

BROOMFIELD RANGE COMPLEX FILING NO.1

2024009936 PL 12/10/2024 10:34 AM
Page: 1 of 3 Ref. Fee \$80.00 Doc Fee \$
City & County of Broomfield

MINOR PLAT
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 3
COVER

DEDICATION:

BY THESE PRESENTS, THE CITY AND COUNTY OF BROOMFIELD, A DULY INCORPORATED COLORADO MUNICIPALITY, AS OWNER OF THAT PARCEL OF LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6;

THENCE NORTH 78°55'13" WEST, A DISTANCE OF 509.81 FEET;

THENCE NORTH 56°22'43" WEST, A DISTANCE OF 420.29 FEET;

THENCE NORTH 20°38'33" WEST, A DISTANCE OF 430.26 FEET;

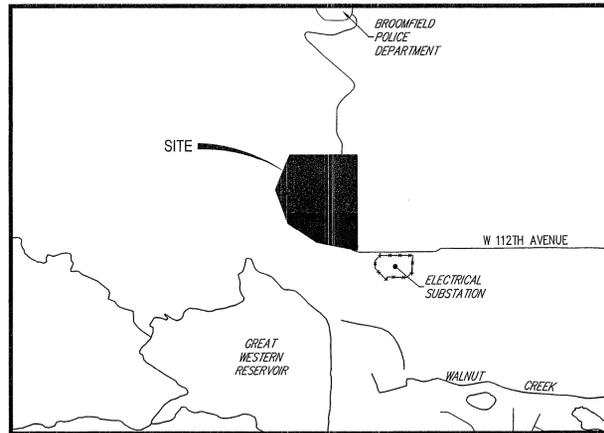
THENCE NORTH 22°37'18" EAST, A DISTANCE OF 454.97 FEET;

THENCE SOUTH 89°56'27" EAST, A DISTANCE OF 823.51 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE ALONG SAID EAST LINE SOUTH 00°10'19" EAST, A DISTANCE OF 1,152.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 936,262 SQUARE FEET OR 21.49 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF EVIDENCE STORAGE BUILDING.



VICINITY MAP
SCALE: 1" = 800'

OWNER CERTIFICATE:

THE CITY AND COUNTY OF BROOMFIELD, A DULY INCORPORATED COLORADO MUNICIPALITY

BY: [Signature]
CITY AND COUNTY OF BROOMFIELD COMMISSIONER

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)
ASHANDRA CORMAN
Notary Public
State of Colorado
Notary ID # 20224033197
My Commission Expires 08-24-2026

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December, 2024, BY WHOMEVER, CITY AND COUNTY OF BROOMFIELD COMMISSIONER.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/24/26

GENERAL NOTES:

- THIS PLAT CONSISTS OF ONE LOT.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. HARRIS KOCHER SMITH RELIED ON THE PROPERTY REPORT PER THE CITY AND COUNTY OF BROOMFIELD ASSESSOR MAP AND THE RECORDED DEED UNDER RECEPTION NUMBER F1182496 WITH THE CITY AND COUNTY OF BROOMFIELD PER THE CLIENT'S DIRECTION.
- FLOODPLAIN: THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0850730070F, DATED AUGUST 18, 2004. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH AMERICAN DATUM OF 1983 (NAD83(2011)) AND BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS "NCS ENERGY" AND "GPS NO. 40", SAID LINE BEARING SOUTH 62°40'52" EAST, A DISTANCE OF 12,041.85 FEET WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.
- ALL COORDINATES SHOWN HEREON ARE MODIFIED COLORADO NORTH ZONE (0501) STATE PLANE COORDINATES, NAD83(2011) USING A COMBINED SCALE FACTOR (CSF) OF (0.99970680). STATE PLANE COORDINATES (FT) = (PROJECT COORDINATES (FT) * 0.99970680).
- 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.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS MINOR PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, OR OIL AND GAS WELLS IN ANY STAGE OF PRODUCTION LOCATED WITHIN THE BOUNDARIES OF THE MINOR PLAT OR WITHIN 2000 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 16-28-190.
- TEN FOOT (10') DRY WIDE UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREA. THESE EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

LAND USE REVIEW COMMISSION CERTIFICATE:

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

THIS _____ DAY OF _____ 20____

CHAIRMAN

SECRETARY

CITY APPROVAL:

THIS MINOR PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON

THIS 10th DAY OF December, 2024.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

CITY COUNCIL CERTIFICATE:

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

THIS _____ DAY OF _____ 20____

MAYOR

CITY CLERK

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@HKSSENG.COM

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., 2024 AND DULY RECORDED IN BOOK _____ PAGE _____ RECEPTION NO. _____

CLERK AND RECORDER

BY: _____
DEPUTY CLERK AND RECORDER

FEE: _____

SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - GEODETIC DIAGRAM
- SHEET 3 - PLAT SHEET

ISSUE DATE - 09/24/2024
REVISED - 11/13/2024

PREPARED BY: PROJECT #: 240934

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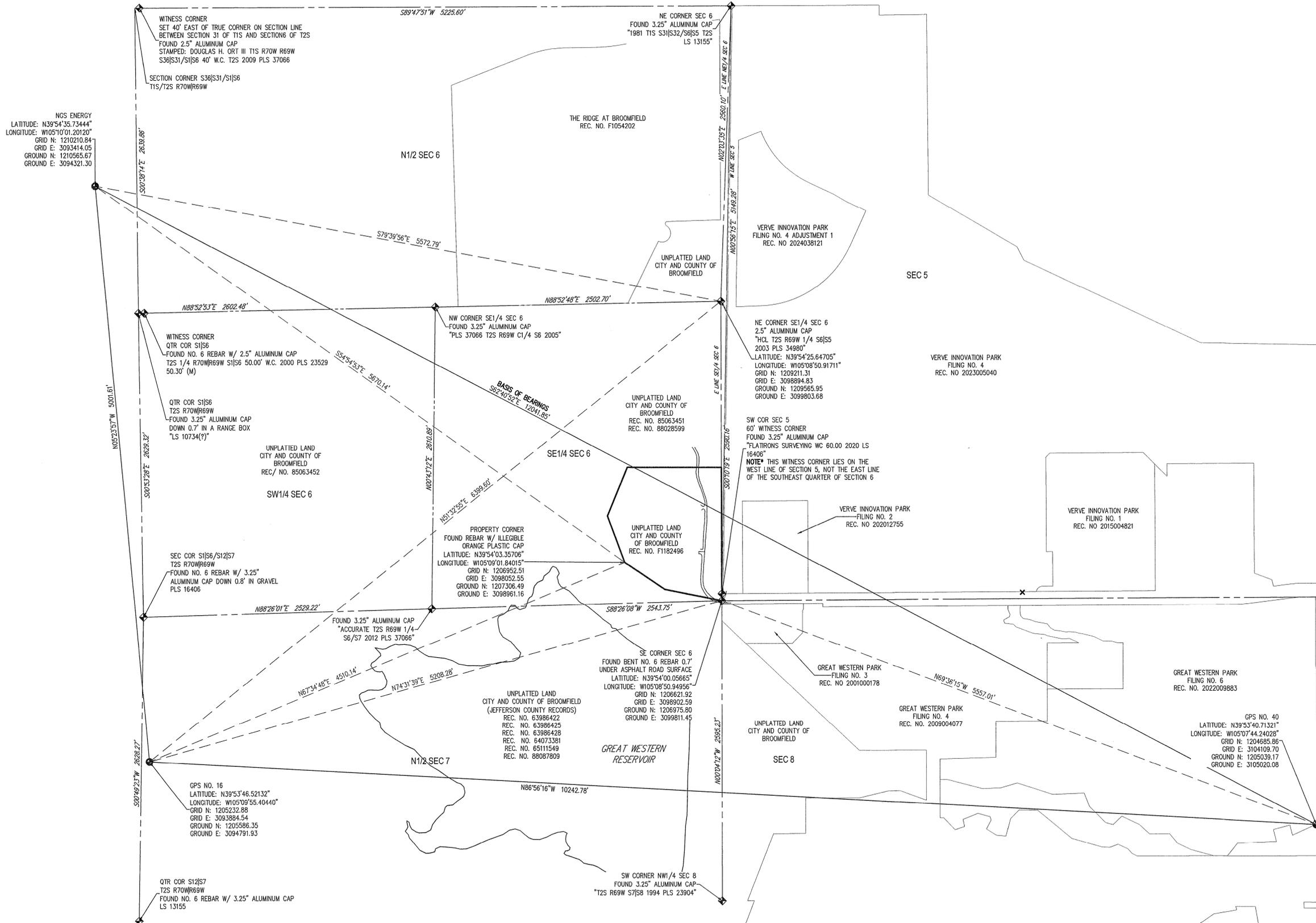
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MINOR PLAT

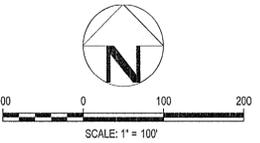
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 3
GEOMATIC DIAGRAM

