

NORTH PARK FILING NO. 3, REPLAT A FINAL PLAT

2020018556 PL 11/05/2020 09:08 AM
Page: 1 of 8 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 8

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2, AND LOT 1, BLOCK 3, NORTH PARK FILING NO. 3, RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 2011002005, TOGETHER WITH THAT CERTAIN SIXTY-FOOT RIGHT OF WAY WITHIN THE WILCOX SUBDIVISION AND THE NORTH PARK FILING NO. 3 SUBDIVISION VACATED BY ORDINANCE NO. 2061 RECORDED JANUARY 24, 2018 UNDER RECEPTION NO. 2018000860, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING A COMBINED AREA OF 2,334,908 SQUARE FEET (53.60211 ACRES) OF LAND, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTH PARK FILING NO. 3, REPLAT A, 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:

MCWHINNEY COO LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
2725 ROCKY MOUNTAIN AVENUE
LOVELAND, CO. 80538
CONTACT: JIM NIEMCZYK

BY: MCWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, ITS MANAGER.

BY: Peter Laeuner AS EVP, Master Planned Communities
PETER LAEUENER, EXECUTIVE VICE PRESIDENT, MASTER PLANNED COMMUNITIES

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October A.D. 2020.

BY: Peter Laeuner AS EVP, Master Planned Communities OF MCWHINNEY REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, AS MANAGER OF MCWHINNEY COO LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Sheryl A Hanesbrink

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/30/2021



FUTURE OWNER & SUBDIVIDER CERTIFICATE:

NP DEVELOPMENT, INC., A COLORADO CORPORATION
1800 WAZEE ST., SUITE 200
DENVER, CO. 80202
CONTACT: PETER LAEUENER, EXECUTIVE VICE PRESIDENT, MASTER PLAN COMMUNITIES

BY: Peter Laeuner AS EVP, Master Planned Communities
PETER LAEUENER, EXECUTIVE VICE PRESIDENT, MASTER PLAN COMMUNITIES

STATE OF COLORADO)
)SS
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October A.D. 2020.

BY: Peter Laeuner AS EVP, Master Planned Communities OF NP DEVELOPMENT, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

Sheryl A Hanesbrink

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/30/2021



LIENHOLDER CERTIFICATE:

THE UNDERSIGNED LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Mark Hausman

COMPANY: WELLS FARGO BANK, NATIONAL ASSOCIATION

NOTARY CERTIFICATE

STATE OF Colorado)
)SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF October A.D. 2020, BY Mark

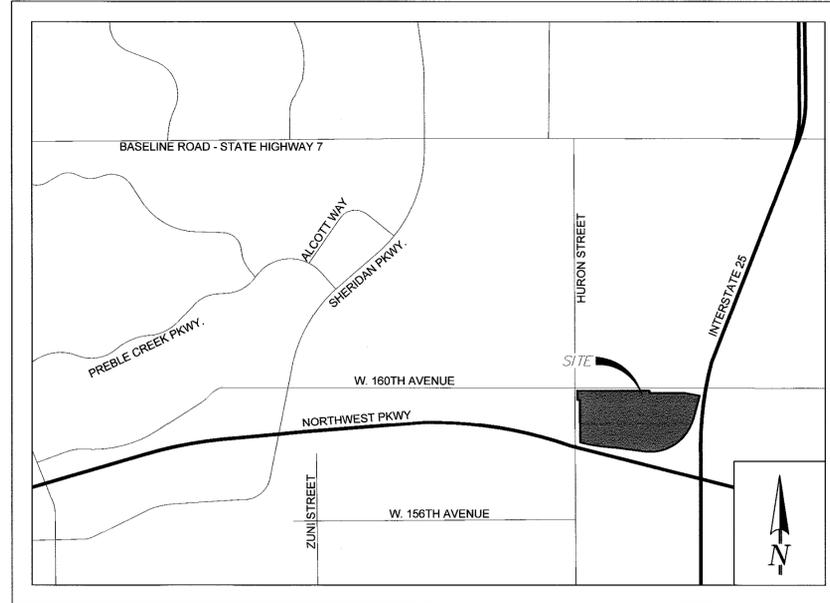
Hausman AS SVP OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

Sheryl A Hanesbrink

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/30/2021



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THIS PLAT CONTAINS 1 LOT AND 0 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.
3. FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0850730105F, HAVING A MAP REVISED DATE OF AUGUST 18, 2004. IF THIS SITE IS NOT WITHIN AND IDENTIFIED SPECIAL 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.
4. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BEING REFERENCED TO A LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "LUCY" AND "GPS NO. 32" DETERMINED TO BEAR SOUTH 35°07'01" WEST WITH A MODIFIED STATE PLANE DISTANCE OF 9,415.10 FEET.
5. PROJECT BENCHMARK: CITY AND COUNTY OF BROOMFIELD CONTROL POINT "LUCY": ELEVATION = 5297.00' (DATUM = NAVD 88)
6. THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.999716267. STATE PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES = (GROUND COORDINATES * 0.999716267).
7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS A SECOND ORDER CLASS 2, 1:20,000 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.
8. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
9. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF TWO HUNDRED FEET (200) OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.
10. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
11. A PUBLIC ACCESS AND TRAIL MAINTENANCE EASEMENT IS DEDICATED AS SHOWN HEREON TO THE BASELINE METROPOLITAN DISTRICT FOR PEDESTRIAN AND VEHICULAR ACCESS TO THE TRAIL AND FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SIDEWALKS, TRAILS, AND LANDSCAPING.
12. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, INCLUDING BUILDING OVERHANGS, WELLS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.
13. WELL MAINTENANCE AND WORKOVER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF BROOMFIELD AS SHOWN ON THIS PLAT.
14. THE COLLECTIVE IMPROVEMENTS (STORM DRAINAGE, COLLECTIVE OPEN LANDS, ETC) WILL BE OWNED AND MAINTAINED BY THE BASELINE METROPOLITAN DISTRICT.
12. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(9), B.M.C.
13. THE SUBJECT PROPERTY CONTAINS 2,334,908 SQUARE FEET (53.60211 ACRES), MORE OR LESS.

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - LINE AND CURVE TABLES
- SHEET 3 - GRAPHIC SHEET WITH WATER EASEMENTS
- SHEET 4 - GRAPHIC SHEET WITH STORM SEWER EASEMENTS
- SHEET 5 - GRAPHIC SHEET WITH WELL EASEMENTS
- SHEET 6 - GRAPHIC SHEET WITH FIRE ACCESS EASEMENTS
- SHEET 7 - GRAPHIC SHEET WITH UTILITY AND OTHER EASEMENTS
- SHEET 8 - GRAPHIC SHEET WITH ELECTRIC EASEMENTS

TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT ISSUED SEPTEMBER 21, 2020 BY LAND TITLE GUARANTEE COMPANY AND PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70650443-6, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2020.

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION

THIS 14th DAY OF September, 2020.

Thomas D. Gilman
CHAIRMAN

Yvonne M. Martin
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 13th DAY OF October, 2020.

