INTERPARK FILING NO. 1 REPLAT D

FINAL PLAT

A RESUBDIVISION OF INTERPARK FILING NO. 1 REPLAT C, LOT 1, BLOCK 1,
LOCATED 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.

2022009895 Pg 1 of 1 09/19/2022 04:55 PM
Page 1 of 1 Rec Fee:$0.00 Doc Fee: $
City & County of Broomfield, CO

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, INTERPARK FILING NO. 1 REPLAT C

CONTAINING AN AREA OF 236.156 SQUARE FEET OR 5.1918 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF **INTERPARK FILING NO. 1 REPLAT D**, 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

UNITED PROPERTIES DEVELOPMENT LLC, A MINNESOTA LIMITED LIABILITY COMPANY
1331 17TH STREET, SUITE 604
DENVER, CO 80202

BY: Arthur R.L. Belz

NAME: Arthur R.L. Belz

ITS: V.P. Construction

NOTARY CERTIFICATE

STATE OF }
COUNTY OF } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF February 20 22, BY Arthur Belz AS V.P. Construction

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES January 5 2026

BLANCA LUCERO RODRIGUEZ RODRIGUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224006475
MY COMMISSION EXPIRES JANUARY 05, 2026

UNITED PROPERTIES DEVELOPMENT LLC, A MINNESOTA LIMITED LIABILITY COMPANY
1331 17TH STREET, SUITE 604
DENVER, CO 80202

BY: James A. Pollock

NAME: James A. Pollock

ITS: SVP

NOTARY CERTIFICATE

STATE OF }
COUNTY OF } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF February 20 22, BY James Pollock AS SVP

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES January 5 2026

BLANCA LUCERO RODRIGUEZ RODRIGUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224006475
MY COMMISSION EXPIRES JANUARY 05, 2026

ATTORNEY CERTIFICATE

I, Brian E. Lenhardt, 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 DISCLOSED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THAT THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Brian E. Lenhardt LICENSE NUMBER 38934

VICINITY MAP

(1" = 1000')

SHEET INDEX

SHEET 1: COVER SHEET, PROPERTY DESCRIPTION, NOTES
SHEET 2: DETAIL SHEET

NOTES

1. THIS PLAT CONTAINS 1 LOT.
2. **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.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER NCS-1050668-CO, WITH A COMMITMENT DATE OF APRIL 16, 2021 AT 5:00 P.M.
5. FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08001C0308G REVISED OCTOBER 2, 2013. 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.
6. **BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM 1983 NORTH ZONE (NAD 83, 1992), BETWEEN BROOMFIELD CONTROL POINT "NGS 8 413" AND BROOMFIELD CONTROL POINT "JEFFCO AZ MK" WHICH BEARS SOUTH 54°55'54" WEST, BETWEEN THE MONUMENTS SHOWN HEREON.
7. **PROJECT BENCHMARK:** NGS MONUMENT #413
   THE STATION IS AT THE INTERSECTION OF U.S. HIGHWAY 287 AND MAIN ST. IN BROOMFIELD. THE MARK IS 2.0' EAST OF THE EAST FLOW LINE OF MAIN ST., 36.0' NORTH OF THE NORTH FLOW LINE OF U.S. HIGHWAY 287.
   ELEVATION = 5,384.77 FEET (NAVD 88)
8. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(1992) COORDINATES. THE COMBINED SCALE FACTOR (CSF) TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.999718845. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
   PROJECT NORTHING = (STATE PLANE NORTHING / 0.999718845)
   PROJECT EASTING = (STATE PLANE EASTING / 0.999718845)
9. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN US
10. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 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.
11. 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 THIS FINAL PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(7).
12. ALL EASEMENTS ARE HEREBY GRANTED ON LOT 1, BLOCK 1 AS SHOWN HEREIN.

SURVEYOR'S CERTIFICATION

I, THOMAS G. SAWCH JR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL 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.

