

MIDCITIES FILING NO. 13 REPLAT A - FINAL PLAT

A REPLAT OF LOTS 1, 2 AND 3, MIDCITIES FILING NO. 13

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF:
 A PARCEL OF LAND BEING LOTS 1, 2, AND 3 OF MIDCITIES FILING NO. 13 FINAL PLAT AS RECORDED AT RECEPTION NO. 2003015064, LOCATED WITHIN A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, SAID PARCEL CONTAINS 8.183 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MIDCITIES FILING NO. 13 REPLAT "A" 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 3rd DAY OF April, A.D. 2018.

OWNER

PACIFIC HERITAGE INN OF BROOMFIELD, LLC,
 A NEVADA LIMITED LIABILITY COMPANY
 1201 PAGE DRIVE, SUITE 200
 FARGO, NORTH DAKOTA 58103

BY: GARY THRALDSON

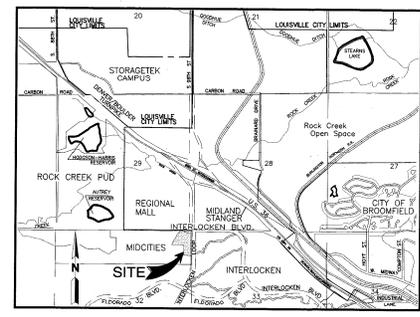
ACKNOWLEDGMENT

STATE OF Colorado)
Fargo / Cass) S.S.
 CITY AND COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April, 2018 BY ROBERT BEAUREPZ AS PRESIDENT OF HERITAGE PLACE DEVELOPMENT

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 9-2-2019
 NOTARY PUBLIC, [REDACTED]

CHERYL C. HORTLER
 Notary Public
 308 W. North Dakota
 My Commission Expires Sept. 2, 2019



VICINITY MAP
 N.T.S.

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND EASEMENTS NEEDED FOR THIS DEVELOPMENT.
2. 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.
3. BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE.
4. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.99971432
5. INFORMATION USED IN PREPARATION OF THIS FINAL PLAT WAS OBTAINED FROM THE TITLE COMMITMENT NO. 100-N0013359-D10-T02 DATED AUGUST 4, 2017 AS PREPARED BY CHICAGO TITLE OF COLORADO, INC. ALL OWNERSHIP, EASEMENT, AND PUBLIC RECORD INFORMATION WAS BASED ON SAID COMMITMENT.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
7. ACCORDING TO COGCC RECORDS, THERE ARE NO FORMER OIL AND GAS WELLS OR PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE SITE OR WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
8. ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.
9. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 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.
10. THE GEODETIC PLANE COORDINATE DATA SHOWN HEREIN HAS BEEN DERIVED FROM THE NAD 83 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 (FGCC-STD-007.2-1998).

BASIS OF BEARING:
 BEARINGS ARE BASED ON THE LINE BETWEEN CITY OF BROOMFIELD GIS LAND POSITIONS NGS CONTROL POINT LEFTON RESET TRIANGULATION DISK IN CONCRETE AND NGS CONTROL POINT ENERGY TRIANGULATION DISK IN CONCRETE BEARING SOUTH 87.35°31' WEST.

ATTORNEY'S CERTIFICATE:

I, Thomas L. DeVine, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) 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, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

COLORADO REGISTRATION NO. 22758 (DATE April 30, 2018)

ATTORNEY-AT-LAW

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 26 DAY OF February, 2018.

CHAIRMAN [REDACTED] SECRETARY [REDACTED]

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 24 DAY OF April, 2018.

MAYOR [REDACTED] CITY CLERK [REDACTED]



SURVEYOR'S CERTIFICATE:

I, RICHARD A. NORBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 18-20 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.
 I ATTEST THE ABOVE ON THIS 4th DAY OF April, 2018.



