

JEFFCO BUSINESS CENTER REPLAT B

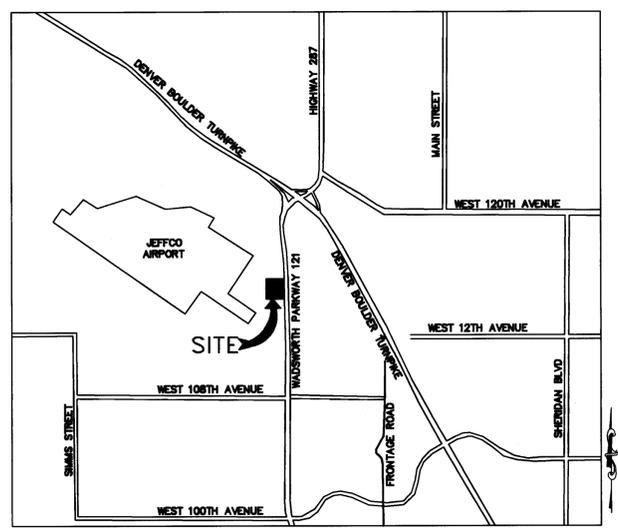
REPLAT OF LOTS 7 AND 8

OF JEFFCO BUSINESS CENTER FINAL PLAT (REC. NO. 919461)

*Recorded May 14, 2009 at
Reception No. 2009006099*

PART OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6th. P.M.
COUNTY OF BROOMFIELD, CITY OF BROOMFIELD, STATE OF COLORADO
AREA= 3.06 ACRES, MORE OR LESS.

SHEET 1 OF 2



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION AND DEDICATION:

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

A PARCEL OF LAND SITUATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., COUNTY OF BROOMFIELD, CITY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, A 2-1/2" ALUMINUM CAP MARKED PLS 2149 THENCE N03°32'27"E A DISTANCE OF 2680.39 FEET TO THE NORTHEAST CORNER OF LOT 6 OF THE JEFFCO BUSINESS CENTER RECEPTION NO. 919461 BEING THE TRUE POINT OF BEGINNING; THENCE N89°54'25"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 3, 516.94 FEET; THENCE S00°14'46"W ALONG THE WEST LINE OF LOT 9 OF SAID JEFFCO BUSINESS CENTER, 297.33 FEET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF WEST 116TH CIRCLING THE FOLLOWING TWO COURSES, N88°23'42"W, 292.42 FEET; THENCE 98.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 24°06'36" (CHORD BEARS S79°33'00"W, 98.16 FEET); THENCE N22°30'19"W ALONG THE EAST LINE OF SAID LOT 6, 331.34 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING (3.06 ACRES) MORE OR LESS

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "JEFFCO BUSINESS CENTER REPLAT B"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER: ANIMAL CARE & HEALTH INTEGRATION, LLC
6010 WEST 88TH AVENUE
WESTMINSTER, CO 80031

BY: [Signature]

STATE OF Colorado
COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF April, 2009, BY Richard Brian McKee

MY COMMISSION EXPIRES: 09/05/10 [Signature]
NOTARY PUBLIC



NOTES:

- 1.) BASIS OF BEARING FOR THIS SURVEY IS S54°44'24"E BETWEEN GPS NO. 11 AND JEFFCO AZIMUTH MARK, AS SHOWN ON SHEET 2 OF 2
- 2.) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C 2-1, 1:50,000 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.

NOTICE :
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVALS:

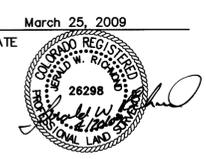
THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 26th DAY OF April A.D. 2009

[Signature]
ASSISTANT CITY AND COUNTY MANAGER FOR COMMUNITY DEVELOPMENT
[Signature]
CITY MANAGER

SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "JEFFCO BUSINESS CENTER", TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, AND SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

[Signature]
JERALD W. RICHMOND P.L.S. 26298
FOR AND ON BEHALF OF
DIAMONDBACK ENGINEERING AND SURVEYING, INC.

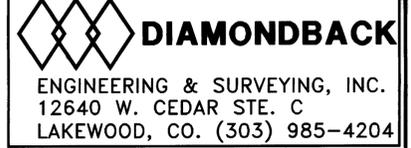


OWNER/SUBDIVIDER:

ANIMAL CARE & HEALTH INTEGRATION, LLC
6010 WEST 88TH AVENUE
WESTMINSTER, CO 80031

SIGNATURE [Signature]
NAME RICHARD BRIAN MCKEE
TITLE MANAGER

REVISED: APRIL 15, 2009
REVISED: MARCH 19, 2009
DECEMBER 16, 2008



JEFFCO BUS. CENTER
project manager J. RICHMOND
designed by M. WINGERTER
drawn by sheet no. 1 OF 1

DIAMONDBACK
ENGINEERING & SURVEYING, INC.

