

# Dry Creek Business Park Filing No. 1

## Final Plat

A portion of the northwest quarter of Section 11, Township 2 South, Range 69 West of the Sixth Principal Meridian  
City and County of Broomfield, State of Colorado

201906662 PL 06/18/2019 02:27 PM  
Page 1 of 2 Rec Fee \$8.00 Doc Fee \$  
City & County of Broomfield

### Legal Description:

BY THESE PRESENTS, the undersigned, being the owner of  
Parcel A:  
The North 291.25 feet of the NW 1/4 of Section 11, Township 2 South, Range 69 West of the 6th P.M., City and County of Broomfield, State of Colorado, except the East 897.37 feet thereof, and except the South 25 feet thereof, described as follows:  
Beginning at the northwest corner of said Section 11;  
Thence N 89°21'11" E, along the north line of said Section 11, a distance of 1815.71 feet;  
Thence S 00°09'42" W a distance of 266.28 feet;  
Thence S 89°21'11" W a distance of 1818.36 feet, more or less, to a point on the west line of said Section 11;  
Thence N 00°43'50" E, along said west line, a distance of 266.33 feet.

Containing 11.106 acres, more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of Dry Creek Business Park; 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 public and private utilities.

### Owner Certificate:

Green RV Storage LLC, a Colorado Limited Liability Company  
6343 W 120th Avenue, Ste 222  
Broomfield, CO 80020

By: *Jason Pavlovic*  
Jason Pavlovic, Manager and Member

### NOTARY CERTIFICATE

State of Colorado) ss.  
County of Broomfield)

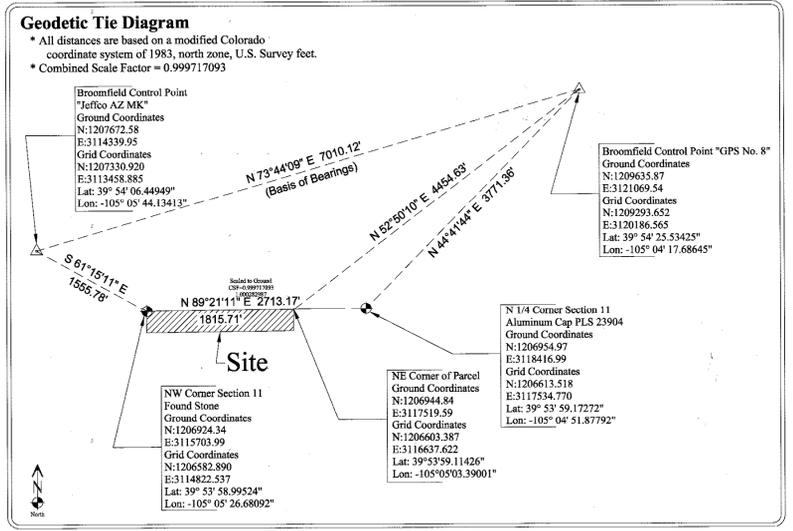
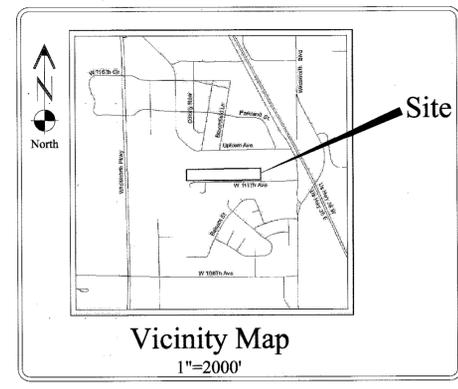
The foregoing instrument was acknowledged before me this day of May 30<sup>th</sup> 2019 by Jason Pavlovic as Manager and Member.

Witness my hand and official seal.  
My commission expires 2/5/23

*Dana Dalvit*  
DANA DALVIT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184704968  
MY COMMISSION EXPIRES FEB 5, 2023

### Notes:

- Topographic Land Surveyors did not have the benefit of a current Commitment for Title Insurance for the preparation of this survey.
- This survey does not constitute a title search by this surveyor of the property shown and described hereon to determine:
  - ownership of the tract of land.
  - compatibility of this description with those of adjacent tracts of land.
  - rights of way, easements and encumbrances of record affecting this tract of land.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.
- 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.
- Reference is hereby made to an unrecorded Certificate of Survey by Padon Engineering, Inc. Job No. 85-81.
- An easement for emergency access for police, fire and emergency vehicles is hereby granted over the driveways and parking areas as they exist.
- 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 utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.
- The Colorado coordinate system shown hereon is defined as "C Order, Class 2-1, 1:50,000" 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.
- Bearings are based on a line monumented by Broomfield Control Point "Jeffco AZ MK" and Broomfield Control Point "GPS No.8" with a grid bearing of N 73°44'09" E.
- All coordinates and distances are based on a modified Colorado coordinate system of 1983, north zone, U.S. survey feet. To reduce to state plane grid coordinates multiply by a combined scale factor of 0.999717093.



