

PARKWAY CIRCLE FILING NO. 2

Final Plat

A Subdivision, being a Re-Plat of Block 2, Parkway Circle Filing No. 1
Situated in the Northwest 1/4 of Section 28, Township 1 South,
Range 69 West of the 6th P.M.

City and County of Broomfield, State of Colorado.

Sheet 1 of 4

Recorded 2005069607

July 19, 2005

Page 1 of 4

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS, KOCHER AND SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABB838663-9 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF JANUARY 06, 2005 AT 5:00 P.M.
- 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.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 0015D, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 1997, FOR COMMUNITY NUMBER 085073, IN THE CITY OF AND COUNTY OF BROOMFIELD, STATE OF COLORADO, WHICH IS IN THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #FC-2 AND Q-413 AS BEARING NORTH 45°27'40" EAST. #FC-2 IS A 2" ROUND CAP SET IN THE CONCRETE CURB. Q-413 IS MONUMENTED BY A STAINLESS STEEL ROD, ENCLOSED IN A 5-INCH PVC PIPE WITH LOGO LID, SURROUNDED BY A CONCRETE AND RECESSED 2 CM BELOW THE GROUND.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II, 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" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.99971618.
- TRACT A IS DESIGNATED FOR INGRESS / EGRESS, UTILITY EASEMENTS AND EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 14th DAY OF April, A.D. 2005.
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS 14th DAY OF June, A.D. 2005.
MAYOR CITY CLERK

ATTORNEY'S CERTIFICATE:

I, Larry E. Felter, 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.

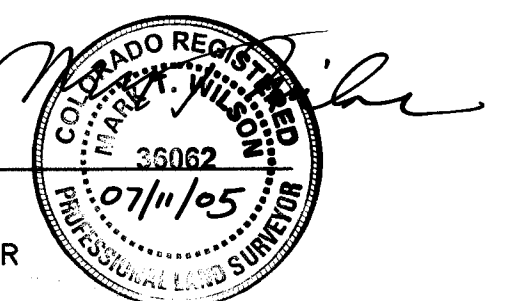
REGISTRATION NO. 4139, DATE: July 13, 2005

SURVEYOR'S CERTIFICATION:

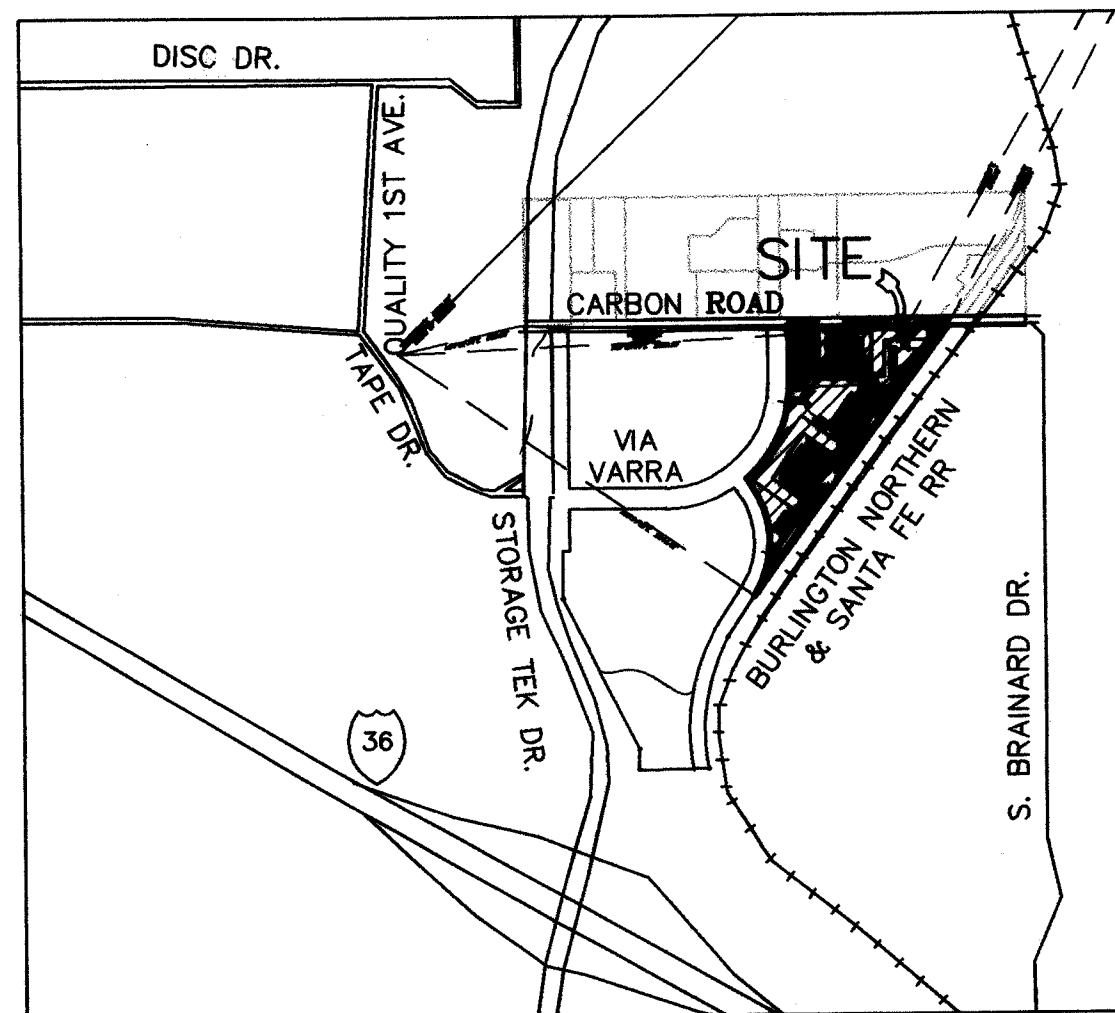
I, MARK T. WILSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS RE-PLAT OF "BLOCK 2 OF PARKWAY CIRCLE FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