REV. MARCH 10, 2018
 REV. FEBRUARY 27, 2018
 REV. FEBRUARY 6, 2018
 REV. JANUARY 12, 2018
 REV. NOVEMBER 30, 2017



PROJECT MANAGER: [REDACTED]
 SURVEYOR: [REDACTED]
 LOCATION: [REDACTED]
 SHEET NUMBER: [REDACTED]

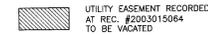
MIDCITIES FILING NO. 13 REPLAT A - FINAL PLAT

A REPLAT OF LOTS 1, 2 AND 3, MIDCITIES FILING NO. 13

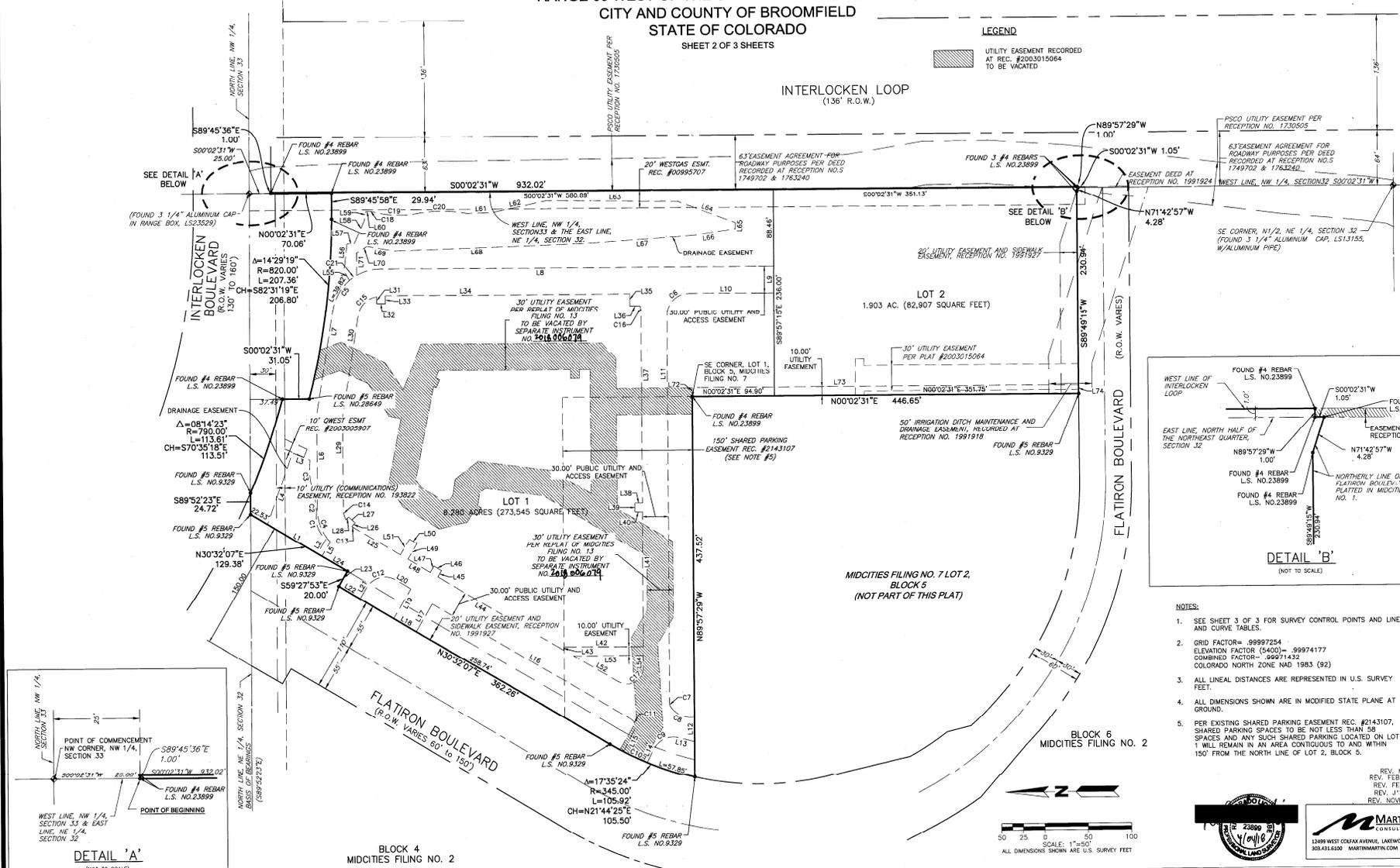
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SHEET 2 OF 3 SHEETS

