

FLATIRON MARKETPLACE FILING NO. 1 REPLAT D

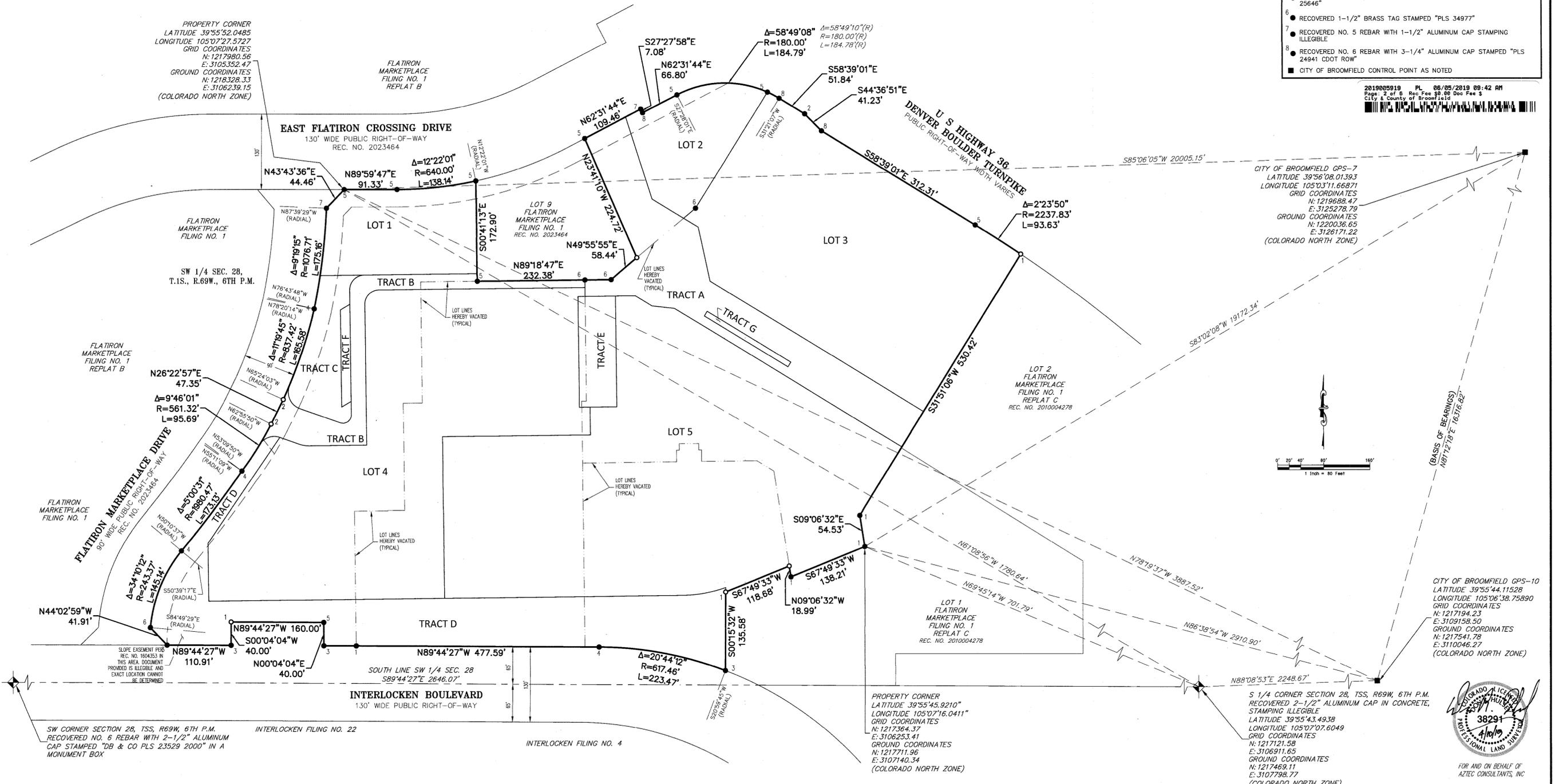
FINAL PLAT

A REPLAT OF LOT 10, FLATIRON MARKETPLACE FILING NO. 1 AND LOTS 2 & 3, FLATIRON MARKETPLACE FILING NO. 1 REPLAT A AND LOTS 2 & 3, FLATIRON MARKETPLACE FILING NO. 1 REPLAT B, LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 2 OF 6 GEODETIC TIE MAP

