

NORTHLANDS FILING NO. 1 FINAL PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34 WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 34 BEARS N00°02'49"W A DISTANCE OF 2661.66 FEET;
THENCE N00°02'49"W, ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 7, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N00°02'49"W, CONTINUING ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2611.66 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34;
THENCE N89°43'04"E, ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 2296.79 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 300 AS DESCRIBED AT RECEPTION NO. 2946104 IN THE OFFICE OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER;
THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 300 THE FOLLOWING TWO (2) COURSES:

1. S00°05'50"W A DISTANCE OF 1308.76 FEET;
2. THENCE S12°47'10"W A DISTANCE OF 1282.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 7; THENCE S89°36'38"W, ALONG A LINE BEING 100 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 192.98 FEET;
- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 7 THE FOLLOWING THREE (3) COURSES:

1. S89°38'17"W A DISTANCE OF 782.41 FEET;
2. THENCE S56°46'38"W A DISTANCE OF 92.91 FEET;
3. THENCE S89°36'38"W A DISTANCE OF 955.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,744,082 SQUARE FEET OR 131.866 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORTHLANDS 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 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES. TRACT A IS HEREBY DEDICATED FOR ACCESS (INGRESS & EGRESS), LANDSCAPING AND UTILITIES. TRACT B IS HEREBY DEDICATED FOR OPEN SPACE, UTILITIES AND DETENTION/WATER QUALITY FACILITIES. TRACT C IS HEREBY DEDICATED FOR FUTURE INTERCHANGE IMPROVEMENTS.

OWNER'S CERTIFICATE

EXECUTED THIS 9th DAY OF March, 2006

NORTHLANDS COLORADO LLC.
5460 S. QUEBEC ST., SUITE 100
GREENWOOD VILLAGE, COLORADO 80111

BY: David Goldberg
PRINCIPAL

ACKNOWLEDGMENT

STATE OF COLORADO } SS.

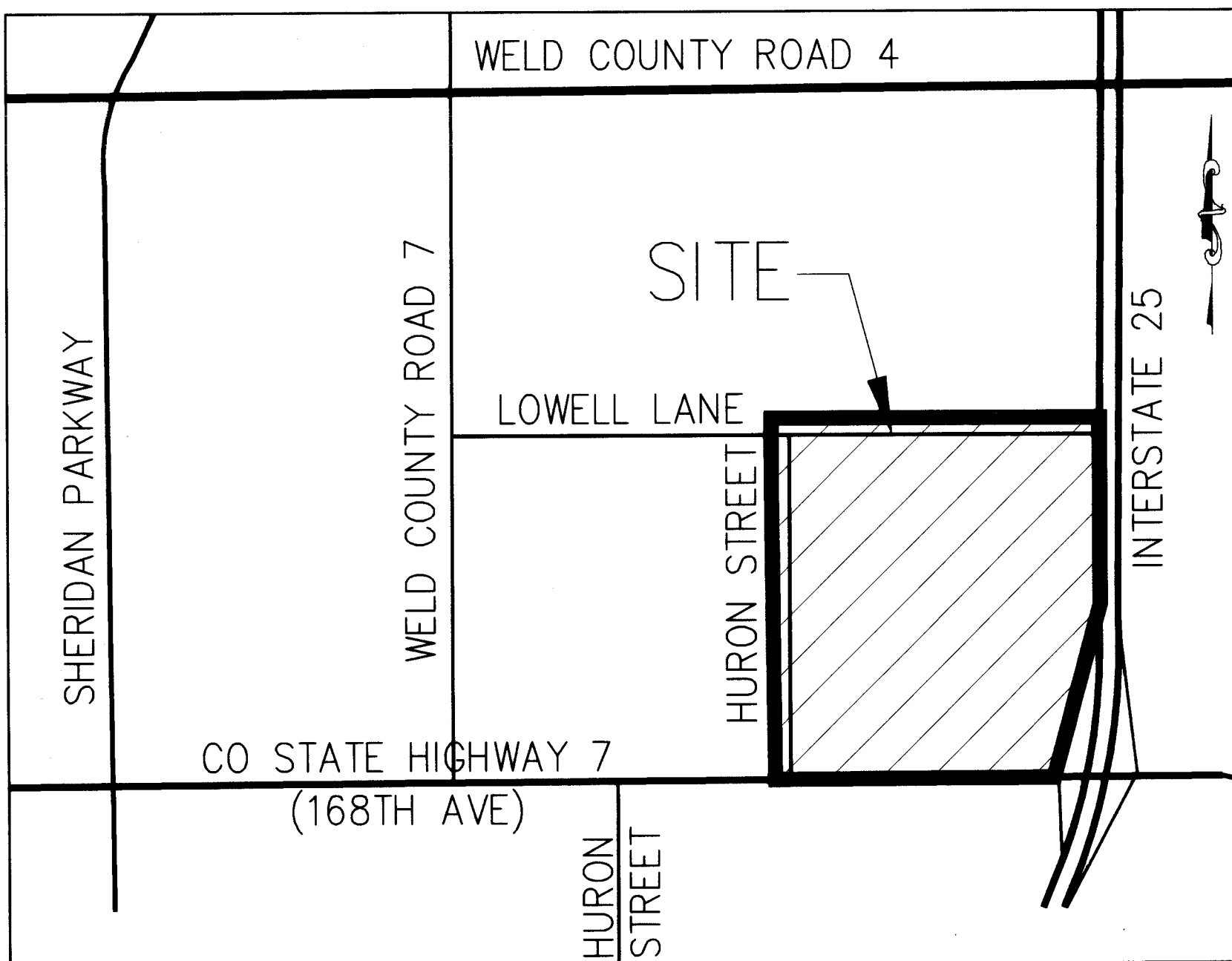
COUNTY OF Broomfield

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2006, BY David Goldberg AS Authorized Signatory

IN WITNESS MY HAND AND OFFICIAL SEAL.



Judith A. Keeney
NOTARY PUBLIC



VICINITY MAP

NOTES:

1. BEARINGS ARE GRID BEARINGS, STATE PLANE COORDINATE SYSTEM OF COLORADO, NORTH ZONE, NAD83(1992) AND ARE BASED UPON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD CONTROL POINT LUCY AND CITY AND COUNTY OF BROOMFIELD CONTROL POINT GPS NO. 4 AS BEARING S50°56'38"W, 9603.05 FEET. DISTANCES SHOWN ON THIS PLAT ARE GROUND (MODIFIED) DISTANCES U.S. SURVEY FEET. TO CONVERT THE MODIFIED COORDINATES SHOWN ON THIS PLAT TO COLORADO NORTH STATE PLANE COORDINATES MULTIPLY THE MODIFIED COORDINATES BY A COMBINED FACTOR OF 0.999716267. THE COLORADO COORDINATE SYSTEM HEREON IS DEFINED AS THIRD 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.

2. 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.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON COMMITMENT NUMBER ABD70100158-2, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED MARCH 27, 2006 AT 5:00 P.M.

