

TRISONN CENTER FILING NO. 1 REPLAT A FINAL PLAT

2020020802 PL 12/04/2020 03:41 PM
Page: 1 of 3 Rec Fee \$9.00 Doc Fee \$
City & County of Broomfield

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 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 3

LEGAL DESCRIPTION AND DEDICATIONS:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND, BEING ALL OF LOT 3, TOGETHER WITH ALL OF TRACT C AND TOGETHER WITH A VACATED PORTION OF TENNYSON STREET, ACCORDING TO TRISONN CENTER FILING NO.1, FINAL PLAT, RECORDED JULY 23, 2019 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF BROOMFIELD AT RECEPTION NO. 2019008341, SAID VACATED PORTION OF TENNYSON STREET BEING VACATED BY A CERTAIN DOCUMENT, RECORDED _____, 20____ IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF BROOMFIELD AT RECEPTION NO. _____, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID BROOMFIELD GPS CONTROL POINT "NGS A413"; THENCE NORTH 26°52'10"EAST, A DISTANCE OF 425.77 FEET TO THE SOUTHWEST CORNER OF TRACT C, TRISONN CENTER FILING NO. 1, BEING A FOUND #5 REBAR AND CAP "PLS 38064", ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°21'56" WEST, COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT C AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 390.87 FEET TO A FOUND #5 REBAR AND CAP "PLS 38069";

THENCE NORTH 89°38'04" EAST, A DISTANCE OF 74.29 FEET TO A POINT OF CURVATURE FOR A 336.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 63°31'25" EAST, SAID POINT BEING MONUMENTED BY A FOUND #5 REBAR AND CAP "PLS 38069", ALSO BEING ON THE WESTERLY LINE OF LOT 3, TRISONN CENTER FILING NO. 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF TENNYSON STREET AS DESCRIBED IN BOOK 2406, AT PAGE 618 IN SAID RECORDS;

THENCE COINCIDENT WITH SAID COMMON LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°06'39", AN ARC DISTANCE OF 153.12 FEET AND HAVING A CHORD THAT BEARS NORTH 13°25'16" WEST, A DISTANCE OF 151.80 FEET TO A FOUND #5 REBAR AND CAP "PLS38064";
2. THENCE NORTH 00°21'56" WEST, A DISTANCE OF 36.61 FEET TO A FOUND #5 REBAR AND CAP "PLS38064", SAID POINT BEING ON THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF CONTINENTAL ESTATES AS RECORDED AT RECEPTION NO. 9000013 IN SAID RECORDS;

THENCE NORTH 89°57'29" EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 495.24 FEET TO THE EAST LINE OF SAID LOT 3, ALSO BEING THE WEST LINE OF TRACT B, TRISONN CENTER FILING NO. 1;

THENCE SOUTH 00°00'37" EAST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 584.55 FEET TO THE SOUTH LINE OF SAID LOT 3, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 121ST AVENUE AS DEDICATED BY SAID PLAT OF TRISONN CENTER FILING NO. 1;

THENCE SOUTH 89°57'16" WEST, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 288.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TENNYSON STREET;

THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

THENCE NORTH 00°21'56" WEST, A DISTANCE OF 9.23 FEET TO A POINT OF CURVATURE FOR A 414.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY, SAID POINT BEING MONUMENTED BY A FOUND #5 REBAR AND CAP "PLS 38064";

THENCE NORTHERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 04°07'18", AN ARC DISTANCE OF 29.78 FEET AND HAVING A CHORD THAT BEARS NORTH 02°25'36" WEST, A DISTANCE OF 29.78 FEET TO A FOUND #5 REBAR AND CAP "PLS 38069 SAID POINT BEING ON THE SOUTHERLY LINE OF THE VACATED RIGHT-OF-WAY FOR TENNYSON STREET;

