

# HUNTER DOUGLAS BUSINESS PARK FILING NO. 3

## MINOR SUBDIVISION PLAT

### A REPLAT OF LOT 5 OF THE HUNTER DOUGLAS BUSINESS PARK FILING NO. 2 AND LOT 8 OF THE HUNTER DOUGLAS BUSINESS PARK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2017010888 PL 06/30/2017 03:31 PM  
 City and County of Broomfield  
 Rec Fee \$0.00 Doc Fee \$

#### LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, the undersigned, being the owners of

Lot 5 of the Hunter Douglas Business Park Filing No. 2 and Lot 8 of Hunter Douglas Business Park, being portions of the Northwest Quarter of Section 34, Township 1 South, Range 69 West, of the 6th Principal Meridian, County of Broomfield, State of Colorado, containing 266,275 square feet (6.113 acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of Hunter Douglas Business Park Filing No. 3 Minor Subdivision, 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 and public ways as shown on the plat; and grants to the City and County 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 county of Broomfield and for use by public and private utilities.

#### APPROVALS

##### CURRENT OWNER AND PURCHASER/SUBDIVIDER:

Hunter Douglas Inc., a Delaware Corporation

By *[Signature]*  
 of Hunter Douglas Inc.

ATTEST

STATE OF COLORADO )  
 COUNTY OF BROOMFIELD )

The foregoing instrument was acknowledged before me this 30 day of August, A.D., 2017, by the above party.

Witness my hand and official seal.

*[Signature]*  
 Notary Public My commission expires 12/29/17

##### CURRENT OWNER AND PURCHASER/SUBDIVIDER:

Hunter Douglas Window Fashions, Inc., a Delaware Corporation,

By *[Signature]*  
 of Hunter Douglas Window Fashions, Inc.

ATTEST

STATE OF COLORADO )  
 COUNTY OF BROOMFIELD )

The foregoing instrument was acknowledged before me this 30 day of August, A.D., 2017, by the above party.

Witness my hand and official seal.

*[Signature]*  
 Notary Public My commission expires 12/28/17

#### APPROVALS

City and County of Broomfield  
 One DesCombes Drive  
 Broomfield, CO 80020

By *[Signature]*  
 City and County Manager

By *[Signature]*  
 Director of Community Development

STATE OF COLORADO  
 COUNTY OF BROOMFIELD

#### NOTES:

##### 1. BASIS OF BEARINGS

Bearings are based upon the line between Broomfield GPS 10 and Jeffco Reset monuments as bearing S31°39'13"E a distance of 7240.56 feet between the monuments shown hereon.

##### 2. STANDARD OF ACCURACY

The Colorado Coordinate System hereon shown is defined as Third Order, Class 1, 1:10,000 as described in the "Geometric 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.

##### 3. UNIT OF MEASUREMENT

The unit of measurement used in this survey is U.S. Survey Feet.

##### 4. STATUTE OF LIMITATIONS

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.

##### 5. TITLE COMMITMENT NOTE

This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Title Commitment Number 452-H0455306-043-DF2, Amendment No. 1, prepared by Heritage Title Company, dated November 3, 2016 at 7:00 A.M.

##### 6. OIL AND GAS WELLS

There are no plugged and abandoned oil and gas wells, production sites, or any former oil and gas production sites located within the boundaries of the minor subdivision plat or within 200 feet of such boundaries on abutting property, pursuant to Broomfield Municipal Code (BMC) section 16-22-020(O).

##### 7. TRACT A

Tract A will be designated as West Midway Boulevard Right-of-Way by separate document. Reception No. \_\_\_\_\_

##### 8. DATE OF SURVEY

The field work for this survey was completed on May 2, 2017.

##### 9. SURVEYORS STATEMENT

I, Todd G. Beers, a Licensed Professional Land Surveyor in the State of Colorado do hereby state that the survey (as defined in 12-25-202(6)(a), C.R.S.) and this resulting plat was made under my responsible charge and is in accordance with applicable standards of practice and that the monuments shown hereon actually exist and that this plat and the notes shown hereon accurately represent said survey to the best of my knowledge, information and belief. This statement is not a guaranty or warranty, either expressed or implied.

