

PARK BUSINESS PLAZA REPLAT "F" FINAL SUBDIVISION PLAT

A RESUBDIVISION OF LOT 1, PARK BUSINESS PLAZA, REPLAT B - FILING ONE AND LOT 1C, PARK BUSINESS PLAZA REPLAT C, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION

LOT 1, PARK BUSINESS PLAZA REPLAT "B" - FILING ONE AND LOT 1C, PARK BUSINESS PLAZA REPLAT "C", CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF LOT 1, PARK BUSINESS PLAZA REPLAT "B" - FILING ONE AND LOT 1C, PARK BUSINESS PLAZA REPLAT "C", CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, CONTAINING 322,063 SQUARE FEET 77.39 ACRES, MORE OR LESS, HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PARK BUSINESS PLAZA REPLAT "F" - AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREET, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS TRACT A 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 FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER CERTIFICATE

OWNER: FOWLER HOLDING COMPANY, AN OKLAHOMA CORPORATION

Andrew Fowler, PRESIDENT
 BY: INSERT NAME AND TITLE

DATE: 8/18/23

STATE OF COLORADO
 CITY AND COUNTY OF BROOMFIELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Andrew Fowler*
Andrew Fowler
 FOWLER HOLDING COMPANY, AN OKLAHOMA CORPORATION

THIS 28 DAY OF August 2023

WITNESS BY HAND AND SEAL

MY COMMISSION EXPIRES: 4/15/24

ELIZABETH A TUTT
 Notary Public
 State of Colorado
 Notary ID #: 2905415853
 My Commission Expires 04/29/2028

NOTARIES PUBLIC



VICINITY MAP
 SCALE: 1"=200'

OWNERSHIP AND MAINTENANCE TABLE

LOT 1
OWNER / MAINTAINER: FOWLER HOLDING COMPANY, AN OKLAHOMA CORPORATION
TRACT A
OWNER: CITY AND COUNTY OF BROOMFIELD
MAINTAINER: OWNER OF LOT 1, FOWLER HOLDING COMPANY, AN OKLAHOMA CORPORATION

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL SUBDIVISION PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 2nd DAY OF May 2023

Scott CHAIR
Margaret SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD ON THIS 11th DAY OF July 2023

David MAYOR
John CITY CLERK

ATTORNEY'S CERTIFICATE

I, *Robert E. Harris*, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, BASED SOLELY UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1350584357, DATED JULY 19, 2022 8:00 A.M. REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT, SUBJECT TO MATTERS SHOWN ON THIS PLAT AND MATTERS OF RECORD, THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ANY LIENS AND ENCUMBRANCES AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

Robert E. Harris
 ATTORNEY

0050324-201-721-438
 10/6/23
 DATE

REGISTRATION NO.

NOTES

- 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 CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE LINE BETWEEN BROOMFIELD GPS POINTS 1 AND 4, BEARING N115°47'E, A DISTANCE OF 4635.35 FEET, MONUMENTED BY BROOMFIELD GPS CAPS.
- COMBINED SCALE FACTOR: 0.999748509 (MODIFIED GROUND TO COLORADO STATE PLANE COORDINATE)
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 2, 120000 AS DESCRIBED IN THE GEOMETRIC GEODETIC STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS BY THE FEDERAL GEODETIC CONTROL COMMITTEE. THE HORIZONTAL DATUM IS NAD 83/2011 HARN BASED ON THE SPCS (STATE PLANE COORDINATE SYSTEM COLORADO).
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1350584357, DATED JULY 19, 2022 8:00 A.M. FOR THIS INFORMATION.
- DATE OF PREPARATION: JULY 25, 2023.
- THE PURPOSE OF THIS PLAT IS TO COMBINE 2 LOTS INTO 1.
- TRACT A IS HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR FUTURE RIGHT-OF-WAY.

OWNER/SUBDIVIDER:
 FOWLER HOLDING COMPANY, AN OKLAHOMA CORPORATION

LAND SURVEYOR:
 GILLIANS LAND CONSULTANTS
 160 BOX 376
 BENNETT, COLORADO 80102
 303.972.4600

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF PARK BUSINESS PLAZA REPLAT "F" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

ROBERT E. HARRIS
 COLORADO P.L.S. 31801
 FOR & ON BEHALF OF
 GILLIANS LAND CONSULTANTS



NO.	REVISION/RECORD	DATE
0	CHANGE MARK TO FINAL	5-15-23
1	CITY COMMENTS	4-27-23
2	CITY COMMENTS	3-2-23
3	CITY COMMENTS	1-18-23
4	REV. COMMENTS	11-15-22
5	CITY COMMENTS	11-15-22
6	REVISION RECORD	NO

PARK BUSINESS PLAZA REPLAT "F"
 FINAL SUBDIVISION PLAT
 CITY AND COUNTY OF BROOMFIELD, COLORADO

CERTIFICATE

Gillians
 GILLIANS LAND CONSULTANTS
 160 BOX 376
 BENNETT, CO 80102
 www.gillians.com

JOB NO. 22182
 DRAWN: RH
 CHECKED: GP
 TRACED: JH
 ISSUE DATE: 7-25-22
 SCALE: NA
 FILE: SUB

