

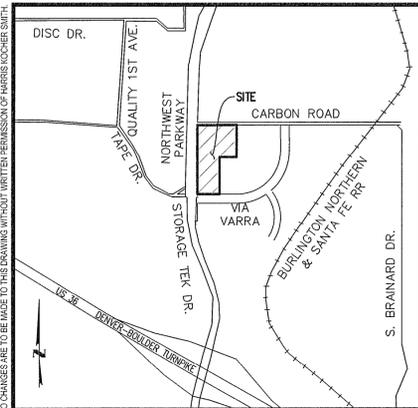
# PARKWAY CIRCLE FILING NO. 4 REPLAT C

MINOR SUBDIVISION

A SUBDIVISION, BEING A RE-PLAT OF LOTS 1 AND 2, PARKWAY CIRCLE FILING NO. 4, REPLAT B, SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 3

20210625 PL 09/01/2021 09:46 AM  
 Page: 1 of 3 Rec Fee \$0.00 Doc Fee \$  
 City & County of Broomfield



VICINITY MAP  
 SCALE: 1" = 1000'

**LEGAL DESCRIPTION:**

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

LOTS 1 AND 2,  
 PARKWAY CIRCLE FILING NO. 4 REPLAT B,  
 CITY AND COUNTY OF BROOMFIELD,  
 STATE OF COLORADO.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PARKWAY CIRCLE FILING NO. 4 REPLAT C, AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL PURPOSES AND FOR USE BY FRANCHISES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 10<sup>th</sup> DAY OF August, 2021

**ACKNOWLEDGMENT:**

OWNER: STAR FLATIRONS, LLC

BY: Ella Neyland

NAME: Ella Neyland

TITLE: Authorized Signer

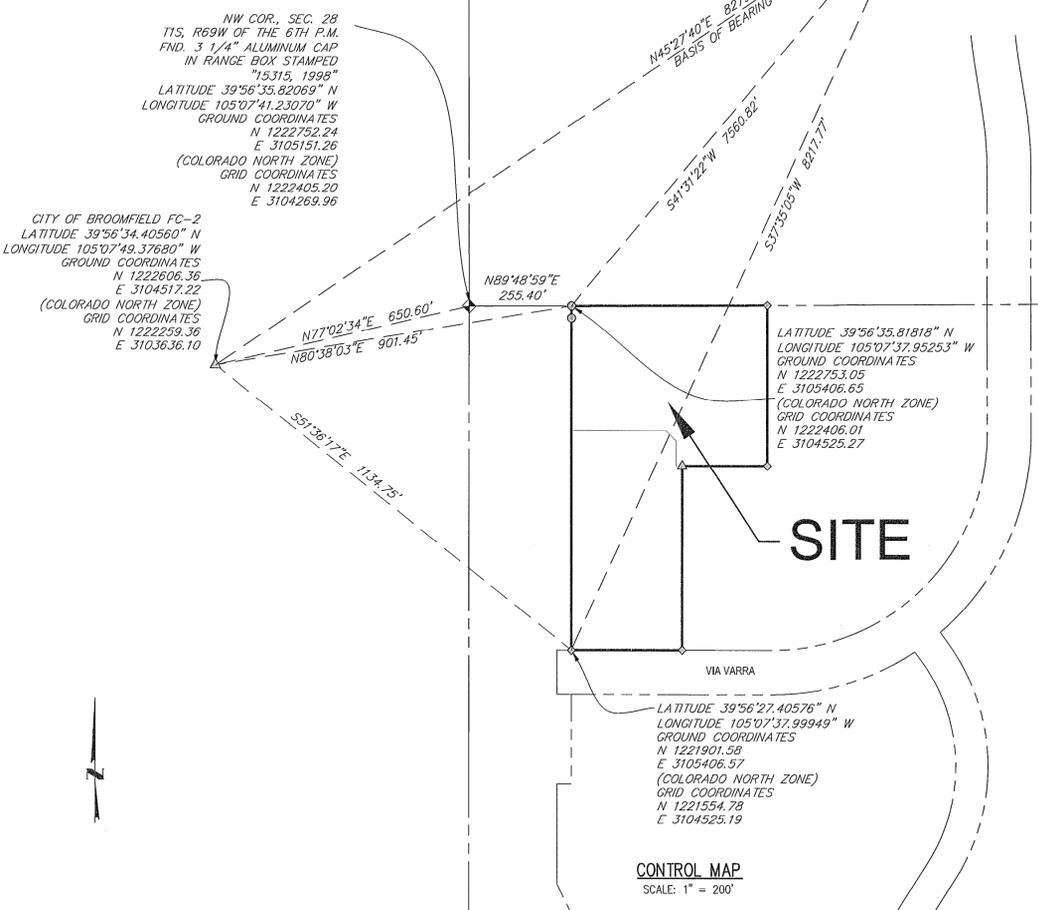
STATE OF California  
 COUNTY OF Orange SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF August, 2021.

