

# BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT C

## MINOR SUBDIVISION PLAT

A REPLAT OF LOT 1, BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT A  
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 SHEET 1 OF 3

### LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER(S) OF:  
 A PARCEL OF LAND BEING LOT 1 OF BROOMFIELD BUSINESS CENTER FILING NO. 1, REPLAT A, AS RECORDED AT RECEPTION NUMBER 2012002747, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 CONTAINING 965,921 SQUARE FEET OR 22.175 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD BUSINESS CENTER FILING NO. 1, REPLAT C," 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 USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

### OWNER

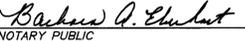
BROOMFIELD COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

  
 STEPHEN GRAND, AGENT

STATE OF Colorado } SS  
 COUNTY OF Broomfield }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF December, A.D. 2017, BY STEPHEN GRAND AS AGENT FOR BROOMFIELD COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

  
 NOTARY PUBLIC

**BARBARA A. EBERHART**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20094047221  
 My Commission Expires Nov. 17, 2018

MY COMMISSION EXPIRES 11/17/2018

### GENERAL NOTES

- BASIS OF BEARINGS: BEARINGS ARE GPS DERIVED FROM COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0502) NAD 83 AND BASED ON THE BEARING BETWEEN A FOUND 3" ROUND MARK SET IN CONCRETE SIDEWALK, DENOTED AS FC-1 FROM WHICH A FOUND GPS CAP, DENOTED AS GPS#10, GROUND BEARS S67°20'18"E. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 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 CERTIFICATION SHOWN HEREON.
- THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999717529.
- ALL UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- INFORMATION USED IN PREPARATION OF THIS MINOR SUBDIVISION PLAT WAS OBTAINED FROM THE TITLE COMMITMENT NO. NCS-796366-PHX1, AMENDMENT NO. 1 DATED JUNE 13, 2016 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL OWNERSHIP, EASEMENT, AND PUBLIC RECORD INFORMATION WAS BASED ON SAID COMMITMENT.
- 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 AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THE MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- PRIVATE EASEMENTS ARE OWNED AND MAINTAINED BY EITHER THE PROPERTY OWNER, THEIR SUCCESSORS AND/OR HEIRS, OR THROUGH A BUSINESS OWNERS ASSOCIATION.
- THE GEODETIC POINT COORDINATE DATA SHOWN HEREIN HAS BEEN DERIVED FROM THE NAD 83/92 HARN STATE PLANE COLORADO CENTRAL FIPS 0502 COORDINATE SYSTEM, AND HAS A HORIZONTAL ACCURACY CLASSIFICATION OF 0.07 U.S. SURVEY FEET AT THE 95% CONFIDENCE LEVEL, AS DEFINED IN THE GEOSPATIAL POSITIONING ACCURACY STANDARDS OF THE FEDERAL GEODETIC CONTROL SUBCOMMITTEE (FGDC-STD-007.2-1998), C.R.S. 38-52-106
- 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 OR ADJUTING PROPERTY. THIS MINOR SUBDIVISION PLAT IS SUBJECT TO THE PROVISIONS OF CHAPTER 17-56 OF THE BROOMFIELD MUNICIPAL CODE.
- THE OWNER AND DEVELOPER AGREE THAT THE CITY MAY, AT THE CITY'S COST AND SOLE DISCRETION, ALTER THE MEDIAN IN VIA VARRA TO REMOVE THE SOUTHBOUND VIA VARRA LEFT TURN MOVEMENT INTO LOTS 1 AND 2 OF THE PROPERTY AT ANY TIME IN THE FUTURE TO PROMOTE TRAFFIC SAFETY, WITH NO NOTICE OR CONSIDERATION REQUIRED.

### APPROVAL

CITY AND COUNTY OF BROOMFIELD  
 ONE DESCOMBES DRIVE  
 BROOMFIELD, CO 80020

  
 CITY AND COUNTY MANAGER

COUNTY OF BROOMFIELD  
 STATE OF COLORADO

  
 DIRECTOR OF COMMUNITY DEVELOPMENT

### ENGINEER:

OLSSON ASSOCIATES  
 JOSH ERRAMOUSPE, PE  
 1880 FALL RIVER DR, ST 200  
 LOVELAND, CO 80538  
 970.461.7733  
 jerramouspe@olssonassociates.com

### SURVEYOR:

OLSSON ASSOCIATES  
 JUSTIN C. SCHEITLER, PLS  
 4690 TABLE MOUNTAIN DR, ST 200  
 GOLDEN, CO 80403  
 303.237.2072  
 jscheitler@olssonassociates.com