[Signature]
MAYOR

[Signature]
CITY CLERK



TITLE COMPANY CERTIFICATE:

I, BRIANNA DOWLING, AS VICE PRESIDENT AND AUTHORIZED COUNSEL FOR THE UNDERSIGNED TITLE COMPANY, IN MY OFFICIAL CAPACITY ONLY AND WITHOUT ANY PERSONAL LIABILITY WHATSOEVER, CERTIFY THAT THE UNDERSIGNED COMPANY HAS EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO THE CITY & COUNTY OF BROOMFIELD, COLORADO, WITH SUCH LAND BEING A PORTION OF THE LAND DESCRIBED IN SCHEDULE A TO TITLE COMMITMENT NO. ABD70650443-6, ISSUED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE SEPTEMBER 22, 2020, AND THAT BASED ON SUCH TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXECUTION OF THIS PLAT, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT ARE THE OWNERS OF SUCH LAND IN FEE SIMPLE. SUCH LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT ENCUMBRANCES SET FORTH IN SCHEDULE B - SECTION 2 OF SUCH TITLE COMMITMENT AS OF SUCH DATE OF EXECUTION.

BY: Brian Dowling
NAME: Brianna Dowling
TITLE: V.P. General Counsel

SURVEYOR'S CERTIFICATE

I, JEFFREY A. MILLER, 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.



JEFFREY A. MILLER, PLS 38467
SURVEY MANAGER - DENVER OFFICE
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202

GENERAL LAND USE TABLE

NET ACREAGE	52.55939 AC.
GROSS ACREAGE	53.60211 AC.
NUMBER OF LOTS	1
NUMBER OF TRACTS	0
NUMBER OF BUILDABLE LOTS (LAND USE TYPE)	1 (INDUSTRIAL)
NET ACREAGE FOR PUBLIC STREETS	1.04272 AC.

OWNERSHIP & MAINTENANCE TABLE

LOT	LAND USE	AREA SQ. FT.	AREA ACRES	OWNERSHIP	MAINTENANCE
LOT 1	INDUSTRIAL	2,289,487	52.55939	PRIVATE	PRIVATE
TOTAL		2,289,487	52.55939		

NORTH PARK FILING NO. 3, REPLAT A

FINAL PLAT

2020018656 PL 11/05/2020 09:08 AM
 Page: 2 of 8 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 2 OF 8

WATER EASEMENTS - SEE SHEET 3

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°33'24"E	325.61'	L31	N89°53'11"W	14.62'	L62	S89°53'11"E	10.00'
L2	N00°33'23"W	24.00'	L32	N00°06'49"E	4.50'	L63	N00°06'49"E	55.67'
L3	N00°06'49"E	20.60'	L33	S89°53'11"E	354.69'	L64	S89°56'34"E	44.76'
L4	S89°53'11"E	10.00'	L34	S89°53'12"E	34.77'	L65	S45°09'16"W	47.80'
L5	S00°06'49"W	20.60'	L35	S89°53'11"E	304.96'	L66	N44°53'11"W	13.33'
L6	N89°53'11"W	22.69'	L37	S89°53'11"E	11.50'	L67	S45°06'49"W	10.00'
L7	N00°06'49"E	10.00'	L38	S00°06'49"W	10.00'	L68	S44°53'11"E	13.32'
L8	S89°53'11"E	22.69'	L39	N89°53'11"W	11.50'	L69	S45°09'16"W	54.80'
L9	N89°53'11"W	11.50'	L40	S00°33'22"W	76.17'	L70	N45°00'00"W	43.20'
L10	N00°06'49"E	10.00'	L41	N89°26'35"W	10.00'	L71	N89°53'17"W	6.95'
L11	S89°53'11"E	11.50'	L42	N00°33'25"E	76.09'	L72	N00°01'51"E	22.39'
L12	N00°06'49"E	3.50'	L46	S00°06'49"W	71.10'	L73	N89°58'09"W	10.00'
L13	S00°33'23"E	570.39'	L47	N89°53'11"W	10.00'	L74	S00°01'51"W	22.38'
L14	S89°53'10"E	487.94'	L48	N00°06'49"E	71.10'	L75	N88°50'23"E	52.48'
L15	S89°53'11"E	24.00'	L49	N45°00'00"W	43.20'	L76	N01°09'37"W	54.70'
L16	S89°53'11"E	557.75'	L50	S00°06'49"W	6.18'	L77	S00°06'49"W	10.00'
L17	N00°06'49"E	53.61'	L51	N89°53'11"W	10.00'	L78	N89°53'11"W	13.48'
L18	S89°53'11"E	20.00'	L52	N00°06'49"E	6.18'	L79	S00°06'49"W	5.87'
L19	S00°06'49"W	19.00'	L53	N89°53'17"W	2.77'	L80	S89°53'11"E	9.00'
L20	S89°13'15"E	13.00'	L54	S00°16'01"W	50.98'	L81	S00°06'49"W	10.00'
L21	S89°53'11"E	226.25'	L55	S89°53'11"E	10.00'	L82	N89°53'11"W	9.00'
L22	N01°09'37"W	66.68'	L56	N00°16'01"E	50.99'	L83	N89°56'34"W	88.75'
L23	S88°50'23"W	52.48'	L57	S00°06'49"W	100.51'	L84	N00°09'20"E	5.68'
L24	N01°09'37"W	10.00'	L58	S89°53'11"E	20.00'	L85	N89°50'40"W	10.00'
L28	N00°06'12"E	75.42'	L59	N00°06'49"E	100.52'	L86	S00°09'20"W	5.68'
L29	S89°53'48"E	10.00'	L60	S89°56'34"E	19.36'	L87	N89°56'34"W	134.32'
L30	S00°06'12"W	75.41'	L61	S00°06'49"W	55.67'			

STORM SEWER EASEMENTS - SEE SHEET 4

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L100	N00°33'23"W	139.38'	L114	S89°52'51"E	24.01'
L101	N89°50'21"W	68.85'	L115	S01°24'50"E	80.24'
L102	S23°58'15"W	24.00'	L116	S89°55'30"E	106.25'
L103	S86°02'49"E	85.25'	L117	N00°06'49"E	122.34'
L104	N00°33'39"W	24.07'	L119	S89°53'12"E	24.00'
L105	N86°02'49"W	63.15'	L121	S89°53'11"E	24.33'
L106	N05°51'43"W	116.01'	L124	S89°52'51"E	30.01'
L107	S89°50'21"E	73.69'	L125	S32°27'11"W	22.51'
L108	N00°33'01"W	24.00'	L126	N40°45'12"E	37.53'
L109	N00°33'24"W	119.56'			
L110	N00°33'24"W	612.93'			
L111	S00°33'42"E	16.99'			
L112	S71°43'30"E	162.94'			
L113	N01°24'50"W	80.12'			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C100	013°20'27"	34.88'	8.12'	S06°06'03"W	8.10'
C101	077°23'03"	35.00'	47.27'	S51°25'26"W	43.75'
C102	014°05'08"	760.40'	186.94'	N46°22'48"E	186.47'
C103	088°15'56"	42.50'	65.47'	S44°01'09"E	59.19'