### Attorney Certificate:

I, Jared Seidenberg, an 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, 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 property for such purposes as is identified on this plat, and the City may rely upon this representation in accepting such dedications.

*Jared Seidenberg*  
Jared Seidenberg  
Attorney-at-Law License Number: 35766

### Surveyor's Certificate:

I David C Costner, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify for and on behalf of Topographic Land Surveyors, that the survey and the final plat of the real property described herein is accurate, conforms to all applicable Colorado State Laws, the requirements set forth in chapter 16-16 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.

David C. Costner  
PLS 25936  
For and on behalf of Topographic Land Surveyors.



### Lienholder Certificate:

The undersigned Lienholder of the above described real property hereby acknowledges and consents to this site development plan and to the execution and recording of this site development plan and subordinates its interest of record in and to the above described dedications.

By: *Pine Financial Group*  
Pine Financial Group, Inc. as President  
Company: Pine Financial Group, Inc.

### NOTARY CERTIFICATE

State of Colorado) ss.  
County of Broomfield)

The foregoing instrument was acknowledged before me this 30 day of May 2019, by Kevin Amolsch, as president

Witness my hand and official seal.  
My commission expires 04/20/2020

### 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 28 day of May, 2019.

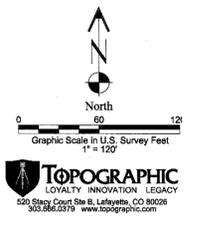
*Dana Hutzler*  
Dana Hutzler  
City Clerk  
- Deputy

### Planning and Zoning Commission Certificate:

This Final Plat is recommended for approval by the City and County of Broomfield Planning and Zoning Commission this 18 day of April, 2019.

*Susan Barkman*  
Susan Barkman  
Vice Chairman  
*Walt*  
Secretary

Sheet 1 of 2 Preliminary  
Revision 5 May 8, 2019  
Date of Survey June 25, 2018  
Control File Modified Grid  
Job Number 110863

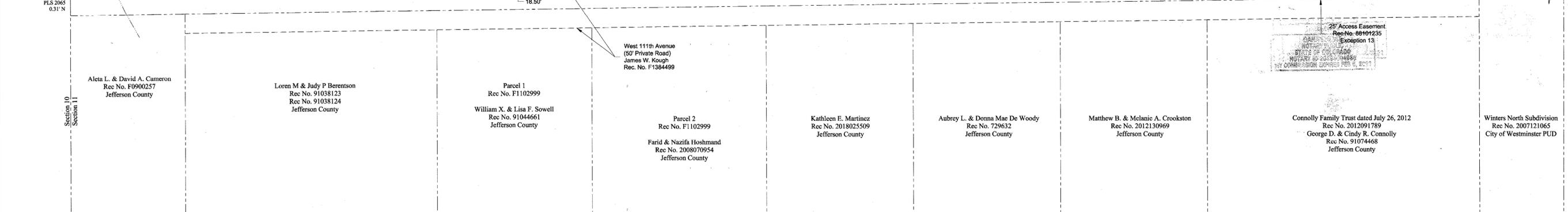
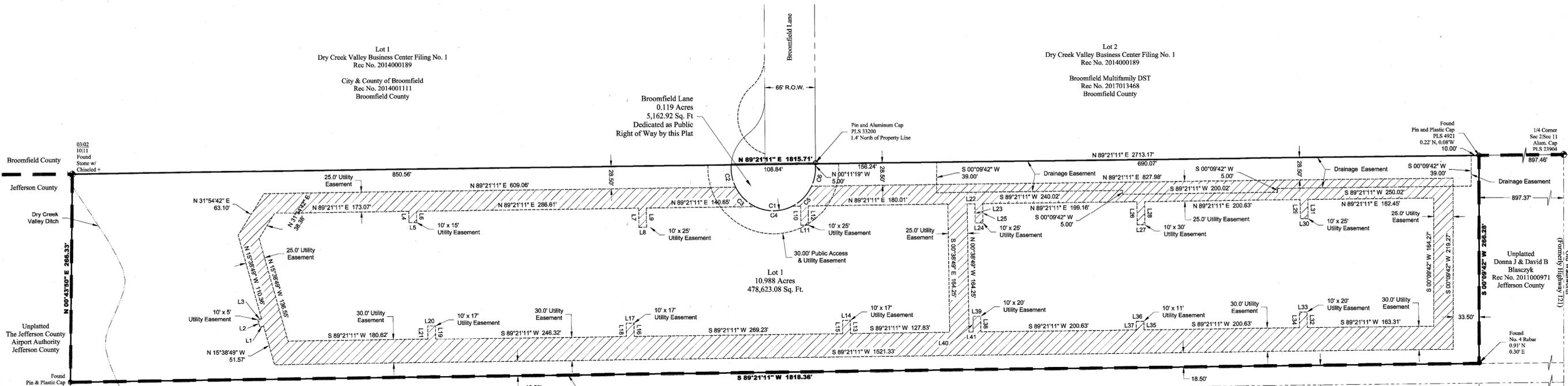


