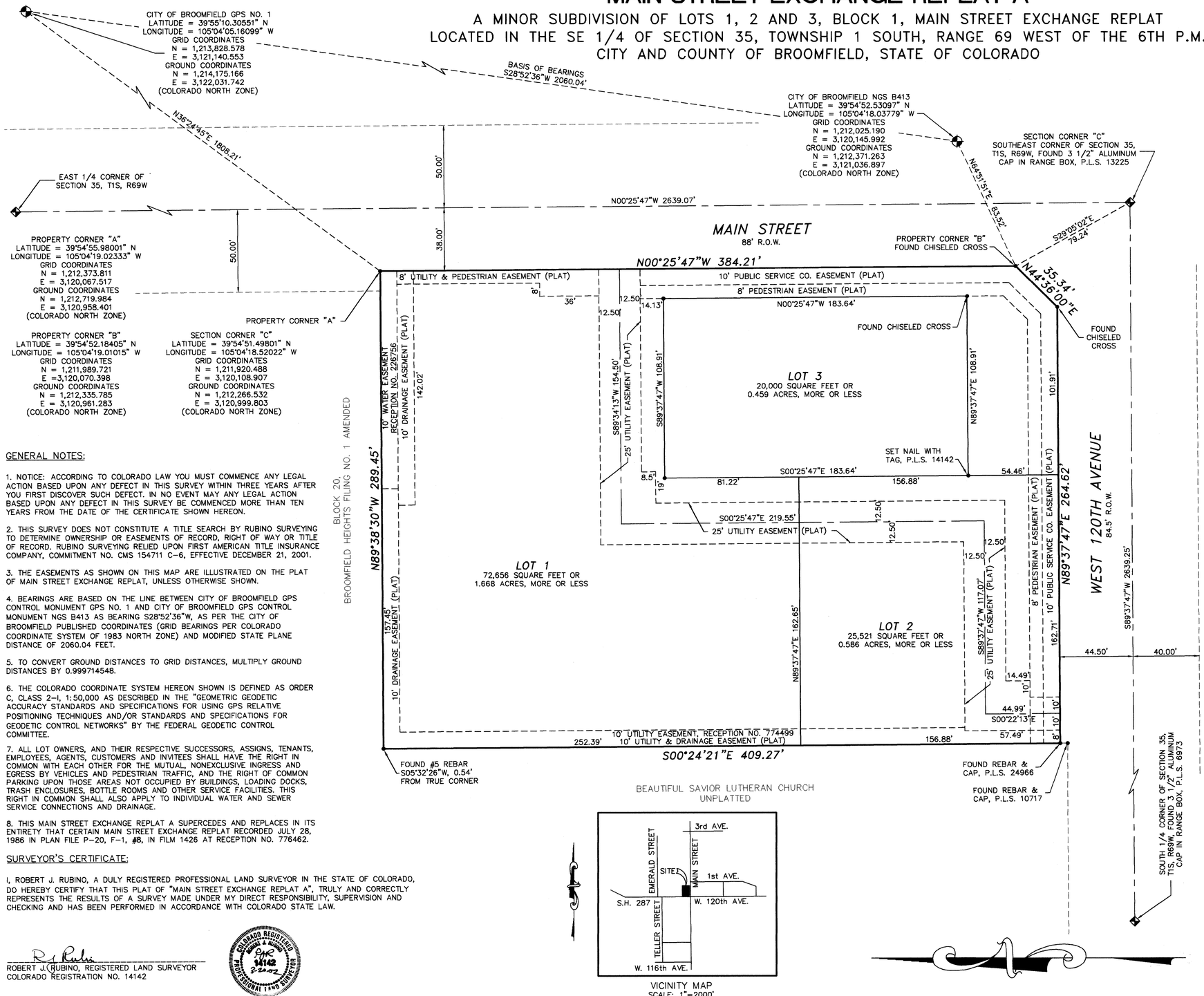
MAIN STREET EXCHANGE REPLAT A

A MINOR SUBDIVISION OF LOTS 1, 2 AND 3, BLOCK 1, MAIN STREET EXCHANGE REPLAT LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



GENERAL NOTES:

1. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. CMS 154711 C-6, EFFECTIVE DECEMBER 21, 2001.

3. THE EASEMENTS AS SHOWN ON THIS MAP ARE ILLUSTRATED ON THE PLAT OF MAIN STREET EXCHANGE REPLAT, UNLESS OTHERWISE SHOWN.

4. BEARINGS ARE BASED ON THE LINE BETWEEN CITY OF BROOMFIELD GPS CONTROL MONUMENT GPS NO. 1 AND CITY OF BROOMFIELD GPS CONTROL MONUMENT NGS B413 AS BEARING S28°52'36"W, AS PER THE CITY OF BROOMFIELD PUBLISHED COORDINATES (GRID BEARINGS PER COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE) AND MODIFIED STATE PLANE DISTANCE OF 2060.04 FEET.

5. TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.999714548.

6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C, CLASS 2-I, 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.