BY Ella Neyland AS Authorized Signer OF STAR FLATIRONS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES

Craig Zhang  
 NOTARY PUBLIC



NGS Q413  
 LATITUDE 39°57'31.53189" N  
 LONGITUDE 105°06'33.29741" W  
 GROUND COORDINATES  
 N 1228413.78  
 E 3100418.86  
 (COLORADO NORTH ZONE)  
 GRID COORDINATES  
 N 1228065.13  
 E 3109536.06

**NOTES:**

- THIS PLAT CONTAINS ONE LOT AND ZERO TRACTS.
- 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. 100-N0029736-030-ME1 ISSUED BY FIDELITY NATIONAL TITLE AND HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2020.
- 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.
- FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 0850730059F REVISED AUGUST 18, 2004. IF THIS SITE IS NOT WITHIN AN 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.
- BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #FC-2 AND Q-413 AS BEARING NORTH 45°27'40" EAST. #FC-2 IS A 2" ROUND CAP SET IN THE CONCRETE CURB. Q-413 IS MONUMENTED BY A STAINLESS STEEL ROD, ENCLOSED IN A 5-INCH PVC PIPE WITH LOGO LID, SURROUNDED BY A CONCRETE AND RECESSED 2 CM BELOW THE GROUND.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.
- COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.99971618.
- THE UTILITY EASEMENT GRANTED BY THE PLAT OF PARKWAY CIRCLE FILING NO. 4 REPLAT B, HEREBY VACATED IN ITS ENTIRETY.
- FIELD WORK PERFORMED MARCH 20, 2019.

**ATTORNEY CERTIFICATE:** Star Title Company (Fidelity National Title Insurance Company)

I, William Ellsworth, 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.  
Fidelity National Title Company - File No. N0029736  
William Ellsworth LICENSE NUMBER: 24899

**CITY APPROVAL:**

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 10<sup>th</sup> DAY OF August, 2021.

[Signature]  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
[Signature]  
 CITY MANAGER

**SURVEYOR'S CERTIFICATION:**

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



PREPARED BY:  
**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303-423-4300 F: 303-423-4311  
 HarrisKocherSmith.com

