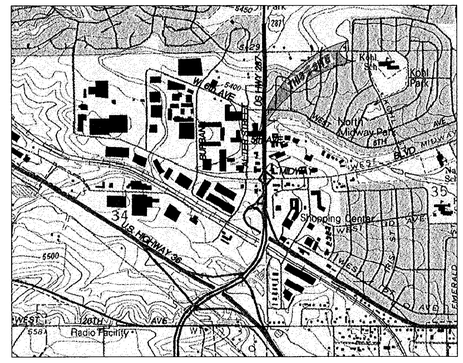
2. CITY OF BROOMFIELD G.P.S. DATUM, JUNE 1995
HORIZONTAL DATUM NAD 83/92
VERTICAL DATUM NAVD 1988
ZONE COLORADO NORTH
US SURVEY FEET
DATA ADJUSTMENT FACTOR 1.000285533 GRID TO GROUND

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

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO C.R.S. 18-4-508

4. THE REMAINING PORTION OF LOT 1, BLOCK 1 OF THE ATLAS INDUSTRIAL PARK REPLAT (PLAN FILE R-1-2-9, BOULDER COUNTY RECORDERS OFFICE) WILL NEED TO BE PLATTED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS ON THOSE REMAINING PORTIONS . THE REMAINING PORTION OF LOT 1, BLOCK 1, ATLAS INDUSTRIAL PARK IS CURRENTLY ONLY SUBDIVIDED BY OWNERSHIP.





VICINITY MAP
N.T.S.

ATTORNEY'S CERTIFICATE:

I, CRAIG D JOHNSON 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 LEINS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NO. 11902 DATE 11/5/99

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 9 DAY OF August, A.D. 1999

CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO ON THIS 14 DAY OF September, A.D. 1999.

MAYOR CITY CLERK

CITY OF BROOMFIELD COLORADO SEAL

SURVEYORS STATEMENT

I, ROGER A. VERMAAS P.L.S. 24968, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ATLAS INDUSTRIAL PARK REPLAT 4, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

ROGER A. VERMAAS
PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 24968

COLORADO REGISTERED 24968 PROFESSIONAL LAND SURVEYOR 11/1/99

LEGEND

o FOUND REBAR & CAP (AS NOTED)
BOUNDARY LINE

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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.

ASPEN Surveying, Inc.
2993 So. PEORIA STREET
SUITE G-10
Aurora, CO 80014
Phone (303) 750-4590

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:59 O'CLOCK P M., THIS 18th DAY OF November A.D.,1999, FILED IN FILE ___, MAP ___, AND ___ RECEPTION NO. 2000566
FILE P-49 P3 #42 FILM ___ NO. ___
FEE $ 10.00 PAID

RECORDER Charlotte Houston
BY
DEPUTY Lynn Waring

Position LOG OF Front Lot Text
Position LOG OF Front Lot Text
Position LOG OF Front Lot Text
Position LOG OF Front Lot Text
C:\acad\DWG\atlast-plat\atlast-plt.dwg Fri Sep 24 10:57:36 1999