### OWNER:

BROOMFIELD COMMERCIAL, LLC  
 STEPHEN GRAND  
 8 CREST ROAD  
 BELVEDERE, CA 94920

### SURVEYOR'S CERTIFICATE

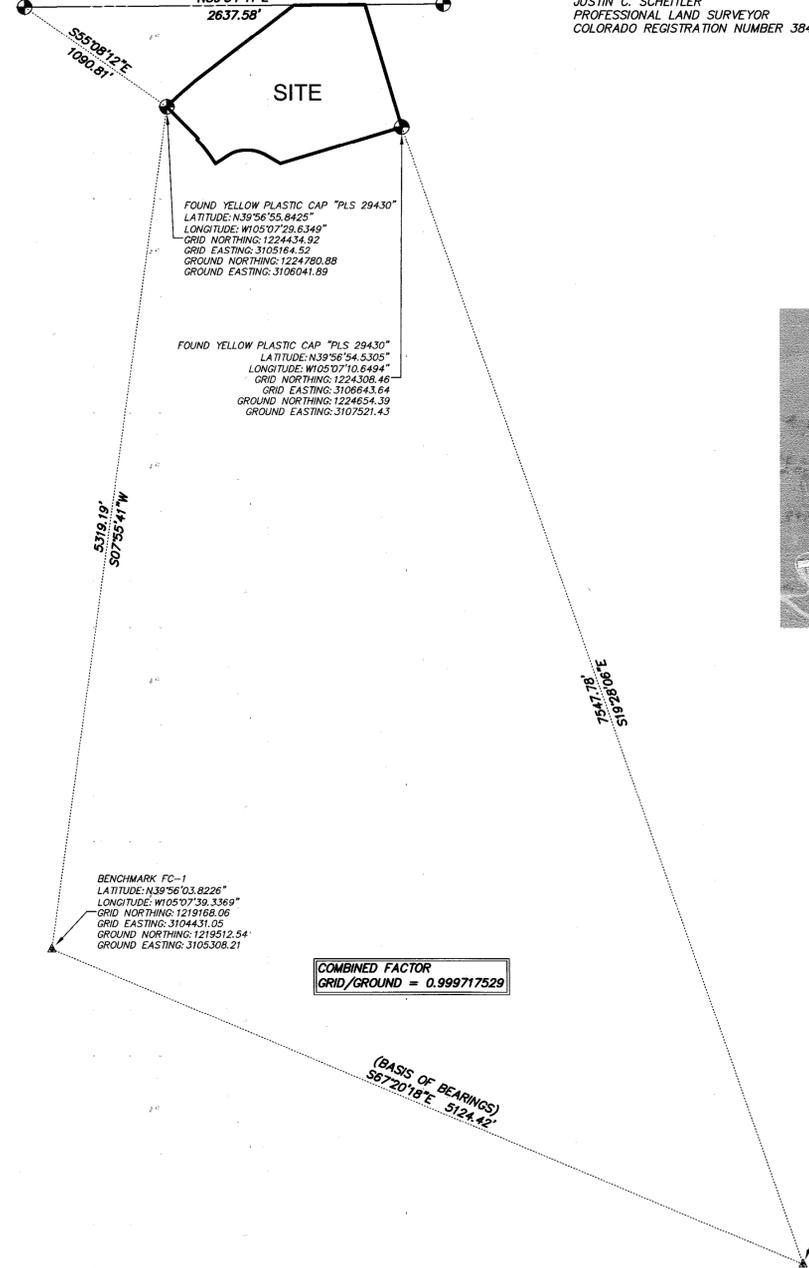
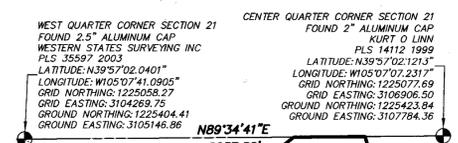
I, JUSTIN C. SCHEITLER, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING.

FOR AND ON BEHALF OF OLSSON ASSOCIATES.



