

TWELVE THOUSAND WADSWORTH, FILING NO. 2

FINAL PLAT

BEING A REPLAT OF TWELVE THOUSAND WADSWORTH, FILING NO. 1, ALONG WITH A PORTION OF UNPLATTED LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

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 City & County of Broomfield

SHEET INDEX

- COVER SHEET
- FINAL PLAT
- POND EASEMENT DETAIL
- UTILITY EASEMENT DETAIL

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

LEGAL DESCRIPTION AND DEDICATION:

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

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, AND TRACT A, TWELVE THOUSAND WADSWORTH, FILING NO. 1, AND A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 1796804, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;
 THENCE SOUTH 89°38'40" WEST, A DISTANCE OF 2640.82 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 34;
 THENCE NORTH 00°00'36" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERLOCKEN LOOP, ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 00°00'36" WEST CONTINUING ALONG SAID SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 784.72 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, DESCRIBED AT RECEPTION NUMBER 2013008160;
 THENCE ALONG THE SOUTH LINE OF SAID DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- SOUTH 78°39'39" EAST, A DISTANCE OF 24.63 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 101.70 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 29°08'08", AND A CHORD WHICH BEARS NORTH 86°46'18" EAST A CHORD DISTANCE OF 100.61 FEET;
- NORTH 72°12'15" EAST, A DISTANCE OF 101.47 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 100.81 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 38°30'19", AND A CHORD WHICH BEARS SOUTH 88°32'36" EAST A CHORD DISTANCE OF 98.92 FEET;
- SOUTH 69°17'27" EAST, A DISTANCE OF 60.43 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 28.34 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 16°14'06", AND A CHORD WHICH BEARS SOUTH 77°24'29" EAST A CHORD DISTANCE OF 28.24 FEET;
- SOUTH 85°31'33" EAST, A DISTANCE OF 115.14 FEET;
- SOUTH 74°06'21" EAST, A DISTANCE OF 147.34 FEET TO THE WEST RIGHT OF WAY LINE OF WADSWORTH PARKWAY;

THENCE SOUTH 06°25'20" EAST ALONG SAID WEST RIGHT OF WAY LINE OF WADSWORTH PARKWAY, A DISTANCE OF 797.54 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID WADSWORTH PARKWAY AND THE NORTH RIGHT OF WAY LINE OF SAID INTERLOCKEN LOOP;

THENCE SOUTH 89°38'40" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF INTERLOCKEN LOOP, A DISTANCE OF 449.99 FEET;
 THENCE NORTH 79°01'25" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF INTERLOCKEN LOOP, A DISTANCE OF 305.36 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 584,508 SQUARE FEET OR 13.42 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF TWELVE THOUSAND WADSWORTH, FILING NO. 2; AND BY THESE PRESENTS DEDICATE, GRANT AND CONVEY 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 _____ DAY OF _____, 202__.

OWNER CERTIFICATE:

ARLINGTON BROOMFIELD, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: ARLINGTON PROPERTIES, INC., AN ALABAMA CORPORATION, ITS MANAGING MEMBER

BY: Mark C. Stuermann
 ITS: EXECUTIVE VICE-PRESIDENT

NOTARY CERTIFICATE
 STATE OF Alabama } SS.
 COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF March 2022, BY Mark Stuermann AS Executive Vice President.

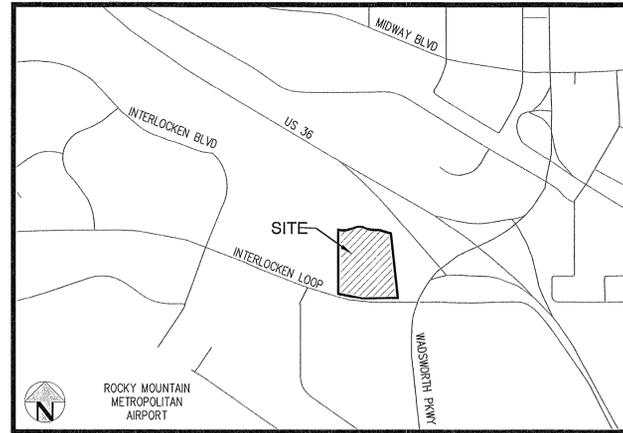
WITNESS MY HAND AND OFFICIAL SEAL.

