

NORTH PARK FILING NO. 2 REPLAT E

FINAL PLAT

BEING A REPLAT OF LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 1 OF 2)

2022002409 PL 02/28/2022 09:39 AM
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 City & County of Broomfield

LEGAL DESCRIPTION AND DEDICATIONS:

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

LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT D RECORDED AT RECEPTION NUMBER 2021003287; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 03°47'08" WEST A DISTANCE OF 644.34 FEET TO THE SOUTH CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE ALONG THE PERIMETER OF SAID LOT 1, THE FOLLOWING EIGHT (8) COURSES:
- 1) NORTH 40°12'40" WEST, A DISTANCE OF 165.51 FEET TO A POINT OF CURVATURE;
 - 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 280.99 FEET, SAID CURVE HAVING A RADIUS OF 702.50 FEET, A CENTRAL ANGLE OF 22°55'04", AND A CHORD WHICH BEARS NORTH 51°40'12" WEST A CHORD DISTANCE OF 279.12 FEET;
 - 3) NORTH 63°07'44" WEST, A DISTANCE OF 164.10 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - 4) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 379.60 FEET, SAID CURVE HAVING A RADIUS OF 2,907.00 FEET, A CENTRAL ANGLE OF 07°28'54", AND A CHORD WHICH BEARS NORTH 19°08'46" EAST A CHORD DISTANCE OF 379.33 FEET;
 - 5) SOUTH 75°18'06" EAST, A DISTANCE OF 321.62 FEET TO A POINT OF CURVATURE;
 - 6) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 439.32 FEET, SAID CURVE HAVING A RADIUS OF 718.00 FEET, A CENTRAL ANGLE OF 35°03'28", AND A CHORD WHICH BEARS SOUTH 57°44'23" EAST A CHORD DISTANCE OF 432.50 FEET;
 - 7) SOUTH 40°12'40" EAST, A DISTANCE OF 107.87 FEET;
 - 8) SOUTH 49°47'20" WEST, A DISTANCE OF 522.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 341,349 SQUARE FEET OR 7.84 ACRES, MORE OR LESS;

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTH PARK FILING NO. 2 REPLAT E, AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD THE UTILITY EASEMENT AND THE EMERGENCY ACCESS EASEMENT AS EXPRESSLY DESIGNATED AS SUCH ON THIS PLAT.

OWNER/LIENHOLDER CERTIFICATE:

DD SHERIDAN 7.84, LLC, A GEORGIA LIMITED LIABILITY COMPANY
 403 CORPORATE CENTER DR. STE 201, STOCKBRIDGE, GA 30281

BY: FRED S. HAZEL, VICE PRESIDENT OF DAVIS DEVELOPMENT, INC, AS MANAGER
 OF DD SHERIDAN 7.84, LLC, A GEORGIA LIMITED LIABILITY COMPANY

STATE OF GEORGIA }
 COUNTY OF HENRY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF December, 2021, BY FRED S. HAZEL AS VICE PRESIDENT OF DAVIS DEVELOPMENT, INC, A GEORGIA CORPORATION, AS MANAGER OF DD SHERIDAN 7.84, LLC, A GEORGIA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