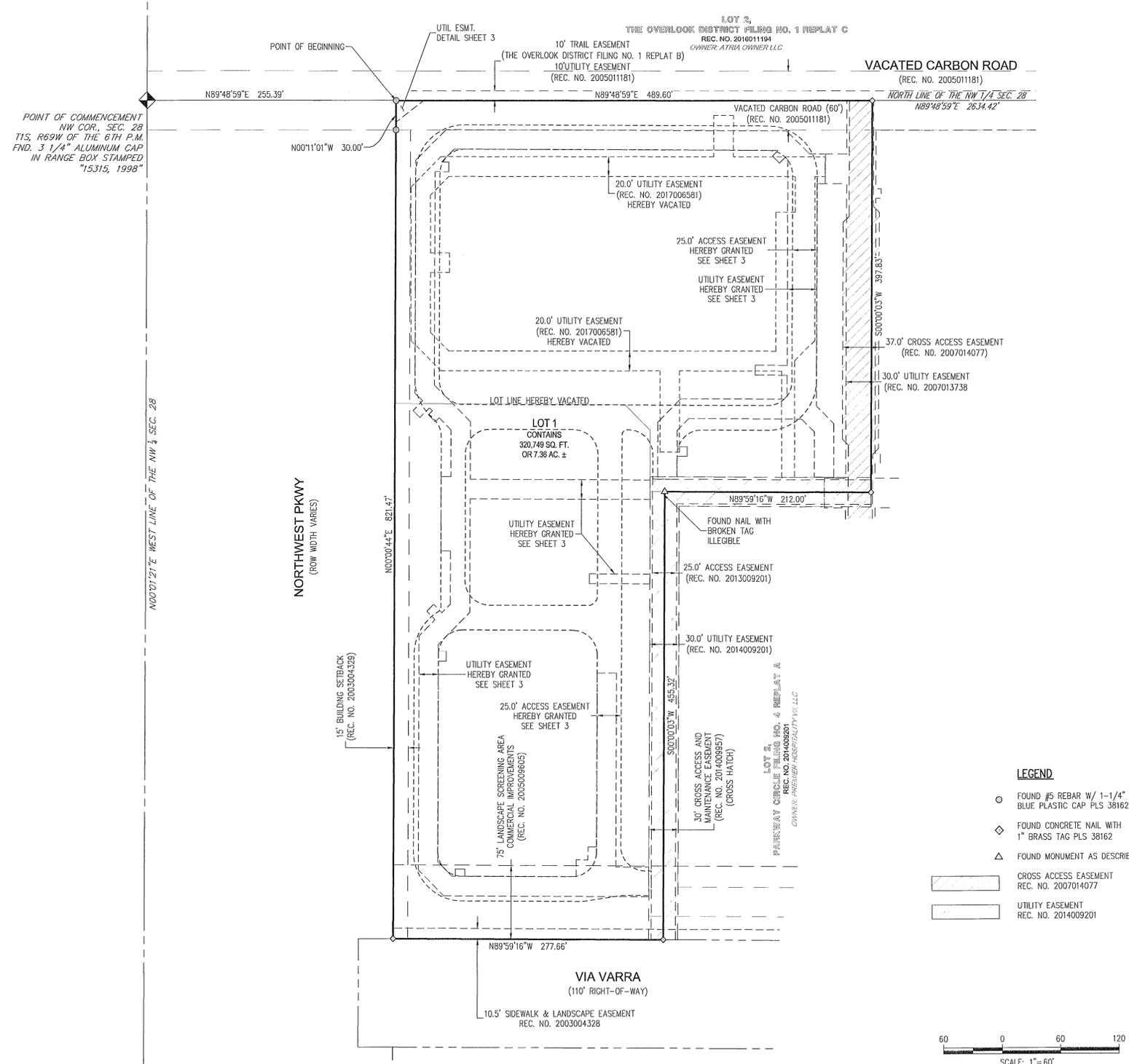
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2021016265 PL 09/01/2021 09:46 AM  
 Page: 2 of 3 Rec Fee: \$9.00 Doc Fee: \$  
 City & County of Broomfield

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



- LEGEND**
- FOUND #5 REBAR W/ 1-1/4" BLUE PLASTIC CAP PLS 38162
  - ◇ FOUND CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
  - △ FOUND MONUMENT AS DESCRIBED
  - ▨ CROSS ACCESS EASEMENT REC. NO. 2007014077
  - ▩ UTILITY EASEMENT REC. NO. 2014009201



