

BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT E

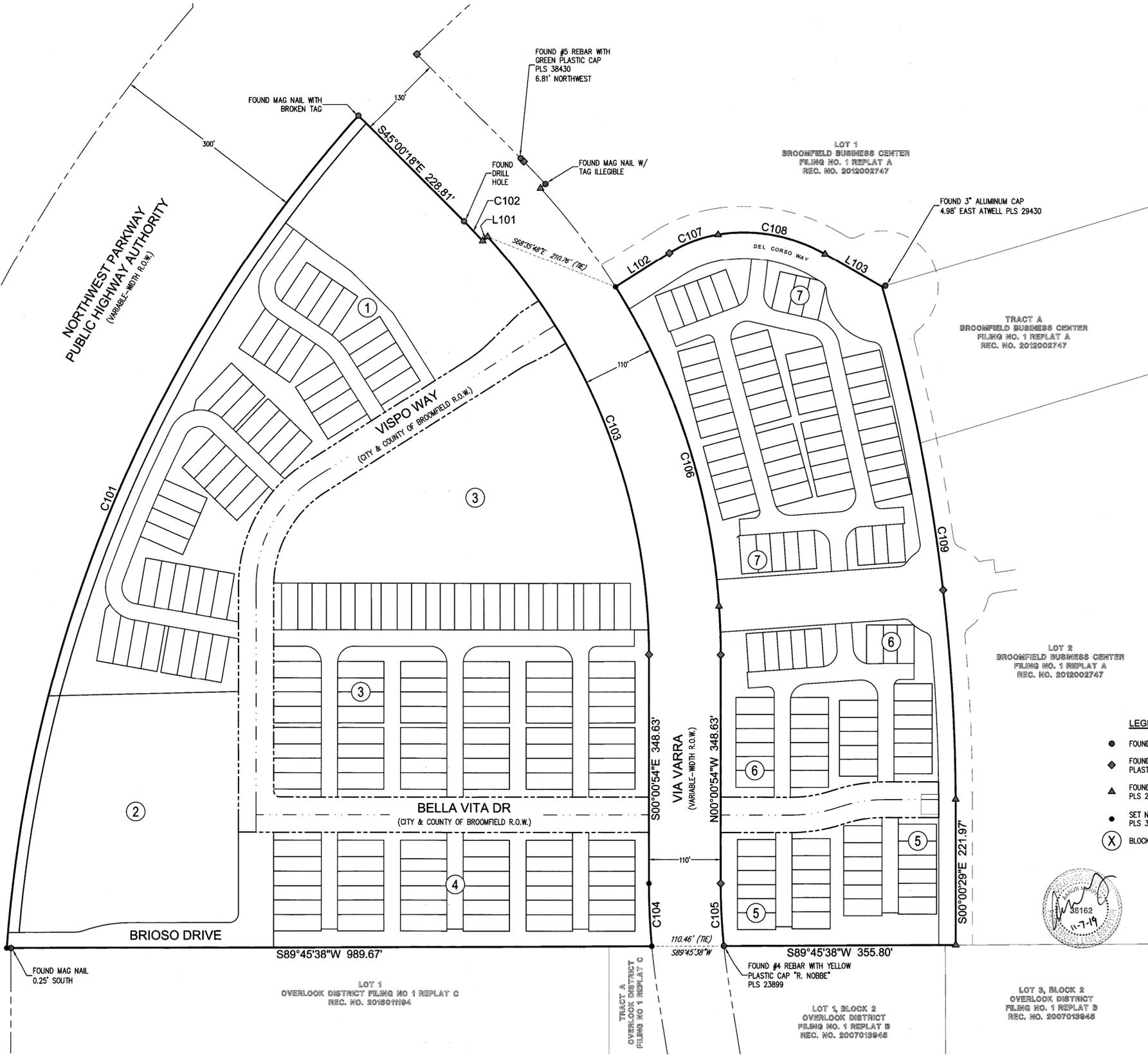
FINAL PLAT

BEING A REPLAT OF LOT 1, BLOCK 1, BROOMFIELD BUSINESS CENTER FILING NO. 1 AND LOTS 3 AND 4, BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT A, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. SHEET 2 OF 7