LEGEND



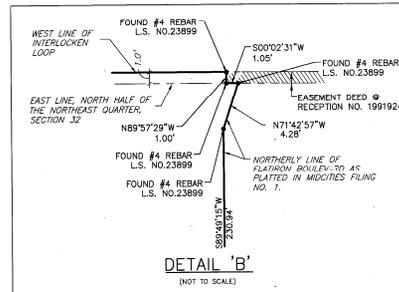
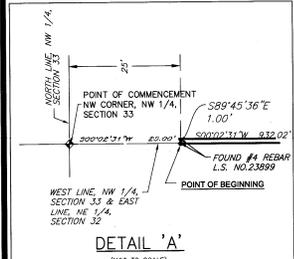
INTERLOCKEN LOOP
(136' R.O.W.)



SEE DETAIL 'A' BELOW

SEE DETAIL 'B' BELOW

DETAIL 'B'
(NOT TO SCALE)



- NOTES:
- SEE SHEET 3 OF 3 FOR SURVEY CONTROL POINTS AND LINE AND CURVE TABLES.
 - GRID FACTOR= .99997254
ELEVATION FACTOR (5400)= .99974177
COMBINED FACTOR= .99971432
COLORADO NORTH ZONE NAD 1983 (92)
 - ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.
 - ALL DIMENSIONS SHOWN ARE IN MODIFIED STATE PLANE AT GROUND.
 - PER EXISTING SHARED PARKING EASEMENT REC. #2143107, SHARED PARKING SPACES TO BE NOT LESS THAN 58 SPACES AND ANY SUCH SHARED PARKING LOCATED ON LOT 1 WILL REMAIN IN AN AREA CONTIGUOUS TO AND WITHIN 150' FROM THE NORTH LINE OF LOT 2, BLOCK 5.



MARTIN/MARTIN
CONSULTING ENGINEERS
13489 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
303.431.5100 MARTINMARTIN.COM

REV. MARCH 16, 2018
 REV. FEBRUARY 27, 2018
 REV. FEBRUARY 6, 2018
 REV. JANUARY 12, 2018
 REV. NOVEMBER 30, 2017

Project Manager: G. James V. LeBlond-Hilton, Gordon
 Designer: G. James V. LeBlond-Hilton, Gordon
 Job Number: 1510104
 Drawn By: LUCAS BELLI
 Surveyed By:

Plot Date: 05/05/2018
 Plot Title: MIDCITIES FILING NO. 13 REPLAT A - FINAL PLAT.dwg