##### 10. COLORADO REGISTRY

30822

Todd G. Beers

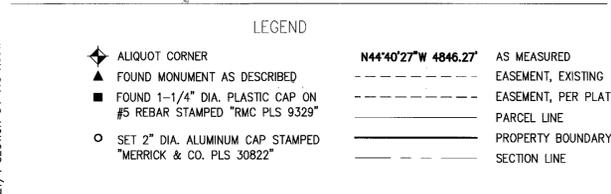
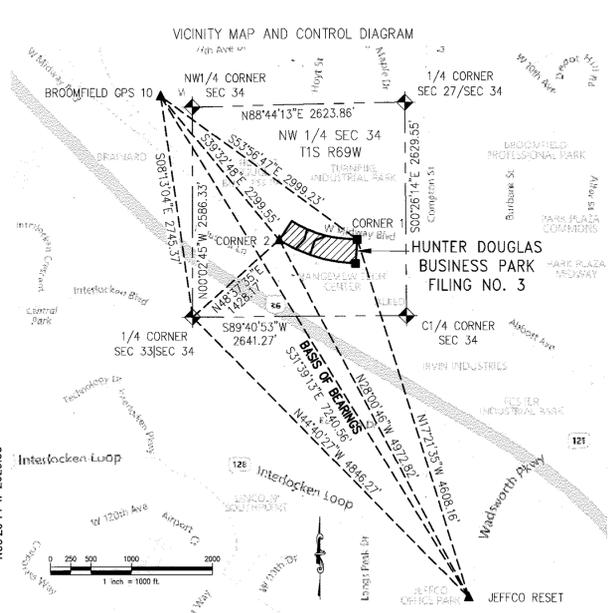
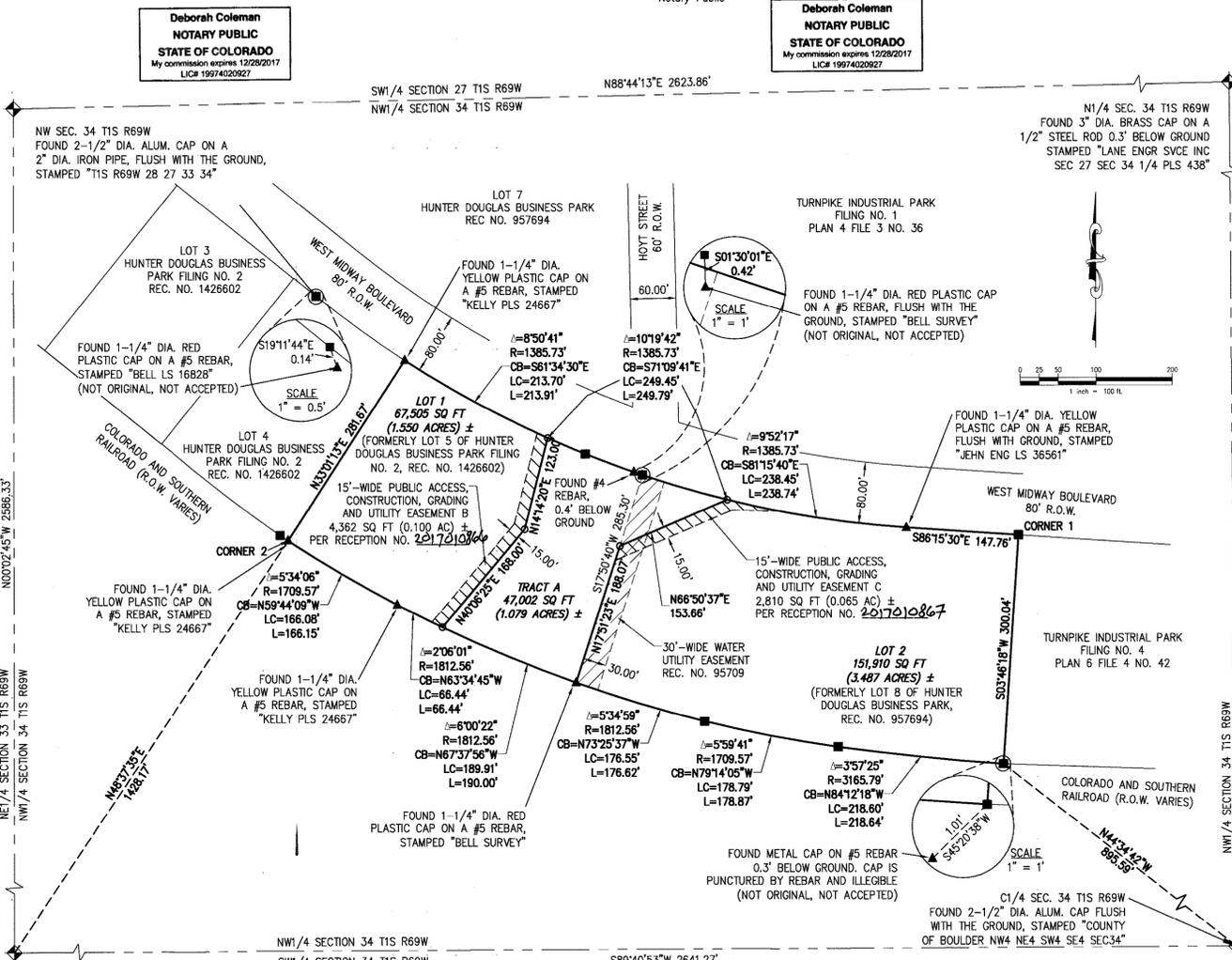
30822

