

**WHEN RECORDED RETURN TO:**

Senn Visciano Canges P.C.  
Attn: Julia W. Koren, Esq.  
1700 Lincoln Street, Ste. 4300  
Denver, CO 80203

**SURVEYOR'S AFFIDAVIT OF CORRECTION**

I, HAROLD J. PONSERELLA ("**Affiant**"), having no ownership interest in the after described lands, upon oath and under penalty of perjury, depose and say as follows:

That I am a Licensed Professional Land Surveyor in the State of Colorado and prepared the following documents:

- (1) Plat of COLMANS LAKEVIEW REPLAT A FINAL PLAT (the "**Plat**"), a subdivision of certain land situated in the Northeast Quarter of Section 2, Township 2 South, Range 69 West, of the 6th Principal Meridian, recorded on December 12, 2018, at Reception No. 2018013806, of the real estate records of the City and County of Broomfield, State of Colorado (the "**Records**"); and
- (2) Colmans Lakeview Replat A Planned Unit Development Plan (the "**PUD**"), recorded in Records on December 12, 2018 at Reception No. 2018013804.
- (3) Colmans Lakeview Replat A Site Development Plan, Urban Renewal Site Plan (convenience Store and Fuel Station) and Use by Special Review for a Fuel Station (the "**SDP**"), recorded in Records on December 12, 2018 at Reception No. 2018013810; and

Additionally, the Plat is attached as Exhibit B to that certain City and County of Broomfield Subdivision Improvement Agreement for Colmans Lakeview Replat A (the "**SIA**") recorded in the Records on December 12, 2018 at Reception No. 2018013811.

Affiant further states that the legal description appearing on Sheet 1 of the Plat, the PUD, the SDP, and Exhibit B to the SIA, contains errors as identified in bold underline on Exhibit A hereto.

Said errors are hereby corrected to read as shown in bold underline on Exhibit B hereto.

This Surveyor's Affidavit of Correction is made in accordance with C.R.S. §38-51-111. Said corrections meet the requirements of C.R.S. §38-51-111 (2)(a), (b), (c) and (d).

Affiant states that legal description on the aforementioned Plat, PUD, SDP and Exhibit B to the SIA, is hereby corrected to conform to the legal description shown on Exhibit B hereto in the same manner as if said Plat, PUD, SDP and SIA had been re-recorded with the proper notations contained hereon.



**EXHIBIT A  
TO  
SURVEYOR'S AFFIDAVIT OF CORRECTION  
(COLMANS LAKEVIEW REPLAT A FINAL PLAT)**

**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, **[MISSING TEXT]** 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 **[MISSING TEXT]**, LOT 13 AND 14, EXCEPT THAT PORTION **[MISSING TEXT]** CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, **[MISSING TEXT]** RECEPTION No. 21217027, **[MISSING TEXT]** BLOCK 1, COLMAN'S LAKEVIEW SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6<sup>TH</sup> 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 **[MISSING TEXT]** 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.

**EXHIBIT B  
TO  
SURVEYOR'S AFFIDAVIT OF CORRECTION  
(COLMANS LAKEVIEW REPLAT A FINAL PLAT)**

**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, AND 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 OF LOT 11, AND THE SOUTH 1/2 OF THE VACATED ALLEY IN SAID BLOCK 1, LYING NORTH OF AND ADJACENT THERETO, AS VACATED BY RESOLUTION RECORDED SEPTEMBER 15, 1960 IN BOOK 1304 AT PAGE 381, COUNTY OF BROOMFIELD, STATE OF COLORADO,

LOT 13 AND 14, EXCEPT THAT PORTION OF SAID LOT 14 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, BY THE DEED RECORDED DECEMBER 31, 2012 UNDER RECEPTION No. 2012017027, AND THE SOUTH 1/2 OF THE ALLEY ADJOINING LOTS 13 AND 14, AS VACATED BY RESOLUTION RECORDED AUGUST 7, 1979 IN BOOK 2650 AT PAGE 787, EXCEPT THAT PORTION THEREOF DESCRIBED IN DEED RECORDED DECEMBER 31, 2012 UNDER RECEPTION NO. 2012017027,

ALL IN BLOCK 1, COLMANS LAKEVIEW SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6<sup>TH</sup> 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 NORTHEAST 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 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 414.91 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. 2012017027 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"W 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 OF 55.00 FEET TO A POINT ON THE NORTH LINE 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.