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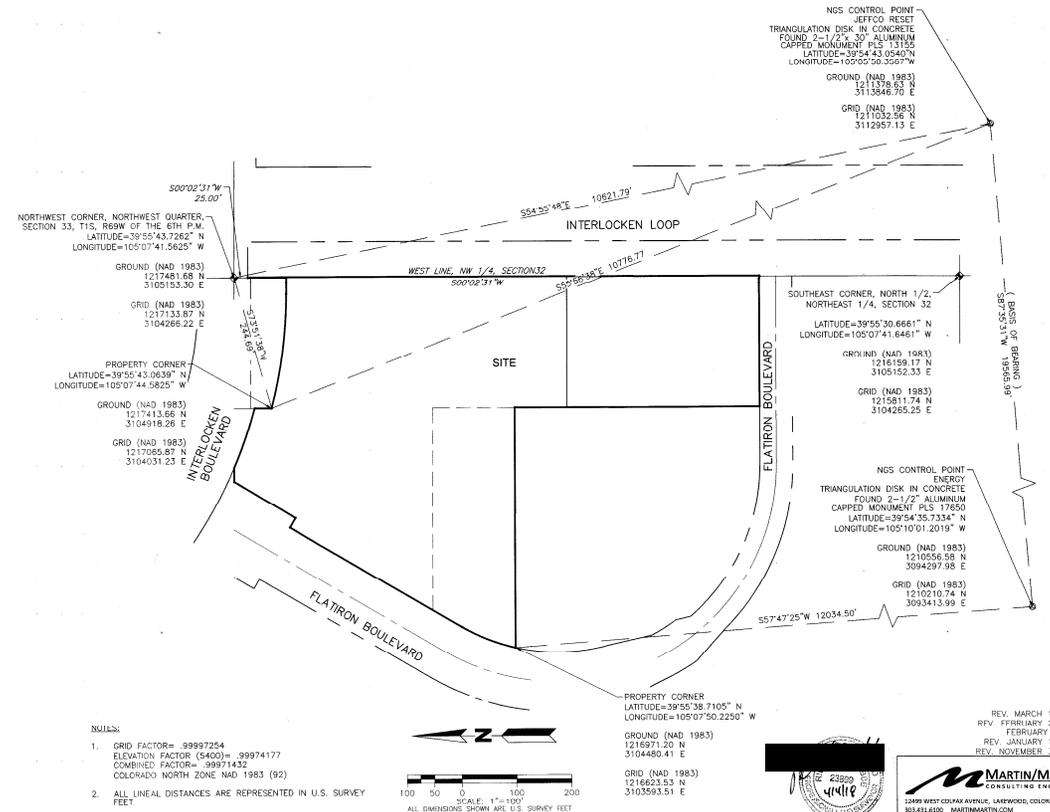
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CITY AND COUNTY OF BROOMFIELD
 STATE OF COLORADO