NAME: MARK T. WILSON.
TITLE: SURVEY MANAGER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 36062
ADDRESS: 1391 SPEER BLVD. SUITE 390
DENVER CO. 80204

TELEPHONE NO.: 303-623-6300



HARRIS KOCHER SMITH
engineers • land surveyors
1391 Speer Blvd. - Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311



VICINITY MAP
SCALE: 1"=1000'

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

PARCEL 1:

BLOCK 2, PARKWAY CIRCLE FILING NO. 1
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO.

CONTAINING 12.787 ACRES ±

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE TRANSFER, DISCHARGE AND DETENTION OF STORM WATER AND A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT AND RECONSTRUCTION OF A SANITARY SEWER PIPE LINE AS SAID EASEMENTS ARE FURTHER DEFINED AND DESCRIBED IN AGREEMENT FOR EASEMENTS RECORDED SEPTEMBER 21, 1999 1983750 AND AMENDMENT TO AGREEMENT FOR EASEMENTS RECORDED JUNE 16, 2003 UNDER RECEPTION NO. 2003011406, COUNTY OF BROOMFIELD, STATE OF COLORADO.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PARKWAY CIRCLE FILING NO. 2, A RE-PLAT OF BLOCK 2, PARKWAY CIRCLE FILING NO. 1, AND BY THESE PRESENTS DEDICATE 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.

EXECUTED THIS 12th DAY OF July, A.D. 2005.

OWNER: NJD, LTD., A TEXAS LIMITED PARTNERSHIP DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD.

BY: PCS, INC., ITS GENERAL PARTNER

JOHN K. SCOTT, JR., VICE PRESIDENT

ADDRESS: 3300 E. FIRST AVENUE, SUITE 510
DENVER, COLORADO 80206
PHONE: 303-399-6177
FAX: 303-399-3929

ACKNOWLEDGMENT:

STATE OF Colorado
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July, A.D. 2005, BY JOHN K. SCOTT, JR., AS VICE PRESIDENT OF PCS, INC. A COLORADO CORPORATION, GENERAL PARTNER OF NJD, LTD., A TEXAS LIMITED PARTNERSHIP DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 9-21-2008

Diane M. Gehr
NOTARY PUBLIC

LEGEND

- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED: "D.B. & CO. PLS 27936"
- FOUND #5 REBAR WITH ALUMINUM CAP STAMPED: "D.B. & CO. PLS 25646"
- SET 18" LONG #5 REBAR WITH 1-1/2" RED PLASTIC CAP STAMPED: "PLS 36062"
- CITY AND COUNTY OF BROOMFIELD SURVEY GPS CONTROL POINT.