WELL EASEMENTS - SEE SHEET 5

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L200	N00°33'24"W	333.09'	L212	S00°06'49"W	24.75'
L201	N00°33'24"W	583.84'	L213	S13°55'17"W	45.13'
L202	N00°33'24"W	20.00'	L214	N00°06'49"E	5.28'
L203	N00°06'49"E	20.00'	L215	N89°53'11"W	31.66'
L204	N00°06'49"E	61.45'	L216	S00°06'49"W	14.72'
L205	S89°53'11"E	50.00'	L217	S89°53'11"E	18.34'
L206	S00°06'49"W	100.00'	L218	S00°06'49"W	100.00'
L207	N89°53'11"W	50.00'	L219	N89°53'11"W	50.00'
L208	N00°06'49"E	18.55'	L220	N00°06'49"E	89.28'
L209	N89°53'11"W	372.68'	L221	N13°55'17"E	45.13'
L210	N89°53'11"W	301.74'	L222	N00°06'49"E	24.75'
L211	S89°53'11"E	20.00'			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C200	013°48'28"	30.00'	7.23'	S07°01'03"W	7.21'
C201	013°48'28"	10.00'	2.41'	S07°01'03"W	2.40'
C202	090°00'00"	10.00'	15.71'	S44°53'11"E	14.14'
C203	090°00'00"	30.00'	47.12'	N44°53'11"W	42.43'
C204	013°48'28"	30.00'	7.23'	N07°01'03"E	7.21'
C205	013°48'28"	10.00'	2.41'	N07°01'03"E	2.40'

FIRE ACCESS EASEMENTS - SEE SHEET 6

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C300	089°59'36"	10.00'	15.71'	S45°06'37"W	14.14'
C301	081°22'23"	10.00'	14.20'	S40°48'01"W	13.04'
C302	081°22'23"	10.00'	14.20'	S40°48'01"W	13.04'
C303	080°57'32"	30.00'	42.39'	N40°21'57"W	38.95'
C304	012°20'19"	110.00'	23.69'	N74°40'34"W	23.64'
C305	021°22'56"	30.00'	11.20'	N79°11'52"W	11.13'
C306	090°00'00"	15.00'	23.56'	N44°53'11"W	21.21'
C307	090°00'00"	20.00'	31.42'	N45°06'49"E	28.28'
C308	090°00'00"	25.00'	39.27'	S44°53'11"E	35.36'
C309	090°00'00"	30.00'	47.12'	N45°06'49"E	42.43'
C310	090°00'00"	20.00'	31.42'	S44°53'11"E	28.28'
C311	090°00'00"	20.00'	31.42'	S45°06'49"W	28.28'
C312	090°00'00"	30.00'	47.12'	N44°53'11"W	42.43'
C313	090°00'00"	25.00'	39.27'	S45°06'49"W	35.36'
C314	090°01'14"	25.00'	39.28'	S44°53'48"E	35.36'
C315	090°00'00"	10.00'	15.71'	N45°06'49"E	14.14'
C316	090°00'00"	20.00'	31.42'	N44°53'11"W	28.28'
C317	040°04'38"	150.00'	104.92'	N69°50'52"W	102.80'
C318	130°04'38"	30.00'	68.11'	S65°09'08"W	54.40'
C319	090°00'00"	20.00'	31.42'	S45°06'49"W	28.28'
C320	090°00'00"	30.00'	47.12'	N44°53'11"W	42.43'
C321	090°00'00"	30.00'	47.12'	S45°06'49"W	42.43'
C322	060°00'00"	20.00'	31.42'	S45°06'49"W	28.28'
C323	090°00'00"	30.00'	47.12'	S45°06'49"W	42.43'
C324	090°00'00"	20.00'	31.42'	N44°53'11"W	28.28'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C325	090°00'00"	20.00'	31.42'	N45°06'49"E	28.28'
C326	090°00'00"	30.00'	47.12'	S44°53'11"E	42.43'
C327	090°00'00"	30.00'	47.12'	N45°06'49"E	42.43'
C328	090°00'00"	30.00'	47.12'	N45°06'49"E	42.43'
C329	040°04'38"	30.00'	20.98'	S69°50'52"E	20.56'
C330	040°05'02"	120.00'	83.95'	S69°51'04"E	82.25'
C331	013°48'28"	76.00'	18.32'	S07°01'03"W	18.27'
C332	011°55'07"	50.00'	10.40'	S07°57'43"W	10.38'
C333	082°18'11"	27.04'	38.85'	S40°54'52"E	35.59'
C334	090°00'58"	50.00'	78.55'	S44°53'11"E	70.72'
C335	090°00'00"	50.00'	78.54'	S45°06'49"W	70.71'
C336	090°29'30"	50.00'	78.97'	N44°37'52"W	71.02'
C337	013°48'28"	76.00'	18.32'	N07°01'03"E	18.27'
C338	013°48'28"	50.00'	12.05'	N07°01'03"E	12.02'
C339	087°23'41"	25.00'	38.13'	N43°48'40"E	34.54'
C340	090°00'58"	25.00'	39.27'	S44°53'11"E	35.36'
C341	090°00'00"	25.00'	39.27'	S45°06'49"W	35.36'
C342	092°35'21"	23.89'	38.61'	N43°35'02"W	34.54'
C343	003°56'18"	2729.79'	187.63'	N80°29'20"W	187.60'
C344	035°36'40"	819.93'	509.61'	S79°44'12"W	501.45'
C345	017°41'46"	824.93'	254.78'	S29°00'04"W	253.77'
C346	019°00'44"	864.93'	287.00'	N29°39'33"E	285.69'
C347	035°33'21"	858.93'	533.64'	N79°45'52"E	525.12'
C348	004°09'55"	2769.79'	201.37'	S80°22'31"E	201.33'