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

FILED IN PLATS 2021016265 RE-PLAT C AND LAYOUT LAYOUT 1 BY HKS HARRIS KOCHER SMITH

PROJECT NUMBER: 190229

# PARKWAY CIRCLE FILING NO. 4 REPLAT C

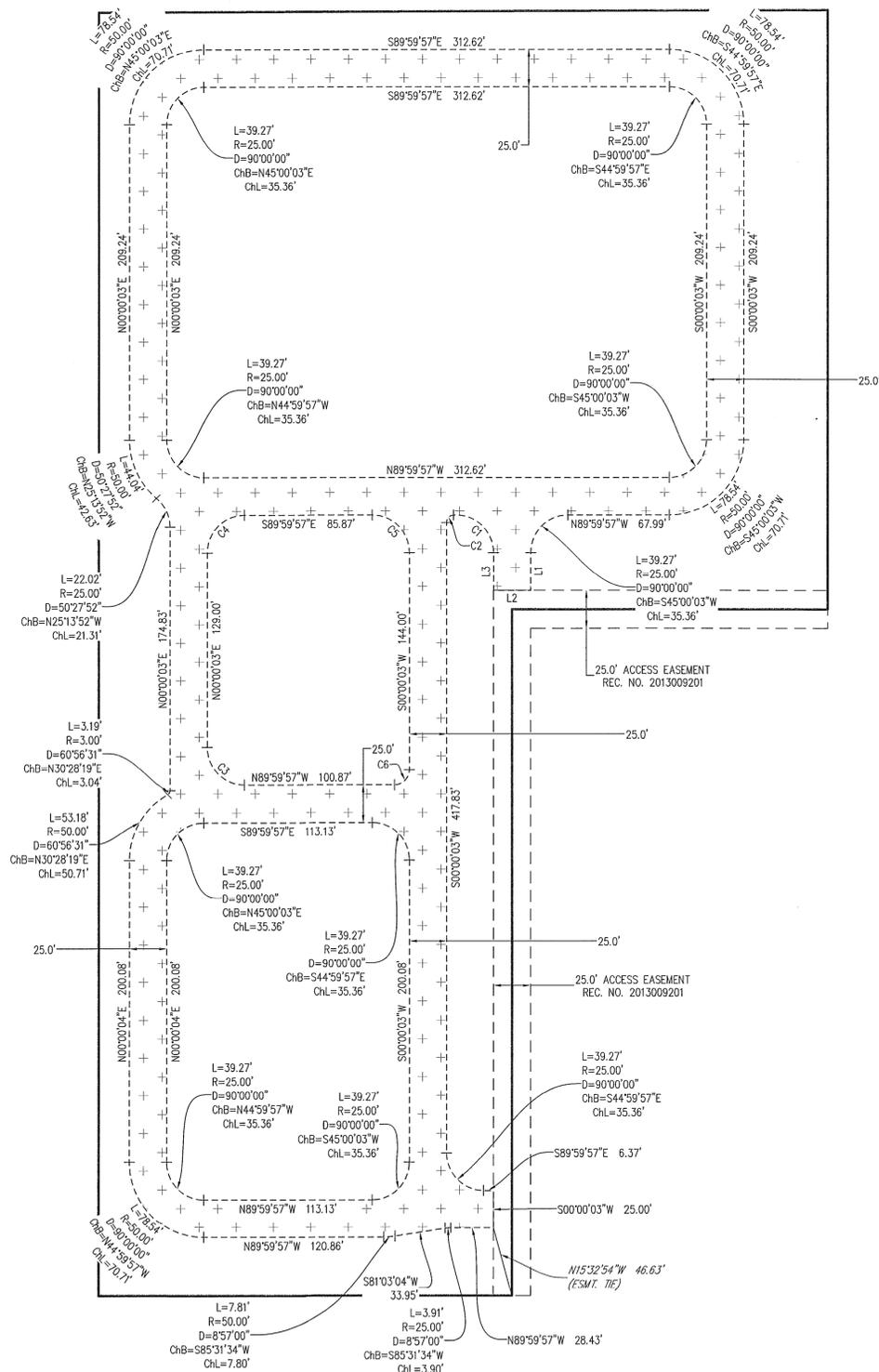
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 3 OF 3