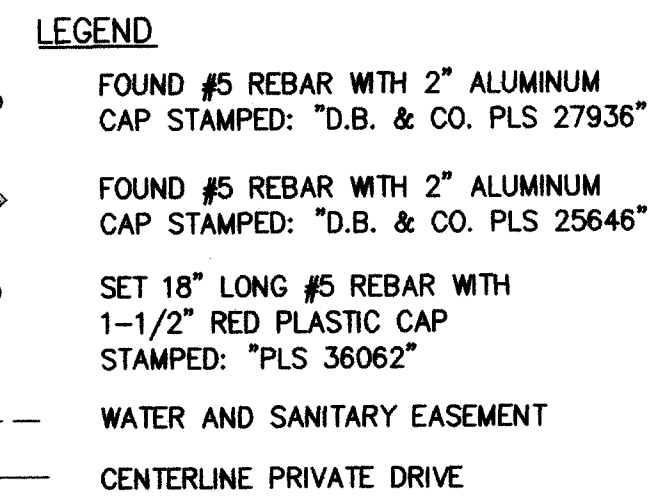
200 0 200 400
PLAN SCALE: 1"=200'

Recorded 2005009607
July 19, 2005
Page 2 of 4

Final Plat

**A Subdivision, being a Re-Plat of Block 2, Parkway Circle Filing No. 1
Situating in the Northwest 1/4 of Section 28, Township 1 South,
Range 69 West of the 6th P.M.**

Sheet 2 of 4



REVISÉ: 06-23-05

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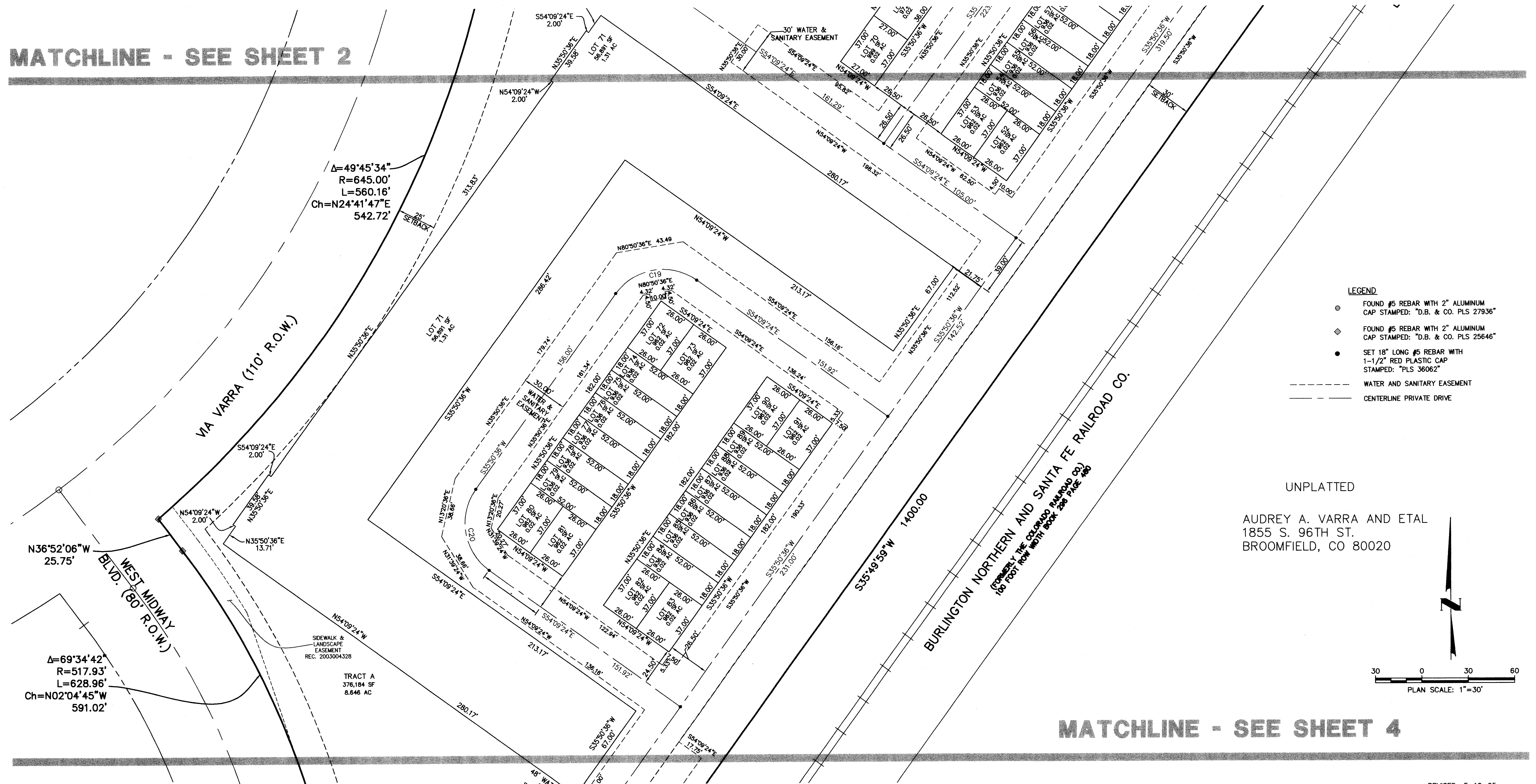
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Final Plat

