

NORDSTROM SUBDIVISION FILING NO. 1

2018080519 PL 08/01/2018 03:03 PM
Page 1 of 2 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield
City and County of Broomfield

OWNERSHIP AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT 7N, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PART OF THE NORTHWEST ONE-QUARTER AND THAT PART OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., FORMERLY ADAMS COUNTY, NOW CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, (BEING ALSO PLOTS 7, 8, 9, 10, 11, 22, 23, 24, 25, 26, 27, 38, 43 AND PART OF PLOTS 5, 6, 12, 21, 28, 37, 39, 42 AND 44, WILCOX SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.) AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE WEST QUARTER CORNER SAID SECTION 10; THENCE SOUTH 89 DEGREES 17 MINUTES 48 SECONDS EAST ON AN ASSUMED BEARING ALONG THE EAST-WEST CENTERLINE SAID SECTION 10 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 17 MINUTES 48 SECONDS EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 758.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST A DISTANCE OF 1322.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF SOUTHWEST ONE-QUARTER SECTION 10; THENCE SOUTH 89 DEGREES 18 MINUTES 46 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1650.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE VALLEY HIGHWAY; THENCE NORTH 00 DEGREES 04 MINUTES 50 SECONDS EAST ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 2808.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 09 DEGREES 59 MINUTES 05 SECONDS, THE RADIUS IS 5830.0 FEET, THE CHORD OF SAID CURVE BEARS NORTH 05 DEGREES 04 MINUTES 22 SECONDS EAST, 1014.69 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID WESTERLY R.O.W. LINE A DISTANCE OF 1015.97 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 684.17 FEET TO A POINT 30.90 FEET SOUTH OF THE NORTH LINE SAID NORTHWEST ONE-QUARTER SECTION 10; THENCE NORTH 00 DEGREES 39 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 0.90 FEET TO A POINT 30.0 FEET SOUTH OF THE NORTH LINE SAID NORTHWEST ONE-QUARTER; THENCE NORTH 89 DEGREES 20 MINUTES 36 SECONDS WEST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 1830.96 FEET TO A POINT 30.0 FEET EAST OF THE WEST LINE SAID NORTHWEST ONE-QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST PARALLEL WITH SAID WEST LINE A DISTANCE OF 2613.76 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

EXCEPT THOSE PARCELS CONVEYED TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION, BY DEEDS RECORDED MAY 14, 2001 UNDER RECEPTION NO. C0800420, C0800421 AND C0800422, COUNTY OF ADAMS RECORDS; AND EXCEPT PARCELS GRANTED TO THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION IN THE STATE OF COLORADO BY RULE AND ORDER BY THE DISTRICT COURT, COUNTY OF ADAMS, STATE OF COLORADO, CIVIL ACTION NO. 01 CV 1501, RECORDED OCTOBER 17, 2002 UNDER RECEPTION NO. C1038980, COUNTY OF ADAMS RECORDS.

PARCEL 2:
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 02, 1969 IN BOOK 1549 AT PAGE 105, AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED SEPTEMBER 24, 1970 IN BOOK 1630 AT PAGE 474, AND EXCEPT THAT PORTION LYING WITHIN THE HIGHWAY AS SHOWN ON THE PLAT OF WILCOX SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST, RECORDED NOVEMBER 17, 1909 IN PLAT BOOK 1 AT PAGE 16A, BEING ALSO KNOWN AND DESCRIBED AS ALL OF PLOTS 40 AND 41 AND A PORTION OF PLOTS 39 AND 42, OF SAID WILCOX SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE ADAMS COUNTY RECORDS, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 100.16 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERPARK FILING NO. 1 REPLAT A; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREET, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AND TRACT A AND TRACT B AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR THE 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: 7N, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *[Signature]*

NOTARY CERTIFICATE:

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF July, 2018 BY Matthew R. Owens AS SOLE MANAGER OF 7N, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL Jesse Schmidt

MY COMMISSION EXPIRES 1/21/2022
NOTARY PUBLIC



LENDER'S CERTIFICATE:

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.

BY: _____ AS: _____

NOTARY CERTIFICATE:

STATE OF COLORADO
COUNTY OF _____

THE ABOVE AND FOREGOING INSTRUMENT OF NORDSTROM SUBDIVISION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201____ BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

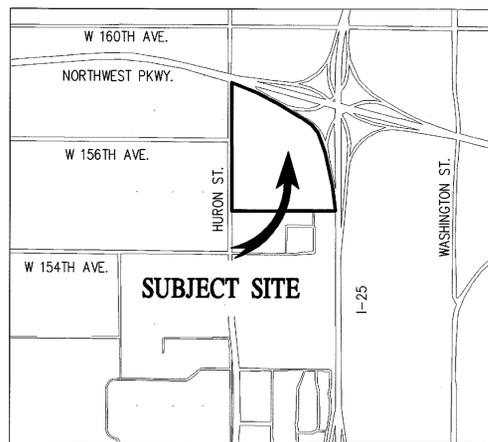
ATTORNEY'S CERTIFICATE:

I, _____ AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD HAS BEEN IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND THE CITY OF BROOMFIELD MAY RELY UPON THIS CERTIFICATION IN ACCEPTING SUCH DEDICATIONS.

CO ATTORNEY REGISTRATION # _____ NAME _____

FINAL PLAT

PARCELS OF LAND BEING LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 1000'

OWNER LOT 1
CITY AND COUNTY OF BROOMFIELD
ONE DESCOMBES DRIVE
BROOMFIELD, COLORADO 80022

BY: *[Signature]*
CHARLES OZAKI, OWNER/MANAGER

ATTEST: *[Signature]*
STATE OF COLORADO
COUNTY OF BROOMFIELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF JULY, 2018 BY THE ABOVE PARTY.