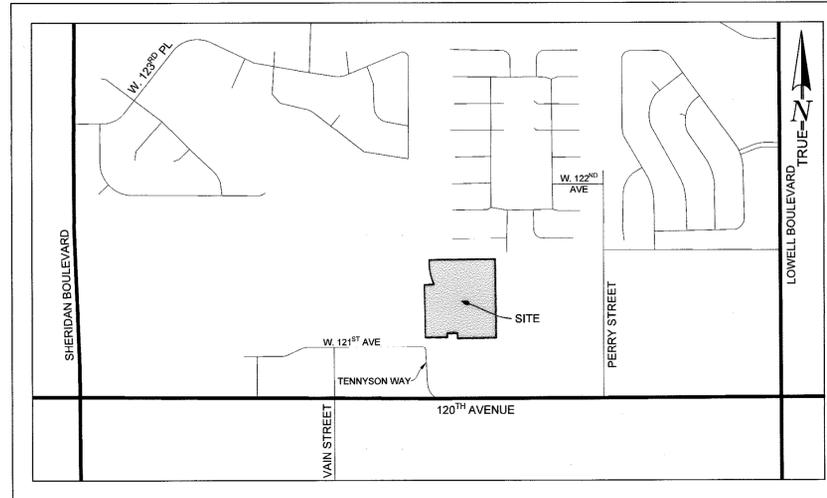
THENCE SOUTH 89°57'29" WEST, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 78.29 FEET TO A POINT OF CURVATURE FOR A 336.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 84°28'40" WEST, SAID POINT BEING MONUMENTED BY A FOUND #5 REBAR AND CAP "PLS 38069" ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID TENNYSON STREET AND THE EASTERLY LINE OF TRACT C, TRISONN CENTER FILING NO. 1;

THENCE SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE AND COMMON LINE, THROUGH A CENTRAL ANGLE OF 05°07'27", AN ARC DISTANCE OF 30.05 FEET AND HAVING A CHORD THAT BEARS SOUTH 02°57'37"EAST, A DISTANCE OF 30.04 FEET TO A FOUND #5 REBAR AND CAP "PLS 38064, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT C;

THENCE SOUTH 89°57'29" WEST, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 165.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 298,256 SQUARE FEET OR (6.84702 ACRES), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF TRISONN CENTER, FILING NO.1 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 AND PUBLIC WORKS, 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 FRANCHISES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP
N.T.S.

OWNER CERTIFICATE:

JKL ASSOCIATES, LLC

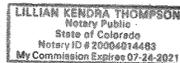
BY: KIM E. HENSLEY

BY: *[Signature]*
KIM E. HENSLEY

NOTARY CERTIFICATE
STATE OF COLORADO)
JSS
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF October, A.D. 2020 BY *Kim E. Hensley* AS *partner* OF JKL ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-24-21



PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 24TH DAY OF February, 2020

[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 August, 2020

[Signature]
CITY CLERK

[Signature]
CITY CLERK - Deputy



ATTORNEY'S CERTIFICATE:

I, Wade Warthen, 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 OR TITLE COMMITMENT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT OR TITLE COMMITMENT, 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.

Wade Warthen LICENSE NUMBER: 32096 (CO)

SURVEYOR'S CERTIFICATE

I, JEFFERY A. MILLER A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 31, 2019, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER), AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 22 DAY OF SEPT, 2020



JEFFERY A. MILLER, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

SURVEYOR

MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: JEFFERY A. MILLER
jeff.miller@matrixdesigngroup.com



SHEET INDEX

SHEET 1	TITLE PAGE
SHEET 2	NOTES
SHEET 3	PLAT GRAPHIC

TRISONN CENTER FILING NO. 1 REPLAT A

FINAL PLAT

2020020802 PL 12/04/2020 03:41 PM
Page: 2 of 3 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 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 3

GENERAL NOTES:

1. THIS PLAT CONTAINS 1 LOT AND 0 TRACTS.
2. **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 "NGS Y411" AND "NGS A413" DETERMINED TO BEAR NORTH 84°44'23" EAST WITH A MODIFIED STATE PLANE DISTANCE OF 2,442.50 FEET.
3. **BENCHMARK:** THE BENCHMARK FOR THE SUBJECT PROJECT IS BROOMFIELD COUNTY CONTROL POINT "NGS A413", BEING A FOUND STEEL ROD IN A RANGE BOX, LOCATED ON W. 120TH AVENUE, 0.3 MILES WEST OF TENNYSON STREET AND 1 FOOT SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST 120TH AVENUE, HAVING A PUBLISHED NAVD88 ELEVATION OF 5267.362 FEET.
4. ALL LINEAL UNITS ON THIS PLAT ARE IN U.S. SURVEY FEET
5. **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.
6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1 ORDER, CLASS C, 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.
7. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.99972458. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
8. **FLOOD ZONE:** THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, ZONE X (SHADED) AND ZONE AE.
-ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
-ZONE X (SHADED) (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
-ZONE AE (BASE FLOOD ELEVATIONS (BFES) DETERMINED, AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS.
MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY.
PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO 0520730091G, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013 AND REVISED TO REFLECT LOMR DATED NOVEMBER 27, 2015. MAP ZONES ARE SHOWN HEREON BASED ON GRAPHICAL SCALING OF THE RECORD FEMA MAP.
9. THE COLORADO OIL AND GAS CONSERVATION COMMISSION ON LINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL 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. 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 TITLE COMMITMENT NO. 19000311142 PREPARED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 14, 2019 AT 5:30 P.M. AND AN ISSUE DATE OF NOVEMBER 20, 2019. THE SCHEDULE B-SECTION 2 ITEMS BELOW HAVE BEEN EXAMINED IN A LIMITED FASHION TO DETERMINE THE GEOGRAPHICAL IMPACT ON THE SUBJECT PROPERTY, AND IF POSSIBLE, THE LIMITS OF THE IMPACT SHALL BE PLOTTED HEREON.

GENERAL NOTES (CONTINUED):

11. PROPERTY IS SUBJECT TO RESERVATION OF RIGHT OF WAY IN DEED RECORDED DECEMBER 31, 1879 IN BOOK A2 AT PAGE 145 (ADAMS COUNTY RECORDS).
12. PROPERTY IS SUBJECT TO RESERVATION OF WATER AND DITCH RIGHTS IN DEED RECORDED APRIL 22, 1916 IN BOOK 79 AT PAGE 83. (ADAMS COUNTY RECORDS).
13. PROPERTY IS SUBJECT TO EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED APRIL 26, 1966 IN BOOK 1290 AT PAGE 186 (ADAMS COUNTY RECORDS).
14. PROPERTY IS SUBJECT TO INCLUSION IN THE CITY OF BROOMFIELD BY ORDINANCE NO. 117 RECORDED MARCH 17, 1971 IN BOOK 1676 AT PAGE 313 (ADAMS COUNTY RECORDS).
15. PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT RECORDED DECEMBER 3, 1979 IN BOOK 2410 AT PAGE 274 (ADAMS COUNTY RECORDS).
16. PROPERTY IS SUBJECT TO EASEMENTS, NOTES, RESTRICTIONS AND RIGHTS-OF-WAY, AS SET FORTH ON THE PLAT OF HENSLEY TRACT, RECORDED FEBRUARY 11, 1970, AT RECEPTION NO. 88480, PLAT BOOK F12 AT PAGE 189A.
17. PROPERTY IS SUBJECT TO UTILITY EASEMENT GRANT RECORDED JANUARY 27, 2003 AT RECEPTION NO. 2003001578.
18. PROPERTY IS SUBJECT TO THE FOLLOWING MATTERS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY, DATED SEPTEMBER 9, 2011, PREPARED BY AZTEC CONSULTANTS, UNDER JOB NO. 51311-08 AND RECORDED JANUARY 5, 2012 AT RECEPTION NO. 2012000108, TO WIT:
 - a. SANITARY SEWER EASEMENT TRAVERSES PARCEL B WITHOUT BENEFIT OF AN EASEMENT
 - b. RIGHTS OF OTHERS IN AND TO THAT PORTION OF LAND BETWEEN THE FENCE LINE AND THE PROPERTY LINE.
21. PROPERTY IS SUBJECT TO AN AGREEMENT FOR THE GIFT OF REAL ESTATE BY AND BETWEEN THE CITY AND COUNTY OF BROOMFIELD AND JKL ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED JUNE 20, 2013 AT RECEPTION NO. 2013008953.
22. PROPERTY IS SUBJECT TO TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN GIFT DEEDS RECORDED JUNE 20, 2013 AT RECEPTION NO. 2013008954 AND RECORDED JULY 3, 2013 AT RECEPTION NO. 2013009710.
23. PROPERTY IS SUBJECT TO THE EFFECT, IF ANY, OF THE MISSPELLING OF THE GRANTOR'S NAME (LEE D. HENSLEY) IN WARRANTY DEED RECORDED FEBRUARY 22, 2005 AT RECEPTION NO. 2005002197.
24. PROPERTY IS SUBJECT TO THE AFFIDAVIT RECORDED AUGUST 4, 2017 AT RECEPTION NO. 2017009692.
25. PROPERTY IS SUBJECT TO ALTA/NSPS LAND TITLE SURVEY, DATED JULY 8, 2016, PREPARED BY GALLOWAY PLANNING, ARCHITECTURE, ENGINEERING, UNDER JOB NO. LRG000002.01, RECORDED MAY 30, 2017 AT RECEPTION NO. 2017006471
26. PROPERTY IS SUBJECT TO REDEVELOPMENT AND REIMBURSEMENT AGREEMENT RECORDED JULY 23, 2019 AT RECEPTION NO. 2019008338.
27. PROPERTY IS SUBJECT TO COOPERATION AGREEMENT RECORDED JULY 23, 2019 AT RECEPTION NO. 2019008339.
28. PROPERTY IS SUBJECT TO CITY AND COUNTY OF BROOMFIELD SUBDIVISION IMPROVEMENT AGREEMENT FOR TRISONN CENTER FILING NO. 1 RECORDED JULY 23, 2019 AT RECEPTION NO. 2019008340.
29. PROPERTY IS SUBJECT TO EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF TRISONN CENTER FILING NO. 1, RECORDED JULY 23, 2019 AT RECEPTION NO. 2019008341.
30. PROPERTY IS SUBJECT TO ROAD AND UTILITIES EASEMENT AGREEMENT RECORDED JULY 25, 2019 AT RECEPTION NO. 2019008457.
31. 10' TELEPHONE EASEMENTS GRANTED IN BOOK 1739, PAGE 339 AND BOOK 3417, PAGE 131 ARE HEREBY VACATED WITHIN THIS PLAT BOUNDARY.

