

WADSWORTH STATION FILING NO. 1

FINAL PLAT

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 4

2020018695 PL 11/05/2020 12:11 PM
Page: 1 of 4 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield
FILED

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- 4 DRY UTILITY EASEMENT DETAIL

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

THAT PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 201800501 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 89°35'11" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING;

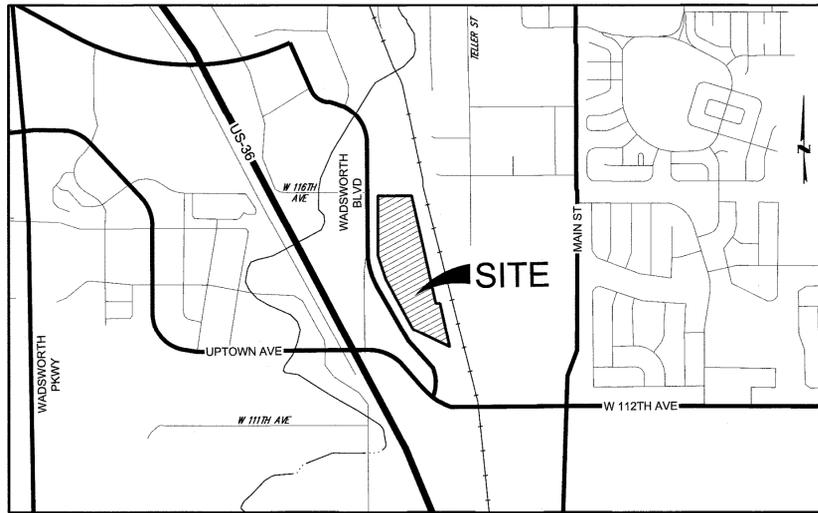
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 89°35'11" EAST, A DISTANCE OF 416.90 FEET;
- 2) SOUTH 12°41'25" EAST, A DISTANCE OF 1,345.99 FEET;
- 3) NORTH 89°19'09" EAST, A DISTANCE OF 51.12 FEET;
- 4) SOUTH 12°41'25" EAST, A DISTANCE OF 543.63 FEET;
- 5) NORTH 64°35'39" WEST, A DISTANCE OF 498.50 FEET;
- 6) NORTH 28°50'42" WEST, A DISTANCE OF 694.71 FEET;
- 7) NORTH 18°13'45" WEST, A DISTANCE OF 302.89 FEET;
- 8) NORTH 00°13'44" WEST, A DISTANCE OF 729.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 859,513 SQUARE FEET OR 19.73 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WADSWORTH STATION FILING NO. 1; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE A PORTION OF WEST 116TH AVENUE, WADSWORTH BOULEVARD, AND TRACT A 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.

EXECUTED THIS 29th DAY OF September, 2020.



VICINITY MAP

SCALE: 1" = 1,000'

OWNER:

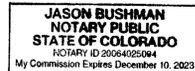
MOUNTAIN VIEW (WADSWORTH), LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Jeffrey K. Sanders
NAME: Jeffrey K. Sanders
TITLE: Manager

STATE OF Colorado
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF September, 2020,
BY Jeffrey K. Sanders Manager of Mountain View (Wadsworth) LLC

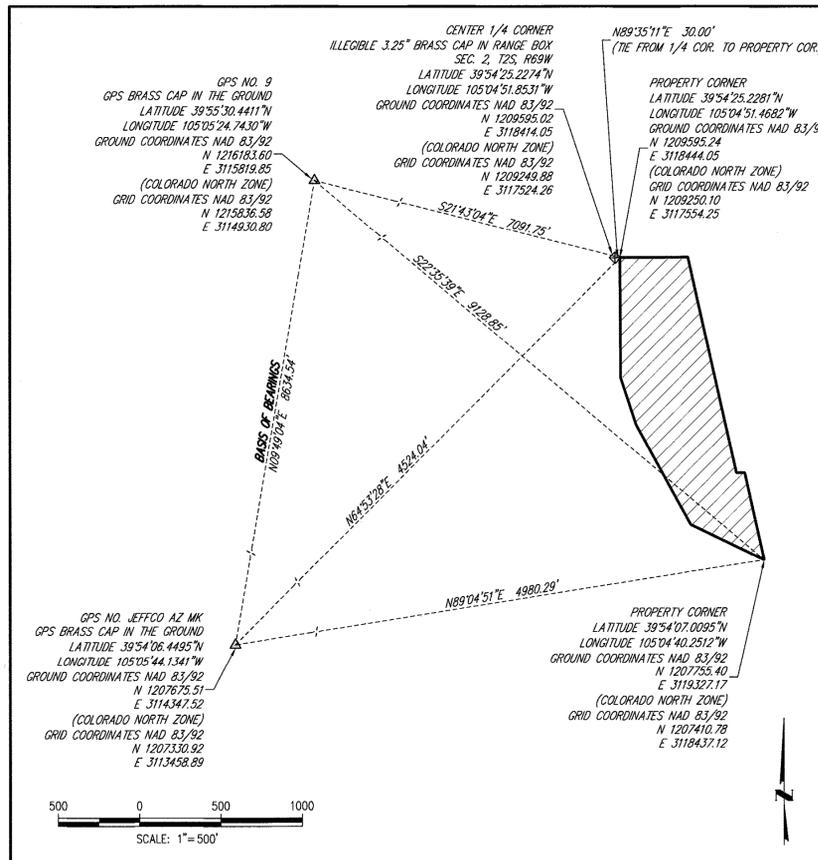
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 12/19/2023
Jason Bushman
NOTARY PUBLIC