4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY AND COUNTY OF BROOMFIELD, COLORADO, COMMUNITY-PANEL NUMBER 0850730040F MAP DATED AUGUST 18, 2004, ALL OF THIS PARCEL DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.

5. DATE OF SURVEY
THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON AUGUST 05, 2005.

6. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

7. TRACT A SHALL BE DEDICATED FOR THE PURPOSES OF ACCESS, UTILITIES, LANDSCAPING AND OPEN SPACE.

8. TRACT B SHALL BE DEDICATED FOR THE PURPOSES OF UTILITIES, LANDSCAPING, OPEN SPACE, DETENTION AND WATER QUALITY FACILITIES.

9. TRACT C SHALL BE DEDICATED FOR FUTURE COLORADO DEPARTMENT OF TRANSPORTATION INTERCHANGE IMPROVEMENTS.

10. TRACT D SHALL BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR UTILITIES AND WASTEWATER FACILITIES.

11. TRACT E SHALL BE DEDICATED FOR THE PURPOSES OF UTILITIES, DRAINAGE AND LANDSCAPING.

12. NORTHLANDS COLORADO LLC HAS REACHED A VERBAL AGREEMENT WITH ENCANA OIL & GAS USA REGARDING THE RELOCATION OF THE EXISTING KATS B UNIT 1 OIL WELL AND THE EXISTING PIPELINE AT THE NORTHWEST CORNER OF THE SITE AND IS CURRENTLY FINALIZING THIS AGREEMENT.

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 14th DAY OF December, 2006.

Tom Stuart
MAYOR

Shirley Regan
Deputy City Clerk



BASED SOLELY UPON OUR REVIEW OF THAT CERTAIN TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE JUNE 30, 2006, NO ABD 70100158-4

ATTORNEY'S CERTIFICATE:

I, ROBERT KAUFMANN, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

RKL, REGISTRATION NO. 19827, DATE: 1/26/07

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 15th DAY OF November, 2006.

J. H. Stohr
CHAIRMAN

Shirley Regan
CITY CLERK

PREPARED BY:
DUWAYNE M. PHILLIPS, A DULY REGISTERED
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO.

DUWAYNE M. PHILLIPS, P.L.S. #9329
MERRICK & COMPANY
2450 S. PEORIA ST.
AURORA, CO 80014
(303) 751-0741

SIGNATURE Duwayne M. Phillips 12/29/2007



INDEXING STATEMENT

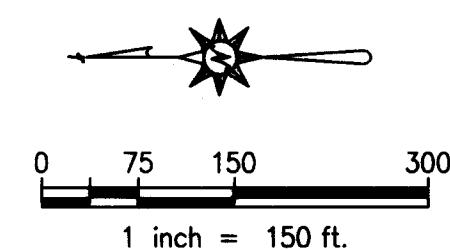
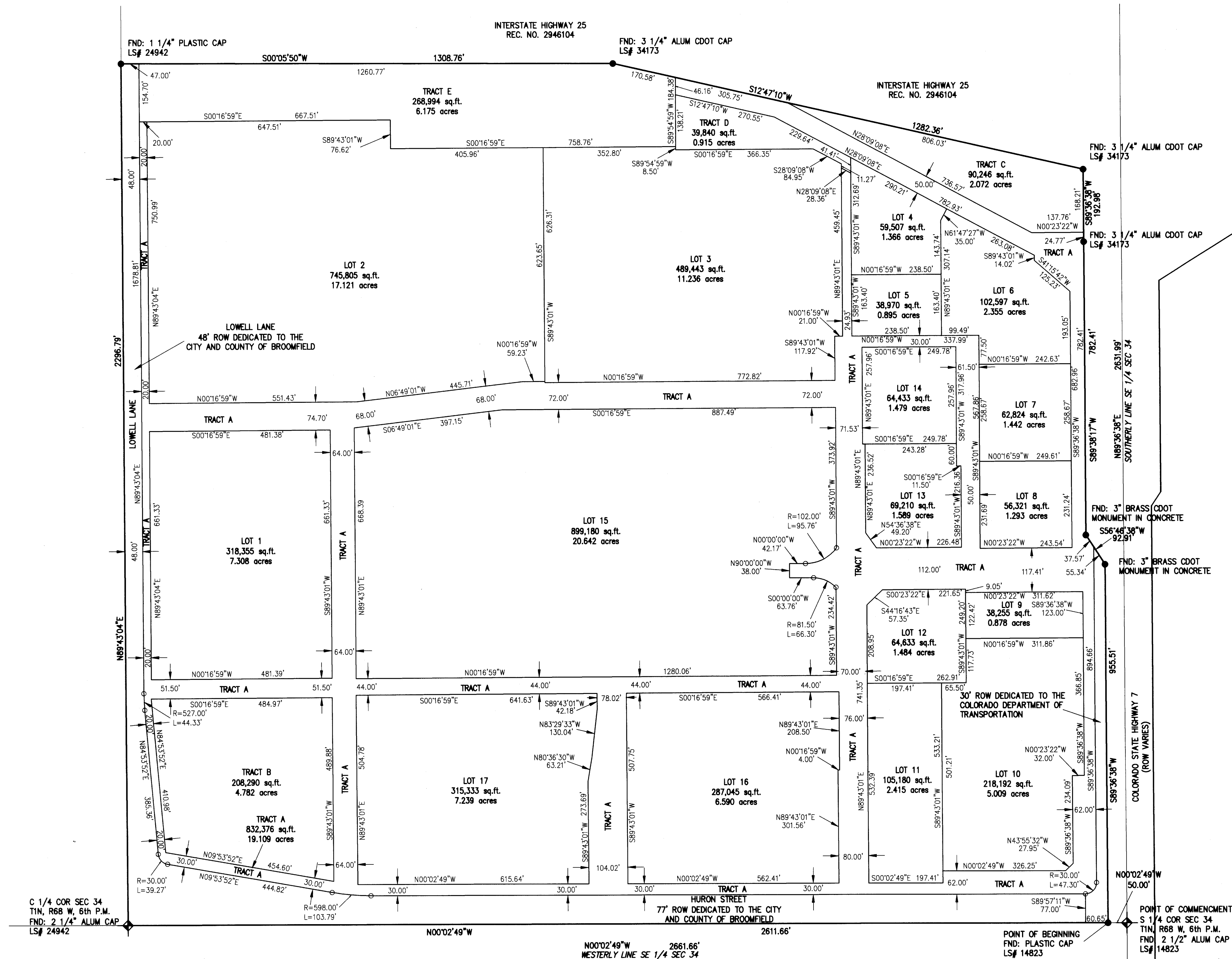
DEPOSITED THIS _____ DAY OF _____, 2006, AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT OF WAY SURVEY'S AT PAGE(S) _____, RECEPTION NO. _____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