I ATTEST THE ABOVE ON DECEMBER 17, 2021.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38361 THOMAS G. SAWCH JR. NATIONAL LAND SURVEYOR

THOMAS G. SAWCH JR
COLORADO PLS NO. 38361
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
303.531.3210

LAND USE REVIEW COMMISSION CERTIFICATE

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

ON THIS 26th DAY OF October 20 21

CHAIRMAN

SECRETARY

URBAN RENEWAL AUTHORITY CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE BROOMFIELD URBAN RENEWAL AUTHORITY

ON THIS _____ DAY OF _____ 20

CHAIRMAN

SECRETARY

REVISIONS		
1	10/29/21	FINAL COMMENTS
2	11/15/21	FINAL COMMENTS
3	12/17/21	FINAL COMMENTS
4	01/27/22	FINAL COMMENTS
5	02/22/22	FINAL COMMENTS
6	09/19/22	FINAL COMMENTS

Manhard CONSULTING
Civil Engineering • Water Resources • Water Reclamation & Reuse • Stormwater • Environmental • Construction Management • Surveying & Geospatial Services

INTERPARK FILING NO. 1 REPLAT D
FINAL PLAT
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

DWG NAME	D08
DATE CREATED	7/22
DRAWN BY	TRG/JLM
DATE	09/22/2022
SCALE	N/A

SHEET 1 OF 2

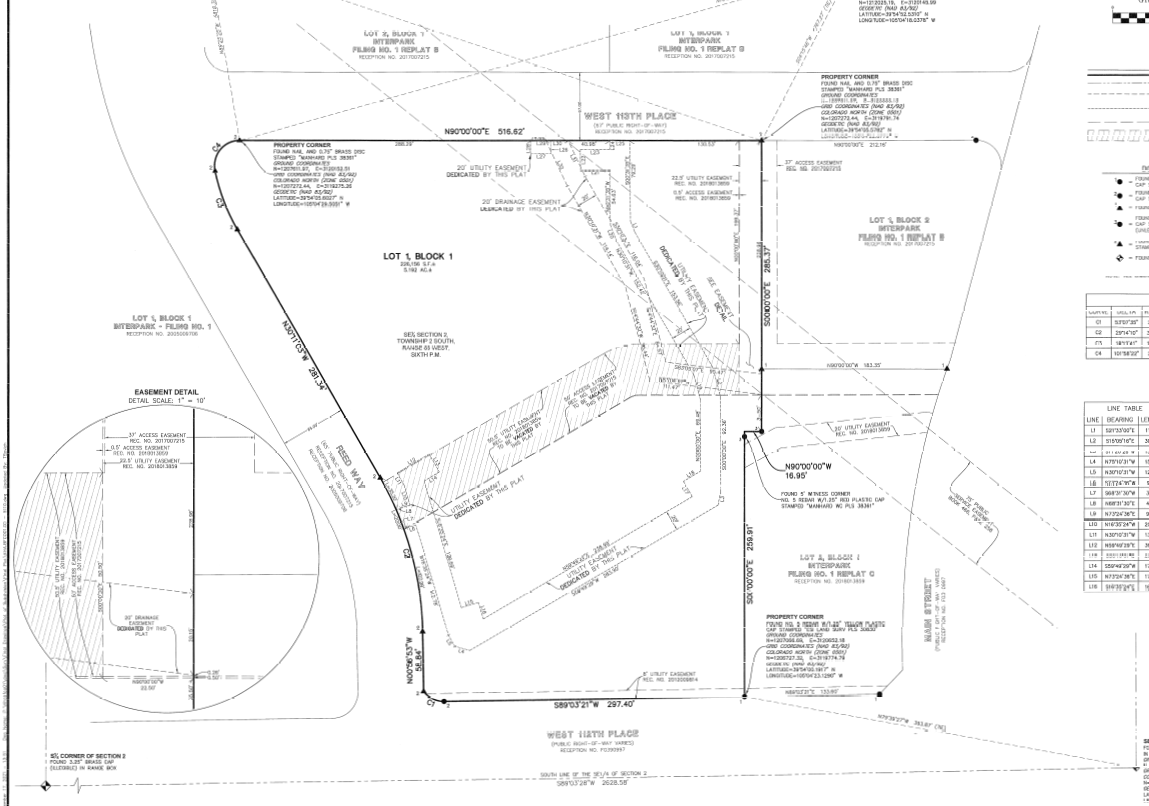
KHA_BFC001_00

INTERPARK FILING NO. 1 REPLAT D

FINAL PLAT

A RESUBDIVISION OF INTERPARK FILING NO. 1 REPLAT C, LOT 1, BLOCK 1,
LOCATED 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.