ATTORNEY'S CERTIFICATE:

I, Maureen S. Duv, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON 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 AND ENCUMBRANCES AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NO. 14981
DATE 10-7-2020



CITY OF BROOMFIELD GIS LAND POSITIONS

SCALE: 1" = 500'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS, 1 TRACT, AND DEDICATE PUBLIC ROAD AS RIGHT-OF-WAY.
 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-959865-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING A COMMITMENT DATE OF MAY 9, 2019 AT 5:00 P.M.
 3. NOTICE: 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.
 4. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 5. BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS NORTH 09°49'04" EAST, 8634.54 FEET.
 6. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED BY THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 201800501. THE BEARINGS SHOWN HEREON ARE THE RESULT OF HAVING ROTATED THE DEEDED BEARINGS TO GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983.
 7. THE SURVEYED PROPERTY FALLS WITHIN THE FOLLOWING ZONES OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 0850730089G PANEL 0089G, DATED OCTOBER 2, 2013; SPECIAL FLOOD HAZARD AREA ZONE AE, OTHER FLOOD AREAS ZONE X AND OTHER AREAS ZONE X. THE LIMITS OF THE FLOODPLAIN AND THE REVISED LIMITS OF THE FLOODPLAIN FROM A PREVIOUS STUDY PROVIDED FOR A PREVIOUS VERSION OF THIS SURVEY, AND DO NOT REPRESENT A FLOODPLAIN STUDY PERFORMED OR CERTIFIED BY HARRIS KOCHER SMITH.
- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, AS9, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.**
- ZONE AE** - BASE FLOOD ELEVATIONS DETERMINED.
- OTHER FLOOD AREAS ZONE X** - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- OTHER AREAS ZONE X** - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. THE COLORADO COORDINATE SYSTEM FROM WHICH THIS SURVEY IS BASED UPON IS DEFINED AS C ORDER, CLASS 2-II, 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.
 9. 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).
 10. THE COMBINED SCALE FACTOR USED TO MODIFY STATE PLANE GRID COORDINATES TO GROUND = 0.999714664.
 11. THE SURVEYED PROPERTY CONTAINS 859,513 SQUARE FEET OR 19.73 ACRES, MORE OR LESS.
 12. AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER THE ALLEYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME.

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 22 DAY OF June, 2020.

Maureen S. Duv Maureen S. Duv
CHAIRMAN 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 8 DAY OF September, 2020.

Jeffrey K. Sanders Jeffrey K. Sanders
CITY CLERK

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON 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.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



OWNERSHIP/MAINTENANCE CHART	
ROW	CITY AND COUNTY OF BROOMFIELD
TRACT A	CITY AND COUNTY OF BROOMFIELD
LOT 1	PRIVATE
LOT 2	PRIVATE
ROW LANDSCAPE	CCOB / PRIVATE*
* PROPERTY OWNER ADJACENT TO THE SITE SHALL MAINTAIN ADJACENT ROW LANDSCAPE	

PREPARED BY:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

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

FILED IN PLAT BOOK 180416 PL 11/05/2020 LONG LAYOUT LAYOUT
DRAWN: P. MURPHY (P) 11/05/2020 11:00 AM BY: AARON MURPHY
PLOTTED: WEDNESDAY 10/14/2020