LEGEND	
	RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER STAMPED AS NOTED
1	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 36580"
2	SET NAIL & 1" BRASS TAG STAMPED "AZTEC PLS 36580"
3	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 34977"
4	RECOVERED NO. 5 REBAR WITHOUT A CAP
5	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24670"
6	RECOVERED 3/4" BRASS TAG STAMPED "LS 24670"
7	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 25646"
8	RECOVERED 1-1/2" BRASS TAG STAMPED "PLS 34977"
9	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPING ILLEGIBLE
10	RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 24941 CDOT ROW"
	CITY OF BROOMFIELD CONTROL POINT AS NOTED

2019005919 PL 06/05/2019 09:42 AM
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City & County of Broomfield



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SW CORNER SECTION 28, T1S, R69W, 6TH P.M.
RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM
CAP STAMPED "DB & CO PLS 23529 2000" IN A
MONUMENT BOX

INTERLOCKEN FILING NO. 22

INTERLOCKEN FILING NO. 4

PROPERTY CORNER
LATITUDE 39°55'45.9210"
LONGITUDE 105°07'16.0411"
GRID COORDINATES
N: 1217364.37
E: 3106253.41
GROUND COORDINATES
N: 1217711.96
E: 3107140.34
(COLORADO NORTH ZONE)

S 1/4 CORNER SECTION 28, T1S, R69W, 6TH P.M.
RECOVERED 2-1/2" ALUMINUM CAP IN CONCRETE,
STAMPING ILLEGIBLE
LATITUDE 39°55'43.4938"
LONGITUDE 105°07'07.6049"
GRID COORDINATES
N: 1217121.58
E: 3106911.65
GROUND COORDINATES
N: 1217469.11
E: 3107798.77
(COLORADO NORTH ZONE)

	DEVELOPER	DATE OF PREPARATION	03-14-2017
	FLATIRON MARKETPLACE 2013	SCALE:	1"=80'
AzTec Proj. No: 4817-13		SHEET 2 OF 6	

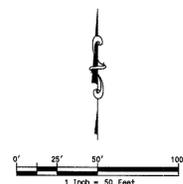
FLATIRON MARKETPLACE FILING NO. 1 REPLAT D

FINAL PLAT

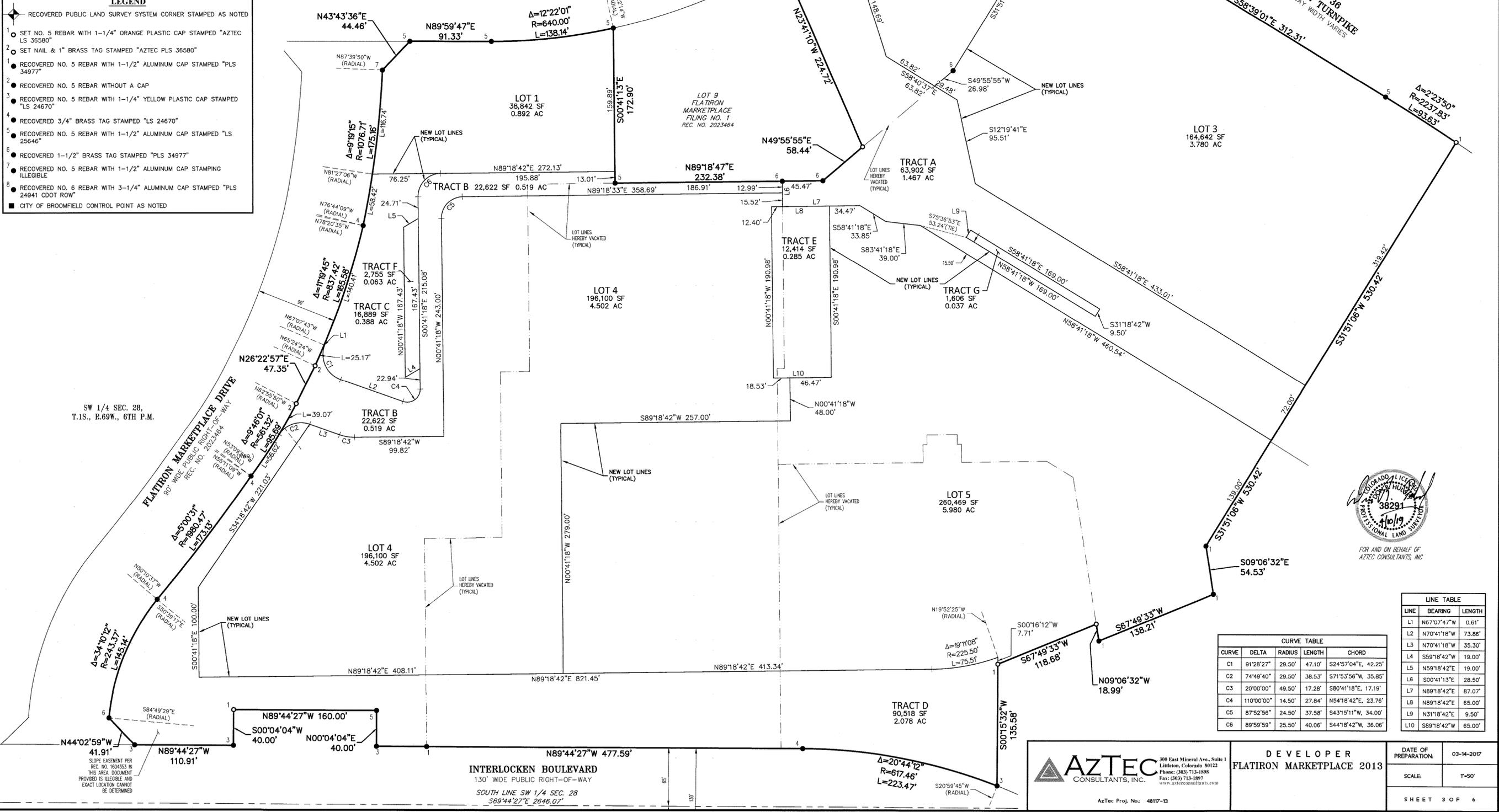
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SHEET 3 OF 6
LOT DETAILS