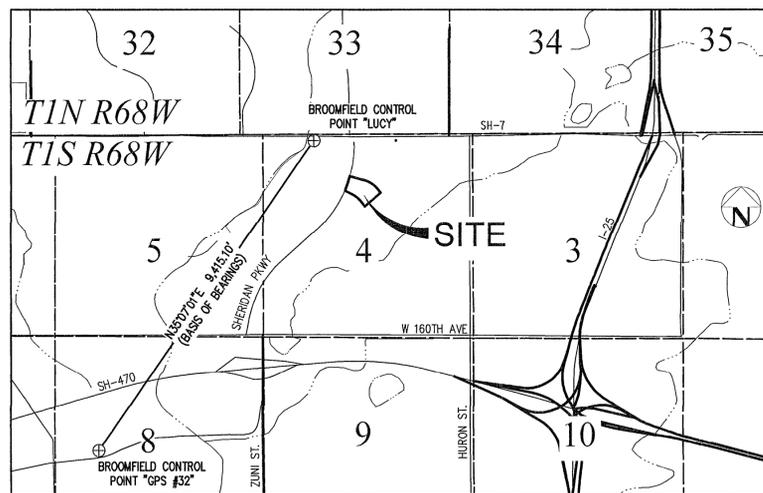
Notary Public Signature



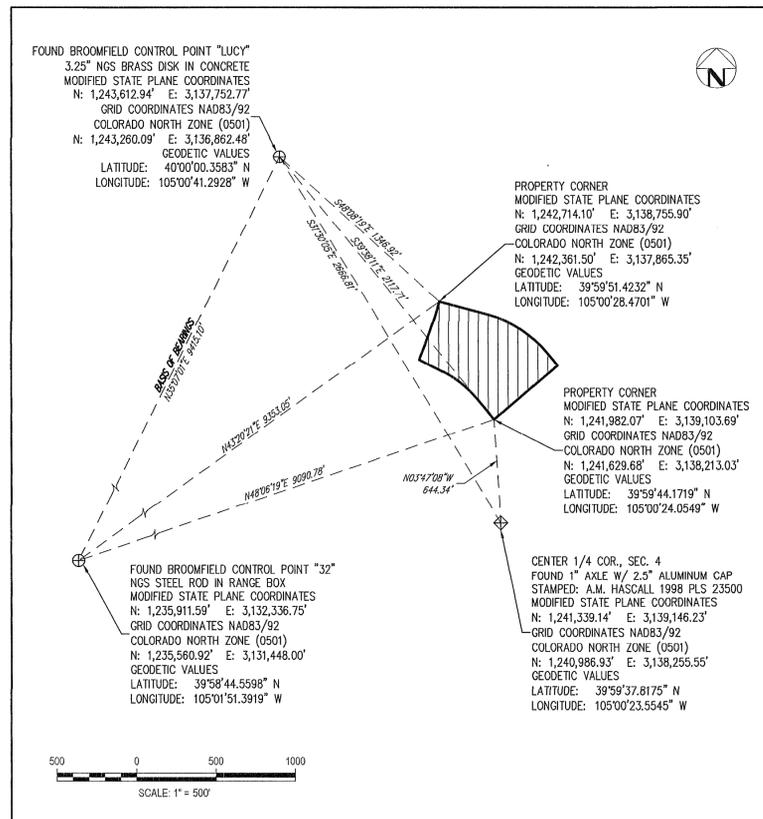
MY COMMISSION EXPIRES: June 13, 2025

GENERAL NOTES:

1. THIS PLAT CONTAINS 1 LOT AND 1 BLOCK.
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. FLOODPLAIN: THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08507300856, DATED OCTOBER 2, 2013. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
4. BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH AMERICAN DATUM OF 1983 (NAD83) AND BASED UPON THE LINE BETWEEN BROOMFIELD GPS CONTROL MONUMENT "LUCY" & "GPS #32", BOTH MONUMENTED BY A 3" BRASS CAP SET FLUSH IN CONCRETE, SAID LINE BEARING NORTH 35°07'01" EAST, A DISTANCE OF 9,415.10 FEET WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.
5. ALL COORDINATES SHOWN HEREON ARE MODIFIED COLORADO NORTH ZONE (0501) STATE PLANE COORDINATES, NAD 83(92) USING A COMBINED SCALE FACTOR (CSF) OF (0.99971627). STATE PLANE COORDINATES (FT) = (PROJECT COORDINATES (FT) * 0.99971627)
6. 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" PROVIDED BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
7. 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. ABD70642762-13 ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF JULY 29, 2021 AT 5:00 P.M.
8. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
9. ALL DRY UTILITY EASEMENTS HAVE NOT BEEN DESIGNED AS OF THE DATE OF CERTIFICATION. ALL REQUIRED EASEMENTS WILL BE EXECUTED BY SEPARATE DOCUMENT.
10. PROJECT BENCHMARK: BROOMFIELD CONTROL POINT "LUCY" ELEVATION = 5,297.00 FEET NAVD 88 DATUM
11. THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY UNPLUGGED 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 17-28-160 (F).
12. THE COLLECTIVE IMPROVEMENTS (STORM DRAINAGE, COLLECTIVE OPEN LANDS, ETC.) WILL BE OWNED AND MAINTAINED BY THE OWNER.



VICINITY MAP
 SCALE: 1" = 2000'



CITY OF BROOMFIELD GIS LAND POSITIONS
 SCALE: 1" = 500'

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION

THIS 23rd DAY OF August 20 21.

Chairman Signature

Secretary Signature

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON

THIS 14th DAY OF September 20 21.

Mayor Signature

City Clerk Signature

ATTORNEY CERTIFICATE:

I, Lance Chernow, an attorney licensed to practice law in the state of Colorado, do 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.

Attorney Signature License Number: 123389

TITLE COMPANY CERTIFICATION:

I, _____, as _____ 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. ABD70642762-3, issued by land title guarantee company-effective December 4, 2019 at 5:00 P.M., 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: _____

SURVEYOR'S CERTIFICATE:

I, SHAWN D. CLARKE, 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.



SHAWN D. CLARKE, PLS NO. 38061
 FOR AND ON BEHALF OF
 HARRIS KOCHER SMITH
 1120 LINCOLN STREET, SUITE 1000
 DENVER, CO 80203
 PHONE: 303-623-6300
 SCLARKE@HKS.COM

PREPARED BY: TWG

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 Denver, Colorado 80203
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 HarrisKocherSmith.com

NORTH PARK FILING NO. 2 REPLAT E

FINAL PLAT

BEING A REPLAT OF LOT 1, BLOCK 1, NORTH PARK FILING NO. 2 REPLAT D, SITUATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (SHEET 2 OF 2)

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City & County of Broomfield

LEGEND

- FOUND #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
- SET #5X18" REBAR W/ 1.25" RED PLASTIC CAP PLS 38061
- ◆ SET MAGNAIL W/ 1" TAG PLS 38061
- ▨ UTILITY EASEMENT (U.E.) HEREBY GRANTED
- ▨ EMERGENCY ACCESS EASEMENT (A.E.) HEREBY GRANTED