DIAMONDBACK ENG. & SURVEYING, INC.
LAKEWOOD, CO. 80228
(303) 985-4204
plot date 12-10-08
007P-8#REPLAT-COVER.DWG xreference

JEFFCO BUS. CENTER

JEFFCO BUSINESS CENTER REPLAT B

REPLAT OF LOTS 7 AND 8

of JEFFCO BUSINESS CENTER FINAL PLAT

PART OF THE SE 1/4 OF SECTION 3,
 TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6th. P.M.
 COUNTY OF JEFFERSON, CITY OF BROOMFIELD, STATE OF COLORADO
 AREA= 3.06 ACRES, MORE OR LESS.
 SHEET 2 OF 2

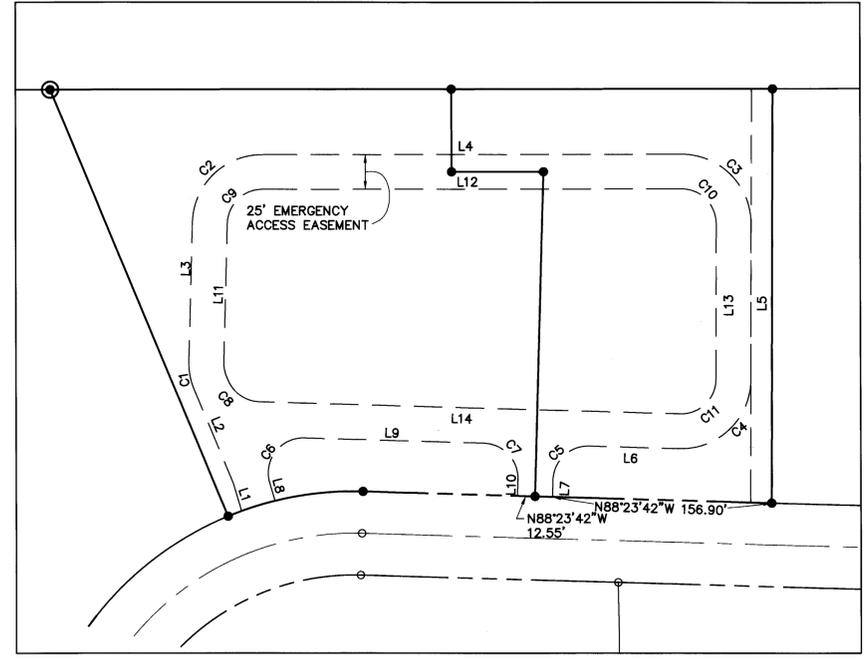
G.P.S. NO. 11
 LATITUDE 39°54'35.67554" N
 LONGITUDE 105°08'37.30443" W
 COLORADO NORTHERN STATE PLANE COORDINATES
 NORTHING= 1210289.618
 EASTING= 3109302.237
 GROUND COORDINATES
 NORTHING= 1210615.190
 EASTING= 3110190.045
 BENCHMARK
 ELEVATION=5800.22 (NAVD 88)

LINE TABLE

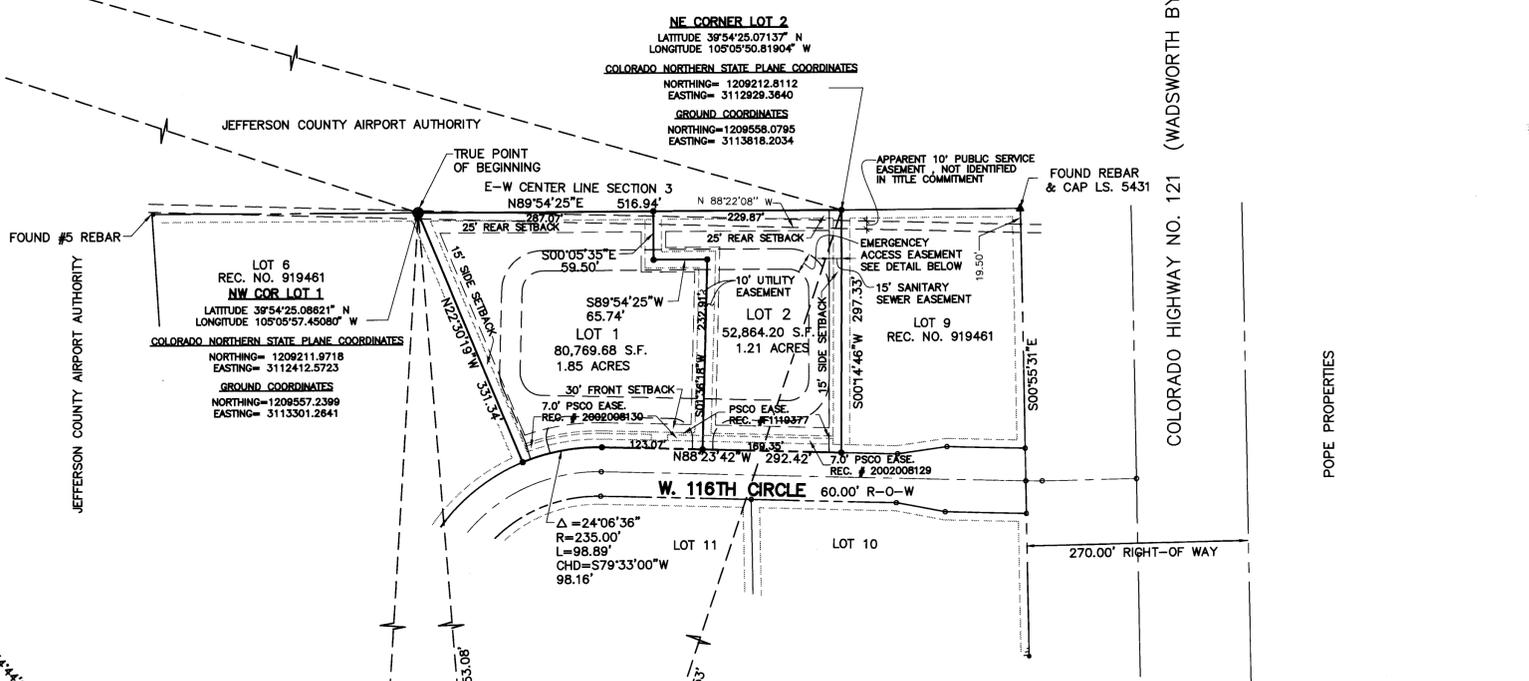
NO.	BEARING	DIST.
L1	N16°11'02"W	17.77
L2	N22°30'19"W	71.80
L3	N01°36'18"E	99.57
L4	N89°54'25"E	299.76
L5	S00°14'46"W	111.38
L6	N88°23'42"W	64.83
L7	S01°35'04"W	12.00
L8	N16°11'02"W	13.57
L9	S88°23'42"E	128.66
L10	S01°35'04"W	12.02
L11	N01°36'18"E	99.57
L12	N89°54'25"E	299.76
L13	S00°14'46"W	111.38
L14	N88°23'42"W	300.97