Stephan D. Hill
 NOTARY PUBLIC

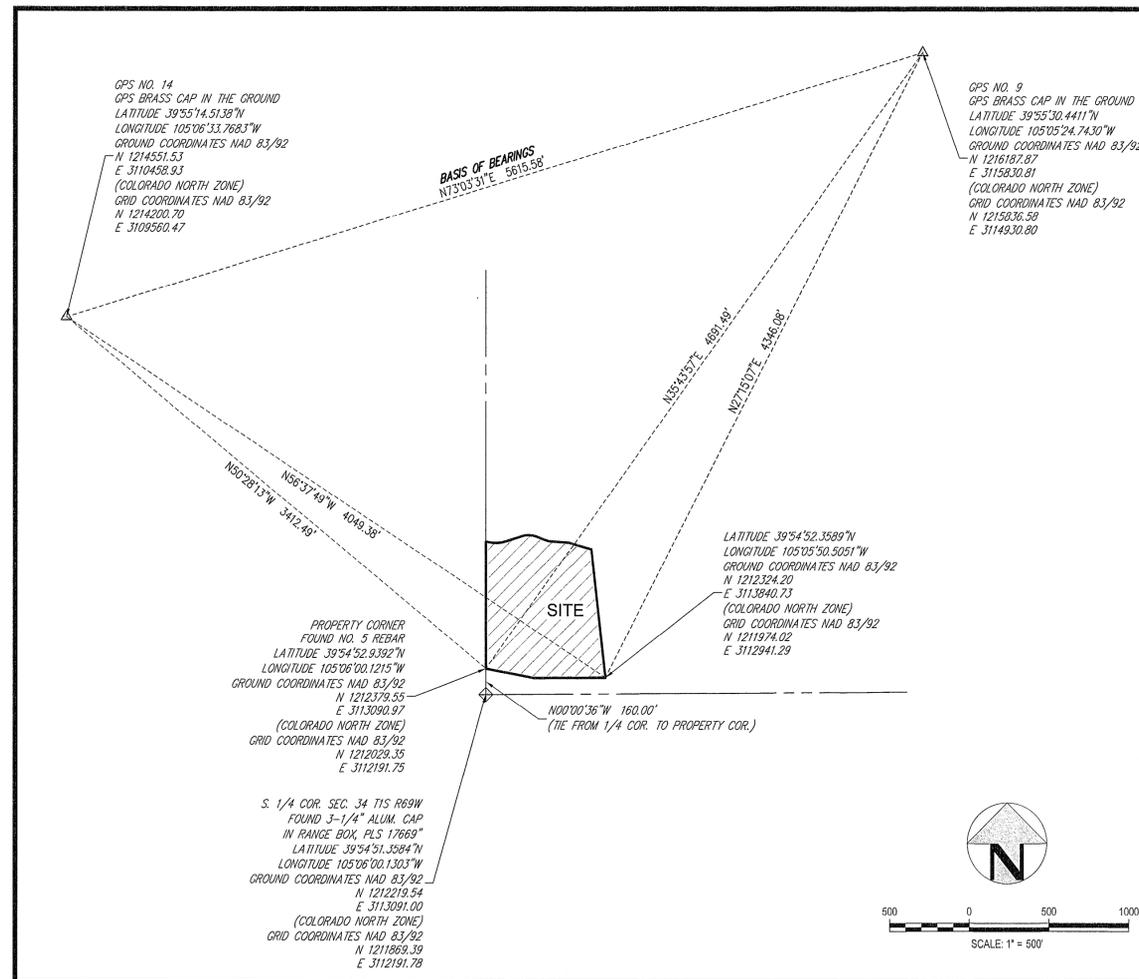
MY COMMISSION EXPIRES May 10, 2024



**SHEET 1 OF 4
 COVER**



VICINITY MAP
 SCALE: 1" = 1,000'