WADSWORTH STATION FILING NO. 1

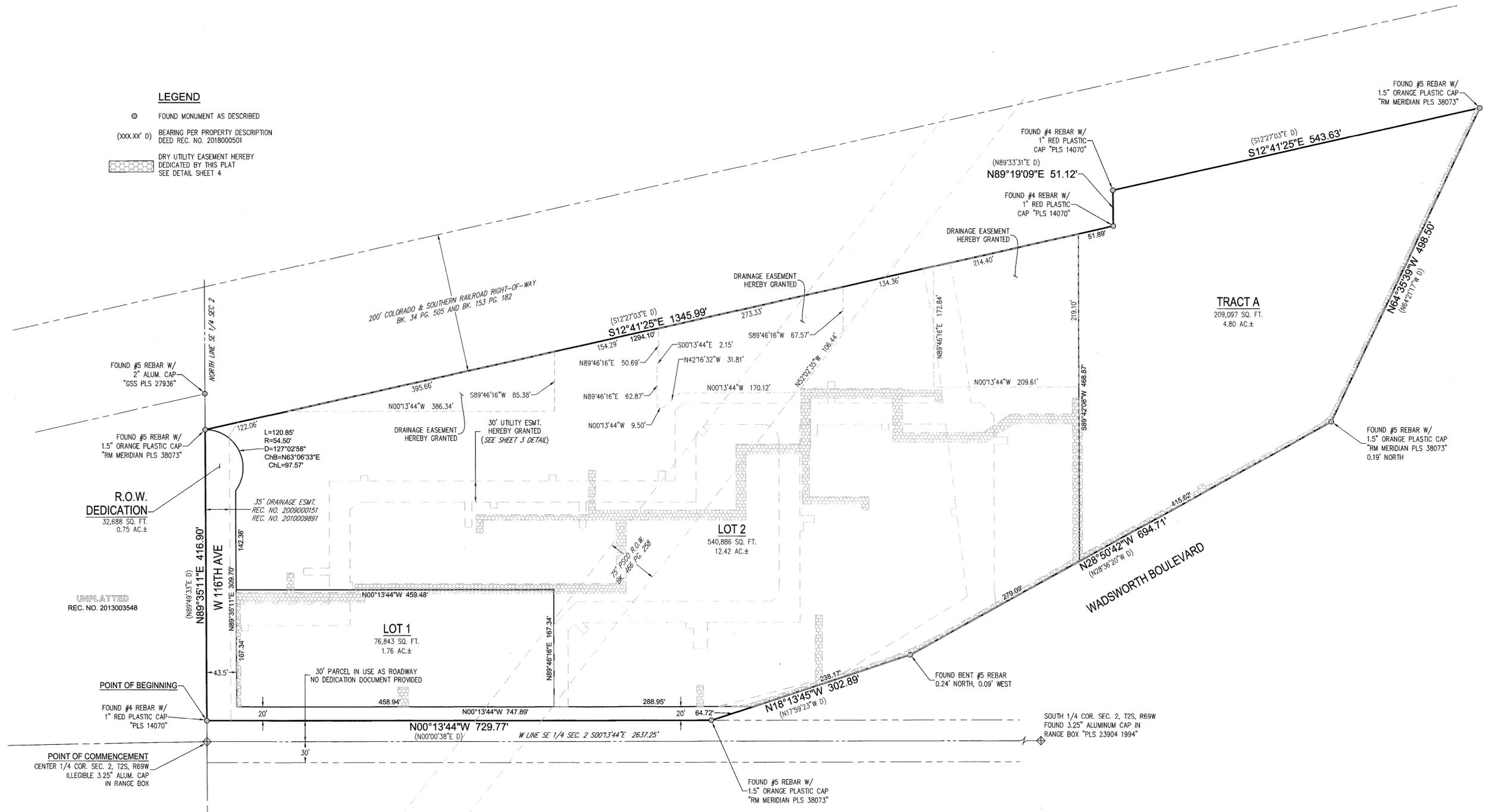
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SHEET 2 OF 4

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LEGEND

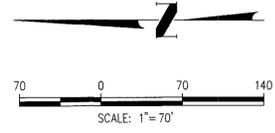
- FOUND MONUMENT AS DESCRIBED
- (XXX.XX" D) BEARING PER PROPERTY DESCRIPTION
DEED REC. NO. 2018000501
- ▨ DRY UTILITY EASEMENT HEREBY
DEDICATED BY THIS PLAT
SEE DETAIL SHEET 4



