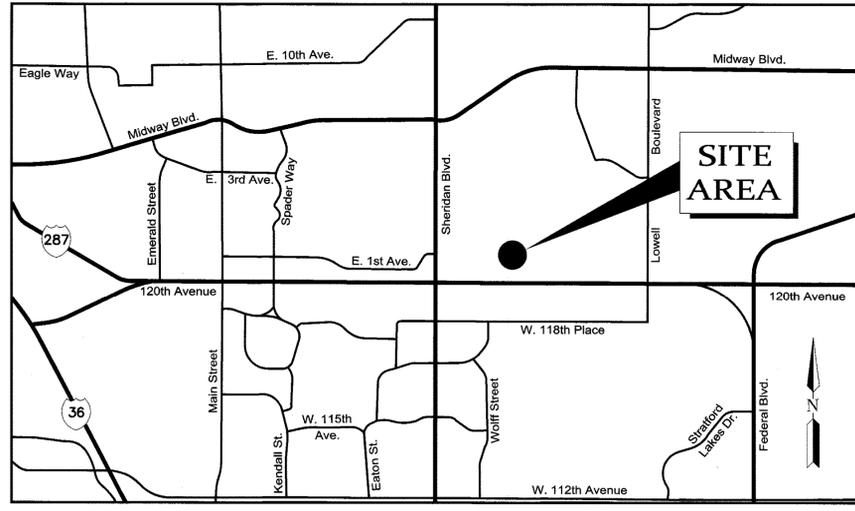


A AND B SUBDIVISION REPLAT C - FINAL PLAT

A REPLAT OF LOT 1 OF A AND B SUBDIVISION REPLAT B, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

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Page 1 of 2 Rec Fee \$9.00 Doc Fee \$
City & County of Broomfield



VICINITY MAP
Scale: 1"=2000'

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:
LOT 1 OF A AND B SUBDIVISION REPLAT B, AS RECORDED AT RECEPTION No. 2008001889, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
CONTAINING ±933,557 SQUARE FEET OR ±21.431 ACRES OF LAND, MORE OR LESS.
HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF A AND B SUBDIVISION REPLAT C - FINAL PLAT; 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.

OWNERS CERTIFICATE

FOR: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST

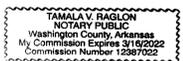
BY: *[Signature]*

STATE OF Arkansas
COUNTY OF Washington

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June, 2019 BY Darryl Sparks

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3/16/2022

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 8th DAY OF April, 2019.

[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 25th DAY OF June, 2019.

MAYOR: *[Signature]*
CITY CLERK: Daniel Hunzic
-Deputy



BASIS OF BEARINGS

NORTH 84°44'23" EAST, BEING THE STATE PLANE GRID BEARING BETWEEN BROOMFIELD GPS POINTS Y411 AND A-413, AS DEFINED AND MEASURED BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON.
SURVEY IS TIED TO BROOMFIELD CONTROL POINTS GPS Y411, AND A-413
THE GROUND COORDINATES WERE MODIFIED TO GROUND AT GPS POINT Y411 (LAT. 39°54'49.45757", LONG. 105°03'11.22189") (NAD83). STATE PLANE COORDINATES COLORADO NORTH ZONE (501) N=1,211,739.899 SFT, E=3,125,353.650 SFT. (NAD83).
THE COMBINED SCALE FACTOR (GROUND TO GRID) IS 0.9997245872.
THE COLORADO COORDINATE SYSTEM HEREON IS DEFINED AS SECOND ORDER CLASS 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.
CONVERSION FROM MODIFIED STATE PLANE (GROUND) COORDINATES TO GRID COORDINATES:
"MODIFIED" (PROJECT) NORTHING X 0.9997245872 = STATE PLANE NORTHING
"MODIFIED" (PROJECT) EASTING X 0.9997245872 = STATE PLANE EASTING.

ATTORNEY'S CERTIFICATE

I, Thomas E. Halter, 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.

