

NORTH PARK FILING NO. 1 REPLAT E

MINOR SUBDIVISION

LOT 1, BLOCK 1, NORTH PARK FILING NO. 1, REPLAT A AND LOT 1, BLOCK 1, NORTH PARK FILING NO. 1 REPLAT B,
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 4 AND THE EAST HALF OF SECTION 5,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

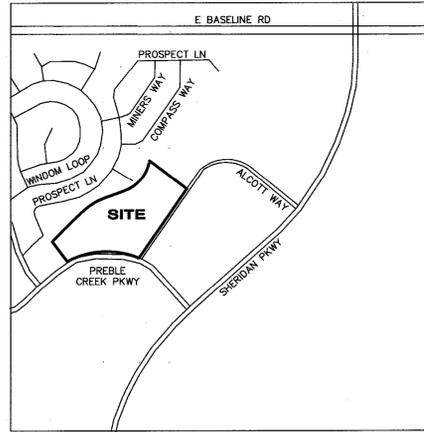
LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 1, BLOCK 1, NORTH PARK FILING NO. 1, REPLAT A, AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON JULY 18, 2011, AT RECEPTION NO. 2011006944, AND LOT 1, BLOCK 1, NORTH PARK FILING NO. 1, REPLAT B, AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON SEPTEMBER 12, 2013 AT RECEPTION NO. 2013013318, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, AND THE EAST HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SAID PARCEL CONTAINING 555,479 SQ.FT. OR 12.75 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTH PARK FILING NO. 1 REPLAT E, 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 OTHER 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 CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



Vicinity Map
NOT TO SCALE

NOTES

- 1) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY, PROPERTY INFORMATION REPORT ORDER # ABC 70554858, POLICY NUMBER: PIB70554858.2559346, DATED AS OF MAY 4, 2018, WAS RELIED UPON FOR THE RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN PREPARATION OF THIS MINOR SUBDIVISION PLAT.
- 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 THE CERTIFICATION SHOWN HEREON.
- 3) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 32, BEING A 3 1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 32, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD GPS AND NOS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3 1/2" BRASS CAP IN CONCRETE, BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
- 5) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 6) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-1, 1:50,000" AS DESCRIBED IN THE "GEODETIC 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.
- 7) THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716267
- 8) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- 9) THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS OR FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ADJUTING PROPERTY.

OWNERS CERTIFICATE

BY: PRA BUILDING CORPORATION, A COLORADO NON-PROFIT CORPORATION

BY: KEN ROOKS
PRESIDENT

ACKNOWLEDGEMENT
 STATE OF COLORADO }
 COUNTY OF LARIMER } SS.

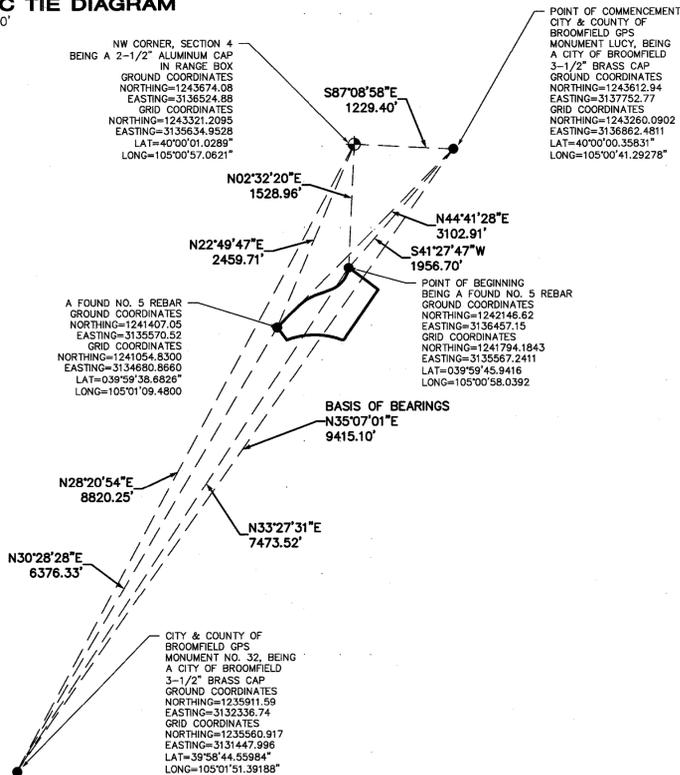
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF JULY, 2018, BY KEN ROOKS, AS PRESIDENT OF PRA BUILDING CORPORATION, A COLORADO NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: November 4, 2019

NOTARY PUBLIC

GEODETIC TIE DIAGRAM

SCALE = 1"=1000'



APPROVALS

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS MINOR SUBDIVISION IS APPROVED BY THE CITY AND COUNTY OF BROOMFIELD DIRECTOR OF COMMUNITY DEVELOPMENT THIS 14 DAY OF August, 2018.
[Signature]
 DIRECTOR OF COMMUNITY DEVELOPMENT

CITY AND COUNTY MANAGER

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE MANAGER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 20th DAY OF August, 2018.
[Signature]
 CITY MANAGER

ATTORNEY'S CERTIFICATE

I, CARLEEN T. CLARK, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE EASEMENTS 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 EASEMENTS FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature]
 CARLEEN T. CLARK
 LICENSE #20757

SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC. THAT THE SURVEY AND THE 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 COLORADO STATE PLANE NORTH ZONE NAD83



JOHN B. GUYTON, COLORADO P.L.S. #16406
 CHAIRMAN, FLATIRONS, INC.
 3825 IRIS AVENUE
 SUITE 395
 BOULDER, CO 80301

LENDERS CERTIFICATE

THE UNDERSIGNED MORTGAGEE/LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND TO EXECUTION AND RECORDING OF THIS PLAT; AND FURTHER, LIENHOLDER HEREBY SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

UMB BANK, N.A. AS TRUSTEE UNDER THE AMENDED AND RESTATED INDENTURE OF TRUST DATED MARCH 1, 2017 BETWEEN COLORADO EDUCATIONAL AND CULTURAL FACILITIES AUTHORITY AND UMB BANK, N.A.

BY: [Signature]
 NAME: Leah M. Lutz
 TITLE: Senior Vice President

ACKNOWLEDGEMENT
 STATE OF COLORADO }
 CITY AND COUNTY OF DENVER } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF August 2018 BY Leah M. Lutz AS Senior Vice President OF UMB BANK, N.A. AS TRUSTEE UNDER THE AMENDED AND RESTATED INDENTURE OF TRUST DATED MARCH 1, 2017 BETWEEN COLORADO EDUCATIONAL AND CULTURAL FACILITIES AUTHORITY AND UMB BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 1/27/2021
[Signature]
 NOTARY PUBLIC

REVISION	DATE
1 - Revisions per client	2017-11-16 EP
2 - Revisions per city	2017-12-05 EP
3 - Revisions per city	2018-03-30 EP
4 - Revisions per client	2018-05-08 EP
5 - Revisions per client	2018-05-16 EP
6 -	
7 -	
8 -	

MINOR PLAT
 NORTH PARK FILING NO. 1 REPLAT E

Flatirons, Inc.
 Surveying, Engineering & Geomatics
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 BOULDER, CO 80501 DENVER, CO 80202
 PH: (303) 443-9830 PH: (303) 936-6697
 FAX: (303) 776-4355 FAX: (303) 443-9830



JOB NUMBER:
17-69,813
 DATE:
08-2-2017
 DRAWN BY:
E. PRESCOTT
 CHECKED BY:
JZG/JK/BOL/MV

SHEET 1 OF 2