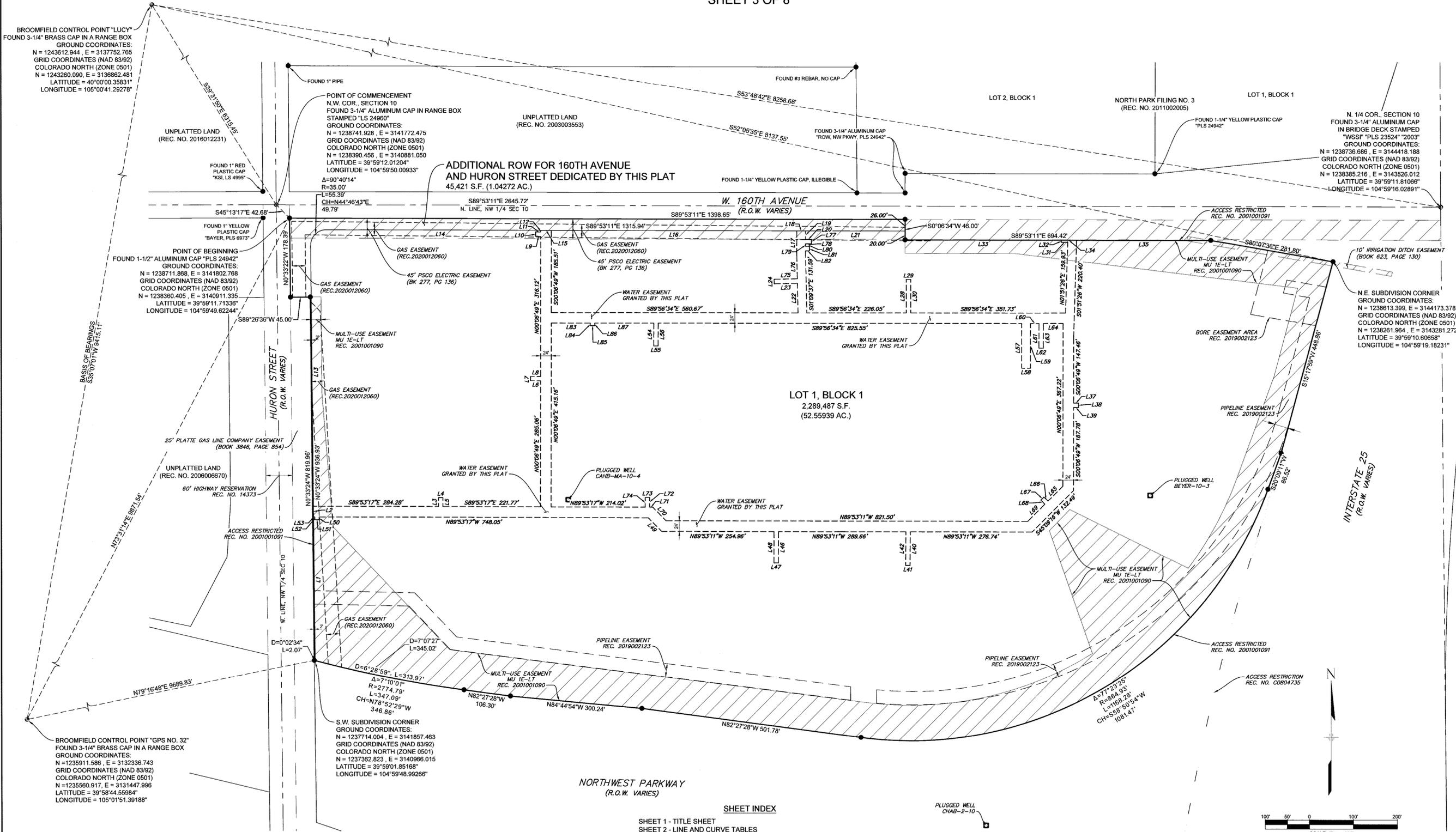
LINE TABLE		
LINE	BEARING	LENGTH
L300	N00°33'23"W	170.68'
L301	N00°33'24"W	579.06'
L302	S00°33'24"E	30.00'
L303	S00°06'49"W	69.87'
L304	S89°53'11"E	40.00'
L305	N00°06'49"E	41.61'
L306	S89°53'11"E	6.00'
L307	S00°06'49"W	36.92'
L308	N00°06'49"E	31.62'
L309	S89°53'11"E	5.00'
L310	N89°53'11"W	5.00'
L311	N00°06'49"E	65.58'
L312	S00°06'49"W	55.58'
L313	N89°53'11"W	6.00'
L314	N49°48'33"W	75.94'
L315	S00°06'49"W	93.30'
L316	N89°53'11"W	10.00'
L317	N89°53'11"W	71.25'
L318	S00°06'49"W	40.72'
L319	S00°06'49"W	65.92'
L320	N89°53'11"W	5.00'
L321	S89°53'11"E	5.00'
L322	S00°06'49"W	30.00'
L323	N00°06'49"E	36.72'
L324	S89°52'48"E	26.00'
L325	S00°06'49"W	19.54'
L326	S13°55'17"W	34.72'
L327	N00°38'55"W	75.18'

LINE TABLE		
LINE	BEARING	LENGTH
L328	N13°55'17"E	34.72'
L329	N00°06'49"E	19.54'
L330	N00°33'24"W	117.17'
L331	S00°33'23"E	40.02'
L332	N88°44'11"W	95.69'
L333	N45°00'44"W	31.25'
L334	N00°06'49"E	64.79'
L335	N47°54'08"W	58.16'
L336	N82°27'28"W	105.40'
L337	S64°17'01"W	51.10'
L338	S36°21'33"W	72.25'
L339	S08°00'54"W	100.47'
L340	S65°41'11"W	67.38'
L341	N89°44'07"W	107.06'
L342	S20°09'11"W	84.82'
L343	S35°10'41"E	64.85'
L344	S15°17'59"W	30.14'
L345	N80°07'36"W	23.71'
L346	N35°10'41"W	86.10'
L347	S89°44'07"E	114.01'
L348	N65°41'11"E	37.26'
L349	N80°00'54"E	92.90'
L350	N36°21'33"E	92.29'
L351	N64°17'01"E	60.23'
L352	S82°27'28"E	106.20'
L353	S47°54'08"E	86.88'
L354</		

NORTH PARK FILING NO. 3, REPLAT A FINAL PLAT

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 3 OF 8

2020018656 PL 11/05/2020 09:08 AM
Page: 3 of 8 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



BROOMFIELD CONTROL POINT "LUCY"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1243612.944, E = 3137762.765
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243260.090, E = 3136862.481
LATITUDE = 40°00'00.35831"
LONGITUDE = 105°00'41.29278"

UNPLATTED LAND
(REC. NO. 2016012231)

POINT OF BEGINNING
FOUND 1-1/2" ALUMINUM CAP "PLS 24942"
GROUND COORDINATES:
N = 1238711.868, E = 3141802.768
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238360.405, E = 3140911.335
LATITUDE = 39°59'11.71336"
LONGITUDE = 104°59'49.62244"

UNPLATTED LAND
(REC. NO. 2006006670)

BROOMFIELD CONTROL POINT "GPS NO. 32"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1235911.586, E = 3132336.743
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1235560.917, E = 3131447.996
LATITUDE = 39°58'44.55984"
LONGITUDE = 105°01'51.39188"

POINT OF COMMENCEMENT
N.W. COR. SECTION 10
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX
STAMPED "LS 24960"
GROUND COORDINATES:
N = 1238741.928, E = 3141772.475
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238390.456, E = 3140881.050
LATITUDE = 39°59'12.01204"
LONGITUDE = 104°59'50.00933"
Δ=90°40'14"
R=35.00'
L=55.39'
CH=N44°46'43"E
49.79'

ADDITIONAL ROW FOR 160TH AVENUE
AND HURON STREET DEDICATED BY THIS PLAT
45,421 S.F. (1.04272 AC.)

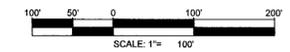
LOT 1, BLOCK 1
2,289,487 S.F.
(52.55939 AC.)

NORTHWEST PARKWAY
(R.O.W. VARIES)

SHEET INDEX

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- SHEET 2 - LINE AND CURVE TABLES
- SHEET 3 - GRAPHIC SHEET WITH WATER EASEMENTS
- SHEET 4 - GRAPHIC SHEET WITH STORM SEWER EASEMENTS
- SHEET 5 - GRAPHIC SHEET WITH WELL EASEMENTS
- SHEET 6 - GRAPHIC SHEET WITH FIRE ACCESS EASEMENTS
- SHEET 7 - GRAPHIC SHEET WITH UTILITY AND OTHER EASEMENTS
- SHEET 8 - GRAPHIC SHEET WITH ELECTRIC EASEMENTS