[Signature] LICENSE NUMBER 35248

GENERAL NOTES

1. THIS PLAT CONTAINS 2 LOTS AND NO TRACTS.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING CO., INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING CO., INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:
COMMITMENT No. 100-N0018350-010-T02, WITH AN EFFECTIVE DATE OF JULY 3, 2018 AT 7:00 A.M.
3. FIELD SURVEY COMPLETION DATE: AUGUST 2, 2018.
4. THE SUBJECT PROPERTY CONTAINS ±933,557 TOTAL SQUARE FEET OR ±21.431 ACRES OF LAND, MORE OR LESS.
5. FLOODPLAIN: THE PROPERTY IS IN ZONES X AND ZONE A (ZONE A DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% PERCENT ANNUAL CHANCE FLOOD) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08073 00910 REVISED OCTOBER 2, 2013 AND LETTER OF MAP REVISION #15-08-0180P. IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE SDP OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
7. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.
8. A NON-EXCLUSIVE CROSS LOT ACCESS AND SHARED PARKING EASEMENT IS HEREBY DEDICATED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION EXCLUDING BUILDING FOOTPRINTS FOR THE PURPOSE OF EGRESS AND INGRESS, THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
9. A BLANKET EMERGENCY ACCESS EASEMENT IS HEREBY DEDICATED ACROSS THE SUBDIVISION FOR FIRE AND RELATED SERVICES.
10. A TEN-FOOT (10') WIDE DRY UTILITY EASEMENT IS HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES OF THE COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION. THIS EASEMENT IS RESERVED FOR ONLY DRY UTILITIES, FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT; ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT 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.

RICHARD B. GABRIEL, P.L.S.
COLORADO LICENSE NO. 37929
FOR AND ON BEHALF OF POWER SURVEYING COMPANY, INC.
720 W. 84TH AVENUE, UNIT 240
THORNTON, CO 80260
(303) 702-1617
www.powersurveying.com



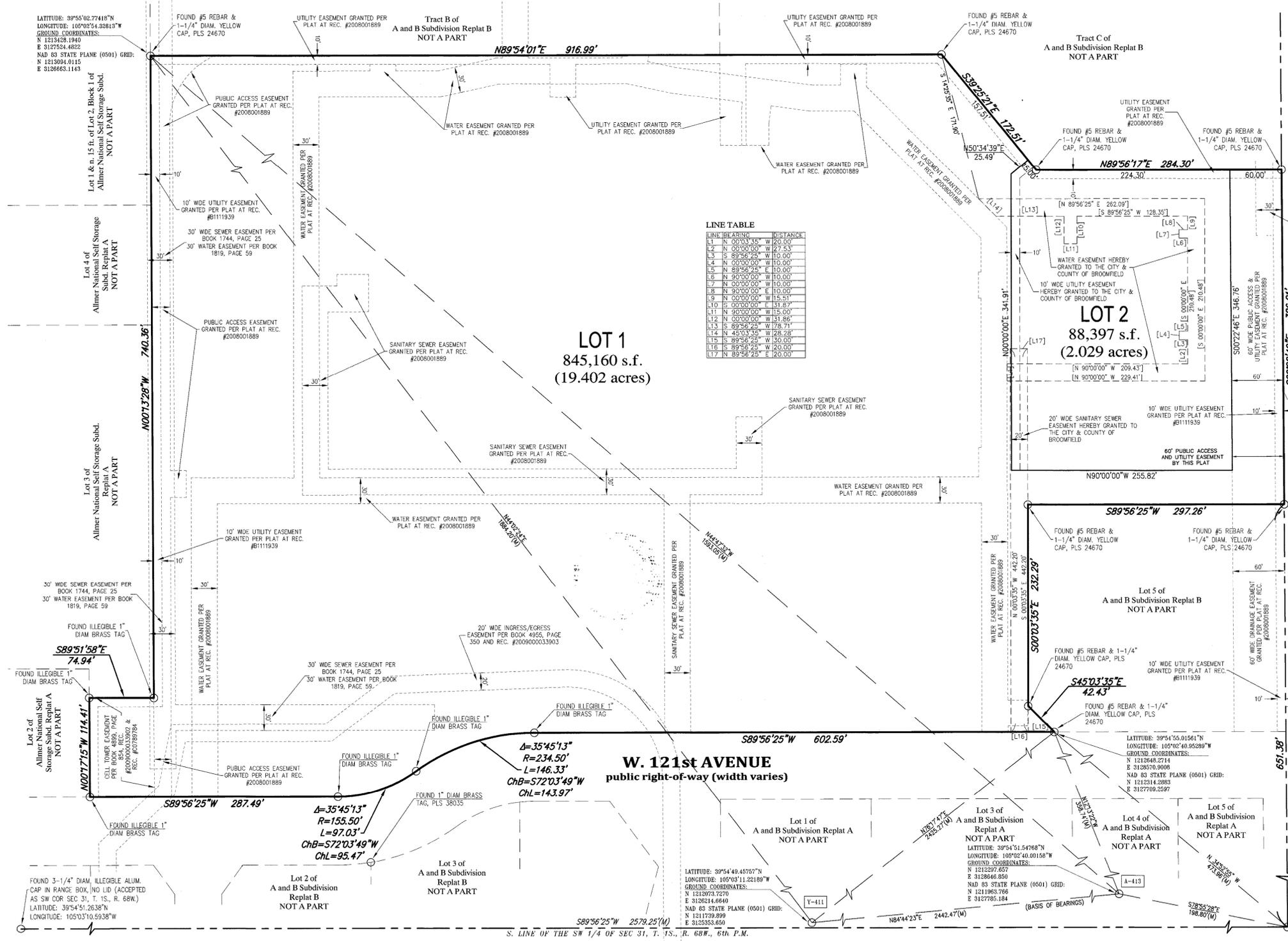
<p>720 W. 84TH AVENUE, UNIT 240 THORNTON, COLORADO 80260</p>	TYPE OF SUBMITTAL:	FINAL PLAT
	PREPARATION DATE:	DECEMBER 20, 2018
	REVISION DATE:	FEBRUARY 27, 2019
	REVISION DATE:	MARCH 26, 2019
	REVISION DATE:	
JOB NO. 501-18-205(B) 18-205(B) REPLAT Rev 1.dwg		SHEET 1 OF 2