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A portion of the northwest quarter of Section 11, Township 2 South, Range 69  
West of the Sixth Principal Meridian  
City and County of Broomfield, State of Colorado

2019006562 PL 05/18/2019 02:27 PM  
Page: 2 of 2 Rec Fee \$9.00 Doc Fee \$  
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Utility Easement Per This Plat

LINE	BEARING	DISTANCE
L1	S 74°21'11" W	5.00'
L2	N 15°38'49" W	10.00'
L3	N 74°21'11" E	5.00'
L4	S 00°38'49" E	15.00'
L5	N 89°21'11" E	10.00'
L6	N 00°38'49" W	15.00'
L7	S 00°38'49" E	25.00'
L8	N 89°21'11" E	10.00'
L9	N 00°38'49" E	25.00'
L10	S 00°38'49" E	25.00'
L11	N 89°21'11" E	10.00'
L12	N 00°38'49" W	25.00'
L13	S 89°21'11" W	17.00'
L14	S 89°21'11" W	10.00'
L15	S 00°38'49" E	17.00'
L16	N 00°38'49" W	17.00'
L17	S 89°21'11" W	10.00'
L18	S 00°38'49" E	17.00'
L19	N 00°38'49" W	17.00'
L20	S 89°21'11" W	10.00'

LINE	BEARING	DISTANCE
L21	S 00°38'49" E	17.00'
L22	N 89°21'11" E	10.00'
L23	S 00°38'49" E	25.00'
L24	N 89°21'11" E	10.00'
L25	N 00°38'49" W	25.00'
L26	S 00°38'49" E	30.00'
L27	N 89°21'11" E	10.00'
L28	N 00°38'49" W	30.00'
L29	S 00°38'49" E	25.00'
L30	N 89°21'11" E	10.00'
L31	N 00°38'49" W	25.00'
L32	S 89°21'11" W	10.00'
L33	S 89°21'11" W	10.00'
L34	S 00°38'49" E	20.00'
L35	N 00°38'49" W	11.00'
L36	S 89°21'11" W	10.00'
L37	S 89°21'11" W	11.00'
L38	N 00°38'49" W	20.00'
L39	S 89°21'11" W	10.00'
L40	S 00°38'49" E	20.00'
L41	S 89°21'11" W	5.35'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	54.50'	173.35'	194°20'43"	109.82'	S 89°00'39" E
C2	54.50'	29.35'	30°51'22"	28.00'	S 11°16'17" E
C3	54.50'	35.99'	37°49'56"	35.34'	S 45°36'57" E
C4	54.50'	49.68'	52°13'49"	47.98'	N 89°21'11" E
C5	54.50'	35.99'	37°49'56"	35.34'	N 44°19'18" E
C6	54.50'	24.35'	26°36'39"	24.14'	N 12°38'31" E

Sheet 2 of 2  
Revision 5 May 8, 2019  
Date of Survey June 25, 2018  
Control Method Modified Grid  
Job Number 110863

Graphic Scale in U.S. Survey Feet  
1" = 60'

North

**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
520 Stacy Court, Ste B, Lafayette, CO 80028  
303.866.0379 www.topographic.com