

THE OVERLOOK DISTRICT FILING NO. 1 REPLAT B

BEING A REPLAT OF THE OVERLOOK DISTRICT-FILING NO. 1 REPLAT A, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATIONS:

(PREPARED BY FLATIRONS, INC. AT THE REQUEST OF THE CLIENT.)
BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, NORTH 89°49'00" EAST, A DISTANCE OF 271.08' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTHWEST PARKWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°02'11" WEST ALONG SAID EAST RIGHT-OF-WAY OF THE NORTHWEST PARKWAY, A DISTANCE OF 663.59'; THENCE NORTH 89°45'38" EAST, A DISTANCE OF 2364.09' TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 21; THENCE ALONG SAID NORTH-SOUTH LINE SOUTH 00°00'55" WEST, A DISTANCE OF 665.91' TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'00" WEST, A DISTANCE OF 2363.48' TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LAND RECORDED WITH THE COUNTY OF BOULDER AT BOOK 296, PAGE 481.

AND

EXCEPT THAT PORTION LAND RECORDED WITH THE CITY AND COUNTY OF BROOMFIELD AT RECEPTION NO. 2002013069.

CONTAINING 1,571,320 SQUARE FEET (36.07 ACRES), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE OVERLOOK DISTRICT FILING NO. 1 REPLAT B; AND BY THESE PRESENTS DEDICATES 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.

OWNERS CERTIFICATE:

ATTEST: Joseph A. Talarico
BY: JOSEPH R. TALARICO

TITLE: MANAGER

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Adams

SUBSCRIBED AND SWORN TO BEFORE ME THE 4th DAY OF October, A.D. 2007 BY JOSEPH R. TALARICO, MANAGER FOR CARBON PROPERTIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12-15-09

CARBON PROPERTIES, LLC

Dana Jo Pipkin
NOTARY PUBLIC (SEAL)
My Commission Expires 12/15/2009

OWNERS CERTIFICATE:

ATTEST: Randy C. Bryant
TERRACINA

BY: CATALINA DEVELOPMENT COMPANY, LLC
BY ITS MANAGER RANDY C. BRYANT

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Adams

SUBSCRIBED AND SWORN TO BEFORE ME THE 4th DAY OF October, A.D. 2007 BY Randy C. Bryant FOR TERRACINA, LLC

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 06-25-2009

Nichelle Lovino
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE:

ATTEST: Randy C. Bryant
TERRACINA RETAIL PARTNERS, LLC

BY: CATALINA DEVELOPMENT COMPANY, LLC
BY ITS MANAGER RANDY C. BRYANT

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Adams

SUBSCRIBED AND SWORN TO BEFORE ME THE 4th DAY OF October, A.D. 2007 BY Randy C. Bryant FOR TERRACINA RETAIL PARTNERS, LLC

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 06-25-2009

Nichelle Lovino
NOTARY PUBLIC (SEAL)

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 7th DAY OF April, 2007.
John Stokes CHAIRMAN
Thomas J. Berglund SECRETARY

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 12th DAY OF June, 2007.
Tom Stewart MAYOR
Judith L. Keiser CITY CLERK, Deputy

ATTORNEY'S CERTIFICATE:

I, Edgar T. Bristow 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.

Edgar T. Bristow REGISTRATION No. 15917 DATE: 09/14/2007

LEGEND:

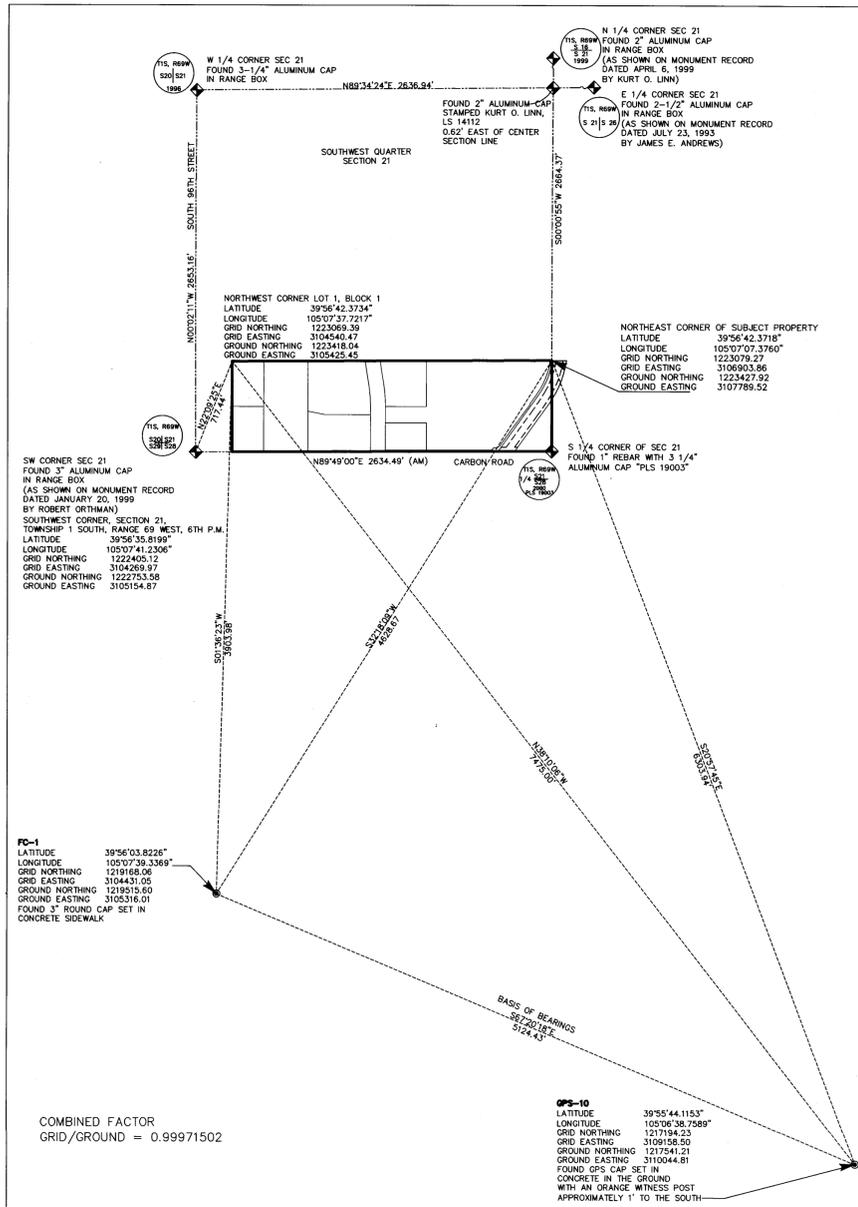
- ◆ FOUND SECTIONAL MONUMENTATION AS NOTED
- FOUND MONUMENTATION AS NOTED
- FOUND #5 REBAR W/ 1 1/2" ALUMINUM CAP, "LS #16406"
- SET #5 REBAR W/ 1 1/2" ALUMINUM CAP, "LS #16406"
- SET #6 REBAR WITH 3" BRASS CAP, LS 16406 AS BENCHMARK.

AREA CALCULATIONS:

PARCEL	SQUARE FOOTAGE	ACREAGE
LOT 1, BLOCK 1	77,654	1.78
LOT 2, BLOCK 1	77,654	1.78
LOT 3, BLOCK 1	217,852	5.00
LOT 4, BLOCK 1	174,152	4.00
LOT 5, BLOCK 1	126,402	2.90
LOT 1, BLOCK 2	106,127	2.44
LOT 2, BLOCK 2	60,470	1.39
LOT 3, BLOCK 2	526,938	12.10
TRACT A	51,545	1.18
TRACT B	19,380	0.45
VIA VARRA R.O.W.	73,392	1.68
EXCEPTED PORTION	59,754	1.37
TOTAL	1,571,320	36.07

NOTE: ALL AREAS INCLUDING TOTAL LAND AREA ARE INDIVIDUALLY CALCULATED FROM MATHEMATICALLY CLOSED FIGURES AND ROUNDED TO THE FIGURES SHOWN HEREON.