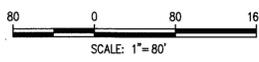


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C101	2141.83'	37°36'34"	1405.92'	N22°59'53"E	1380.81'
C102	935.00'	2°33'44"	41.81'	S43°43'26"E	41.81'
C103	945.00'	42°25'41"	699.78'	S21°3'44"E	683.90'
C104	1055.00'	5°11'49"	95.69'	S02°36'49"E	95.66'
C105	945.00'	5°46'39"	95.29'	N02°54'14"W	95.25'
C106	1055.00'	32°05'52"	591.02'	N16°03'50"W	583.33'
C107	200.00'	2°39'42"	80.54'	N69°13'14"E	80.00'
C108	250.00'	38°58'38"	170.07'	S79°45'15"E	166.81'
C109	2842.00'	15°58'20"	792.26'	S08°13'32"E	789.69'

LINE TABLE		
LINE	BEARING	LENGTH
L101	N47°33'26"E	10.00'
L102	N57°41'01"E	97.52'
L103	S80°15'56"E	101.06'



- LEGEND:**
- FOUND MONUMENT AS DESCRIBED
 - ◆ FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 29430
 - ▲ FOUND MAG NAIL WITH TAG PLS 29430
 - SET NAIL WITH 1" BRASS TAG PLS 38162
 - (X) BLOCK NUMBER



FILEPATH: P:\180416\BROOMFIELD\PLAT-1\BROOMFIELD_LAYOUT_LAYOUT.DWG
 PLOTTED: 11/17/19 10:35:04 AM BY: TOM GRABIEC

PROJECT NUMBER: 180416

PREPARED BY:

HKS HARRIS KOCHER SMITH

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 Denver, Colorado 80203
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 HarrisKocherSmith.com

BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT E

FINAL PLAT

BEING A REPLAT OF LOT 1, BLOCK 1, BROOMFIELD BUSINESS CENTER FILING NO. 1 AND LOTS 3 AND 4, BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT A, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. SHEET 3 OF 7