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

NOTES:

- 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. ABZ70672142 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JUNE 24, 2020 AT 5:00 P.M. AND TITLE INSURANCE, COMMITMENT NO. ABZ70671771-2 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JUNE 25, 2020 AT 5:00 P.M.
- 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.
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE BEARING OF THE LINE BETWEEN BROOMFIELD GPS CONTROL POINT NO. 14 AND BROOMFIELD GPS CONTROL POINT NO. 9, BOTH MONUMENTED BY 3-1/4" ALUMINUM CAP IS NORTH 73°03'31" EAST.
- FLOOD ZONE DESIGNATION: SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0850730086H, LAST REVISED AUGUST 15, 2019. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- 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 = 0.999711148.
- 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).
- THE SURVEYED PROPERTY CONTAINS 584,508 SQUARE FEET OR 13.42 ACRES, MORE OR LESS.
- AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER THE DRIVEWAYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME.
- THE NORTH LINE OF THE PLATTED AREA IS INTENDED TO BE COINCIDENT WITH THE SOUTH LINE OF THE PARCEL CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION PER DEED RECORDED AT RECEPTION NO. 2013008160.

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 27 DAY OF September, 2021.

[Signature] CHAIRMAN
[Signature] SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 7 DAY OF December, 2021.

[Signature] MAYOR
[Signature] CITY CLERK

ATTORNEY'S CERTIFICATE:

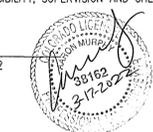
I, Matthew Harries, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED 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.

[Signature] LICENSE NUMBER 51766

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, 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.

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



PREPARED BY: PROJECT #: 200828

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.625.6300 F: 303.623.6311
 HarrisKocherSmith.com

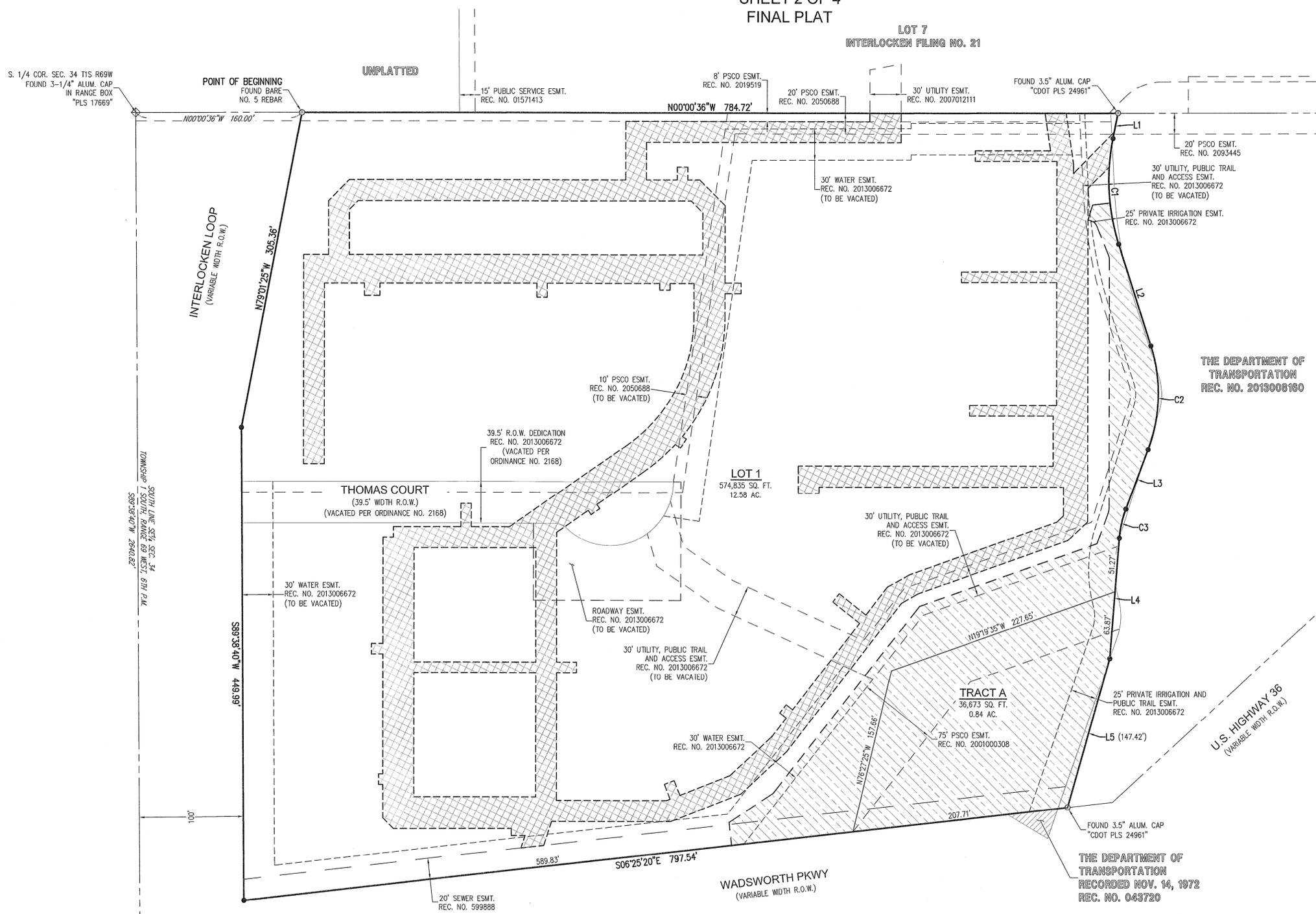
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TWELVE THOUSAND WADSWORTH, FILING NO. 2 FINAL PLAT