2021016285 PL 09/01/2021 09:46 AM  
Page: 3 of 3 Rec Fee \$9.00 Doc Fee \$  
City & County of Broomfield



ACCESS EASEMENT DETAIL

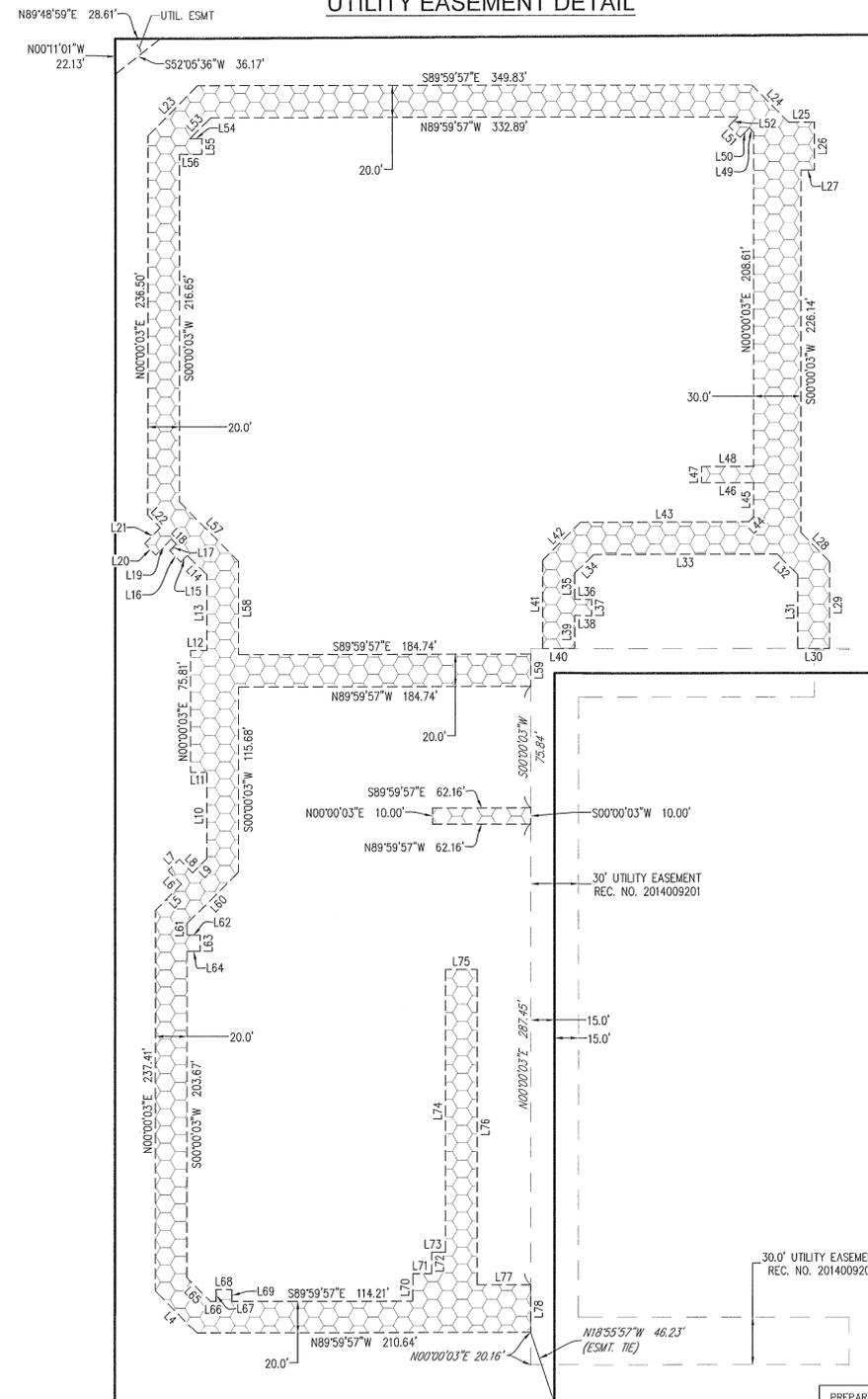


LINE	BEARING	LENGTH
L1	S00°00'03\"/>	

LINE	BEARING	LENGTH
L40	N89°59'57\"/>	

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	94°18'02\"/>			

UTILITY EASEMENT DETAIL



PREPARED BY:

**HKS** HARRIS KOCHER SMITH

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



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FILED IN PLAT 2021016285 REVEAL DURING LAYOUT LAYOUT  
1. XREF: PARKWAY CIRCLE FILING NO. 4 REPLAT B  
2. XREF: PARKWAY CIRCLE FILING NO. 4 REPLAT C

PROJECT NUMBER: Job Number