

COLMANS LAKEVIEW REPLAT A FINAL PLAT

A REPLAT OF LOT 8, EXCEPT THE NORTH 35.00 FEET, ALL OF LOTS 9 AND 10, THE EAST 14 FEET OF LOT 11, THE VACATED 20 FOOT ALLEY ADJOINING LOTS 9 A, 10 AND THE EAST 14 FEET OF LOT 11, LOT 11 AND 12, EXCEPT THE EAST 14 FEET, LOT 13 AND 14, EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECEPTION No. 21217027, BLOCK 1, COLMAN'S LAKEVIEW SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 1 OF 2

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNERS OF:

LOT 8, EXCEPT THE NORTH 35.00 FEET, ALL OF LOTS 9 AND 10, THE EAST 14 FEET OF LOT 11, THE VACATED 20 FOOT ALLEY ADJOINING LOTS 9, 10 AND THE EAST 14 FEET OF LOT 11, LOT 11 AND 12, EXCEPT THE EAST 14 FEET, LOT 13 AND 14, EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECEPTION No. 21217027, BLOCK 1, COLMAN'S LAKEVIEW SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2;
 THENCE S89°37'48"W ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1357.55 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID BLOCK 1 EXTENDED NORTH;
 THENCE S00°23'33"E ALONG SAID EAST LINE OF BLOCK 1 AND ITS EXTENSION THEREOF, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF AS RECORDED UNDER RECEPTION No. 2017008190, SAID POINT BEING THE POINT OF BEGINNING;
 THENCE S00°23'33"E CONTINUING ALONG SAID EAST LINE OF BLOCK 1, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1;
 THENCE S89°37'48"W ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 141.91 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1;
 THENCE N00°23'33"W ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 124.00 FEET TO THE SOUTHWEST CORNER OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL AS RECORDED UNDER RECEPTION No. 201201727 AS RECORDED IN SAID CITY AND COUNTY;
 THENCE N65°00'09"E ALONG THE SOUTHERLY LINE OF SAID COLORADO DEPARTMENT OF TRANSPORTATION PARCEL, A DISTANCE OF 26.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE VACATED ALLEY SITUATE IN BLOCK 1;
 THENCE N89°37'48"E ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE VACATED ALLEY, A DISTANCE OF 161.96 FEET;
 THENCE N00°23'33"E A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED ALLEY SITUATE IN BLOCK 1;
 THENCE N89°37'48"E ALONG SAID NORTH LINE OF SAID VACATED ALLEY, ALSO BEING THE SOUTH LINE OF LOTS 4, 5 AND 6 BLOCK 1, A DISTANCE OF 128.97 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 1;
 THENCE S00°23'33"E ALONG THE WEST LINE OF SAID LOT 8 AND ITS EXTENSION NORTH, A DISTANCE 55.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL RECORDED UNDER RECEPTION No. 2017008190;
 THENCE N89°37'48"E ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING, CONTAINING 52,671 SQUARE FEET OR 1.2092 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF COLMANS LAKEVIEW REPLAT A; 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 THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY THE PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 16th DAY OF November, 2018.

ACKNOWLEDGEMENT:

OWNER: UPHAM RETAIL LLC, A MINNESOTA LIMITED LIABILITY COMPANY.

NAME: Alicia Rhym
 TITLE: VP

STATE OF COLORADO
)SS
 COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF

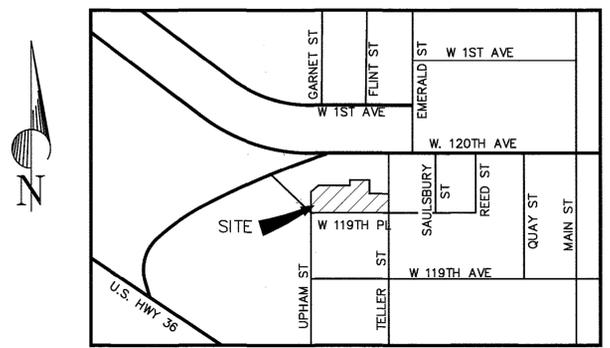
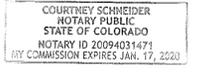
NOVEMBER 2018 BY ALICIA RHYM AS VP

OF UPHAM RETAIL LLC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES JANUARY 17, 2020

Courtney Schneider
 NOTARY PUBLIC



VICINITY MAP
 N.T.S.