● INDICATES A FOUND 3-1/4" ALUMINUM CAP
STAMPED "ROW, NW PKWY, PLS 24942"
UNLESS OTHERWISE NOTED

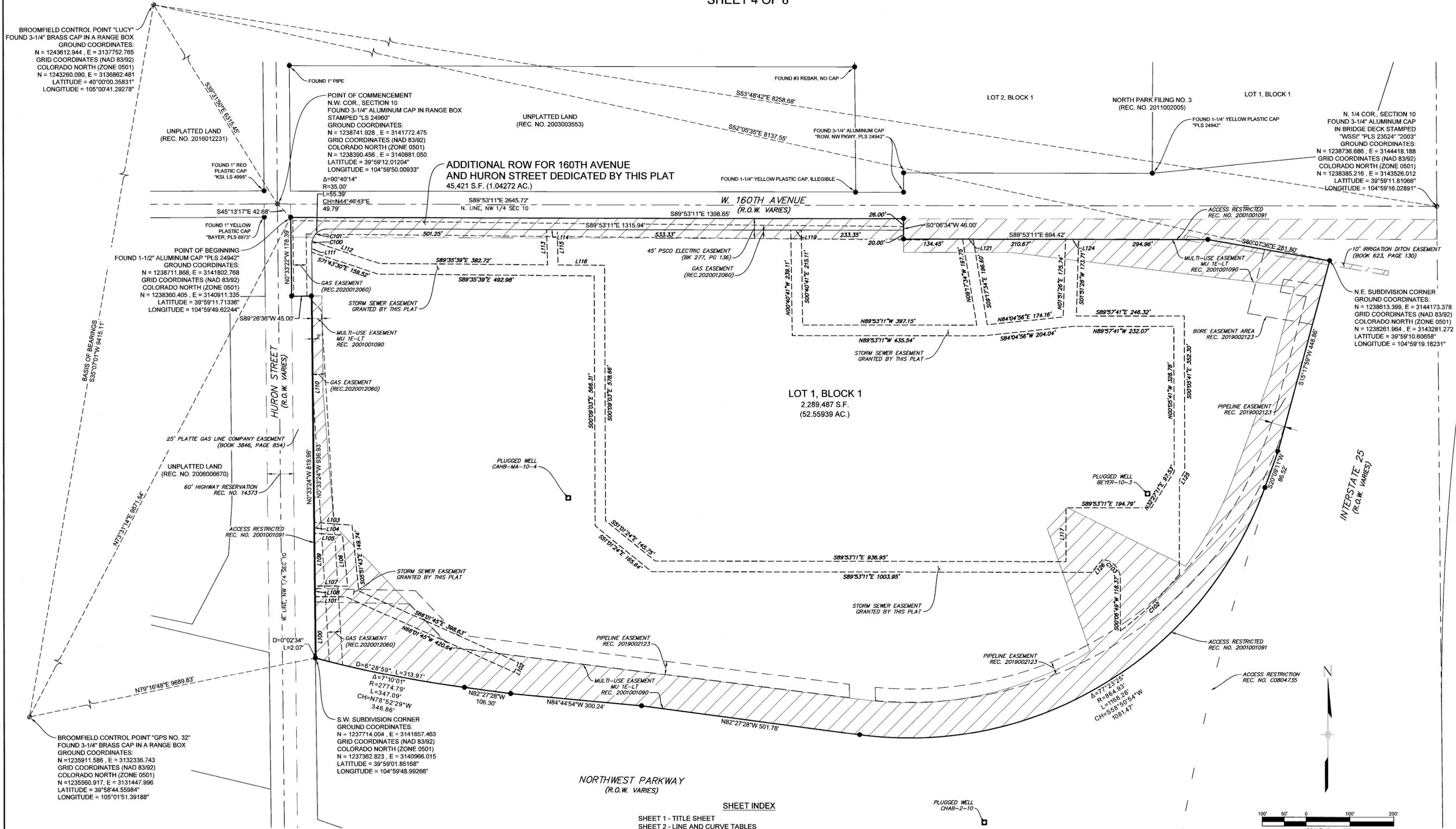


PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0000
Fax 303-572-0002

NORTH PARK FILING NO. 3, REPLAT A FINAL PLAT

2020018656 PL 11/05/2020 09:08 AM
Page: 4 of 8 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield
CITY OF BROOMFIELD

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 4 OF 8



SHEET INDEX

- SHEET 1 - TITLE SHEET
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- SHEET 8 - GRAPHIC SHEET WITH ELECTRIC EASEMENTS

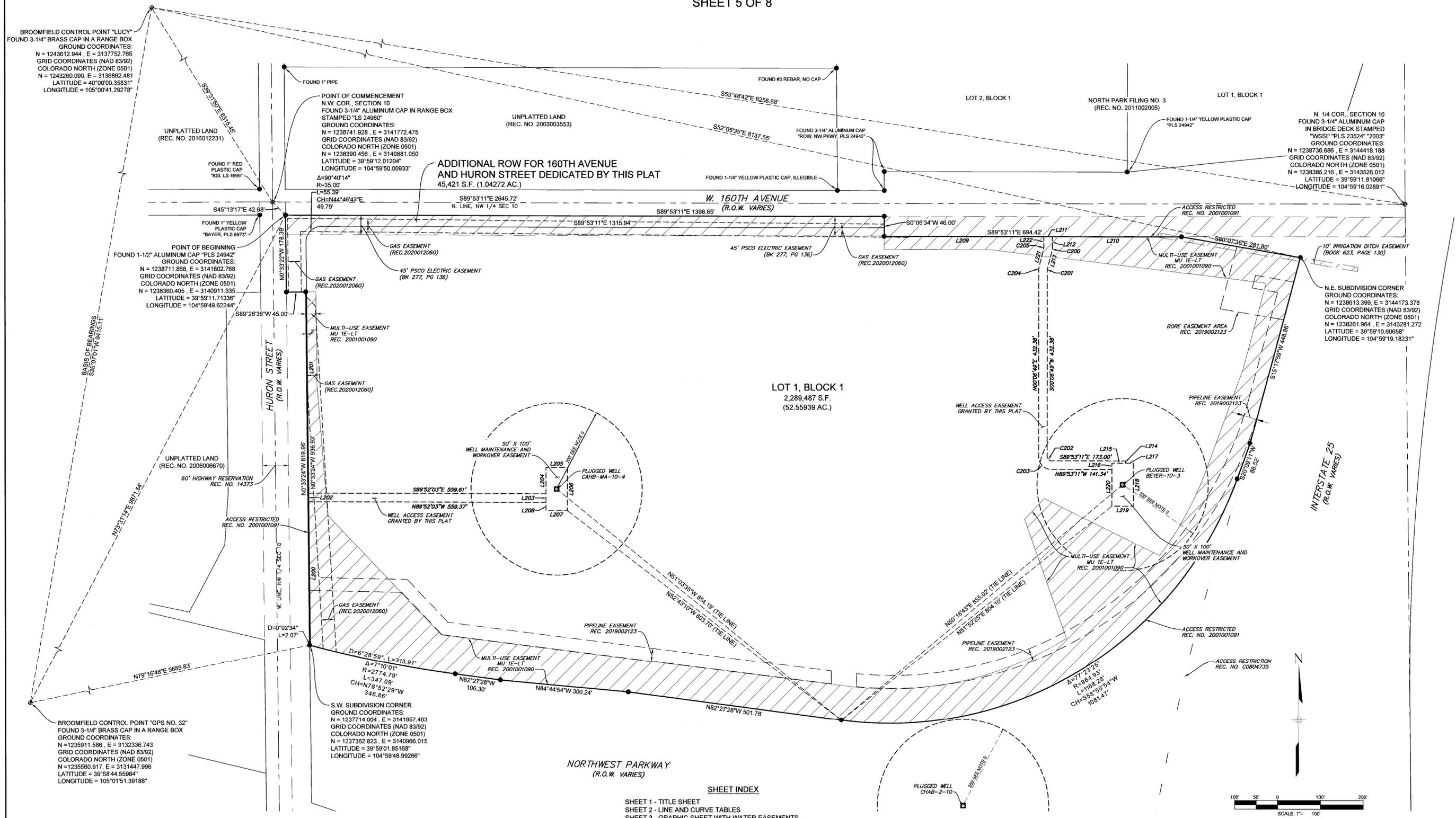
● INDICATES A FOUND 3-1/4" ALUMINUM CAP
STAMPED "ROW, NW PKWY, PLS 24942"
UNLESS OTHERWISE NOTED