SCALE	N/A	 Architects and Engineers MERRICK Merrick & Company, Telephone 303/751-0741 (2450 S. Peoria Street Aurora, CO 80014) PostOffice Box 22026 Denver, Colorado 80222			
DRAWN	WHN				
CHECKED	DMP				
APPROVED	DMP				
FILE	4728-PLAT.dwg				
JOB	18014728	DATE	12/04/06	SH	1 OF 11

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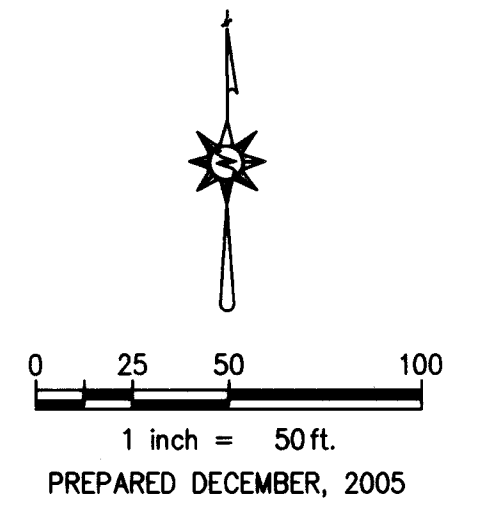
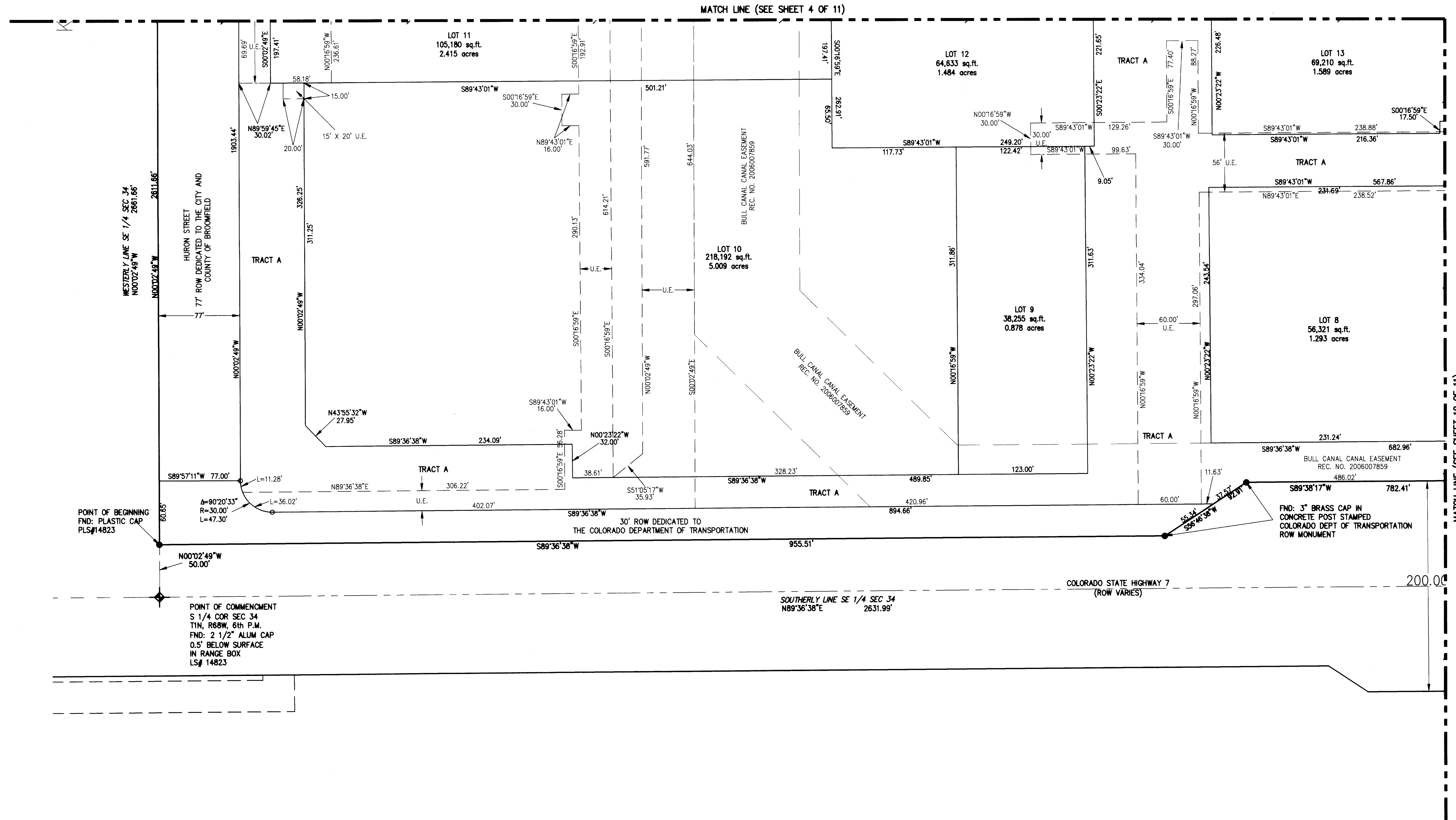
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DATE	12/04/06
SHEET	2 OF 11

Architects and Engineers

MERRICK

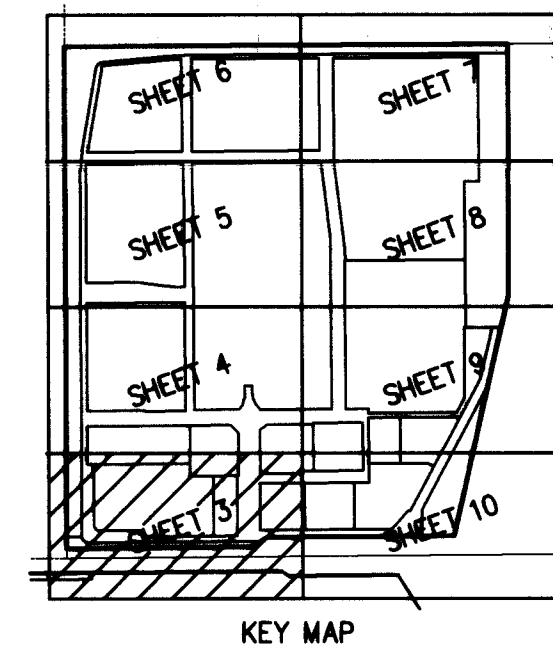
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



POINT OF BEGINNING
FND: PLASTIC CAP
PLS#14823

POINT OF COMMENCEMENT
S 1/4 COR SEC 34
T1N, R68W, 6th P.M.
FND: 2 1/2" ALUM. CAP
0.5' BELOW SURFACE
IN RANGE BOX
LS# 14823