LINE	BEARING	LENGTH
L1	S49°47'20"W	26.00'
L2	N40°12'40"W	14.79'
L3	N40°12'40"W	3.66'
L4	N49°47'20"E	15.55'
L5	N40°12'40"W	2.10'
L6	S72°59'18"E	4.60'
L7	S40°12'40"E	3.66'
L8	S40°12'40"E	14.79'
L9	S40°12'40"E	2.10'
L10	N72°59'18"W	4.60'
L11	S49°47'20"W	31.00'
L12	N40°12'40"W	33.71'
L13	N04°47'20"E	45.60'
L14	N40°12'40"W	6.55'
L15	S49°47'20"W	10.10'
L16	N40°12'40"W	10.00'
L17	N49°47'20"E	10.10'
L18	N40°12'40"W	24.25'
L19	S49°47'20"W	5.50'
L20	N40°12'40"W	10.00'
L21	N49°47'20"E	5.50'
L22	S26°52'16"W	5.50'
L23	N63°07'44"W	10.00'
L24	N26°52'16"E	5.50'
L25	N63°07'44"W	27.28'
L26	N14°43'54"E	10.23'
L27	S26°52'16"W	21.34'
L28	N63°07'44"W	10.00'
L29	N26°52'16"E	21.34'
L30	N18°07'44"W	23.13'
L31	N05°18'27"E	11.06'
L32	S75°16'06"E	20.00'
L33	S14°04'46"W	30.25'
L34	S13°50'16"W	23.37'
L35	S75°16'06"E	12.25'
L36	S14°43'54"W	10.00'
L37	N75°16'06"W	12.09'
L38	S13°50'16"W	0.27'
L39	S30°16'06"E	20.48'
L40	S75°16'03"E	27.90'
L41	S30°16'06"E	47.14'
L42	S75°16'06"E	5.50'
L43	S14°43'54"W	10.00'
L44	N75°16'06"W	5.50'
L45	S14°43'54"W	53.49'
L46	S26°52'16"W	5.01'
L47	S85°12'40"E	53.23'
L48	N49°47'20"E	42.45'
L49	N40°12'40"W	29.02'
L50	N17°00'42"E	27.97'
L51	N17°00'42"E	10.00'
L52	N17°00'42"E	10.00'
L53	S72°59'18"E	13.50'
L54	N40°45'42"E	17.86'
L55	N52°00'42"E	20.05'
L56	N49°47'20"E	13.34'
L57	S40°12'40"E	10.00'
L58	S49°47'20"W	13.34'
L59	S40°12'40"E	7.22'
L60	S04°47'20"W	26.44'
L61	S40°12'40"E	10.00'
L62	S49°47'20"W	22.24'
L63	S40°12'40"E	5.50'
L64	S49°47'20"W	10.00'
L65	N40°12'40"W	5.50'
L66	S49°47'20"W	65.38'

LINE	BEARING	LENGTH
L67	S40°12'40"E	53.23'
L68	S40°12'40"E	22.28'
L69	N18°07'44"W	10.70'
L70	N05°18'27"E	4.82'
L71	N59°43'54"E	9.96'
L72	S75°16'06"E	37.19'
L73	S30°16'17"E	21.33'
L74	S13°50'16"W	33.63'
L75	S30°16'06"E	36.87'
L76	S75°16'03"E	27.90'
L77	S30°16'06"E	30.57'
L78	S14°43'54"W	46.01'
L79	N75°16'06"W	10.00'
L80	N40°12'40"W	20.73'
L81	N04°47'20"E	47.51'
L82	N17°00'42"E	43.95'
L83	N40°45'42"E	11.69'
L84	N52°00'42"E	9.80'
L85	S82°59'18"E	26.02'
L86	S04°47'20"W	9.87'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	59°14'07"	25.85'	N10°35'36"W	24.71'
C2	25.00'	90°00'00"	39.27'	N85°12'40"W	35.36'
C3	25.00'	22°55'04"	10.00'	N51°40'12"W	9.93'
C4	51.00'	83°06'54"	73.98'	N21°34'17"W	67.66'
C5	2935.50'	3°02'22"	155.72'	N18°27'59"E	155.70'
C6	51.00'	176°53'28"	157.45'	S74°36'28"E	101.96'
C7	718.00'	2°04'30"	26.00'	S72°59'18"E	26.00'
C8	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C9	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C10	51.00'	59°14'07"	52.73'	S10°35'36"E	50.41'
C11	25.00'	59°14'07"	25.85'	S10°35'36"E	24.71'
C12	25.00'	176°53'28"	77.18'	S74°36'28"E	49.98'
C13	25.00'	90°00'00"	39.27'	S85°12'40"E	35.36'
C14	25.00'	57°13'21"	24.97'	S11°35'59"E	23.94'
C15	25.00'	90°00'00"	39.27'	S62°00'42"W	35.36'
C16	25.00'	32°46'39"	14.30'	N56°35'59"W	14.11'
C17	25.00'	90°00'00"	39.27'	N04°47'20"E	35.36'



PREPARED BY: TWG

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