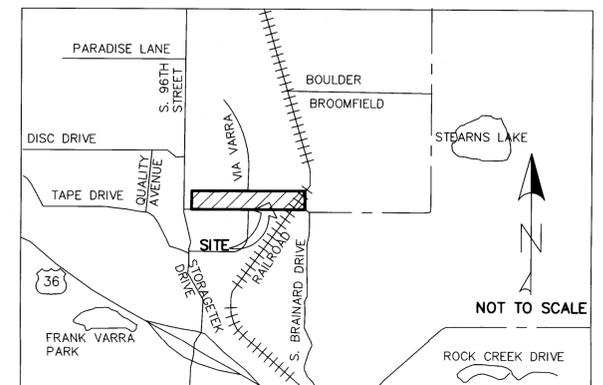
CITY OF BROOMFIELD GIS LAND POSITION / SITE CONTROL



NOTES

- 1) LAND TITLE GUARANTEE COMPANY ORDER NUMBER ABN70128141.1, DATED JUNE 23, 2006 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 2) 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) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (0501) NAD 83/92. THE LINE BETWEEN A FOUND 3" ROUND CAP SET IN A CONCRETE SIDEWALK, DENOTED AS FC-1 AND A FOUND GPS CAP, DENOTED AS GPS#10, GROUND BEARING SOUTH 67°20'18" EAST, AS SHOWN HEREON, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- 5) SURROUNDING PARCEL INFORMATION IS PER CITY AND COUNTY OF BROOMFIELD WEBSITE AS OF JUNE 29, 2006.
- 6) A CROSS ACCESS EASEMENT IS PROVIDED ACROSS LOTS 1, 2, 3, 4 AND 5, BLOCK 1 TO ALLOW FOR THE USE OF DRIVES AND PARKING BETWEEN THE LOTS.
- 7) A CROSS ACCESS EASEMENT IS PROVIDED ACROSS LOTS 1, 2, AND 3, BLOCK 2 TO ALLOW FOR THE USE OF DRIVES BETWEEN THESE LOTS. A CROSS PARKING EASEMENT IS PROVIDED ACROSS LOTS 4 AND 5, BLOCK 2 TO ALLOW FOR THE USE OF PARKING BETWEEN THESE LOTS.
- 8) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 9) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 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.
- 10) TEN-FOOT (10') WIDE UTILITY EASEMENT ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION. IN ADDITION, TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREAS INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE RESERVED ONLY FOR DRY UTILITIES, FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT; ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. DRY UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, WET UTILITIES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- 11) TRACT B IS HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR OWNERSHIP AND MAINTENANCE.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC. THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS LAND SURVEY PLAT COMPLIES WITH C.R.S. SEC. 38-51-106.

John B. Guyton
COLORADO P.L.S. #16406
CHAIRMAN/CEO,
FLATIRONS, INC.
14-07

CLOSURE REPORT: (EXTERIOR BOUNDARY)

Course: N 00-02-11 W Distance: 663.59
Course: N 89-45-38 E Distance: 2364.09
Course: S 00-00-55 W Distance: 665.91
Course: S 89-49-00 W Distance: 2363.48

Perimeter: 6057.07

Area: 1571320.32 36.07 acres
Mapcheck Closure = (Uses listed courses & COGO Units)
Error of Closure: 0.004 Course: N 39-28-30 W
Precision 1: 1576919.57

SHEET 1 OF 2
Flatirons, Inc. - Surveying & Engineering
3825 IRIS AVENUE, #100 BOULDER, CO 80501
PH: (303) 443-7001 PH: (303) 776-1723
FAX: (303) 443-9830 FAX: (303) 776-4355
www.flatirons.com Established 1983