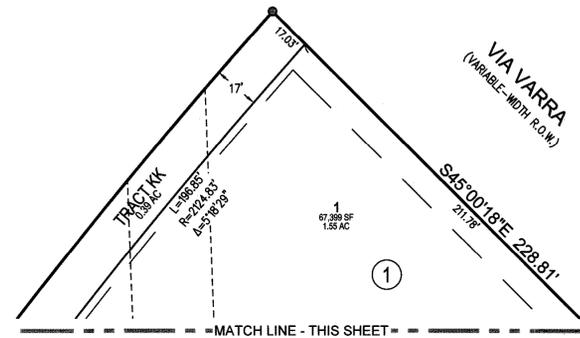
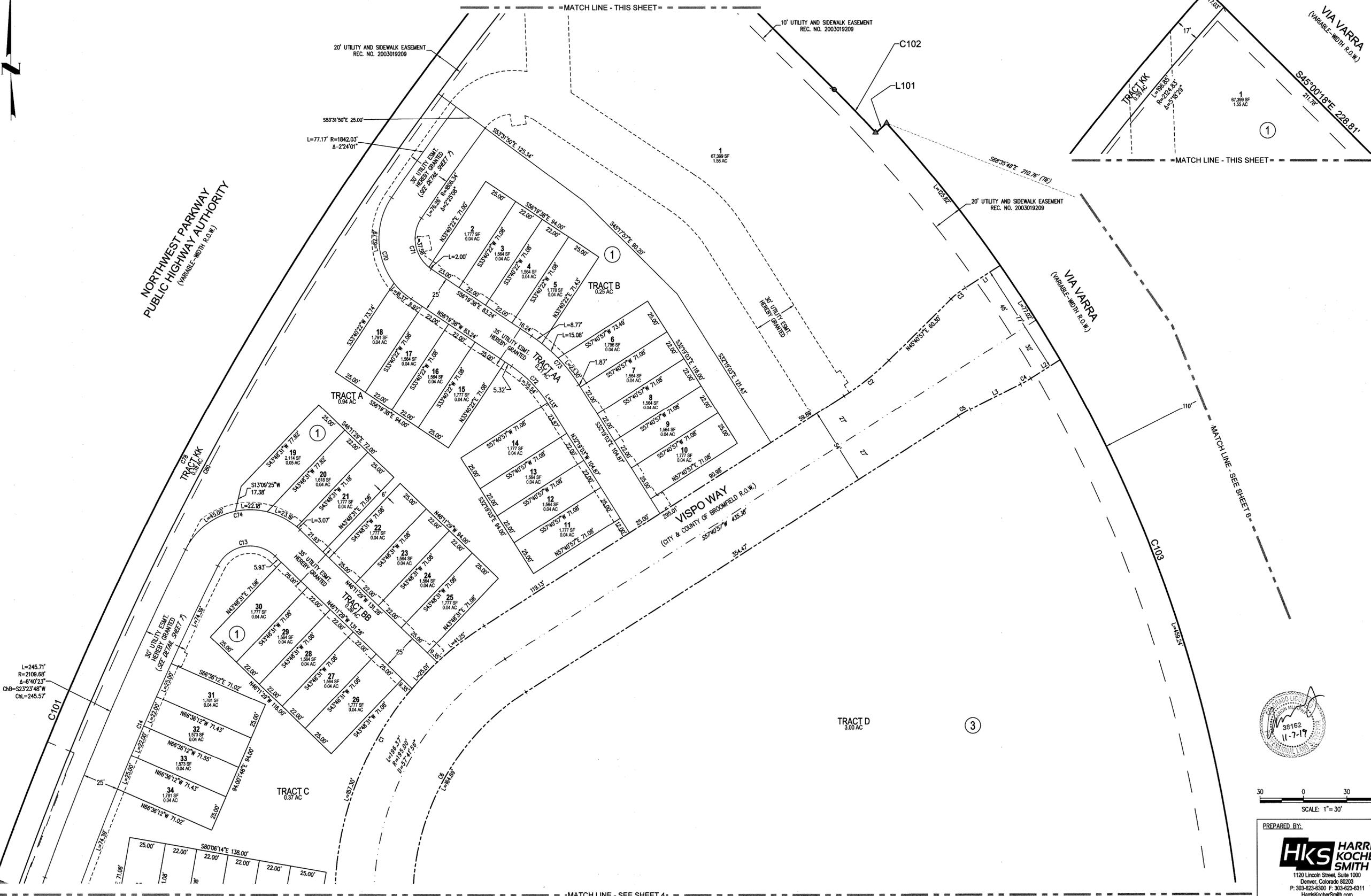
2019014243 PL 11/15/2019 08:53 AM
Page: 3 of 7 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield
City & County of Broomfield



NORTHWEST PARKWAY
PUBLIC HIGHWAY AUTHORITY
(VARIABLE WIDTH R.O.W.)

VIA VARRA
(VARIABLE WIDTH R.O.W.)

VISPO WAY
(CITY & COUNTY OF BROOMFIELD R.O.W.)



SCALE: 1" = 30'

PREPARED BY:
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PROJECT NUMBER: 180416

MATCH LINE - SEE SHEET 4

PREPARED BY:

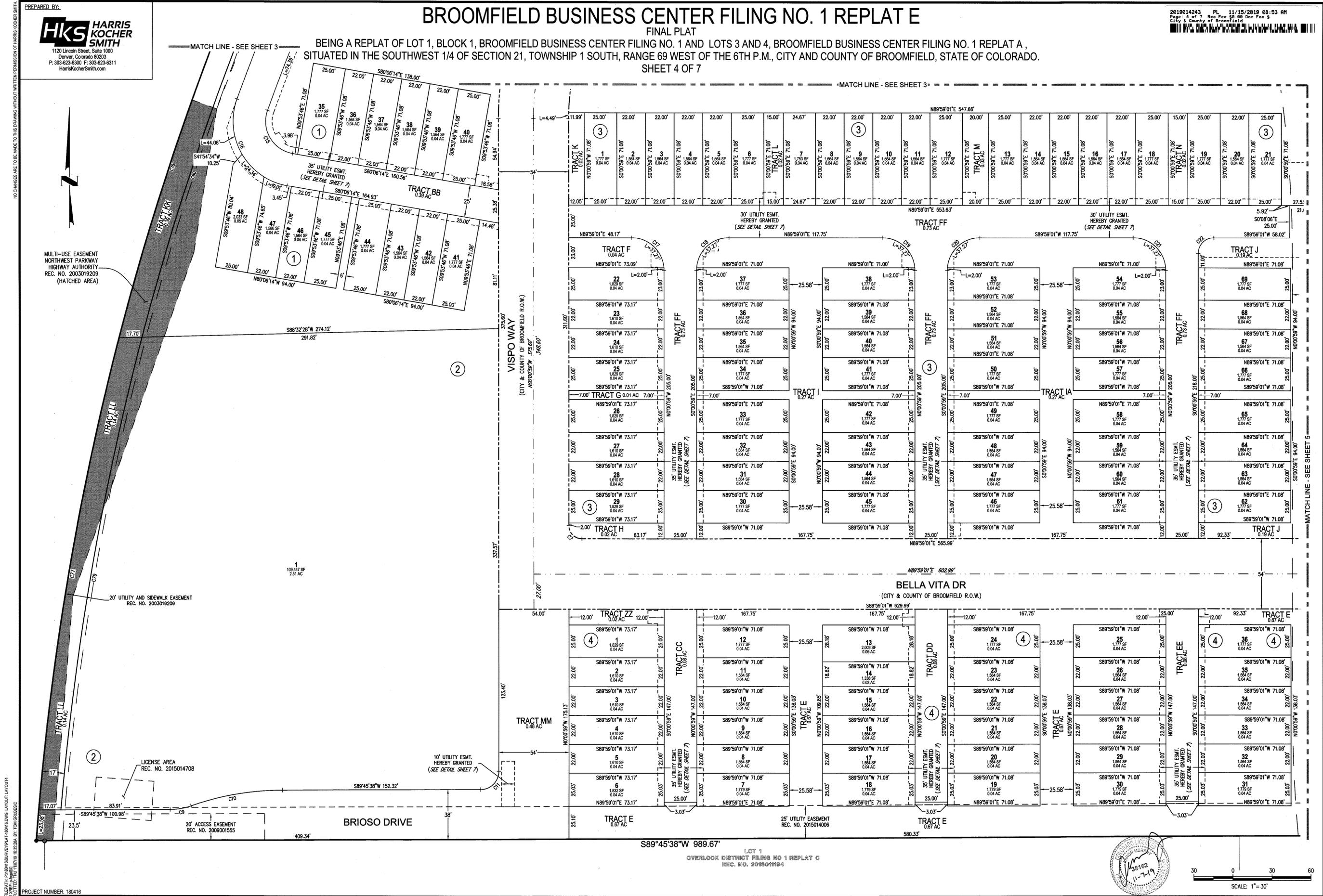
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FINAL PLAT

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SITUATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 4 OF 7

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City & County of Broomfield



MULTI-USE EASEMENT
NORTHWEST PARKWAY
HIGHWAY AUTHORITY
REC. NO. 2003019209
(HATCHED AREA)

LICENSE AREA
REC. NO. 2015014708

20' ACCESS EASEMENT
REC. NO. 2009001555

35' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

30' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

30' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

35' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

35' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

35' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

35' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

35' UTILITY ESMT.
HEREBY GRANTED
(SEE DETAIL SHEET 7)

FILED BY: PHOENIX SURVEYING & ENGINEERING LAYOUT LAYOUT
PLOTTED: 11/17/19 10:52:26 AM BY: TOM GRUBBS

PROJECT NUMBER: 180416



SCALE: 1" = 30'

BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT E

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BEING A REPLAT OF LOT 1, BLOCK 1, BROOMFIELD BUSINESS CENTER FILING NO. 1 AND LOTS 3 AND 4, BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT A, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 5 OF 7

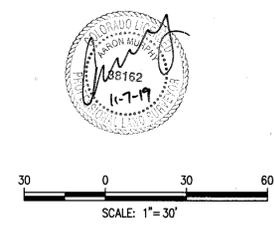
2019014243 PL. 11/15/2019 08:53 AM
Page: 5 of 7 Rec Fee: \$9.00 Doc Fee: \$
City & County of Broomfield

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
FILED WITH BROOMFIELD COUNTY RECORDS ON 11/15/2019 10:35:34 BY: TOM GRUBESIC
PROJECT NUMBER: 180416



TRACT SUMMARY TABLE				
TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP
A	41061.93	0.94	OPEN AREA, LANDSCAPE	HOA
B	11071.18	0.25	OPEN AREA, LANDSCAPE	HOA
C	16243.90	0.37	OPEN AREA, LANDSCAPE	HOA
D	130500.26	3.00	PUBLIC LAND DEDICATION	CCOB
E*	29306.06	0.67	OPEN AREA, LANDSCAPE, UTILITY EASEMENT	HOA
F	1548.76	0.04	OPEN AREA, LANDSCAPE	HOA
G	512.20	0.01	OPEN AREA, LANDSCAPE	HOA
H	856.54	0.02	OPEN AREA, LANDSCAPE	HOA
I	11587.09	0.27	OPEN AREA, LANDSCAPE	HOA
IA	11587.09	0.27	OPEN AREA, LANDSCAPE	HOA
J	6390.19	0.19	OPEN AREA, LANDSCAPE, DRAINAGE EASEMENT	HOA
K	856.35	0.02	OPEN AREA, LANDSCAPE	HOA
L	1066.25	0.02	OPEN AREA, LANDSCAPE	HOA
M	1421.67	0.03	OPEN AREA, LANDSCAPE	HOA
N	1066.25	0.02	OPEN AREA, LANDSCAPE	HOA
O*	21479.68	0.49	OPEN AREA, LANDSCAPE, UTILITY EASEMENT	HOA
P*	11037.09	0.25	OPEN AREA, LANDSCAPE, UTILITY EASEMENT	HOA
Q	1702.25	0.04	OPEN AREA, LANDSCAPE	HOA
R	4320.82	0.10	OPEN AREA, LANDSCAPE, DRAINAGE EASEMENT	HOA
S	6912.96	0.16	OPEN AREA, LANDSCAPE	HOA
U	73136.16	1.68	EXISTING ACCESS AND UTILITY EASEMENT, OPEN AREA	HOA
V*	21078.09	0.48	OPEN AREA, LANDSCAPE, UTILITY EASEMENT	HOA
W	8247.16	0.19	OPEN AREA, LANDSCAPE, DRAINAGE EASEMENT	HOA
Y	10129.02	0.23	OPEN AREA, LANDSCAPE	HOA
Z	1684.33	0.04	OPEN AREA, LANDSCAPE	HOA
AA	9152.22	0.21	ACCESS AND UTILITY EASEMENT	HOA
BB	16842.01	0.39	ACCESS AND UTILITY EASEMENT	HOA
CC	3675.00	0.08	ACCESS AND UTILITY EASEMENT	HOA
DD	3675.00	0.08	ACCESS AND UTILITY EASEMENT	HOA
EE	3675.00	0.08	ACCESS AND UTILITY EASEMENT	HOA
FF	31793.08	0.73	ACCESS AND UTILITY EASEMENT	HOA
GG	3575.00	0.08	ACCESS AND UTILITY EASEMENT	HOA
HH	3643.57	0.08	ACCESS AND UTILITY EASEMENT	HOA
II	16689.92	0.38	ACCESS AND UTILITY EASEMENT	HOA
JJ	31025.36	0.71	ACCESS AND UTILITY EASEMENT	HOA
KK*	17163.77	0.39	PUBLIC LAND DEDICATION, UTILITY EASEMENT, NW PARKWAY TRAIL EASEMENT	CCOB
LL*	6221.85	0.14	PUBLIC LAND DEDICATION, UTILITY EASEMENT, NW PARKWAY TRAIL EASEMENT	CCOB
MM*	21003.10	0.48	ACCESS AND UTILITY EASEMENT	HOA
ZZ	878.00	0.02	OPEN AREA, LANDSCAPE	HOA
ROAD	105,386	2.42	PUBLIC RIGHT-OF-WAY	CCOB

