

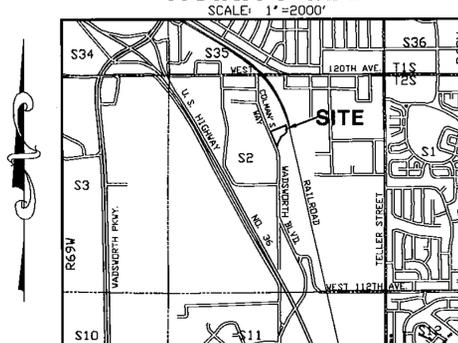
COOPER SUBDIVISION FILING NO. 1

FINAL PLAT
A SUBDIVISION OF PARCEL 1, EXEMPTION SURVEY E24-4-93, LOCATED IN NORTH ONE-HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

2024002609 PL 04/16/2024 09:25 AM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



SHEET 1 OF 2 VICINITY MAP



LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:
PARCEL 1, EXEMPTION SURVEY (REC NO. 93200507, IN JEFFERSON COUNTY RECORDS), BEING A PART OF THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 2; THENCE S05°40'38" W A DISTANCE OF 1,369.09 FEET TO THE SOUTHWEST CORNER OF LOT 1, ARAPAHOE ROOFING FILING NO. 1 MINOR SUBDIVISION PLAT (RECEPTION NO. 2011007177, IN JEFFERSON COUNTY RECORDS); THENCE N67°42'30"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 406.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD AND THE BEGINNING A NON-TANGENT CURVE TO THE RIGHT; THE RADIUS OF SAID CURVE IS 2,789.93 FEET, THE DELTA OF SAID CURVE IS 02°15'28", THE CHORD OF SAID CURVE BEARS S13°25'01"W, 109.93 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.94 FEET TO THE NON-TANGENT END OF SAID CURVE; THENCE S89°57'05"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.61 FEET; THENCE S12°19'55"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 67.62 FEET TO THE NORTHEAST CORNER OF PARCEL A, EXEMPTION SURVEY E53-9-1 (RECEPTION NO. 92006111, IN JEFFERSON COUNTY RECORDS); THENCE ALONG THE NORTH LINE OF SAID PARCEL A THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE 1) S51°47'45"W A DISTANCE OF 172.78 FEET; THENCE 2) S24°47'42"W A DISTANCE OF 207.73 FEET; THENCE 3) S10°20'49"W A DISTANCE OF 66.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COLMANS WAY (RECEPTION NO. 80175035, IN JEFFERSON COUNTY RECORDS); THENCE N22°17'30"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 410.28 FEET TO THE POINT OF BEGINNING.
CONTAINING 93,252 SQUARE FEET OR 2.14 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF COOPER SUBDIVISION FILING NO. 1; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER 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 COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER CERTIFICATE:

BROOMFIELD LLC, A COLORADO LIMITED LIABILITY COMPANY
11780 COLMANS WAY, BROOMFIELD, COLORADO 80020
303-859-0058

BY: *Gary Cooper*
GARY COOPER, PRESIDENT

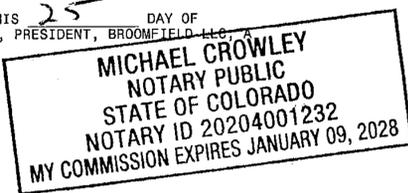
NOTARY CERTIFICATE:

STATE OF COLORADO)
)ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF MARCH 2024, BY GARY COOPER, PRESIDENT, BROOMFIELD LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL:

Michael Crowley
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/9/2028



LIENHOLDER CERTIFICATE:

THE UNDERSIGNED GREAT WESTERN BANK OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: *William T. Noorian*
WILLIAM T. NOORIAN, SVP
COMPANY: GREAT WESTERN BANK

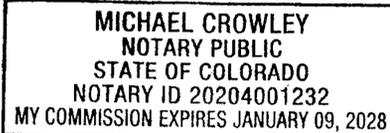
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STATE OF COLORADO)
)ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF MARCH 2024, BY William T. Noorian

WITNESS MY HAND AND SEAL:

Michael Crowley
NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 9, 2028



FINAL PLAT NOTES:

1. THIS PLAT CONSISTS OF ONE LOT.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 2 PERCENT ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 0850730087G REVISED OCTOBER 2, 2013. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. BASIS FOR BEARINGS: THE BEARING BETWEEN BROOMFIELD MONUMENT F413 (A 5" NSG LOGO CAP IN RANGE BOX) AND BROOMFIELD MONUMENT B413 (A 5" NSG LOGO CAP IN RANGE BOX) BEARS NORTH 87°07'20" EAST.
5. BENCHMARK: BROOMFIELD MONUMENT F413 - ELEVATION 5409.79, NAVD 88 DATUM.
6. THE DISTANCES AND COORDINATES SHOWN HEREON ARE COLORADO NORTH ZONE NAD83 (MODIFIED-GROUND), WITH A COMBINED SCALE FACTOR OF 0.999740938. (ELEVATION - 5405)
7. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 3RD ORDER, CLASS 1, 1:10,000 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.
8. 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, OR OIL AND GAS WELLS IN ANY STAGE OF PRODUCTION LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OR WITHIN 2000 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 16-28-190.
9. ALL EASEMENTS ARE HEREBY GRANTED ON THIS LOT AS SHOWN HEREIN.

SURVEY NOTES:

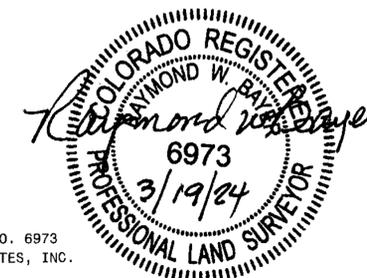
1. THIS PLAT ESTABLISHES THE COOPER SUBDIVISION FILING NO. 1 AS A SUBDIVISION IN THE CITY AND COUNTY OF BROOMFIELD.
2. THE LINEAL UNITS USED AND SHOWN HEREON IS U S SURVEY FOOT.
3. THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE WITHIN THE STATE OF COLORADO.
4. THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON. FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. CO-FCTV-IMP-27307-1-19-NO020551, EFFECTIVE DATE: JANUARY 30, 2019 AT 3:35.
6. AVIGATION EASEMENT AS GRANTED TO THE JEFFERSON COUNTY AIRPORT AUTHORITY IN RECEPTION NO. 93151470, JEFFERSON COUNTY RECORDS, ENCUMBERS THIS PROPERTY.
7. THE EXEMPTION SURVEY'S E24-4-93 AND E53-9-91, APPROVED BY THE BOARD OF COUNTY COMMISSIONER'S AND RECORDED IN JEFFERSON COUNTY RECORDS, WAS USED AS THE BASIS FOR THIS SURVEY.

ATTORNEY CERTIFICATE:

I, TIM SCHAFFER, 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.

Tim Schaffer
LICENSE NUMBER: 21409
SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, 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 ON FEBRUARY 19, 2022.



RAYMOND W. BAYER, REG. P.L.S. NO. 6973
PRESIDENT, R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, CO 80234
303-452-4433
CAD FILE: 22021P/22021P.dwg

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 25th DAY OF March, 2024, SUBJECT TO CITY COUNCIL CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

Gregory CHAIR
Mannette Makin SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS _____ DAY OF _____, 20____, PER CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

NA
MAYOR CITY CLERK

COOPER SUBDIVISION FILING NO. 1

FINAL PLAT

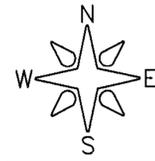
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SHEET 2 OF 2

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City & County of Broomfield



SCALE: 1"=50'
LEGEND

- DENOTES: SET #5 REBAR & YELLOW CAP, BAYER, P. L. S. 6973, FLUSH W/GROUND
- DENOTES: FOUND #5 REBAR & CAP, P. L. S. 5431, 0.2' BELOW GROUND
- ▲ DENOTES: FOUND #5 REBAR, NO CAP, FLUSH
- ⊕ DENOTES: FOUND CONTROL MONUMENT AS NOTED