JUSTIN C. SCHEITLER  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NUMBER 38430

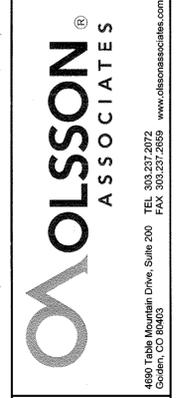
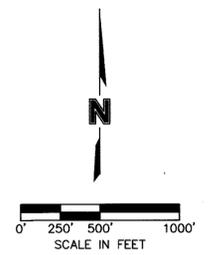
### CITY OF BROOMFIELD GIS LAND POSITIONS



COMBINED FACTOR  
 GRID/GROUND = 0.999717529



VICINITY MAP - NTS



REV. NO.	DATE	REVISIONS DESCRIPTION
1	04/05/2017	Address: 1st Round Comments
2	08/25/2017	Address 2nd Round Comments

COVER SHEET  
 BROOMFIELD BUSINESS CENTER  
 FILING NO. 1 REPLAT C  
 BROOMFIELD, COLORADO  
 2017

drawn by: LMM  
 checked by: KES  
 approved by: JCS  
 QA/QC by: MAG  
 project no.: 016-3448  
 drawing no.: V MSP 63448  
 date: 10.10.2017

USER: jscheitler  
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 DATE: Dec 19, 2017 8:46 am  
 XREFS:



# BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT C MINOR SUBDIVISION PLAT

A REPLAT OF LOT 1, BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT A

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 OF 3

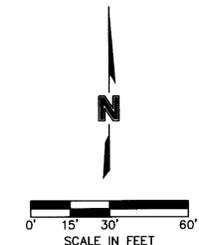
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Page 3 of 3 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield

**OLSSON ASSOCIATES**



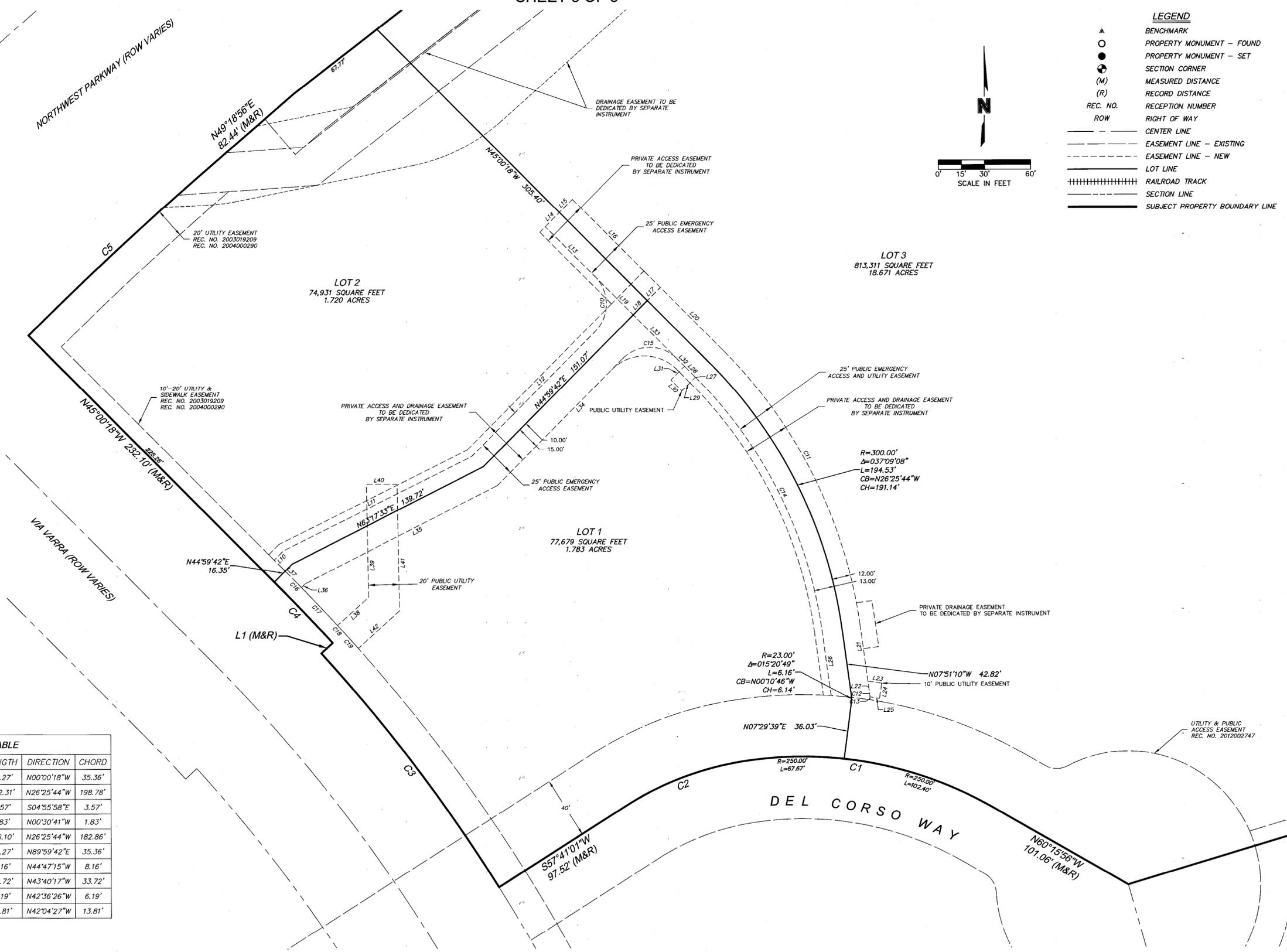
6065 Thibault Mountain Drive, Suite 100  
Broomfield, CO 80020  
TEL: 303.231.2572  
FAX: 303.231.2556  
www.olssonassociates.com