ATTORNEY'S CERTIFICATE:

I, JULIA W. KOREN of Senn Visciano Camps P.C., 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 AND ENCUMBRANCES, EXCEPT AS DISCLOSED BY: (1) TITLE COMMITMENT NO. ABD70550011-7 WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2018 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, (2) TITLE COMMITMENT NO. ABD70550005-13 WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2018 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND (3) TITLE COMMITMENT NO. ABD70549996-14 WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2018 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature]

REGISTRATION NO. 37993 DATE November 16, 2018

SURVEYOR'S CERTIFICATE:

I, HAROLD J. PONSERELLA 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 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 LAW BY ME OR UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND CHECKING.

[Signature]

HAROLD J. PONSERELLA LICENSE NO. 29766
 FOR AND ON BEHALF OF COTTONWOOD SURVEYING AND ASSOCIATES, INC.

COTTONWOOD SURVEYING AND ASSOCIATES, INC.
 P.O. BOX 694, STRASBURG, COLORADO, 80136
 PHONE: 303-548-7892

LENDER'S CONSENT TO PLAT: COLMANS LAKEVIEW REPLAT A

(Lender's Block Not Applicable)

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

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

)SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, 20___, BY _____ AS _____

OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS 1st DAY OF July, 2018

[Signature]
 CHAIRMAN

[Signature]
 SECRETARY

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 20th DAY OF August, 2018

[Signature]
 MAYOR

[Signature]
 CITY CLERK



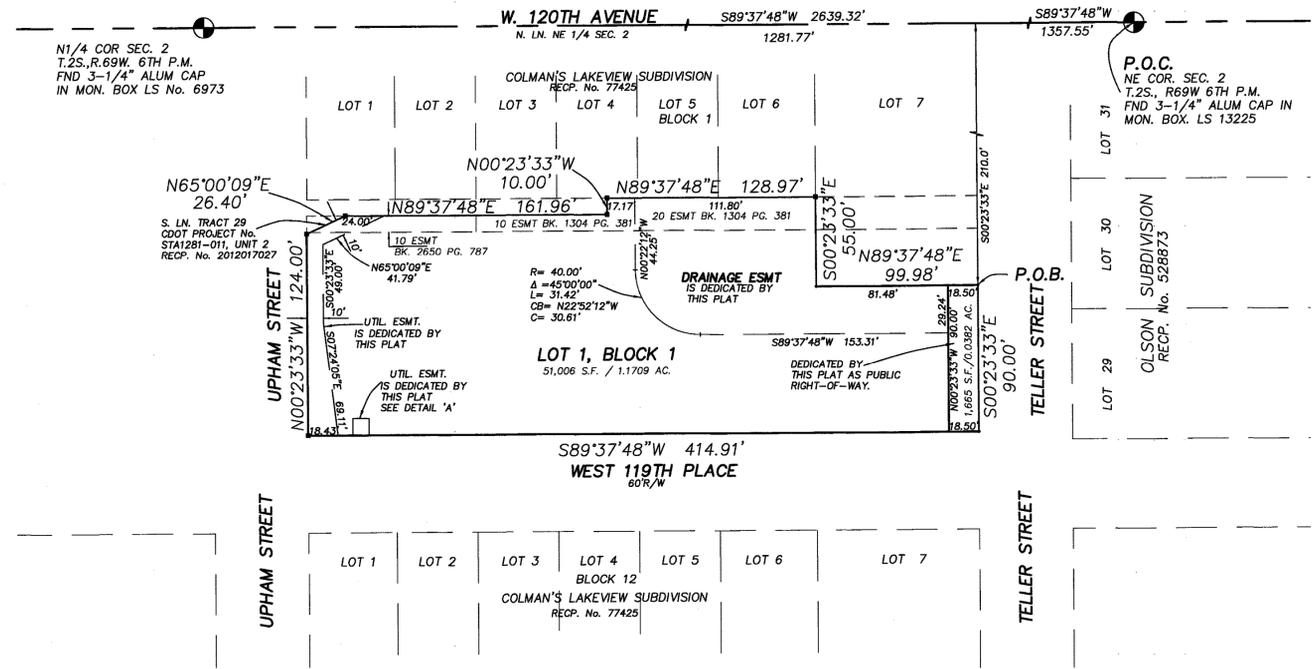
COLMANS LAKEVIEW REPLAT A
 FINAL PLAT
 JOB No. 2017-53
 DATE 2/09/18
 REV: 4/15/18; 5/14/18; 5/31/18; 6/21/18
 7/11/18; 10/09/18; 11/14/18; 11/15/18
 SHEET 1 OF 2