BEING A REPLAT OF TWELVE THOUSAND WADSWORTH, FILING NO. 1, ALONG WITH A PORTION OF UNPLATTED LAND
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 2 OF 4
FINAL PLAT

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City & County of Broomfield

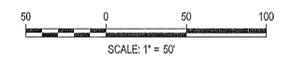


LEGEND

- SET #5 X 18" REBAR WITH BLUE PLASTIC CAP PLS 38162
- FOUND MONUMENT AS DESCRIBED
- POND EASEMENT HEREBY DEDICATED BY THIS PLAT SEE DETAIL SHEET 3
- WATER UTILITY EASEMENT HEREBY DEDICATED BY THIS PLAT SEE DETAIL SHEET 4
- (XXX.XX) DEEDED DISTANCE PER REC. NO. 2013008160 WHERE DIFFERENT FROM CALCULATED

LINE	BEARING	LENGTH
L1	S78°39'39"E	24.63'
L2	N72°12'15"E	101.47'
L3	S69°17'27"E	60.43'
L4	S85°31'33"E	115.14'
L5	S74°06'21"E	147.34'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	200.00'	29°08'07"	101.70'	N86°46'18"E	100.61'
C2	150.00'	38°30'18"	100.81'	S88°32'36"E	98.92'
C3	100.00'	161°4'06"	28.34'	S77°24'29"E	28.24'



PREPARED BY: PROJECT #: 200628
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.
PLAT: 12000 WADSWORTH, FILING NO. 2, SHEET 2 OF 4, PLAT NO. 202206798, CITY AND COUNTY OF BROOMFIELD, COLORADO. PREPARED BY: HARRIS KOCHER SMITH, ENGINEER. DATE: 06/02/2022.