SCALE	1"=50'
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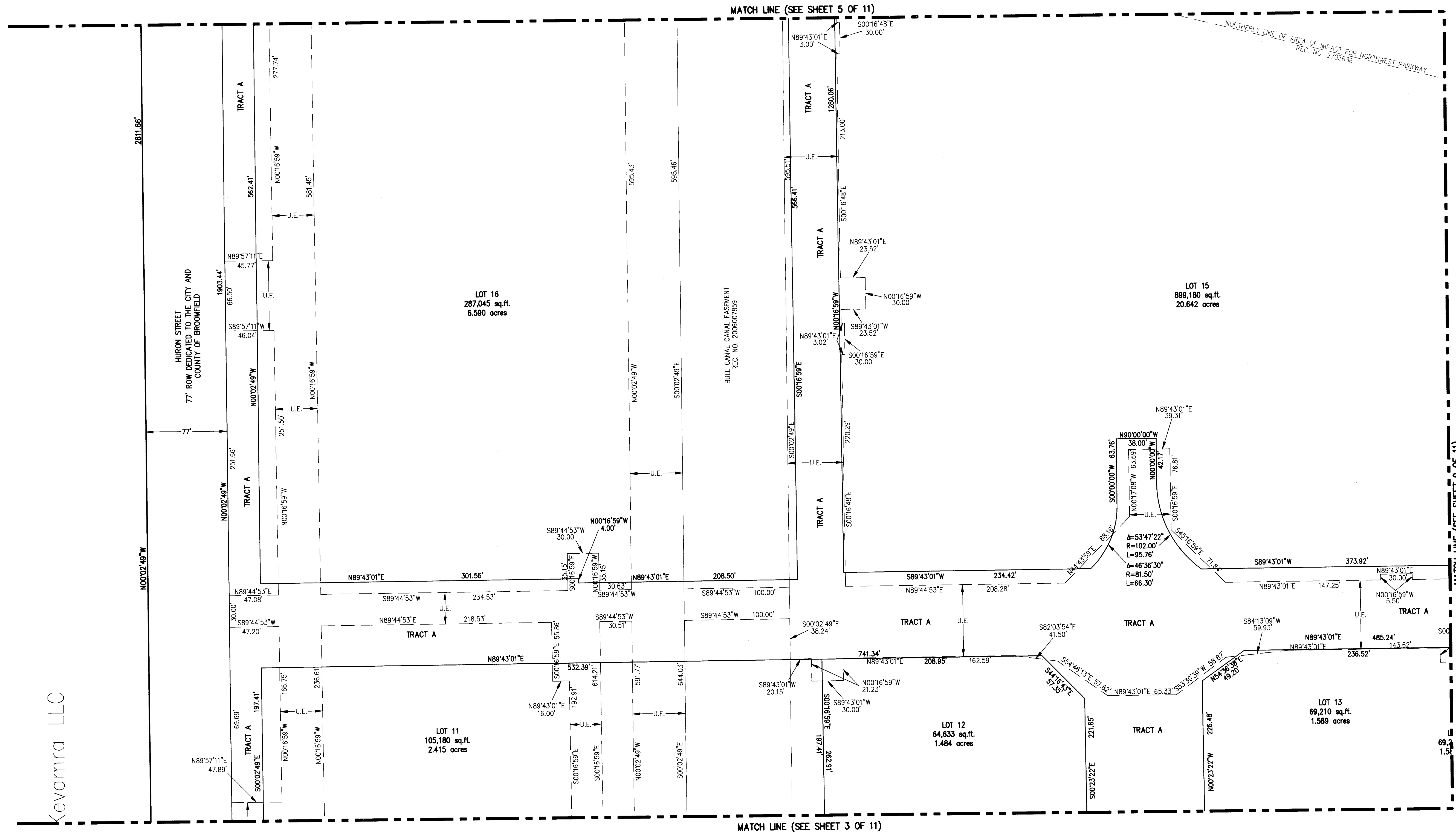
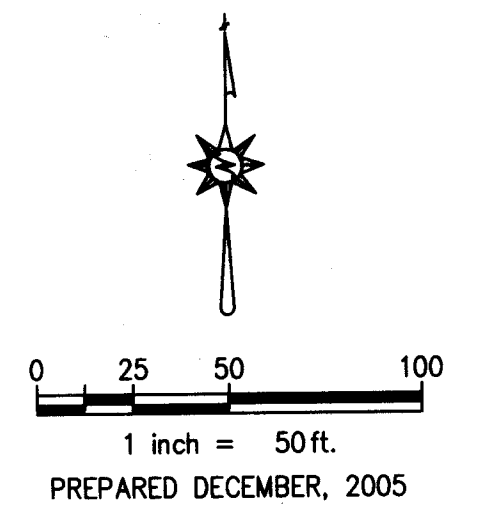
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JOB 18014728 DATE 12/04/06 SH 3 OF 11