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City & County of Broomfield



- LEGEND**
- ◊ RECOVERED PUBLIC LAND SURVEY SYSTEM CORNER STAMPED AS NOTED
 - 1 ○ SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 36580"
 - 2 ○ SET NAIL & 1" BRASS TAG STAMPED "AZTEC PLS 36580"
 - 1 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 34977"
 - 2 ● RECOVERED NO. 5 REBAR WITHOUT A CAP
 - 3 ● RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24670"
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 - 8 ● RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 24941 CDOT ROW"
 - CITY OF BROOMFIELD CONTROL POINT AS NOTED



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C1	91°28'27"	29.50'	47.10'	S24°57'04"E, 42.25'	
C2	74°49'40"	29.50'	38.53'	S71°53'56"W, 35.85'	
C3	20°00'00"	49.50'	17.28'	S80°41'18"E, 17.19'	
C4	110°00'00"	14.50'	27.84'	N54°18'42"E, 23.76'	
C5	87°52'56"	24.50'	37.58'	S43°15'11"W, 34.00'	
C6	89°59'59"	25.50'	40.06'	S44°18'42"W, 36.06'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°07'47"W	0.61'
L2	N70°41'18"W	73.86'
L3	N70°41'18"W	35.30'
L4	S59°18'42"E	19.00'
L5	N59°18'42"E	19.00'
L6	S00°41'13"E	28.50'
L7	N89°18'42"E	87.07'
L8	N89°18'42"E	65.00'
L9	N31°18'42"E	9.50'
L10	S89°18'42"W	65.00'

AZTEC
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www.aztecconsultants.com

DEVELOPER
FLATIRON MARKETPLACE 2013

DATE OF PREPARATION:	03-14-2017
SCALE:	T=50'
SHEET 3 OF 6	

Aztec Proj. No.: 4817-13

FLATIRON MARKETPLACE FILING NO. 1 REPLAT D

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City & County of Broomfield, CO

FINAL PLAT

A REPLAT OF LOT 10, FLATIRON MARKETPLACE FILING NO. 1 AND LOTS 2 & 3, FLATIRON MARKETPLACE FILING NO. 1 REPLAT A AND LOTS 2 & 3, FLATIRON MARKETPLACE FILING NO. 1 REPLAT B, LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