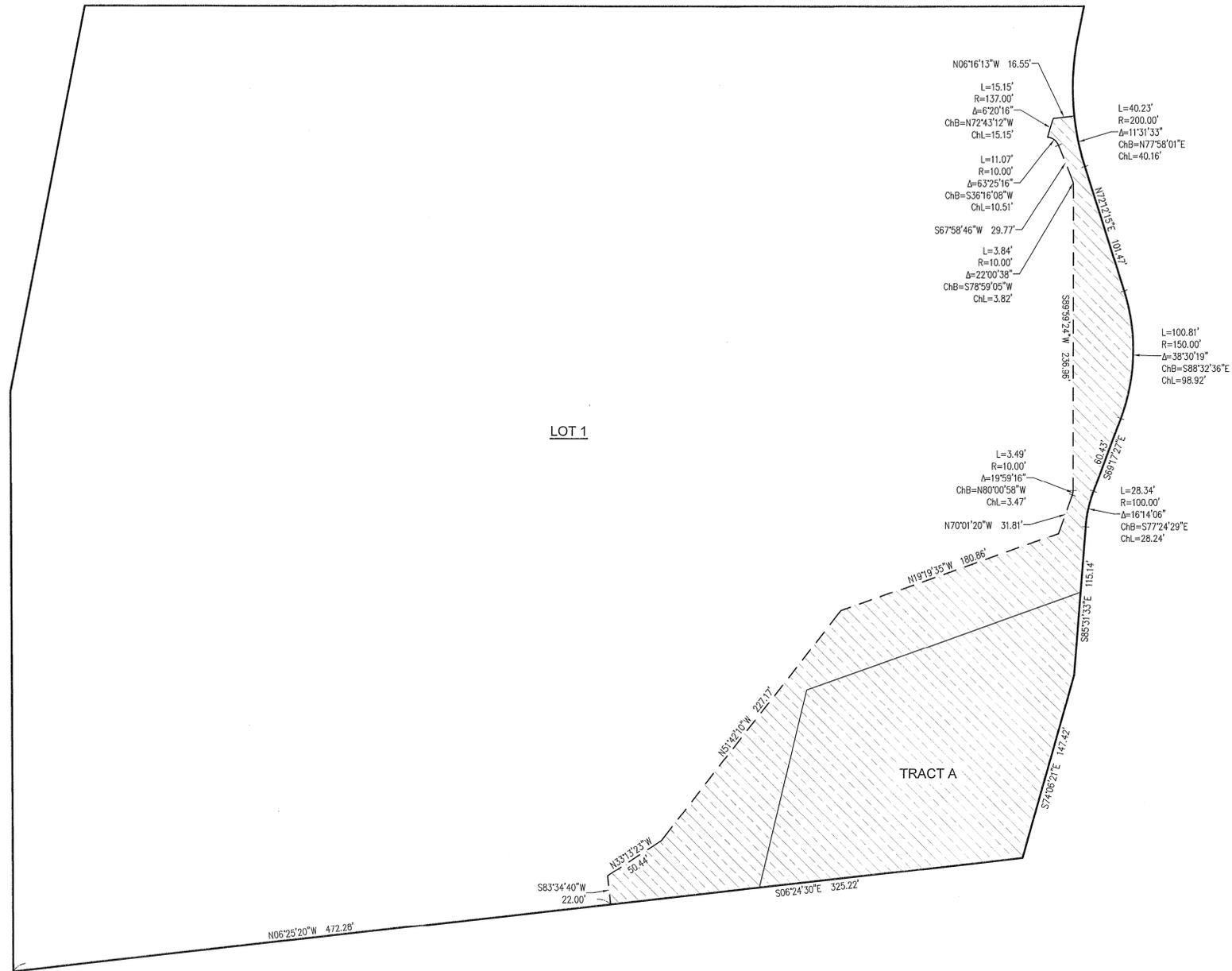
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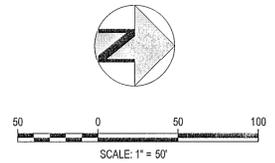
SHEET 3 OF 4
DETENTION AND ACCESS EASEMENT DETAIL

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Page: 3 of 4 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