PREPARED BY:
Matrix
1601 Blake Street, Suite 700
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0022

NORTH PARK FILING NO. 3, REPLAT A FINAL PLAT

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 5 OF 8

2020018656 PL 11/05/2020 09:08 AM
Page: 5 of 8 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



BROOMFIELD CONTROL POINT "LUCY"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1243612.944, E = 3137752.765
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243260.090, E = 3136862.481
LATITUDE = 40°00'00.35831"
LONGITUDE = 105°00'41.28278"

UNPLATTED LAND
(REC. NO. 2016012231)

POINT OF COMMENCEMENT
N.W. COR. SECTION 10
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX
STAMPED "LS 24960"
GROUND COORDINATES:
N = 1238741.928, E = 3141772.475
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238390.456, E = 3140881.050
LATITUDE = 39°59'12.01204"
LONGITUDE = 104°59'50.00933"
Δ=90°40'14"
L=55.39'
CH=N44°46'43"E
49.79'

ADDITIONAL ROW FOR 160TH AVENUE
AND HURON STREET DEDICATED BY THIS PLAT
45,421 S.F. (1.04272 AC.)

POINT OF BEGINNING
FOUND 1-1/2" ALUMINUM CAP "PLS 24942"
GROUND COORDINATES:
N = 1238711.868, E = 3141802.768
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238360.405, E = 3140911.335
LATITUDE = 39°59'11.71338"
LONGITUDE = 104°59'49.82244"

N.E. SUBDIVISION CORNER
GROUND COORDINATES:
N = 1238613.399, E = 3144173.378
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238261.964, E = 3143281.272
LATITUDE = 39°59'10.80658"
LONGITUDE = 104°59'19.18231"

LOT 1, BLOCK 1
2,289,487 S.F.
(52.55939 AC.)

BROOMFIELD CONTROL POINT "GPS NO. 32"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1235911.586, E = 3132336.743
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1235560.917, E = 3131447.996
LATITUDE = 39°58'44.55984"
LONGITUDE = 105°01'51.39188"

S.W. SUBDIVISION CORNER
GROUND COORDINATES:
N = 1237714.004, E = 3141657.403
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1237362.823, E = 3140966.015
LATITUDE = 39°59'01.85168"
LONGITUDE = 104°59'48.99266"

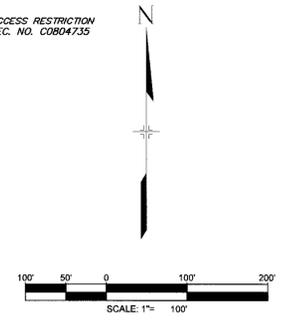
NORTHWEST PARKWAY
(R.O.W. VARIES)

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- SHEET 6 - GRAPHIC SHEET WITH FIRE ACCESS EASEMENTS
- SHEET 7 - GRAPHIC SHEET WITH UTILITY AND OTHER EASEMENTS
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● INDICATES A FOUND 3-1/4" ALUMINUM CAP
STAMPED "ROW, NW PKWY, PLS 24942"
UNLESS OTHERWISE NOTED

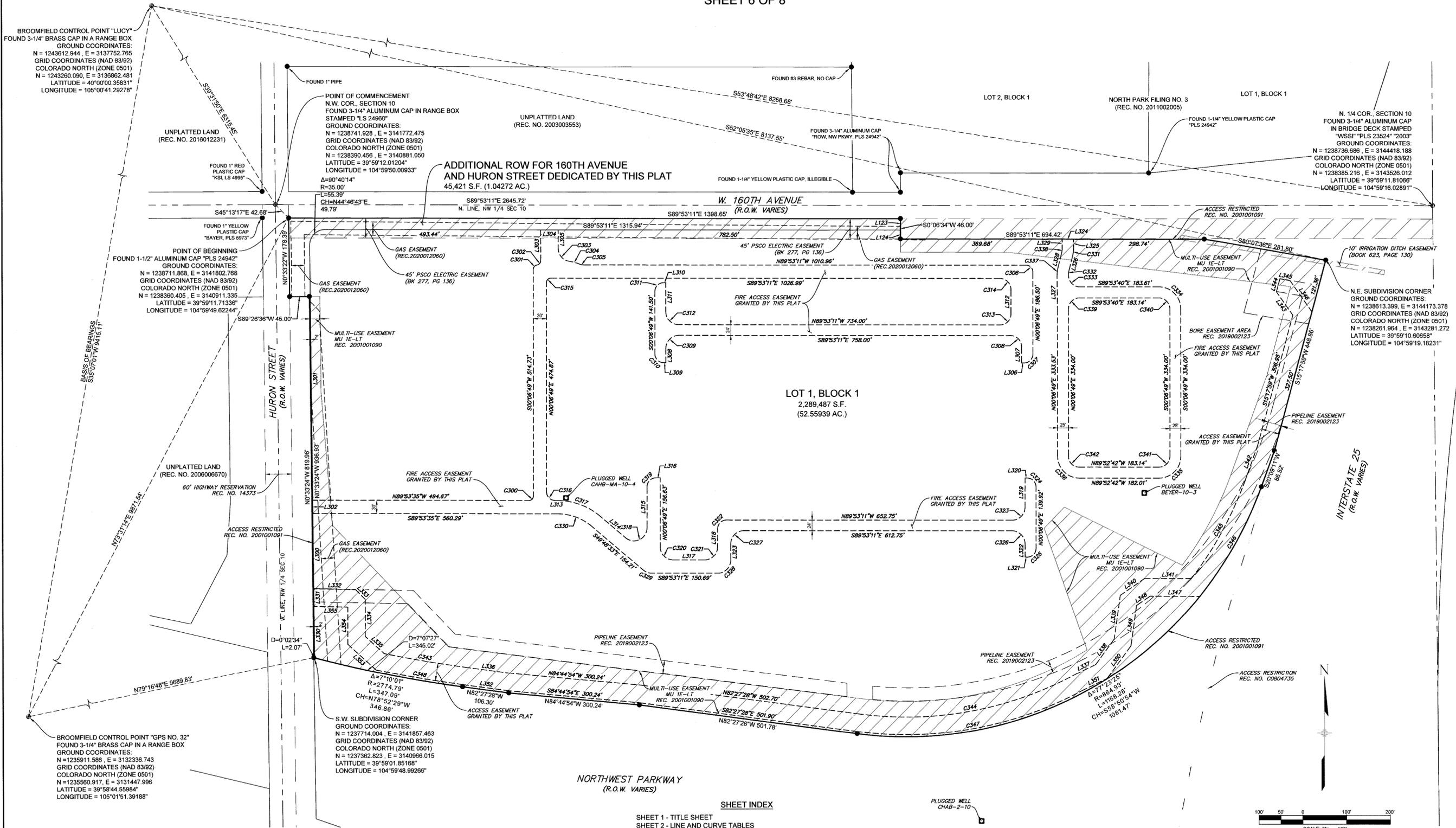
PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone: 303-772-0289
Fax: 303-772-0202