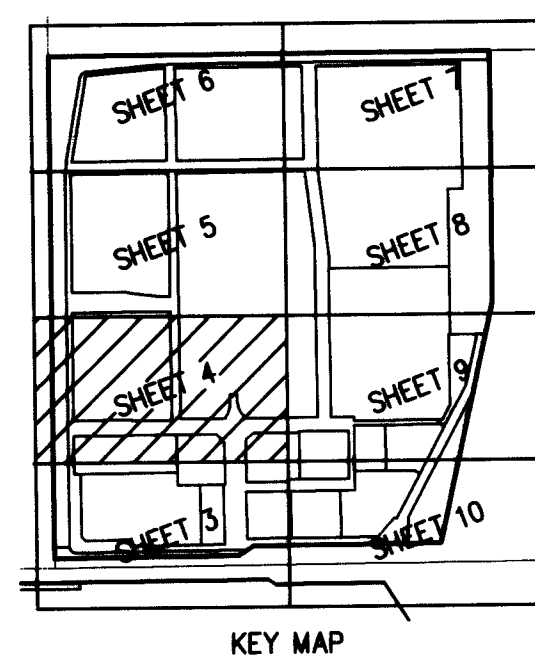


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Kevamra LLC



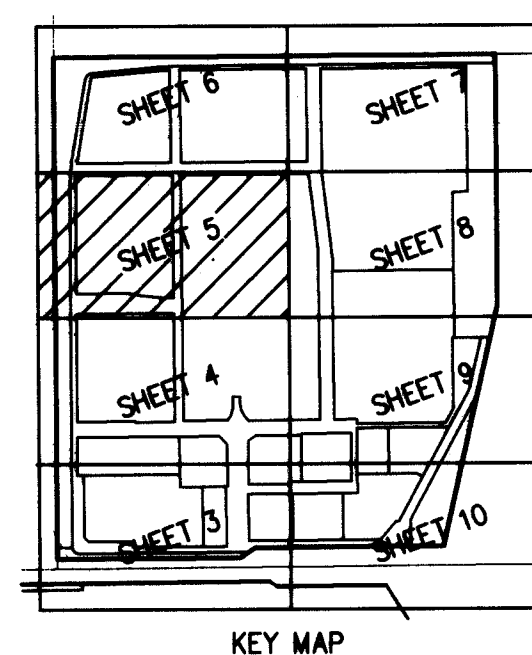
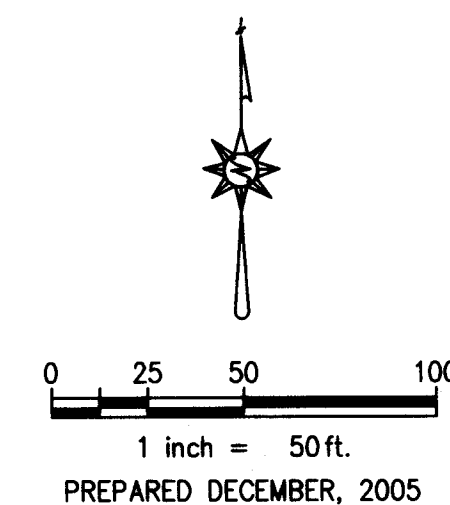
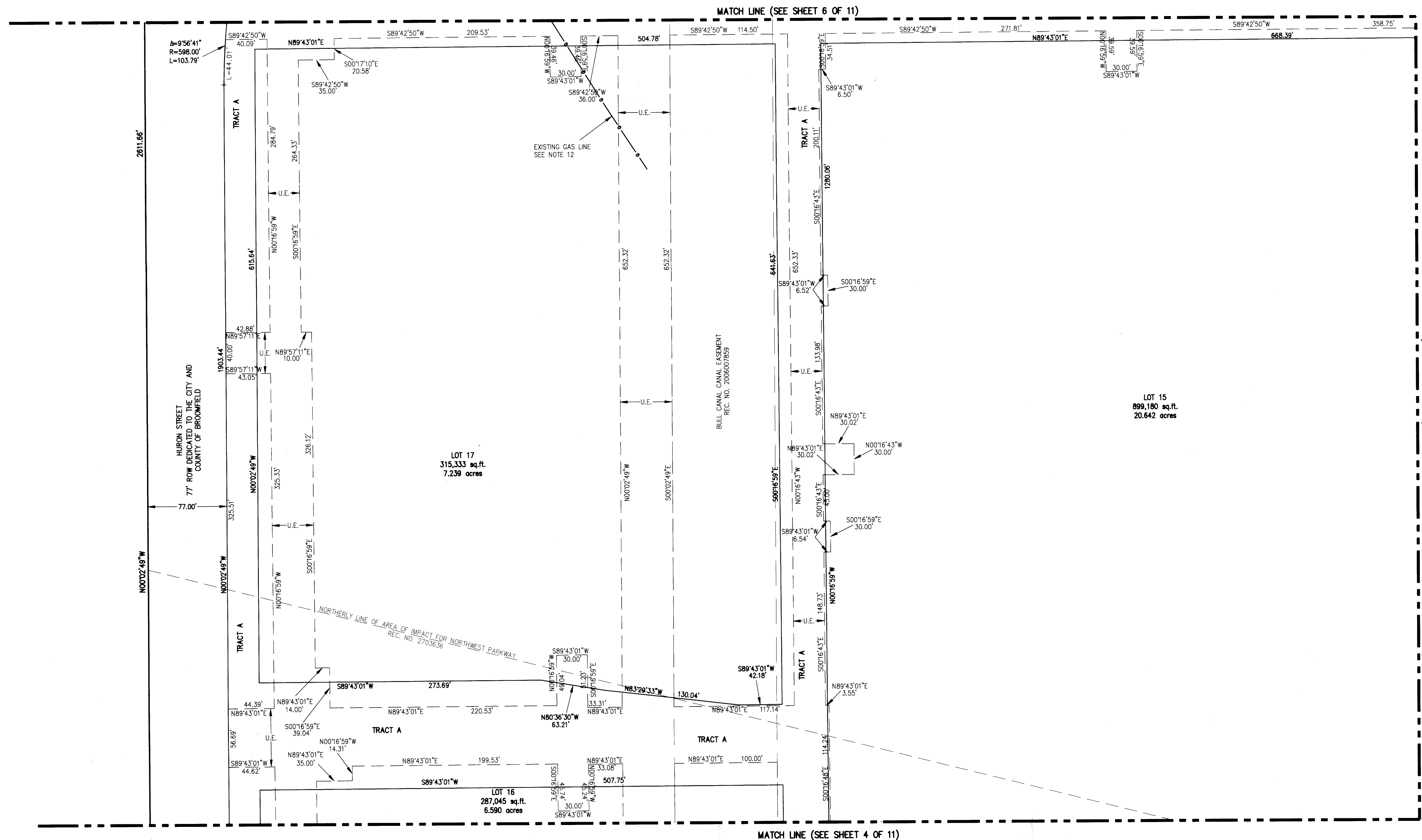
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Architects and Engineers

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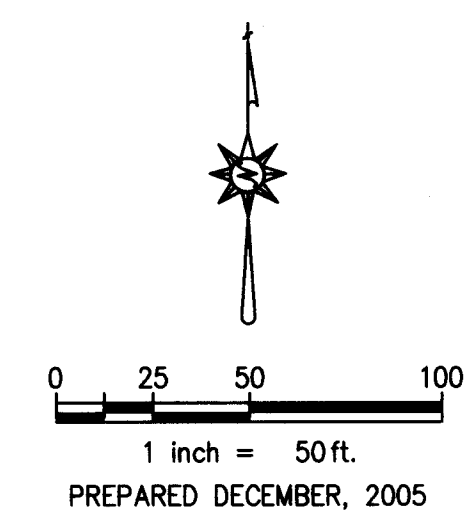
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SH	5 OF 11