SHEET 3 OF 3 SHEETS

LINE TABLE			LINE TABLE		
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L1	S30°32'07"W	66.74'	L38	N00°02'31"E	8.59'
L2	S59°27'53"E	19.43'	L39	N89°57'29"W	10.00'
L3	N22°23'11"E	21.97'	L40	S00°02'31"W	8.59'
L4	N11°12'52"W	86.95'	L41	N89°57'29"W	154.91'
L5	S59°49'35"E	19.18'	L42	N00°02'31"E	92.00'
L6	N89°59'46"E	109.46'	L43	N89°57'29"W	3.32'
L7	S80°43'23"E	120.53'	L44	N30°32'07"E	168.28'
L8	S00°02'31"W	455.56'	L45	S59°27'53"E	8.30'
L9	N89°57'15"W	30.00'	L46	N30°32'07"E	10.00'
L10	N00°02'31"E	98.49'	L47	N59°27'53"W	8.39'
L11	N89°57'29"W	445.57'	L48	N30°32'07"E	29.91'
L12	N89°57'29"W	28.02'	L49	S59°27'53"E	21.00'
L13	N14°12'23"E	19.37'	L50	N30°32'07"E	10.00'
L14	N62°47'42"W	17.33'	L51	N59°27'53"W	21.00'
L15	S62°47'42"E	27.16'	L52	N30°32'07"E	60.36'
L16	N30°32'07"E	265.20'	L53	S00°02'31"W	80.65'
L17	N59°27'53"W	37.00'	L54	N89°57'29"W	14.26'
L18	N30°32'07"E	30.00'	L55	N57°58'26"E	11.85'
L19	S59°27'53"E	36.50'	L56	S83°38'34"E	32.11'
L20	N30°32'07"E	19.97'	L57	S06°21'26"W	8.00'
L21	N59°27'53"W	14.50'	L58	S65°39'22"E	28.88'
L22	N30°32'07"E	28.55'	L59	S77°30'46"E	11.47'
L23	S59°27'53"E	20.00'	L60	S00°02'31"W	4.12'
L24	N30°32'07"E	34.09'	L61	S01°15'44"E	28.76'
L25	N30°32'07"E	62.70'	L62	S11°40'11"E	63.69'
L26	S48°12'53"E	5.33'	L63	S09°42'08"W	152.34'
L27	N41°47'07"E	10.00'	L64	S20°24'55"W	71.68'
L28	N48°12'53"W	4.37'	L65	N87°16'44"W	7.16'
L29	N89°59'46"E	107.03'	L66	N07°40'35"W	49.85'
L30	S80°43'23"E	117.04'	L67	N03°48'46"W	124.00'
L31	N89°57'29"W	7.77'	L68	N01°47'03"W	221.37'
L32	S00°02'31"W	10.00'	L69	N10°04'09"E	32.06'
L33	S69°57'29"E	9.04'	L70	N32°54'45"W	13.99'
L34	S00°02'31"W	282.64'	L71	N89°57'29"W	25.58'
L35	N89°57'29"W	14.02'	L72	S89°57'29"E	10.00'
L36	S00°02'31"W	11.71'	L73	S00°02'31"W	446.61'
L37	N89°57'29"W	218.09'	L74	S89°49'15"W	10.00'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	53°47'03"	30.95'	29.06'	N67°00'35"E	28.00'
C2	211°11'27"	78.78'	29.14'	N63°16'22"E	28.97'
C3	24°08'50"	86.59'	36.49'	N84°47'04"E	36.22'
C4	43°02'44"	53.30'	40.19'	N68°28'24"E	39.20'
C5	80°45'54"	55.00'	77.53'	S40°20'26"E	71.27'
C6	89°56'44"	25.00'	39.25'	N44°55'50"W	35.34'
C7	32°14'56"	5.00'	2.81'	S73°55'03"W	2.78'
C8	66°14'10"	28.00'	32.37'	S24°40'30"W	30.60'
C9	77°00'05"	25.00'	33.60'	N24°17'39"W	31.13'
C10	4°59'14"	345.00'	30.03'	N25°02'49"E	30.02'
C11	86°40'11"	10.00'	15.13'	N73°52'12"E	13.73'
C12	90°00'00"	25.00'	39.27'	N14°27'53"W	35.56'
C13	5°29'46"	23.50'	2.25'	N33°17'00"E	2.25'
C14	29°13'43"	23.50'	11.99'	N75°22'54"E	11.86'
C15	73°01'03"	25.00'	31.86'	S44°12'52"E	29.75'
C16	20°33'03"	20.00'	7.17'	S78°45'59"W	7.14'
C17	120°29'36"	19.00'	39.96'	N29°42'41"W	32.99'
C18	7°40'24"	13.50'	1.81'	S03°52'43"W	1.81'
C19	28°43'53"	115.00'	57.67'	S01°54'23"W	57.07'
C20	19°51'40"	154.51'	53.56'	S01°04'19"W	53.29'
C21	10°34'36"	55.00'	10.15'	N33°57'13"W	10.14'



- NOTES:
- GRID FACTOR= .99997254
 ELEVATION FACTOR (5400)= .99974177
 COMBINED FACTOR= .99971432
 COLORADO NORTH ZONE NAD 1983 (92)
 - ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



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 REV. FEBRUARY 27, 2018
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PLAT NOTE

Location: G:\Projects\16.00-milison-corridor-broomfield\midcities\plats\PLAT A.dwg
 Drawn By: JLO/BJR
 Checked By: JLO/BJR
 Project Manager: D. LOWEY
 Surveyed By: JLO/BJR

STATE OF COLORADO
 COUNTY OF BROOMFIELD
 TOWNSHIP 1 SOUTH
 RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN

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