TRACT AREAS ARE APPROXIMATE.
CCOB = CITY AND COUNTY OF BROOMFIELD
HOA = HOME OWNERS ASSOCIATION
* = TRACT IS ENCUMBERED BY EXISTING EASEMENTS THAT MAY ALLOW FOR ADDITIONAL USES.



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2019014243 PL 11/15/2019 08:53 AM
 Page: 6 of 7, Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\BNS\BNSURVEY\PLAT\BROOLDING LAYOUT\BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT E\BROOMFIELD BUSINESS CENTER FILING NO. 1 REPLAT E SHEET 6 OF 7.DWG
 PROJECT NUMBER: 180416



LOT 1
 BROOMFIELD BUSINESS CENTER
 FILING NO. 1 REPLAT A
 REC. NO. 2012002747

TRACT A
 BROOMFIELD BUSINESS CENTER
 FILING NO. 1 REPLAT A
 REC. NO. 2012002747

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	222.00'	57°41'56"	223.56'	N28°48'39"E	214.23'
C2	189.00'	12°00'00"	39.58'	N51°40'57"E	39.51'
C3	61.00'	12°00'00"	12.78'	N51°40'57"E	12.75'
C4	77.00'	6°00'27"	8.07'	N60°41'11"E	8.07'
C5	89.00'	6°00'33"	9.33'	N60°41'08"E	9.33'
C6	168.00'	57°41'56"	169.18'	N28°48'39"E	162.12'
C7	10.00'	90°00'00"	15.71'	N45°00'59"W	14.14'
C8	49.50'	19°04'40"	16.48'	N80°31'18"E	16.41'
C9	214.50'	19°04'40"	71.94'	N80°31'18"E	71.09'
C10	14.00'	89°46'37"	21.94'	N44°52'20"E	19.78'
C11	25.00'	107°04'31"	46.72'	S80°16'15"W	40.21'
C12	2084.68'	6°40'23"	242.80'	S23°23'48"W	242.66'
C13	25.00'	100°09'51"	43.70'	S30°01'19"E	38.35'
C14	50.00'	100°09'51"	87.41'	S30°01'19"E	78.70'
C15	25.00'	90°00'00"	39.27'	S45°09'01"W	35.36'
C16	25.00'	90°00'00"	39.27'	S45°09'01"W	35.36'
C17	25.00'	90°00'00"	39.27'	S45°09'01"W	35.36'
C18	25.00'	90°00'00"	39.27'	S45°09'01"W	35.36'
C19	25.00'	90°00'00"	39.27'	S45°09'01"W	35.36'
C20	25.00'	90°00'00"	39.27'	S45°09'01"W	35.36'
C21	25.00'	90°00'00"	39.27'	S45°09'01"W	35.36'
C22	12.00'	90°00'00"	18.85'	S44°59'01"W	16.97'
C23	25.00'	90°00'00"	39.27'	S49°08'53"E	35.36'
C24	10.00'	100°59'38"	17.63'	S35°21'18"W	15.43'
C25	10.00'	85°23'54"	16.85'	N62°50'28"W	14.79'
C26	25.00'	61°37'43"	26.89'	S38°38'55"W	25.61'
C27	800.00'	1°38'26"	22.91'	N07°00'53"E	22.91'
C28	203.25'	18°16'15"	64.93'	S80°49'53"W	64.66'
C29	257.25'	18°16'15"	82.21'	S80°50'05"W	81.66'
C30	203.25'	18°16'15"	64.93'	S80°50'05"W	64.66'
C31	257.25'	18°16'15"	82.18'	S80°49'53"W	81.83'
C32	25.00'	90°00'00"	39.27'	N40°56'54"E	35.36'