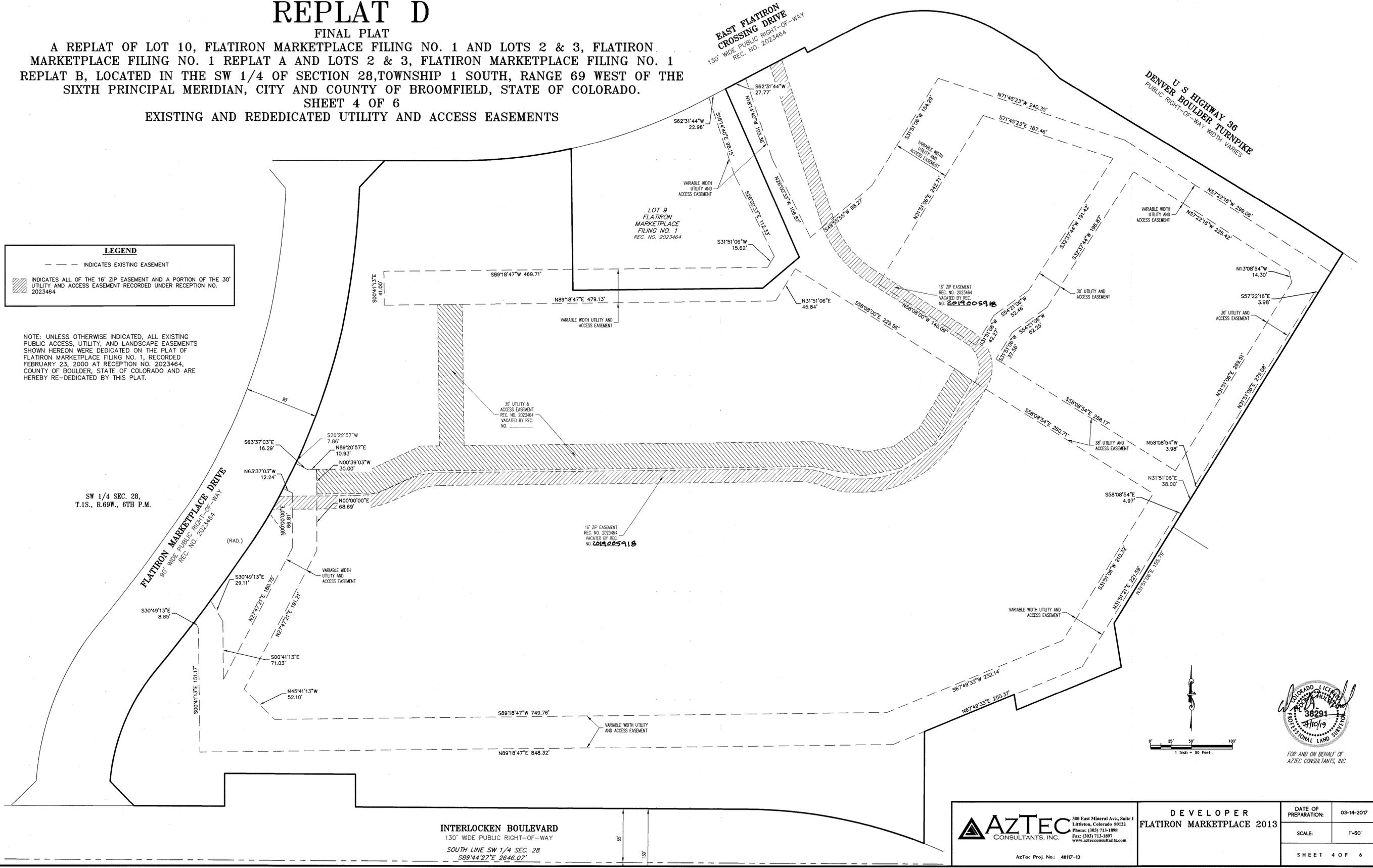
SHEET 4 OF 6

EXISTING AND REDEDICATED UTILITY AND ACCESS EASEMENTS

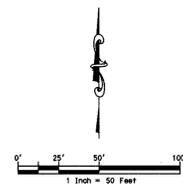
LEGEND

- INDICATES EXISTING EASEMENT
- ▨ INDICATES ALL OF THE 16' ZIP EASEMENT AND A PORTION OF THE 30' UTILITY AND ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 2023464

NOTE: UNLESS OTHERWISE INDICATED, ALL EXISTING PUBLIC ACCESS, UTILITY, AND LANDSCAPE EASEMENTS SHOWN HEREON WERE DEDICATED ON THE PLAT OF FLATIRON MARKETPLACE FILING NO. 1, RECORDED FEBRUARY 23, 2000 AT RECEPTION NO. 2023464, COUNTY OF BOULDER, STATE OF COLORADO AND ARE HEREBY RE-DEDICATED BY THIS PLAT.



SW 1/4 SEC. 28,
T.1S., R.69W., 6TH P.M.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

INTERLOCKEN BOULEVARD

130' WIDE PUBLIC RIGHT-OF-WAY

SOUTH LINE SW 1/4 SEC. 28

589'44'27\"E 2646.07'