- LEGEND**
- BENCHMARK
  - PROPERTY MONUMENT - FOUND
  - PROPERTY MONUMENT - SET
  - ⊕ SECTION CORNER
  - (M) MEASURED DISTANCE
  - (R) RECORD DISTANCE
  - REC. NO. RECEPTION NUMBER
  - ROW RIGHT OF WAY
  - CENTER LINE
  - - - EASEMENT LINE - EXISTING
  - - - EASEMENT LINE - NEW
  - ||||| LOT LINE
  - ||||| RAILROAD TRACK
  - - - SECTION LINE
  - SUBJECT PROPERTY BOUNDARY LINE



LINE	DIRECTION	LENGTH
L10	N44°59'42"E	8.51'
L11	N63°41'08"E	136.89'
L12	N44°59'42"E	113.90'
L13	N45°00'18"W	45.59'
L14	N44°59'42"E	13.00'
L15	N44°59'42"E	12.00'
L16	S45°00'18"E	80.59'
L17	N44°59'42"E	12.00'
L18	N44°59'42"E	13.00'
L19	S45°00'18"E	35.00'
L20	S45°00'18"E	57.48'
L21	S07°51'10"E	36.00'
L22	S07°51'10"E	6.82'
L23	N81°18'55"W	9.07'
L24	N08°41'05"E	10.00'
L25	S81°18'55"E	6.29'
L26	N07°51'10"W	39.91'
L27	N45°00'18"W	0.48'
L28	N45°00'18"W	10.00'
L29	S44°59'42"W	12.50'
L30	N45°00'18"W	10.00'
L31	N44°59'42"E	12.50'
L32	N45°00'18"W	7.00'
L33	S45°00'18"E	40.00'
L34	S44°59'42"W	115.49'
L35	S63°13'07"W	140.27'
L36	S44°59'42"W	3.39'
L38	S48°17'40"W	27.16'
L39	S00°55'15"E	72.86'
L40	N90°00'00"W	20.00'
L41	N00°55'15"W	81.70'
L42	N48°17'40"E	36.14'

CURVE	RADIUS	DELTA	LENGTH	DIRECTION	CHORD
C10	25.00'	90°00'00"	39.27'	N00°00'18"W	35.36'
C11	312.00'	37°09'08"	202.31'	N26°25'44"W	198.78'
C12	35.00'	5°50'25"	3.57'	S04°55'58"E	3.57'
C13	35.00'	3°00'08"	1.83'	N00°30'41"W	1.83'
C14	287.00'	37°09'08"	186.10'	N26°25'44"W	182.86'
C15	25.00'	90°00'00"	39.27'	N89°59'42"E	35.36'
C16	1075.00'	0°26'06"	8.16'	N44°47'15"W	8.16'
C17	1075.00'	1°47'50"	33.72'	N43°40'17"W	33.72'
C18	1075.00'	0°19'48"	6.19'	N42°36'26"W	6.19'
C19	1075.00'	0°44'10"	13.81'	N42°04'27"W	13.81'



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REV. NO.	DATE	REVISIONS DESCRIPTION
1	04/05/2017	Address 1st Round Comments
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REV. NO.	DATE	REVISIONS
1	2017	

MINOR SUBDIVISION PLAT  
DEDICATED EASEMENTS  
BROOMFIELD BUSINESS CENTER  
FILING NO. 1 REPLAT C  
BROOMFIELD, COLORADO

drawn by: LMM  
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SHEET  
3 of 3