NORTH PARK FILING NO. 3, REPLAT A FINAL PLAT

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 6 OF 8

2020018656 PL 11/05/2020 09:08 AM
Page: 6 of 8 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



BROOMFIELD CONTROL POINT "LUCY"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1243612.944, E = 3137752.765
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243260.090, E = 3138862.481
LATITUDE = 40°00'00.35831"
LONGITUDE = 105°00'41.29278"

POINT OF BEGINNING
FOUND 1-1/2" ALUMINUM CAP "PLS 24942"
GROUND COORDINATES:
N = 1238711.868, E = 3141802.768
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238360.405, E = 3140911.335
LATITUDE = 39°59'11.71338"
LONGITUDE = 104°59'49.62244"

BROOMFIELD CONTROL POINT "GPS NO. 32"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1235911.586, E = 3132336.743
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1235560.917, E = 3131447.996
LATITUDE = 39°58'44.55984"
LONGITUDE = 105°01'51.39188"

POINT OF COMMENCEMENT
N.W. COR., SECTION 10
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX
STAMPED "LS 24960"
GROUND COORDINATES:
N = 1238741.928, E = 3141772.475
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238390.456, E = 3140891.050
LATITUDE = 39°59'12.01204"
LONGITUDE = 104°59'50.00933"

ADDITIONAL ROW FOR 160TH AVENUE
AND HURON STREET DEDICATED BY THIS PLAT
45,421 S.F. (1.04272 AC.)

LOT 1, BLOCK 1
2,289,487 S.F.
(52.55939 AC.)

N. 1/4 COR., SECTION 10
FOUND 3-1/4" ALUMINUM CAP
IN BRIDGE DECK STAMPED
"WSSI" "PLS 23524" "2003"
GROUND COORDINATES:
N = 1238736.686, E = 3144418.188
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238385.216, E = 3143526.012
LATITUDE = 39°59'11.81066"
LONGITUDE = 104°59'16.02891"

NORTHWEST PARKWAY
(R.O.W. VARIES)

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● INDICATES A FOUND 3-1/4" ALUMINUM CAP
STAMPED "ROW, NW PKWY, PLS 24942"
UNLESS OTHERWISE NOTED

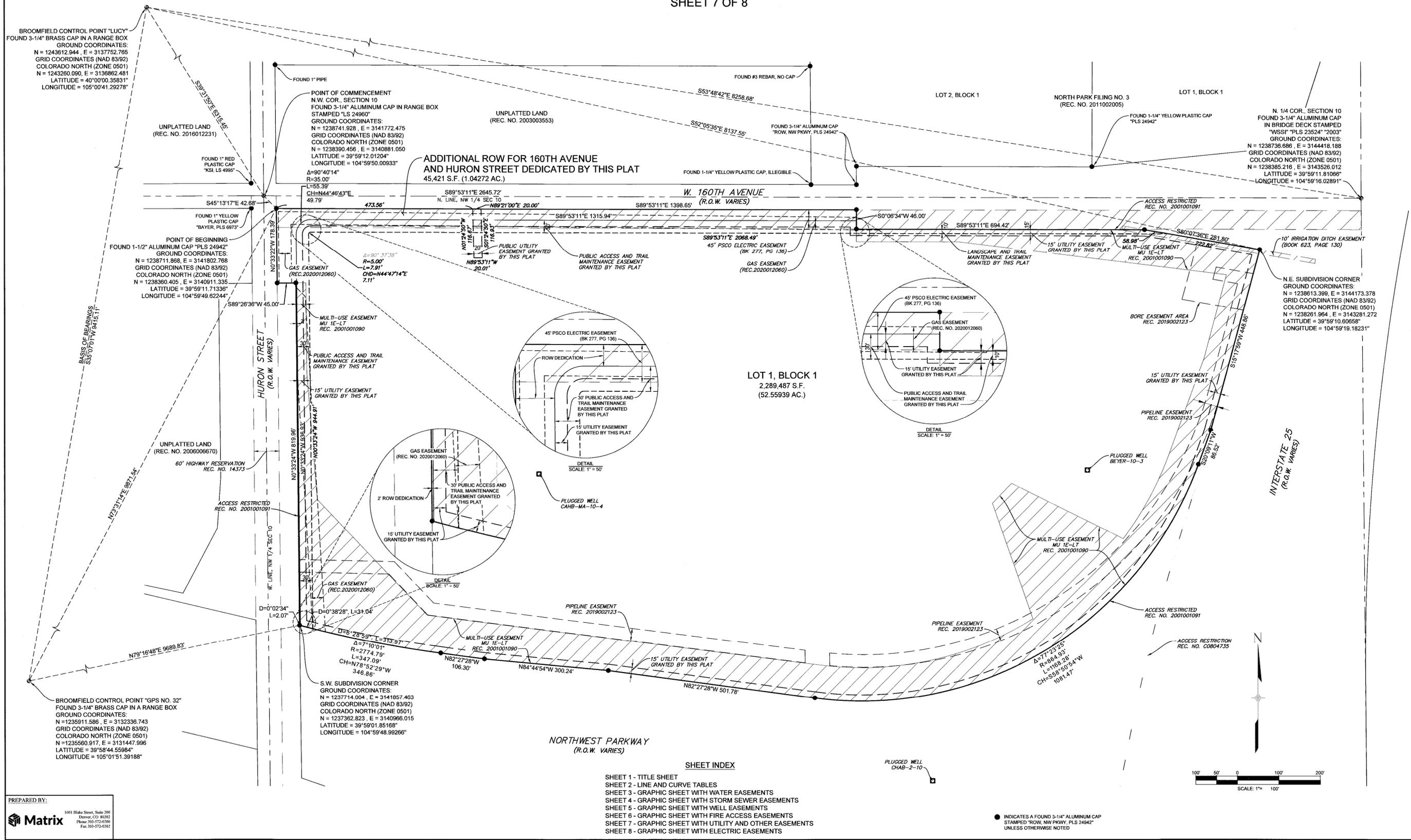


PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-732-0206
Fax 303-732-0202

NORTH PARK FILING NO. 3, REPLAT A FINAL PLAT

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 7 OF 8

2020018696 PL 11/25/2020 09:08 AM
Page: 7 of 8 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



BROOMFIELD CONTROL POINT "LUCY"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1243612.944, E = 313752.765
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243260.090, E = 3136862.481
LATITUDE = 40°00'00.35831"
LONGITUDE = 105°00'41.29278"

UNPLATTED LAND
(REC. NO. 2016012231)

POINT OF BEGINNING
FOUND 1-1/2" ALUMINUM CAP "PLS 24942"
GROUND COORDINATES:
N = 1238711.868, E = 3141802.768
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238390.405, E = 3140911.335
LATITUDE = 39°59'11.71338"
LONGITUDE = 104°59'49.82244"

UNPLATTED LAND
(REC. NO. 2006006670)

BROOMFIELD CONTROL POINT "GPS NO. 32"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1235911.586, E = 3132336.743
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1235560.917, E = 3131447.996
LATITUDE = 39°58'44.55984"
LONGITUDE = 105°01'51.39188"

POINT OF COMMENCEMENT
N.W. COR. SECTION 10
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX
STAMPED "LS 24960"
GROUND COORDINATES:
N = 1238741.928, E = 3141772.475
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238390.456, E = 3140881.050
LATITUDE = 39°59'12.01204"
LONGITUDE = 104°59'50.00933"
Δ=90°40'14"
R=35.00'
L=65.39'
CH=N44°46'43"E
49.79'

ADDITIONAL ROW FOR 160TH AVENUE
AND HURON STREET DEDICATED BY THIS PLAT
45,421 S.F. (1.04272 AC.)