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	BEARING	DIST.
C1	24°06'37"	50.00	21.04	N10°27'00"W	20.88
C2	88°18'07"	50.00	77.06	N45°45'21"E	69.65
C3	90°20'21"	50.00	78.83	S44°55'24"E	70.92
C4	91°21'32"	50.00	79.72	S45°55'32"W	71.54
C5	90°01'14"	25.00	39.28	S46°35'41"W	35.36
C6	107°47'20"	25.00	47.03	N37°42'38"E	40.40
C7	89°58'46"	25.00	39.26	S43°24'19"E	35.35
C8	65°53'23"	25.00	28.75	N55°27'00"W	27.19
C9	88°18'07"	25.00	38.53	N45°45'22"E	34.83
C10	90°20'21"	25.00	39.42	S44°55'25"E	35.46
C11	91°21'32"	25.00	39.86	S45°55'32"W	35.77



EMERGENCY ACCESS EASEMENT DETAIL
 N.T.S.

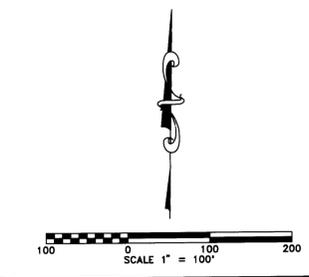


S 1/4 COR. SECTION 3
 2 1/2" ALUM CAP PLS 2149
 LATITUDE 39°53'58.83821" N
 LONGITUDE 105°05'59.09199" W
 COLORADO NORTHERN STATE PLANE COORDINATES
 NORTHING= 1206585.600
 EASTING= 3112296.624
 GROUND COORDINATES
 NORTHING= 1206910.112
 EASTING= 3113185.281

JEFFCO AZ MK
 3" BRASS CAP JEFFCO 1977
 LATITUDE 39°54'06.44949" N
 LONGITUDE 105°05'44.13413" W
 COLORADO NORTHERN STATE PLANE COORDINATES
 NORTHING= 1207330.920
 EASTING= 3113458.885
 GROUND COORDINATES
 NORTHING= 1207675.65101
 EASTING= 3114347.87559
 BENCHMARK ELEVATION=5512.65 (NAVD 88)

NOTE:
 THE MEAN SCALE FACTOR FOR THIS PROJECT IS 0.99971455 TO REDUCE
 THE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE GRID COORDINATES.
 ● - REBAR & CAP PLS 26298 SET

- NOTES:
- ALL FRONT LOT SETBACKS ARE 15.00 FEET TO PARKING AND 30.00 FEET TO BUILDING.
 - ALL SIDE LOT SETBACKS ARE 15.00 FEET.
 - ALL REAR LOT SETBACKS ARE 25.00 FEET.
 - ACCESSORY BUILDINGS: REAR SETBACK 10.00 FEET, SIDE SETBACK 10.00 FEET.
 - TEN FOOT UTILITY EASEMENTS ARE ADJACENT TO ALL LOT/PROPERTY LINES AS SHOWN.
 - STRUCTURES ARE NOT ALLOWED WITHIN ANY UTILITY EASEMENTS
 - MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED TO PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.



revised: 3-13-09
 revised: 5-09
 revised: 2-26-09
 DECEMBER 16, 2008

DIAMONDBACK
 ENGINEERING & SURVEYING, INC.
 12640 W. CEDAR STE. C
 LAKEWOOD, CO. (303) 985-4204