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

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PLOTTED: 09/25/2020 10:00:00 AM BY: LIBBY ENGINEERS

PROJECT NUMBER: 180416



PREPARED BY:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
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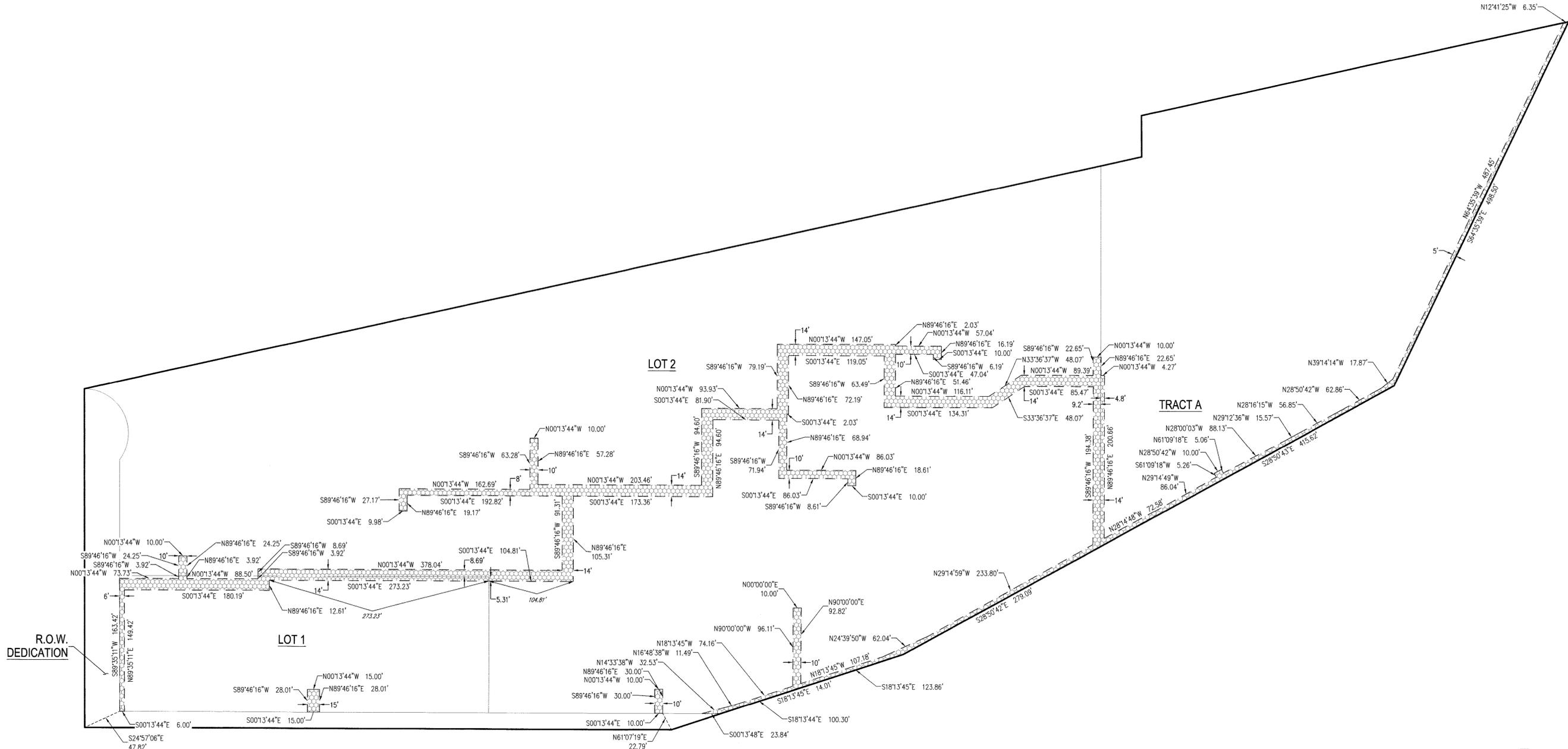
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SHEET 4 OF 4

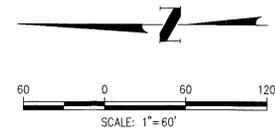
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City & County of Broomfield

DRY UTILITY EASEMENT DETAIL

SCALE: 1" = 60'



R.O.W.
DEDICATION



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HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-4311
HarrisKocherSmith.com

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