C33	25.00'	87°45'57"	38.30'	N47°56'04"W	34.66'
C34	812.50'	1°48'04"	25.54'	S89°04'59"W	25.54'
C35	10.00'	90°00'00"	15.71'	N44°59'01"E	14.14'
C36	25.00'	92°54'56"	40.54'	N46°28'27"W	36.24'
C37	787.50'	1°07'11"	15.39'	S86°30'30"W	15.39'
C38	25.00'	85°57'53"	37.51'	S42°57'57"W	34.08'
C39	10.00'	94°02'07"	16.41'	N47°02'02"W	14.63'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C40	15.00'	49°40'47"	13.01'	N61°06'36"E	12.60'
C41	70.00'	17°26'56"	21.32'	N44°59'41"E	21.24'
C42	15.00'	61°55'11"	16.21'	N22°45'34"E	15.43'
C43	2816.00'	6°08'12"	301.61'	N11°16'07"W	301.46'
C44	15.00'	66°59'26"	17.54'	N47°49'56"W	16.56'
C45	86.00'	78°04'04"	117.18'	N42°17'37"W	108.32'
C46	15.00'	57°00'21"	14.92'	N31°45'46"W	14.32'
C47	210.00'	38°58'38"	142.86'	N79°45'15"W	140.12'
C48	160.00'	23°04'28"	64.43'	S69°13'14"W	64.00'
C49	200.00'	23°04'28"	80.54'	N69°13'14"E	80.00'
C50	250.00'	38°58'38"	170.07'	S79°45'15"E	166.81'
C51	2816.00'	4°56'09"	242.58'	S02°42'30"E	242.51'
C52	15.00'	49°40'47"	13.01'	N61°06'36"E	12.60'
C53	70.00'	17°26'56"	21.32'	N44°59'41"E	21.24'
C54	15.00'	61°55'11"	16.21'	S36°08'10"E	15.43'
C55	825.00'	1°38'26"	23.62'	S07°00'53"W	23.62'
C56	25.00'	85°06'42"	37.14'	S34°43'15"E	33.82'
C57	50.00'	64°33'45"	56.31'	S45°09'01"E	53.38'
C58	10.00'	81°28'02"	14.21'	S53°25'52"E	13.05'
C59	25.00'	90°00'00"	39.27'	S40°51'07"W	35.36'
C60	25.00'	64°33'45"	28.17'	N44°59'43"W	26.70'
C61	25.00'	98°33'58"	43.01'	N36°34'08"W	37.90'
C62	25.00'	79°00'22"	34.47'	S54°38'42"E	31.81'
C63	25.00'	117°51'55"	51.43'	S43°47'27"W	42.83'
C64	50.00'	90°42'18"	79.16'	N10°58'29"W	71.14'
C65	25.00'	90°42'18"	39.58'	S10°58'29"E	35.57'
C66	87.50'	24°00'35"	36.67'	N44°19'20"W	36.40'
C67	112.50'	11°51'55"	23.30'	S38°15'00"E	23.28'
C68	50.00'	107°04'31"	93.44'	S80°16'15"W	80.42'
C69	2141.83'	9°47'03"	365.75'	N09°42'58"E	365.30'
C70	2141.83'	27°11'41"	1016.59'	N28°12'20"E	1007.08'
C71	2124.83'	0°52'32"	368.24'	S09°48'09"W	365.78'
C72	2141.83'	21°43'45"	805.83'	S25°36'17"W	801.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N57°40'57"E	28.52'
L2	N57°40'57"E	24.01'
L3	N63°41'25"E	39.06'
L4	N07°50'06"E	11.49'
L5	N06°11'40"E	19.05'
L6	S06°11'40"W	18.92'
L7	S07°50'06"W	6.70'

SCALE: 1" = 30'

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