2022000016 PL 03/18/2022 08:55 AM
City & County of Broomfield
Doc Type: PLAT Pg: 1 of 2 Rec: $0.00 Sto: $0.00
RECORDED REPORT OF SURVEY NO. 2021-0000 AND NO. 2021-0000



FOR AND ON BEHALF OF
MANHARD CONSULTING

GRAPHIC SCALE

1" = 40'

1 inch = 40 ft.

LINE LEGEND

- = PROPERTY LINE
- = SECTION LINE
- = 20' DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- = UTILITY EASEMENT DEDICATED BY THIS PLAT
- = EXISTING EASEMENT
- = EASEMENT TO BE VACATED BY THIS PLAT

INFORMATION LEGEND

- = FOUND NO. 5 REBAR W/1.25" YELLOW PLASTIC CAP STAMPED "CO LAND SURV PLS 30600"
- = FOUND NO. 5 REBAR W/1.25" BLUE PLASTIC CAP STAMPED "PLS 37004"
- = FOUND NAIL & DISK (PLUGGED)
- = FOUND NO. 5 REBAR W/1.25" RED PLASTIC CAP STAMPED "MANHARD PLS 38391" (UNLESS OTHERWISE NOTED)
- = FOUND 3.25" BRASS CAP STAMPED "MANHARD PLS 38391"
- = FOUND SECTION CORNER AS NOTED

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	5°51'37"	25.00'	25.56'	N04°22'16"E	25.36'
C2	23°14'10"	270.00'	109.56'	N15°37'58"W	108.47'
C3	18°17'41"	184.91'	61.90'	N11°14'41"W	61.60'
C4	101°58'32"	25.00'	44.49'	N39°00'46"E	38.85'

LINE TABLE

LINE	BEARING	LENGTH
L1	S01°33'00"E	11.18'
L2	S15°06'16"E	20.57'
L3	[illegible]	[illegible]
L4	N75°01'31"W	15.36'
L5	N30°01'31"W	12.79'
L6	N73°24'16"W	9.11'
L7	S68°31'30"W	3.52'
L8	N68°31'30"E	4.48'
L9	N73°24'16"E	9.98'
L10	N16°32'24"W	20.09'
L11	N30°01'31"W	13.84'
L12	N59°46'19"E	36.47'
L13	[illegible]	[illegible]
L14	S50°46'25"W	17.38'
L15	N73°24'16"E	17.88'
L16	[illegible]	[illegible]

LINE TABLE

LINE	BEARING	LENGTH
L17	N30°01'31"W	17.50'
L18	N59°46'29"E	19.58'
L19	[illegible]	[illegible]
L20	N31°33'00"W	16.40'
L21	S89°28'25"W	29.05'
L22	N55°01'19"W	20.00'
L23	N86°28'25"E	29.05'
L24	N00°31'00"W	8.50'
L25	N90°00'00"E	20.00'
L26	S00°00'00"E	12.82'
L27	N90°00'00"W	20.00'
L28	N00°00'00"E	12.82'
L29	[illegible]	[illegible]
L30	N90°00'00"E	22.16'
L31	S20°31'30"E	26.10'
L32	N22°31'30"W	49.05'

Manhard CONSULTING
9250 East Costilla Avenue, Suite 325, Greenwood Village, CO 80112 ph 303.790.8999 manhard.com
DENVER · FORT COLLINS · COLORADO SPRINGS · CHEYENNE · GREELEY · GRAND JUNCTION · ROCKY MOUNTAIN · SOUTHWEST · WESTERN · NATIONAL

REVISIONS	DATE
1	11/17/21
2	12/13/21
3	12/17/21
4	12/21/21
5	12/22/21
6	12/23/21
7	12/27/21
8	12/28/21
9	12/29/21
10	1/11/22
11	1/13/22

INTERPARK FILING NO. 1 REPLAT D
FINAL PLAT
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

PROJ MGR: DGB
DRAWN BY: TDR/DJM
DATE: 04/01/2022
SCALE: 1" = 40'
SHEET NUMBER: 2 OF 2
KHA.BF0001.00