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AzTec Proj. No.: 4817-13

DEVELOPER
FLATIRON MARKETPLACE 2013

DATE OF PREPARATION:	03-14-2017
SCALE:	1"=50'
SHEET 4 OF 6	

FLATIRON MARKETPLACE FILING NO. 1 REPLAT D

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SHEET 5 OF 6

EXISTING AND REDEDICATED LANDSCAPE AND SLOPE EASEMENTS

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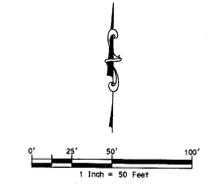
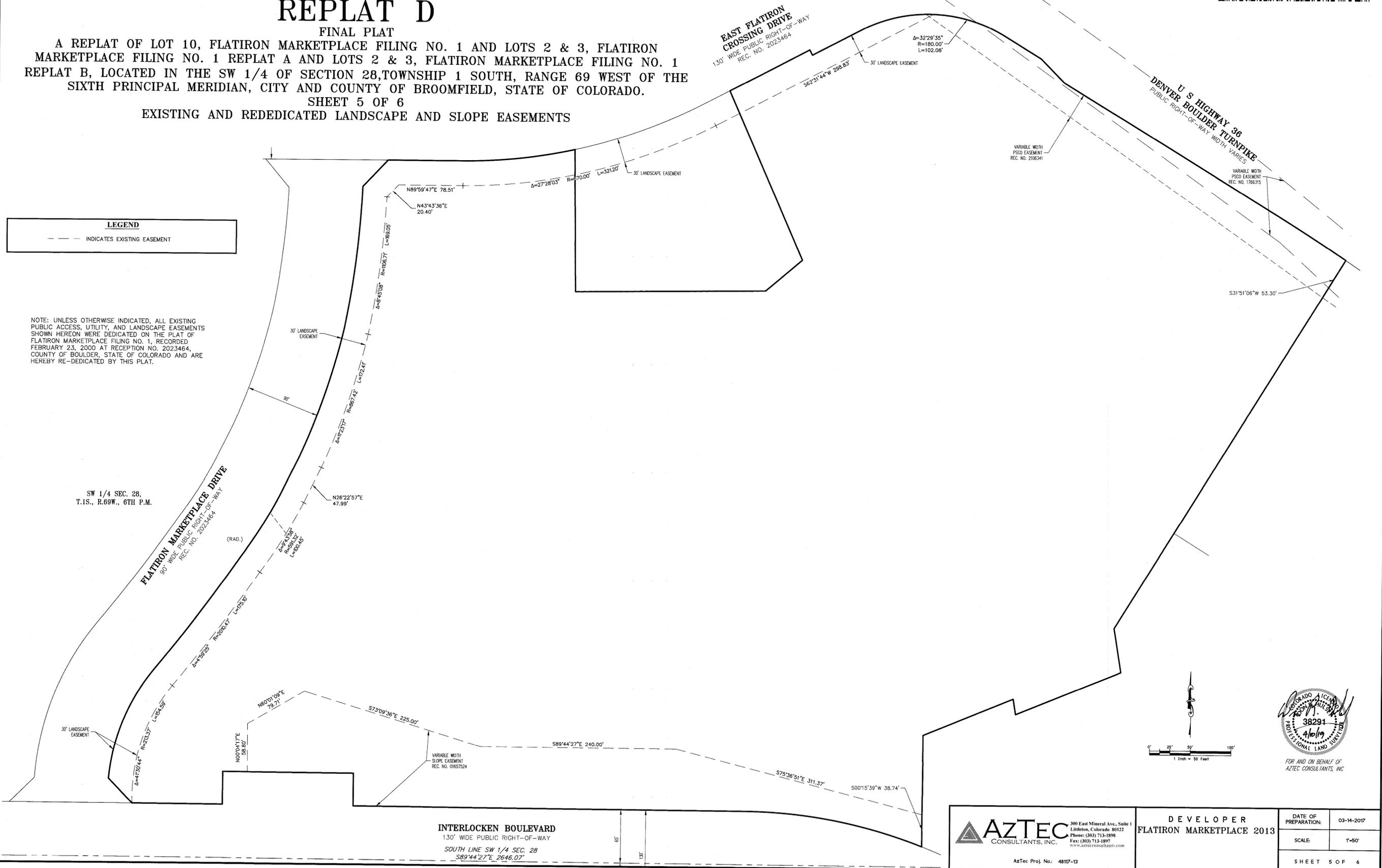
EAST FLATIRON
CROSSING DRIVE
130' WIDE PUBLIC RIGHT-OF-WAY
REC. NO. 2023464

U.S. HIGHWAY 36
DENVER BOULDER TURPIKE
PUBLIC RIGHT-OF-WAY WIDTH VARIES

LEGEND
--- INDICATES EXISTING EASEMENT

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DEVELOPER FLATIRON MARKETPLACE 2013	
DATE OF PREPARATION:	03-14-2017
SCALE:	T-50'
SHEET 5 OF 6	

AzTec Proj. No: 4817-13