2024099936 PL 12/10/2024 10:34 AM
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City & County of Broomfield



NCS ENERGY
LATITUDE: N39°54'35.73444"
LONGITUDE: W105°10'01.20120"
GRID N: 1210210.84
GRID E: 3093414.05
GROUND N: 1210565.67
GROUND E: 3094321.30



PREPARED BY: PROJECT #: 240834
HKS HARRIS KOCHER SMITH
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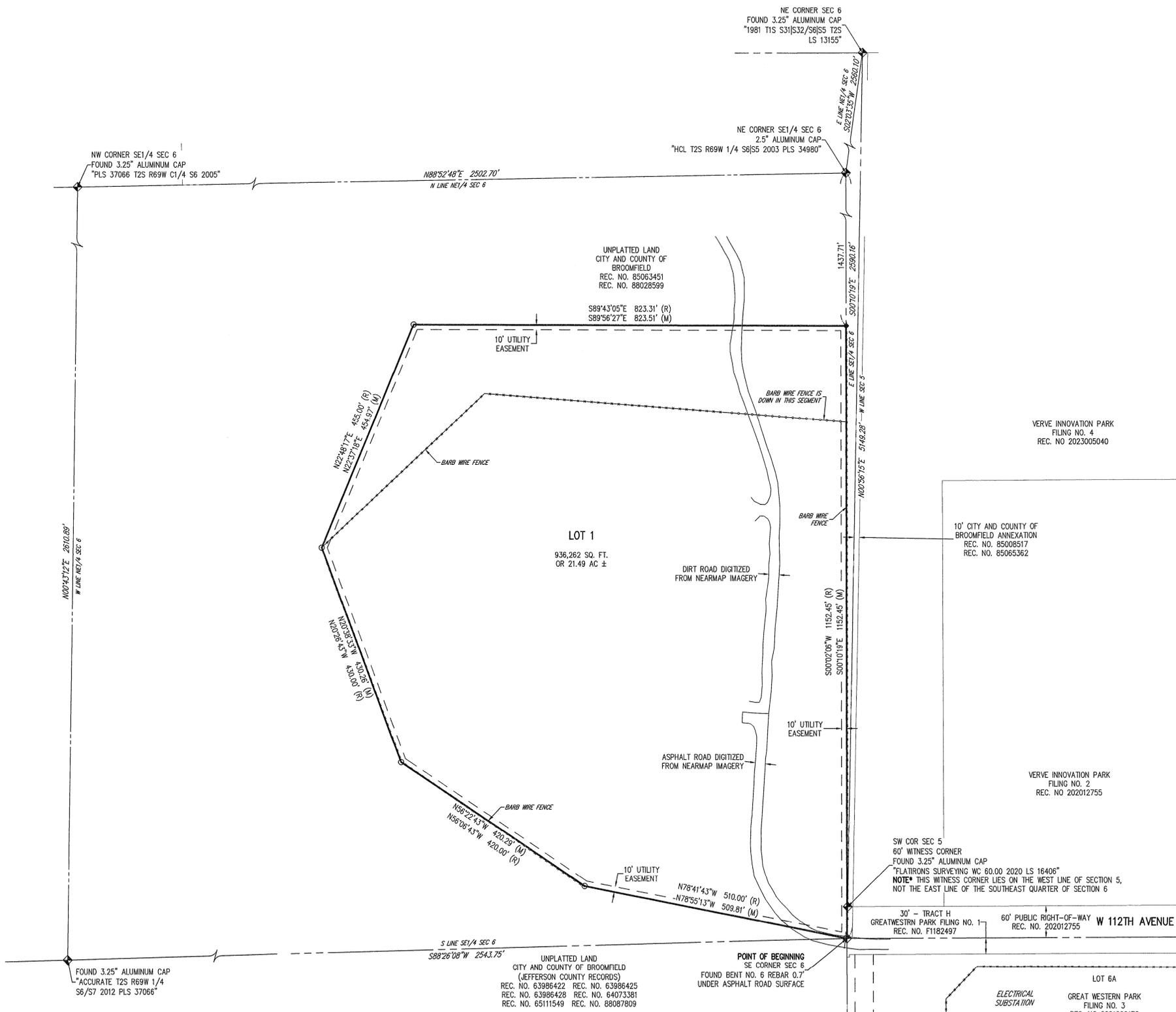
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DATE: 12/10/2024 10:34 AM
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 3 OF 3
SITE