A AND B SUBDIVISION REPLAT C - FINAL PLAT

A REPLAT OF LOT 1 OF A AND B SUBDIVISION REPLAT B, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 2

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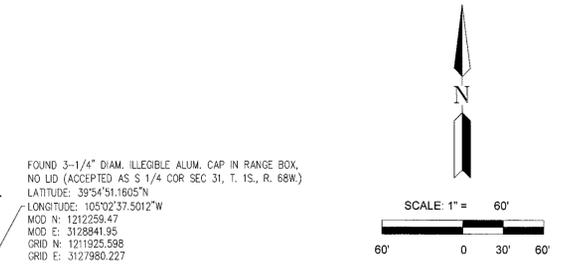


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°00'00" E	20.00
L2	N 00°00'00" W	27.25
L3	S 89°56'25" W	110.00
L4	N 00°00'00" W	110.00
L5	S 89°56'25" E	110.00
L6	N 90°00'00" W	110.00
L7	N 00°00'00" W	110.00
L8	N 90°00'00" E	110.00
L9	N 00°00'00" W	115.51
L10	N 00°00'00" W	131.87
L11	N 90°00'00" W	115.00
L12	N 00°00'00" W	131.86
L13	S 89°56'25" W	178.71
L14	N 45°03'35" W	128.28
L15	S 89°56'25" W	150.00
L16	S 89°56'25" W	20.00
L17	N 89°56'25" E	20.00

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/4" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- EXISTING RECORD EASEMENT LINE (DIMENSIONED IN [] BRACKETS)
- - - NEW EASEMENT GRANTED BY THIS PLAT (DIMENSIONED IN [] BRACKETS)
- NEW LOT LINE HEREBY CREATED BY THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS
- TIE LINE



POWER
Surveying Company, Inc.
Established 1988
720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260
PH: 303-702-1811
FAX: 303-702-1888
www.powerurveying.com

TYPE OF SUBMITTAL:	FINAL PLAT
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