MERRICK
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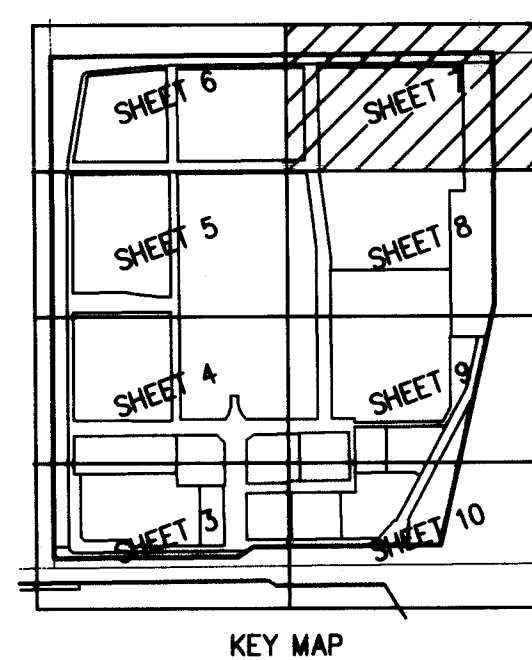
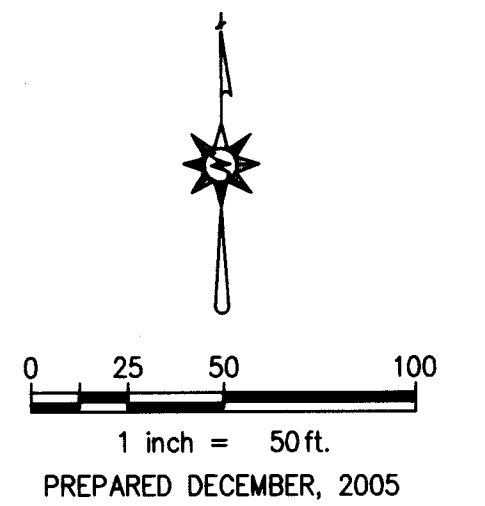
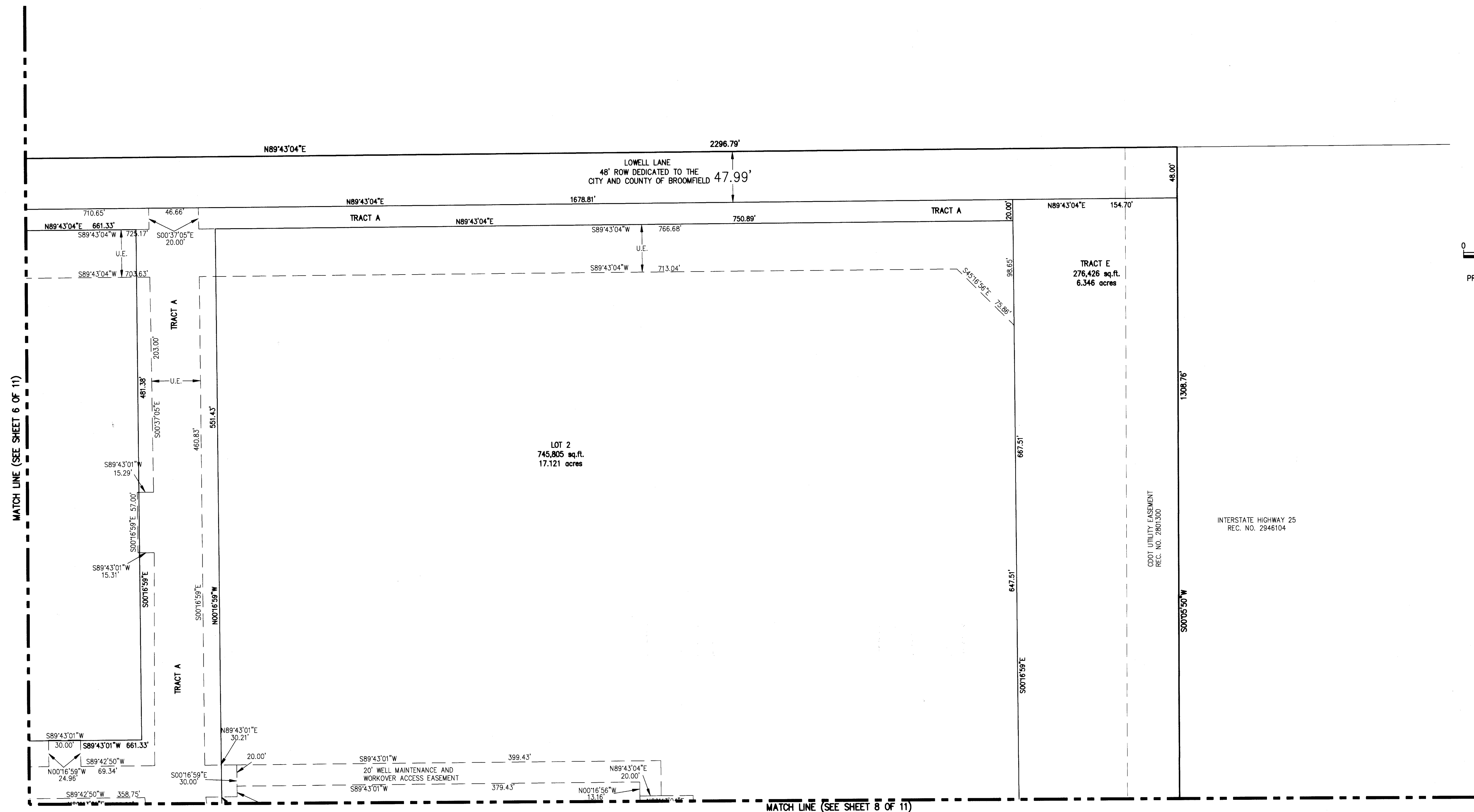
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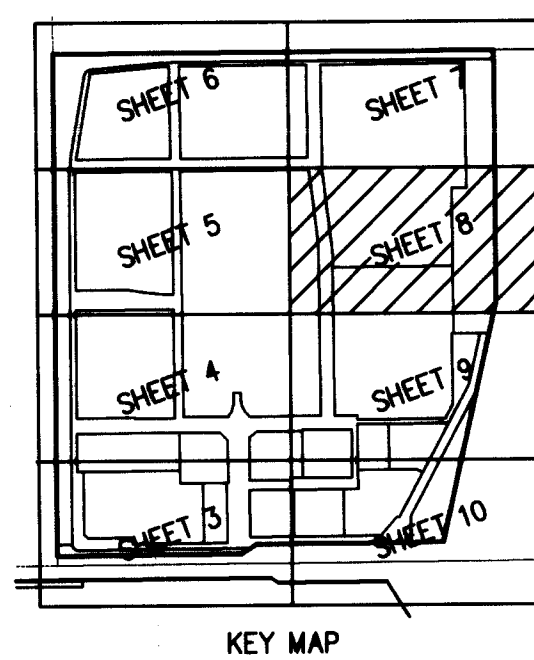