SURVEYOR

MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: JEFFERY A. MILLER
jeff.miller@matrixdesigngroup.com



SHEET INDEX

SHEET 1	TITLE PAGE
SHEET 2	NOTES
SHEET 3	PLAT GRAPHIC

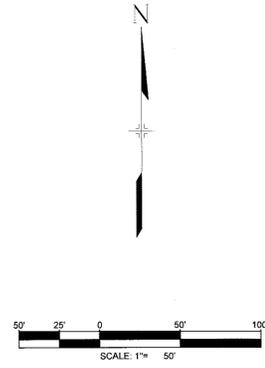
TRISSONN CENTER FILING NO. 1 REPLAT A FINAL PLAT

2020020802 PL 12/04/2020 03:41 PM
Page 3 of 3 Fee Free \$0.00 Doc Fee \$
City & County of Broomfield

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 3 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°38'04"E	74.29'
L2	N00°21'56"W	36.61'
L3	N00°21'56"W	9.23'
L4	S89°57'29"W	76.29'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	026°06'39"	336.00'	153.12'	N13°29'16"W	151.80'
C2	004°07'16"	414.00'	29.78'	N02°25'36"W	29.78'
C3	006°07'27"	336.00'	30.05'	S02°57'37"E	30.04'



- LEGEND**
- ◆ FOUND ALIQUOT MONUMENT (AS NOTED)
 - △ FOUND BROOMFIELD COUNTY CONTROL POINT (AS NOTED)
 - FOUND #5 REBAR WITH ORANGE PLASTIC CAP MARKED "PLS 38064"
 - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX" "PLS 38467"
 - - - TIE LINE
 - SECTION LINE
 - PLAT BOUNDARY LINE
 - ADJACENT BOUNDARY LINE

PLS 38064 12/04/2020 03:41 PM TRISSONN CENTER FILING NO. 1 REPLAT A REV. 04/20

SURVEYOR
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: JEFFERY A. MILLER
jeff.miller@matrixdesigngroup.com



POINT OF COMMENCEMENT
BENCHMARK (ELEVATION = 6267.38)
BROOMFIELD CONTROL POINT "NGS A413"
FOUND STEEL ROD IN A RANGE BOX
GROUND COORDINATES:
N = 1212297.657, E = 3128548.850
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1211963.766, E = 3127785.184
LATITUDE = 39°54'51.54768"
LONGITUDE = 105°02'40.00158"

SHEET INDEX

SHEET 1	TITLE PAGE
SHEET 2	NOTES
SHEET 3	PLAT GRAPHIC