2024009936 PL 12/10/2024 10:34 AM
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City & County of Broomfield



BOUNDARY SUMMARY

THE EAST QUARTER OF SECTION SIX WAS RECOVERED DURING THE COURSE OF THE FIELDWORK. THE ADJOINING SURVEYS IN SECTION 5 DID NOT RECOGNIZE THIS CORNER EXCEPT FOR THE SUBDIVISION PLAT "VERVE INNOVATION PARK FILING NO. 2" PREPARED BY FLATRONS, INC AND RECORDED UNDER RECEPTION NUMBER F1182496. THIS SUBDIVISION ACKNOWLEDGES THE SECTION CORNER BUT IN NOTE # 15 DISREGARDS IT DUE TO A SURVEY FROM DREXELL, BARRELL & CO DATED 08/28/2015. THIS SURVEY WAS STAMPED BY PATRICK C. O'HEARN, PLS 23515. THIS PLAT SHOWS THE WEST LINE OF SECTION 5 RUNNING IN A DIRECT LINE FROM THE SOUTHWEST CORNER TO THE NORTHWEST CORNER.

THE "ANNEXATION MAP FOR THE CITY AND COUNTY OF BROOMFIELD" PREPARED BY HYDRO-TRIAD, LTD. RECORDED UNDER RECEPTION NUMBER 85008516 ALSO DEPICTS THE WEST LINE OF SECTION 5 RUNNING IN A DIRECT LINE FROM THE SOUTHWEST CORNER TO THE NORTHWEST CORNER.

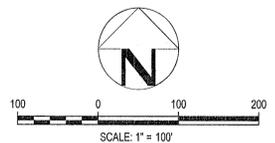
THE "RIDGE AT BROOMFIELD PLAT" PREPARED BY DAN J. WILKENS, PLS 25646 UTILIZES THE EAST QUARTER CORNER OF SECTION 6 AS A CONTROLLING CORNER TO DETERMINE THE EAST LINE OF SECTION 6. HE RECOVERED THE SOUTHEAST, EAST AND NORTHEAST CORNERS OF THE EAST LINE AS PART OF HIS SURVEY.

DURING OUR SURVEY WE RECOVERED THE SAME CORNERS DAN WILKENS AND THE DISTANCES MATCHED HIS PLAT. OUR PARCEL RECORD DESCRIPTION CALLS FOR THE EAST LINE OF SECTION 6 AS ITS EAST BOUNDARY. ONCE THE PROPERTY PINS WERE RECOVERED FOR OUR PARCEL AND AN ANALYSIS INCLUDING THE RECOVERED SECTION CORNERS WAS PERFORMED, THE POSITION OF THE RECOVERED SECTION CORNERS FIT WITH THE RECOVERED PROPERTY PINS DENOTING OUR SURVEYED PARCEL. THE EAST QUARTER CORNER OF SECTION 6 AS DENOTED ON THE "RIDGE AT BROOMFIELD PLAT" WAS HELD AND THE SURVEYS FROM SECTION 5 CALLING FOR THE EAST LINE OF SECTION 6 TO RUN DIRECT FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER WAS DISREGARDED.

THIS PLAT SHOWS THAT THERE IS A GAP BETWEEN THE EAST LINE OF SECTION 6 AND THE WEST LINE OF SECTION 5 IN RECORDED SURVEYS. THIS SURVEY IS NOT RESOLVING THIS ISSUE AS OUR SURVEYED PARCEL IS IN SECTION 6.

WE RECOVERED 5 OF THE 6 PROPERTY PINS PER THE RECORD DEED. I ACCEPTED THE LOCATION OF THESE RECOVERED PROPERTY PINS AS THEY FIT THE RECORD DESCRIPTION WELL AND WERE THE PROPERTY PINS SET BY THE SURVEYOR OF THE RECORD DEED.

- LEGEND**
- FOUND REBAR W/ ORANGE PLASTIC CAP PARTIALLY ILLEGIBLE "PLS 272XX"
 - ◆ SET NO. 5 REBAR W/ RED PLASTIC CAP PLS 38061
 - ◆ PLSS SECTION CORNER, AS DESCRIBED
 - SURVEYED PROPERTY BOUNDARY
 - OTHER PROPERTY LINE
 - RIGHT-OF-WAY
 - FENCE, AS DESCRIBED
 - PLSS SECTION LINE
 - UTILITY EASEMENT



PREPARED BY: PROJECT #: 240834

HKS KOCHER SMITH

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DRAWN: J. WILKENS
CHECKED: M. WILKENS
DATE: 12/10/2024