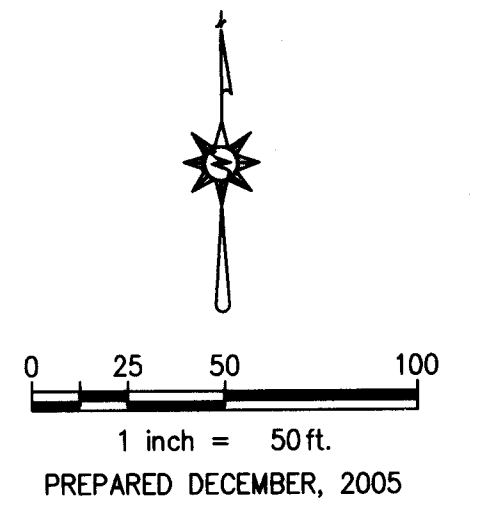
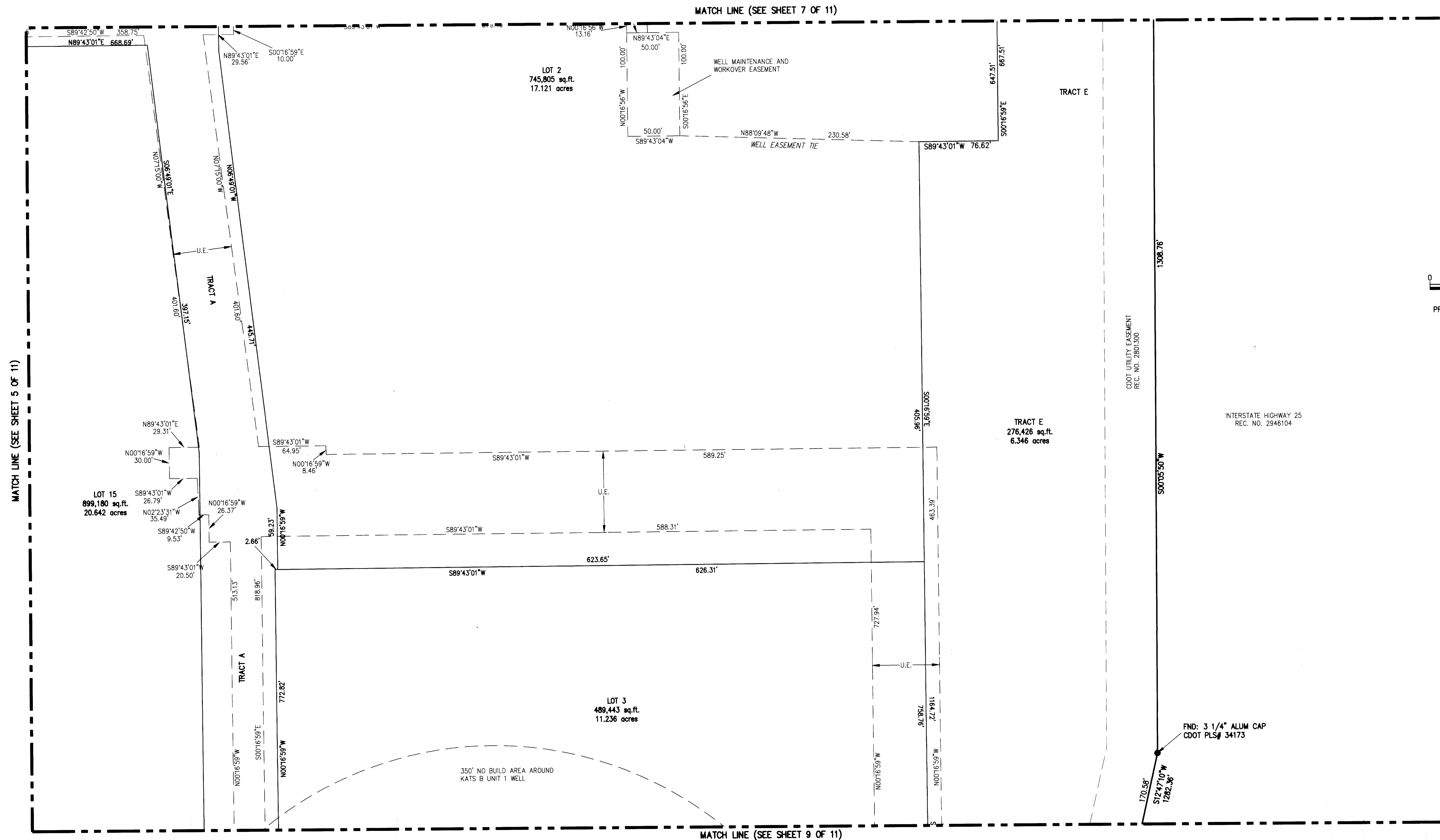
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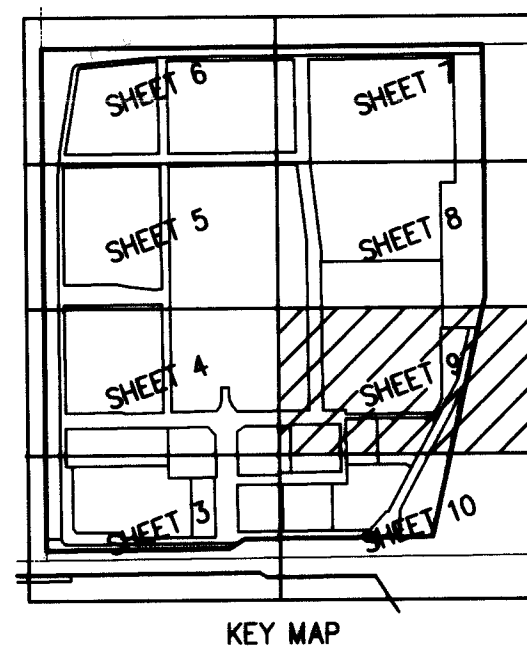
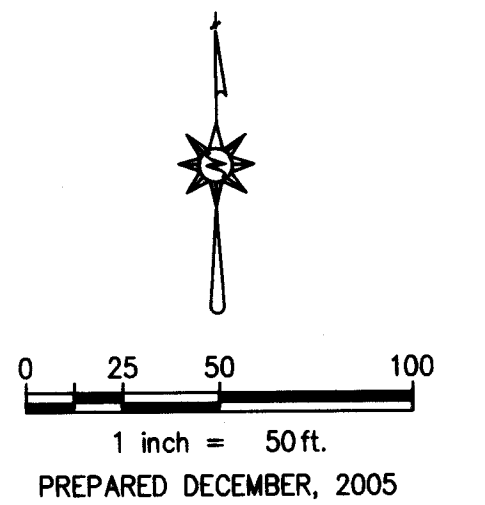
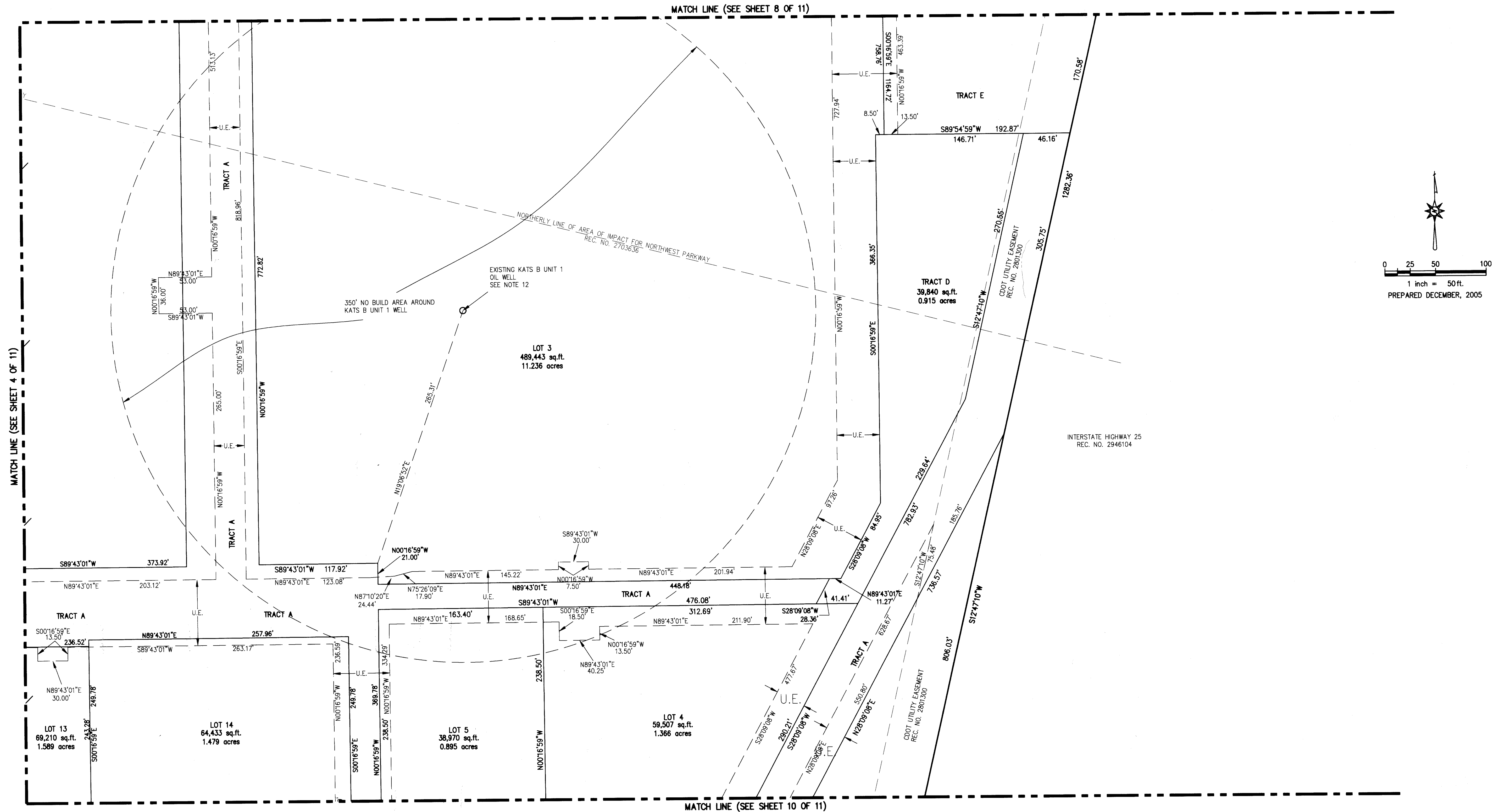