LOT 1, BLOCK 1
2,289,487 S.F.
(52,559.39 AC.)

N. 1/4 COR., SECTION 10
FOUND 3-1/4" ALUMINUM CAP
IN BRIDGE DECK STAMPED
"WSS" "PLS 23524" "2003"
GROUND COORDINATES:
N = 1238736.686, E = 3144418.188
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238365.216, E = 3143526.012
LATITUDE = 39°59'11.81066"
LONGITUDE = 104°59'16.02891"

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PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone: 303-572-0700
Fax: 303-572-0302

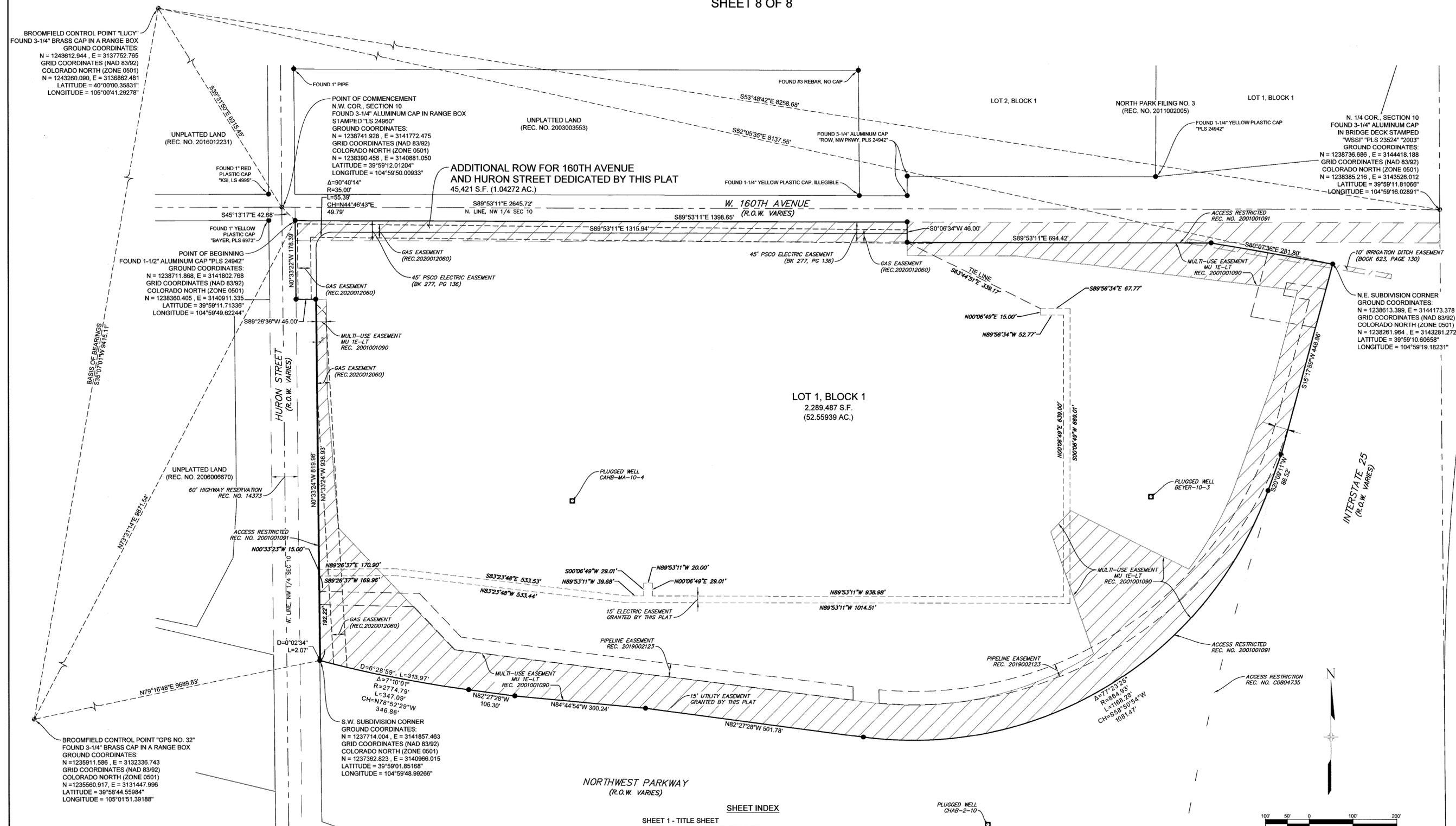


● INDICATES A FOUND 3-1/4" ALUMINUM CAP
STAMPED "ROW, NW PKWY, PLS 24942"
UNLESS OTHERWISE NOTED

NORTH PARK FILING NO. 3, REPLAT A FINAL PLAT

A RESUBDIVISION OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 3, LOT 1, BLOCK 3, NORTH PARK FILING NO. 3 AND A PORTION OF VACATED RIGHT-OF-WAY
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 8 OF 8

2020016656 PL 11/05/2020 09:08 AM
Page 8 of 8 Rec Fee \$5.00 Doc Fee \$
City & County of Broomfield
STAMPED ROW, NW PKWY, PLS 24942



BROOMFIELD CONTROL POINT "LUCY"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1243612.944, E = 3137762.765
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1243260.090, E = 3138862.481
LATITUDE = 40°00'00.35831"
LONGITUDE = 105°00'41.29278"

UNPLATTED LAND
(REC. NO. 2016012231)
FOUND 1" RED PLASTIC CAP
"KSI, LS 4995"
R=35.00'

POINT OF BEGINNING
FOUND 1-1/2" ALUMINUM CAP "PLS 24942"
GROUND COORDINATES:
N = 1238711.868, E = 3141802.768
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1238360.405, E = 3140911.335
LATITUDE = 39°59'11.71336"
LONGITUDE = 104°59'49.62244"

UNPLATTED LAND
(REC. NO. 2006006670)
60' HIGHWAY RESERVATION
REC. NO. 14373

BROOMFIELD CONTROL POINT "GPS NO. 32"
FOUND 3-1/4" BRASS CAP IN A RANGE BOX
GROUND COORDINATES:
N = 1235911.586, E = 3132336.743
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1235560.917, E = 3131447.996
LATITUDE = 39°58'44.55984"
LONGITUDE = 105°01'51.39188"

PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-573-0200
Fax 303-573-0202

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - LINE AND CURVE TABLES
- SHEET 3 - GRAPHIC SHEET WITH WATER EASEMENTS
- SHEET 4 - GRAPHIC SHEET WITH STORM SEWER EASEMENTS
- SHEET 5 - GRAPHIC SHEET WITH WELL EASEMENTS
- SHEET 6 - GRAPHIC SHEET WITH FIRE ACCESS EASEMENTS
- SHEET 7 - GRAPHIC SHEET WITH UTILITY AND OTHER EASEMENTS
- SHEET 8 - GRAPHIC SHEET WITH ELECTRIC EASEMENTS

● INDICATES A FOUND 3-1/4" ALUMINUM CAP
STAMPED ROW, NW PKWY, PLS 24942
UNLESS OTHERWISE NOTED