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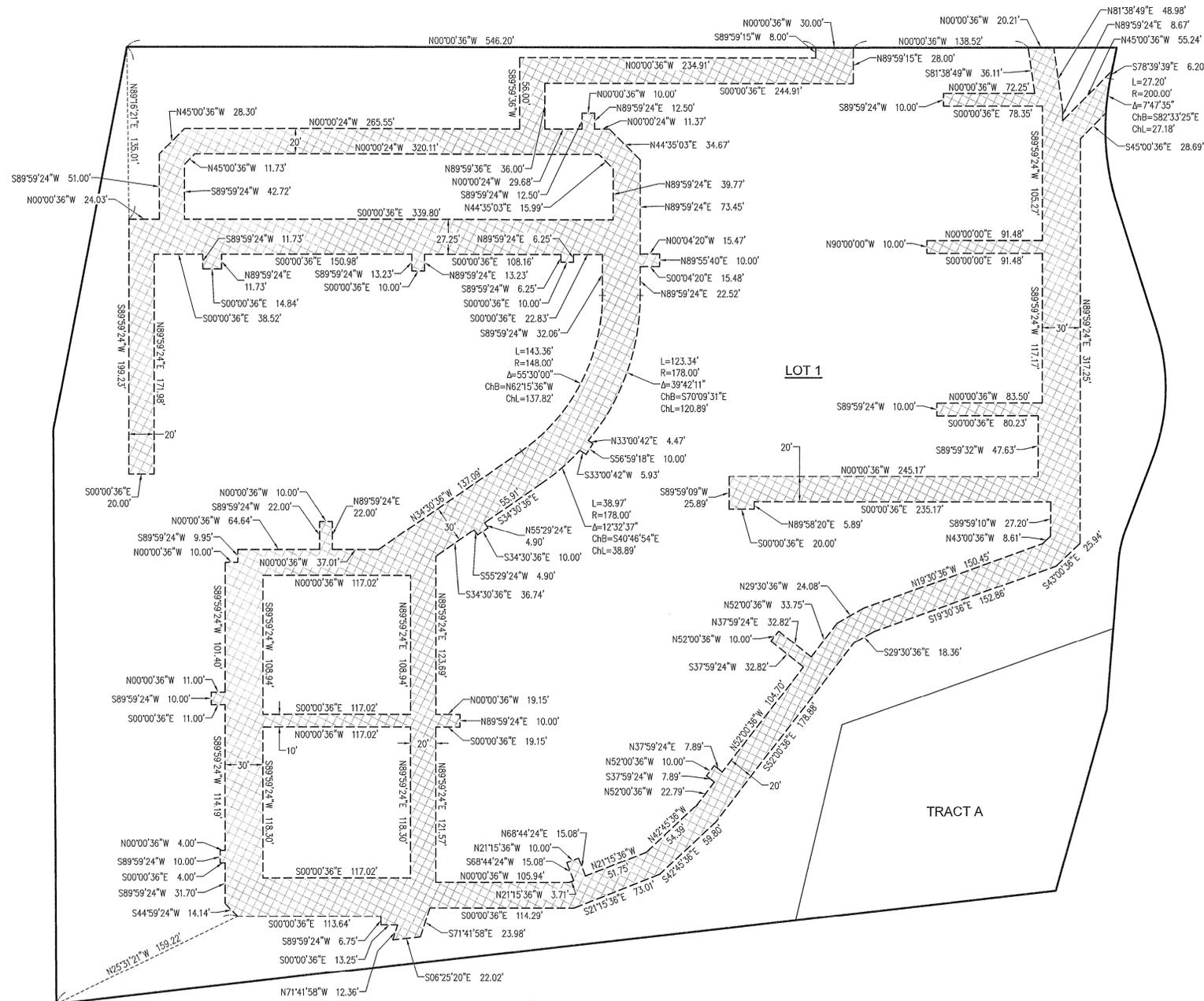
PREPARED BY: PROJECT #: 200628
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

TWELVE THOUSAND WADSWORTH, FILING NO. 2 FINAL PLAT

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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 4 OF 4
UTILITY EASEMENT DETAIL

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Page: 4 of 4 Rec Fee \$9.00 Doc Fee \$
City & County of Broomfield



0 50 100
SCALE: 1" = 50'



PREPARED BY: PROJECT #: 200628
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: K:\000SERIES\REPLAT LOTS LAYOUT 84
2/20/22 10:42:11 AM BY: CONNOR COLLIGAN