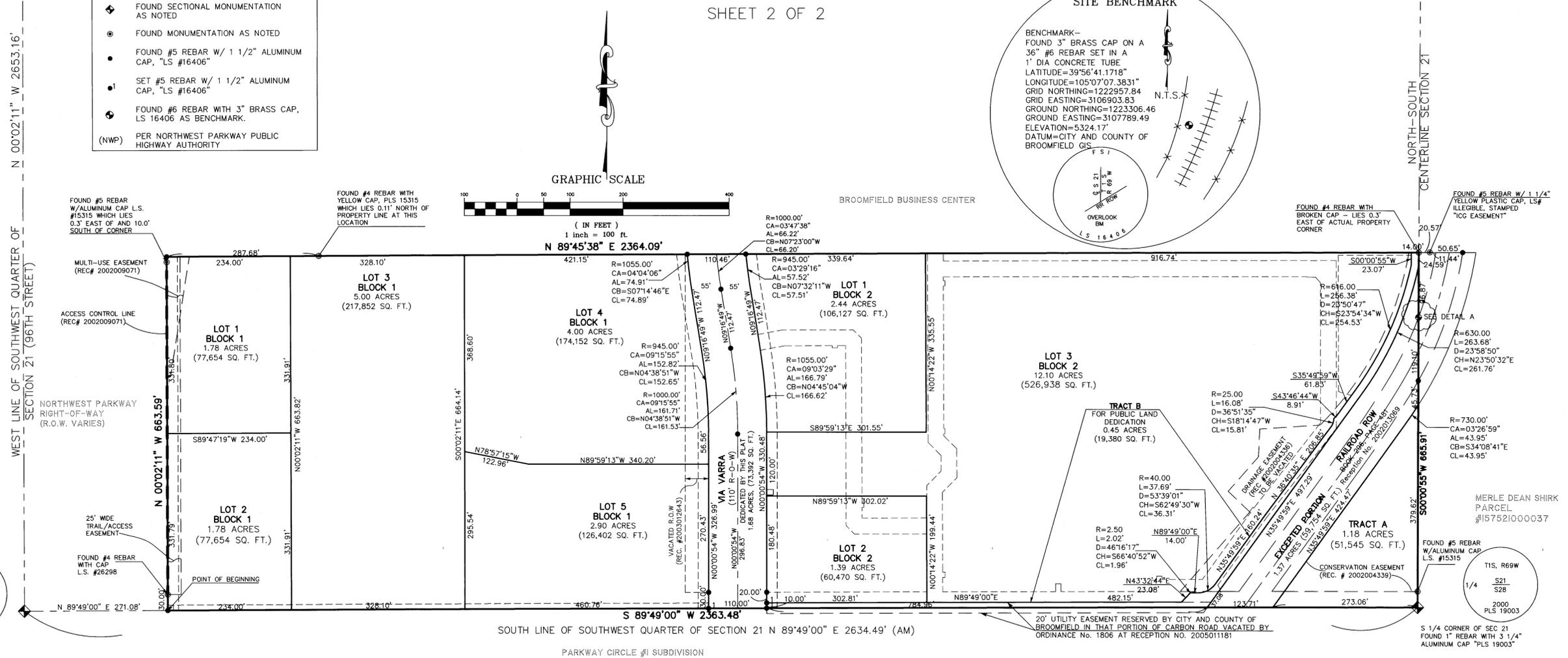
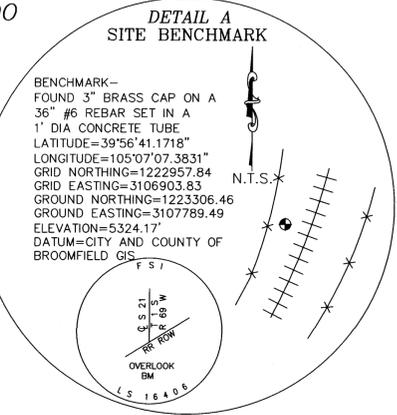
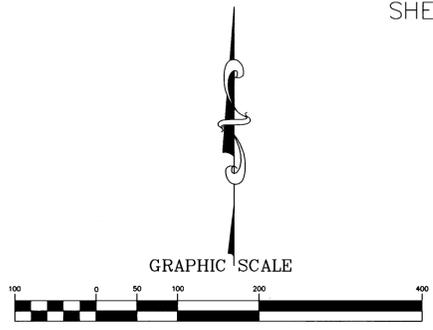
DRAWN BY: M. VOYLES