COLMANS LAKEVIEW REPLAT A FINAL PLAT

A REPLAT OF LOT 8, EXCEPT THE NORTH 35.00 FEET, ALL OF LOTS 9 AND 10, THE EAST 14 FEET OF LOT 11, THE VACATED 20 FOOT ALLEY ADJOINING LOTS 9 A, 10 AND THE EAST 14 FEET OF LOT 11, LOT 11 AND 12, EXCEPT THE EAST 14 FEET, LOT 13 AND 14, EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECEPTION No. 21217027, BLOCK 1, COLMAN'S LAKEVIEW SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 2 OF 2

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON COMMITMENTS TITLE COMMITMENT NO. ABD70550011-7 WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2018 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, (2) TITLE COMMITMENT NO. ABD70550005-13 WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2018 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND (3) TITLE COMMITMENT NO. ABD70549996-14 WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2018 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- 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.
- BEARINGS ARE BASED UPON THE LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD MONUMENT, B413 AND NATIONAL GEODETIC SURVEY MONUMENT F413, AS BEARING S87°07'20"W. MONUMENT IS A STAINLESS STEEL ROD ENCLOSED IN A 5-INCH PVC PIPE WITH LOGO LID SURROUNDED BY CONCRETE AND RECESSED 2 CM BELOW GROUND LEVEL. MONUMENT F-413 IS A STAINLESS STEEL ROD ENCLOSED IN A 5-INCH PVC PIPE WITH LOGO LID SURROUNDED BY CONCRETE AND RECESSED 2 CM BELOW GROUND LEVEL.
- FLOOD PLAIN: SUBJECT PROPERTY LIES WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 0850730087G, P.M. REVISED: OCTOBER 2, 2013.
- BENCH MARK: CITY OF BROOMFIELD NGS BENCH MARK F413. LOCATED SOUTH OF 120TH AVENUE, EAST SIDE OF RAILROAD TRACK BY UTIL. POLE. MARK IS A DEEP ROD IN MONUMENT WELL. ELEV= 5409.789 FEET (NAVD88) TBM: NORTH RIM SANITARY SEWER MANHOLE AT INTERSECTION OF W. 119TH PL AND UPHAM STREET. ELEV= 5384.12 (NAVD 88)
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II, 1:20,000 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.
- COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.9997161799.
- AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER THE DRIVEWAYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVED THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.
- THERE ARE NO PLUGGED AND/OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITE, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS REPLAT OR WITHIN TWO HUNDRED FEET OF SUCH BOUNDARIES PURSUANT TO THE BMC SECTION 17-38-160(F) AS REPORTED TO DIMENSION GROUP AT THE TIME OF THIS REPLAT.
- THIS PLAT HEREBY DEDICATES 18.5 FEET OF PUBLIC RIGHT-OF-WAY FOR TELLER STREET AS SHOWN.
- THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD BY THIS PLAT, FOR DRAINAGE, EMERGENCY ACCESS AND MAINTENANCE.