7. ALL LOT OWNERS, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, TENANTS, EMPLOYEES, AGENTS, CUSTOMERS AND INVITEES SHALL HAVE THE RIGHT IN COMMON WITH EACH OTHER FOR THE MUTUAL, NONEXCLUSIVE INGRESS AND EGRESS BY VEHICLES AND PEDESTRIAN TRAFFIC, AND THE RIGHT OF COMMON PARKING UPON THOSE AREAS NOT OCCUPIED BY BUILDINGS, LOADING DOCKS, TRASH ENCLOSURES, BOTTLE ROOMS AND OTHER SERVICE FACILITIES. THIS RIGHT IN COMMON SHALL ALSO APPLY TO INDIVIDUAL WATER AND SEWER SERVICE CONNECTIONS AND DRAINAGE.

8. THIS MAIN STREET EXCHANGE REPLAT A SUPERCEDES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MAIN STREET EXCHANGE REPLAT RECORDED JULY 28, 1986 IN PLAN FILE P-20, F-1, #8, IN FILM 1426 AT RECEPTION NO. 776462.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. RUBINO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "MAIN STREET EXCHANGE REPLAT A", TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

ROBERT J. RUBINO, REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 14142

COLORADO REGISTERED ROBERT J. RUBINO 14142 2-2002 PROFESSIONAL LAND SURVEYOR

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 20 DAY OF March, 2002.

COMMUNITY DEVELOPMENT DIRECTOR

CITY MANAGER

VICINITY MAP
SCALE: 1"=2000'

LEGEND:

● = SET #4 REBAR WITH PLASTIC CAP, P.L.S. 14142, UNLESS OTHERWISE NOTED

(PLAT) = AS SHOWN ON THE PLAT OF MAIN STREET EXCHANGE REPLAT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

Recorded in The City and County of Broomfield on 3/20/02
Reception No. 2002003708

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, MAIN STREET RETAIL LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY AND STEPHEN GELLMAN AND MICHELLE GELLMAN BEING THE OWNERS OF:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 1, MAIN STREET EXCHANGE REPLAT, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MAIN STREET EXCHANGE REPLAT A".

IN WITNESS THEREOF, MAIN STREET RETAIL, LLC, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D., 2002.

OWNERS AND SUBDIVIDERS:

LOTS 1 AND 2

MAIN STREET RETAIL LIMITED LIABILITY COMPANY,
A COLORADO LIMITED LIABILITY COMPANY
2400 INDUSTRIAL LANE, SUITE 2100
BROOMFIELD, CO 80020
BY: Sharon K Eshima
NAME: Sharon K Eshima
TITLE: manager

LOT 3

STEPHEN AND MICHELLE GELLMAN
7109 GERRARDS CROSS,
PLANO, TEXAS 75025
Stephen Gellman
STEPHEN GELLMAN
Michelle Gellman
MICHELLE GELLMAN

MORTGAGE HOLDER OF LOTS 1 AND 2

STANDARD INSURANCE COMPANY,
AN OREGON CORPORATION
BY: Gregg D. Harrod
NAME: Gregg D. Harrod
TITLE: Assistant Vice President Investment Administration

MORTGAGE HOLDER OF LOT 3

COMPASS BANK
BY: Donald W. Chace
NAME: Donald W. Chace
TITLE: vice president

ACKNOWLEDGEMENT:

LOTS 1 AND 2

COUNTY OF BROOMFIELD)
)SS
STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Sharon K. Eshima AS Manager OF MAIN STREET RETAIL LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY, THIS 20th DAY OF March, A.D. 2002.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES January 15th, 2005
Elizabeth L Wilson
NOTARY PUBLIC

ELIZABETH L. ADAMS NOTARY PUBLIC STATE OF COLORADO
My Commission Expires January 15, 2005

COUNTY OF Multnomah)
)SS
STATE OF Oregon)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Gregg D. Harrod AS A.V.P. Investment Admin OF STANDARD INSURANCE COMPANY, AN OREGON CORPORATION, THIS 19th DAY OF March, A.D. 2002.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 16, 2003
Catherine M. Silva
NOTARY PUBLIC

OFFICIAL SEAL CATHERINE M SILVA NOTARY PUBLIC-OREGON COMMISSION NO. 324420 MY COMMISSION EXPIRES JUN 16, 2003

LOT 3

COUNTY OF Collin)
)SS
STATE OF Texas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEPHEN GELLMAN AND MICHELLE GELLMAN AS OWNERS, THIS 18th DAY OF March, A.D. 2002.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6/8/03
Jean Ellen Funk
NOTARY PUBLIC

JEAN ELLEN FUNK NOTARY PUBLIC STATE OF TEXAS My Commission Expires 06/08/03

COUNTY OF Adams)
)SS
STATE OF Colorado)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Donald W. Chace AS Vice President OF COMPASS BANK, THIS 20th DAY OF March, A.D. 2002.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES May 30, 2005
Jill E. Griff
NOTARY PUBLIC

JILL E. GRIFF NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES MAY 30, 2005

prepared by:
RUBINO SURVEYING
11945 AIRPORT WAY
BROOMFIELD, COLORADO 80021
(303) 464-9515

REVISIONS	
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CITY COMMENTS 3/06/02 BZ	
DRAWING NO.: 01195FP.DWG	SHEET 1 OF 1
DATE OF SURVEY: 11/23/01	DATE OF DRAWING: 02/08/02
DRAWN BY.: BZ	PROJECT NO.: 01195