Date: July 17, 2017

Job No.: 65317285-12

For and on behalf of

Merrick & Company



COLORADO COORDINATE SYSTEM, NAD83 NORTH (0501) ZONE  
 DATUM 5448.48 NAVD88 = 0.999742074  
 LATITUDE 39° 55' 44.11528\"/>

NAD83 STATE PLANE NORTH ZONE (0501) COORDINATE SCHEDULE							
BROOMFIELD GPS 10		JEFFCO RESET		1/4 CORNER SECTION 33/34		CORNER 1, FOUND PLASTIC CAP PLS 9329	
MODIFIED NORTHING	1217541.70'	MODIFIED NORTHING	1211378.27'	MODIFIED NORTHING	1214824.53'	MODIFIED NORTHING	1215776.53'
MODIFIED EASTING	3110046.08'	MODIFIED EASTING	3113845.78'	MODIFIED EASTING	3110438.49'	MODIFIED EASTING	3112470.86'
STATE PLANE NORTHING	1217194.23'	STATE PLANE NORTHING	1211032.56'	STATE PLANE NORTHING	1214477.83'	STATE PLANE NORTHING	1215429.56'
STATE PLANE EASTING	3109158.50'	STATE PLANE EASTING	3112957.13'	STATE PLANE EASTING	3109550.81'	STATE PLANE EASTING	3110822.22'
LATITUDE	N39°55'44.11528\"/>						

**MERRICK & COMPANY**  
 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

THIS AND ANY OTHER ELECTRONIC MEDIA REPRESENTATION IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK & COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON OTHER PROJECTS OR IN ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK & COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS OF EXPOSURE TO MERRICK & COMPANY.

MERRICK	SIGNATURE	DATE
DRAWN	JOC	MAY 1, 2017
DESIGNED		
QC REVIEW		
APPROVED		
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CD FILE NAME		

**MINOR SUBDIVISION PLAT**  
 Hunter Douglas Inc.  
 HUNTER DOUGLAS WINDOW FASHIONS, INC.

CLIENT PROJECT NO.  
 MERRICK PROJECT NO. 65317285-12

SCALE: 1 INCH = 100 FEET

**HUNTER DOUGLAS BUSINESS PARK FILING NO. 3**  
 A PORTION OF THE NORTHWEST QUARTER, SECTION 34, T1S, R69W, IN BROOMFIELD COUNTY, COLORADO

REVISION: \_\_\_\_\_ DRAWING NO. \_\_\_\_\_ SHEET NO. 1 OF 1