THE OVERLOOK DISTRICT FILING NO. 1 REPLAT B

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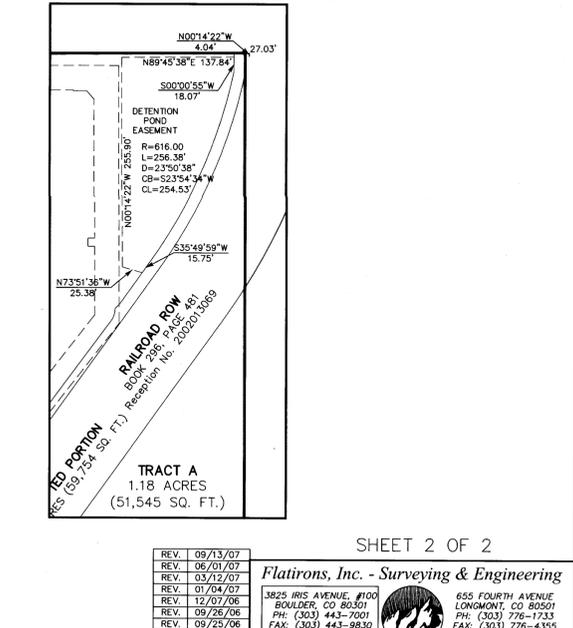
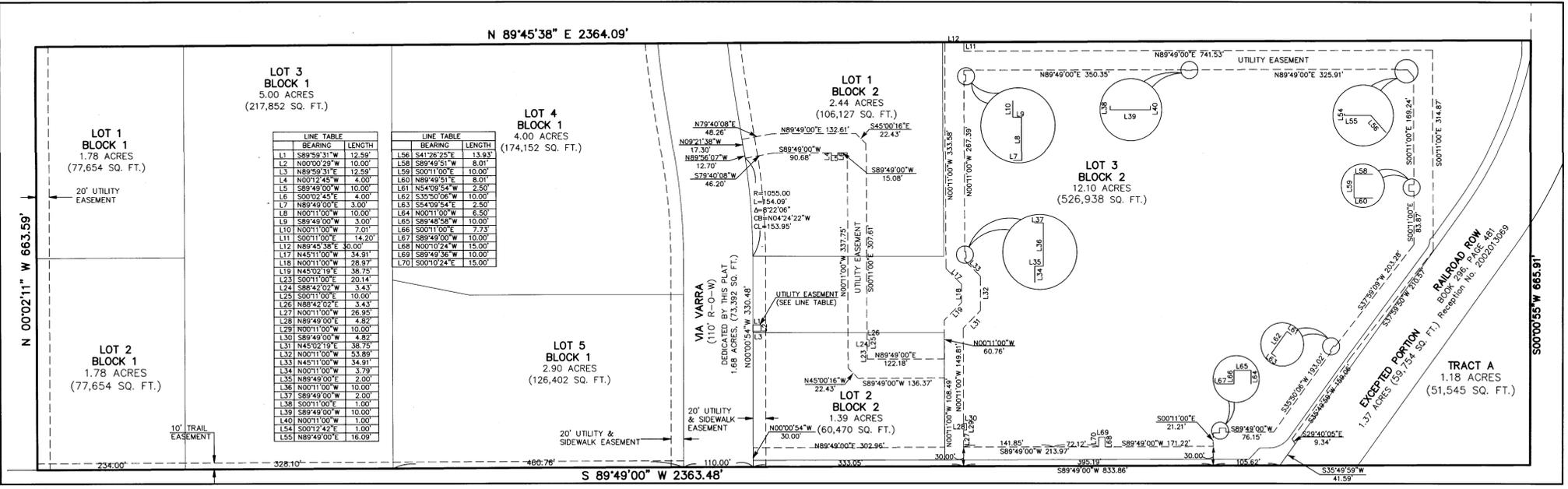
SHEET 2 OF 2

- LEGEND:**
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 - (NWP) PER NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY



EASEMENT DETAIL

DETENTION POND DETAIL



SHEET 2 OF 2

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>REV. 09/13/07</td></tr> <tr><td>REV. 06/01/07</td></tr> <tr><td>REV. 03/12/07</td></tr> <tr><td>REV. 01/04/07</td></tr> <tr><td>REV. 12/07/06</td></tr> <tr><td>REV. 09/26/06</td></tr> <tr><td>REV. 09/23/06</td></tr> <tr><td>REV. 09/20/06</td></tr> <tr><td>REV. 09/13/06</td></tr> </table>	REV. 09/13/07	REV. 06/01/07	REV. 03/12/07	REV. 01/04/07	REV. 12/07/06	REV. 09/26/06	REV. 09/23/06	REV. 09/20/06	REV. 09/13/06	<p style="font-size: small;">Flatirons, Inc. - Surveying & Engineering 3825 IRIIS AVENUE, #100 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830 www.flatirons.com</p> <p style="font-size: x-small; text-align: right;">655 FOURTH AVENUE, LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355 Established 1983</p>
REV. 09/13/07										
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