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MOD. NORTHING	MOD. EASTING
1246385.93	3143850.34
SP. NORTHING	SP. EASTING
1246032.29	3142958.33
LATITUDE	LONGITUDE
40°00'27.41531" (N)	104°59'22.75671" (W)

C 1/4 COR SEC 34
T1N, R68W, 6th P.M.
FND: 3 1/4" ALUM CAP
ON 1" IRON ROD
0.7' BELOW SURFACE
PLS# 24942

CITY AND COUNTY OF BROOMFIELD
GPS CONTROL POINT LUCY
FND: BROOMFIELD DISC ON #5 REBAR
MARKED BY AN ORANGE WITNESS POST

MOD. NORTHING	MOD. EASTING
1243612.94	3137752.77
SP. NORTHING	SP. EASTING
1243280.09	3136862.48
LATITUDE	LONGITUDE
40°00'00.35831" (N)	105°00'41.29278" (W)

MOD. NORTHING	MOD. EASTING
1243774.28	3143852.49
SP. NORTHING	SP. EASTING
1243421.38	3142960.48
LATITUDE	LONGITUDE
40°00'01.61285" (N)	104°59'22.92218" (W)

POINT OF BEGINNING
FND: 1 1/4" PLASTIC CAP
PLS# 14823

S88°29'06"W 6101.86'
S88°57'16"W 6100.78'
S85°22'54"W 14912.26'
S85°33'24"W 14891.53'

POINT OF COMMENCEMENT
S 1/4 COR SEC 34
T1N, R68W, 6th P.M.
FND: 2 1/2" ALUM CAP
0.5' BELOW SURFACE
IN RANGE BOX
LS# 14823

MOD. NORTHING	MOD. EASTING
1243724.28	3143852.53
SP. NORTHING	SP. EASTING
1243371.39	3142960.52
LATITUDE	LONGITUDE
40°00'01.11882" (N)	104°59'22.92536" (W)

FND: 3" BRASS CAP IN
CONCRETE POST STAMPED
COLORADO DEPT OF TRANSPORTATION
ROW MONUMENT

FND: 3 1/4" ALUM CAP
CDOT PLS# 34173

FND: 1 1/4" PLASTIC CAP
PLS# 24942

SE 1/4 S34 T1N R68W 6th P.M.
FND: 3 1/4" ALUM CAP
CDOT PLS# 34173

INTERSTATE HIGHWAY 25

S56°46'38"W 92.91'

S89°38'17"W 782.41'

N00°02'49"W 50.00'

S89°36'38"W 955.51'

S89°36'38"W 955.51'

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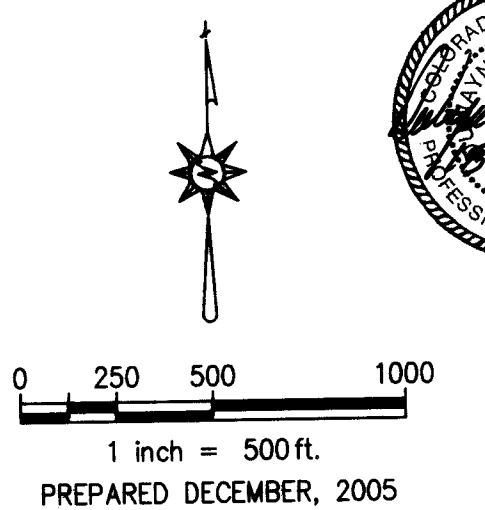
S89°36'38"W 955.51'

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CITY AND COUNTY OF BROOMFIELD
GPS CONTROL POINT GPS NO. 4
FND: 3 1/4" BRASS CAP IN CONC POST
STAMPED "CITY OF BROOMFIELD NO. 4, 1995 GPS"

MOD. NORTHING	MOD. EASTING
1237562.24	3130295.72
SP. NORTHING	SP. EASTING
1237211.10	3129407.55
LATITUDE	LONGITUDE
39°59'00.97374" (N)	105°02'17.49294" (W)

THE COLORADO COORDINATE SYSTEM HEREON IS DEFINED AS THIRD 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.

SCALE	1"=500'		Architects and Engineers				
DRAWN	WHN		MERRICK Merrick & Company, Telephone 303/751-0741 (2450 S. Peoria Street, Aurora, CO 80014) PostOffice Box 22026 Denver, Colorado 80222				
CHECKED	DMP						
APPROVED	DMP						
FILE	4728-PLAT.dwg	JOB	18014728	DATE	09/29/06	SH	11 OF 11