N1/4 COR. SEC. 2
 T.2S., R.69W., 6TH P.M.
 FND 3-1/4" ALUM CAP
 IN MON. BOX LS No. 6973

P.O.C.
 NE COR. SEC. 2
 T.2S., R.69W. 6TH P.M.
 FND 3-1/4" ALUM CAP IN
 MON. BOX. LS 13225

S. LN. TRACT 29
 CDOT PROJECT No.
 STA1281-011, UNIT 2
 RECP. No. 2012017027

10 ESMT
 BK. 7650 PG. 787

R= 40.00'
 Δ= 45°00'00"
 L= 31.42'
 CB= N22°52'12"W
 C= 30.61'

LOT 1, BLOCK 1
 51,006 S.F. / 1.1709 AC.

DEDICATED BY
 THIS PLAT AS PUBLIC
 RIGHT-OF-WAY.

UPHAM STREET

TELLER STREET

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

COLMAN'S LAKEVIEW SUBDIVISION
 RECP. No. 77425

N1/4 COR. SEC. 2
 T.2S., R.69W. 6TH P.M.
 FND 3-1/4 INCH ALUM CAP.
 R.W. BAYER ASSOC.
 IN MON. BOX
 LAT: 39°54'51.4528" N
 LONG: 105°04'52.3836" W
 GROUND COORDINATES
 N: 1212247.37
 E: 3118355.43
 COLO NORTH ZONE
 GRID COORDINATES
 N: 1211903.31
 E: 3117470.38

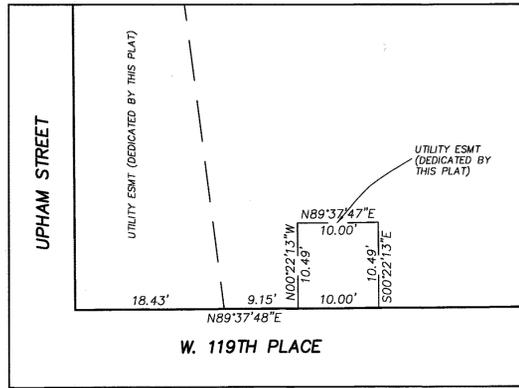
CITY OF BROOMFIELD
 NGS MON. B413
 STAINLESS STEEL ROD
 IN MON. WELL
 LAT: 39°54'52.5310" N
 LONG: 105°04'18.0378" W
 GROUND COORDINATES
 N: 1212369.29
 E: 3121031.81
 COLO NORTH ZONE
 GRID COORDINATES
 N: 1212025.19
 E: 3120145.99

CITY OF BROOMFIELD
 MON. No. NGS F413
 STAINLESS STEEL ROD
 LAT: 39°54'51.2040" N
 LONG: 105°04'55.9217" W
 GROUND COORDINATES
 N: 1212220.89
 E: 3118079.80
 COLO NORTH ZONE
 GRID COORDINATES
 N: 1211876.84
 E: 3117194.82

NE COR. SEC. 2
 T.2S., R.69W. 6TH P.M.
 FND 3-1/4 INCH ALUM.
 CAP CDOT LS 13225
 IN MON. BOX
 LAT: 39°54'51.4966" N
 LONG: 105°04'18.5203" W
 GROUND COORDINATES
 N: 1212264.41
 E: 3120994.70
 COLO NORTH ZONE
 GRID COORDINATES
 N: 1211920.35
 E: 3120108.90

SW COR
 MONUMENTED BY A No. 4
 REBAR W/ GREEN PLASTIC
 CAP LS 29766
 LAT: 39°54'48.5035" N
 LONG: 105°04'41.2535" W
 GROUND COORDINATES
 COLO NORTH ZONE
 N: 1211952.97
 E: 3119224.33
 GRID COORDINATES
 N: 1211609.00
 E: 3118339.03

SE COR
 MONUMENTED BY A No. 4
 REBAR W/ GREEN PLASTIC
 CAP LS 29766
 LAT: 39°54'48.5105" N
 LONG: 105°04'35.9302" W
 GROUND COORDINATES
 N: 1211955.65
 E: 3119639.23
 COLO NORTH ZONE
 GRID COORDINATES
 N: 1211611.68
 E: 3118753.81



UTILITY EASEMENT DETAIL 'A'
 SCALE 1" = 0'

COTTONWOOD SURVEYING AND ASSOCIATES, INC.

P.O. BOX 694, STRASBURG, COLORADO, 80136
 PHONE: 303-549-7992

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