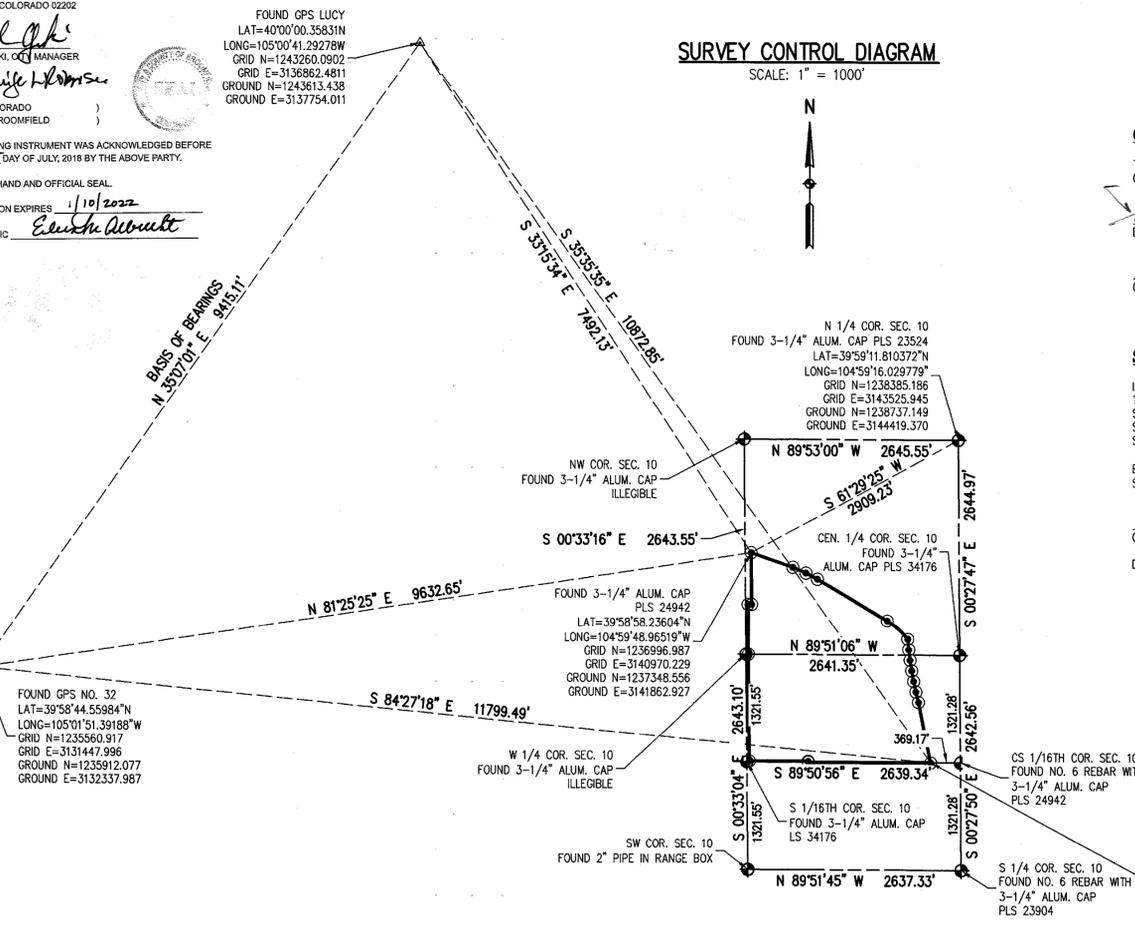
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 1/10/2022
NOTARY PUBLIC Eileen W. Albert

FOUND GPS LUCY
LAT=40°00'00.35831N
LONG=105°00'41.29278W
GRID N=1243260.0902
GRID E=3136862.4811
GROUND N=1243613.438
GROUND E=3137754.011

SURVEY CONTROL DIAGRAM

SCALE: 1" = 1000'



PLAT NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON A LINE BETWEEN THE CITY OF BROOMFIELD GIS STATIONS "GPS NO. 32" AND "GPS LUCY" AS SHOWN HEREON. SAID LINE BEARS NORTH 35°07'01" EAST A DISTANCE OF 9415.11 FEET.
- TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER CT170556384.2.2496339, DATED NOVEMBER 3, 2017 AT 1:48 P.M. AS PREPARED BY LAND TITLE GUARANTEE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- THE COORDINATES SHOWN HEREON ARE MODIFIED STATE PLANE (NAD 83 CO STATE PLANE NORTH ZONE) TO REDUCE TO GRID STATE PLANE COORDINATES, MULTIPLY BY 0.99971587 (1.0002841075) ABOUT THE ORIGIN 0,0.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 1:1-50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATION FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THIS PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVENUE, LOVELAND CO 80537.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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.
- CONTAINS A CALCULATED AREA OF 4,376,353 SQ. FT. OR 100.47 ACRES.

CITY APPROVAL

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 12 DAY OF July, 2018.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT
[Signature]
CITY MANAGER

SURVEYOR CERTIFICATE

I, AARON ALVIN DEMO, 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.

BEARINGS ARE BASED ON A LINE BETWEEN THE CITY OF BROOMFIELD GIS STATIONS "GPS NO. 32" AND "GPS LUCY" AS SHOWN HEREON.

38285
COLORADO LICENSE NO. AARON A. DEMO
REGISTERED LAND SURVEYOR

DATE: 7/11/18



REVISION DESCRIPTION	DATE

7N, LLC
CITY AND COUNTY OF BROOMFIELD
NORDSTROM SUBDIVISION, FILING NO. 1
WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO

DRAWING SIZE 24" X 36"
JOB NO. 15272
DRAWING NAME 15272 - MINOR SUB.dwg
SHEET 1 OF 2