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City and County of Broomfield, State of Colorado.
Sheet 3 of 4

Recorded 200509607
July 19, 2005
Page 3 of 4

MATCHLINE - SEE SHEET 2



REVISED: 5-10-05

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Sheet 4 of 4

Recorded 200509607
July 19, 2005
Page 4 of 4

MATCHLINE - SEE SHEET 3

BLOCK 3, PARKWAY CIRCLE
FILING NO. 1
REC. NO. 2003004328

$\Delta=69^{\circ}34'42''$
 $R=517.93'$
 $L=628.96'$
 $Ch=N02^{\circ}04'45''W$
 $591.02'$

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'36"E	5.68'

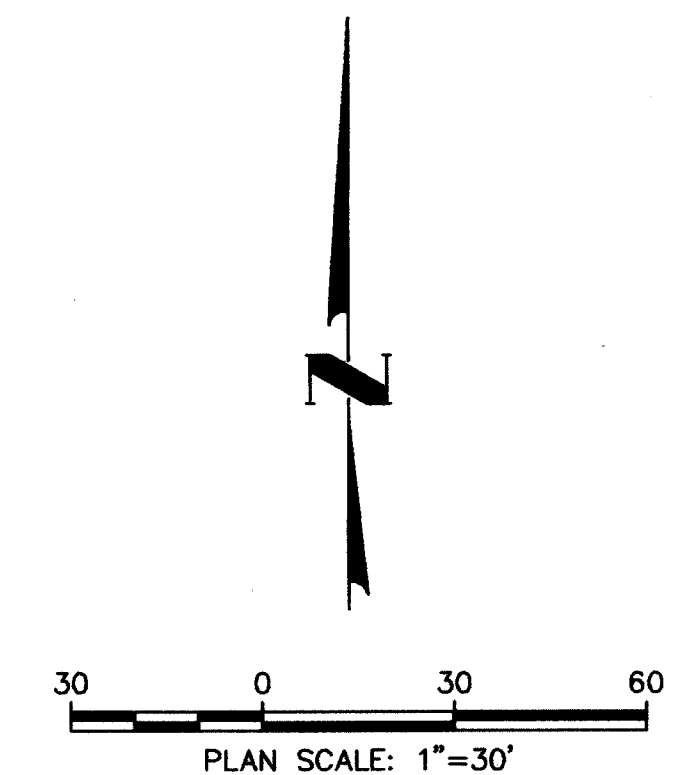
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	51°00'36"	20.00'	17.81'	S25°40'42"E	17.22'
C2	14°56'22"	100.00'	26.07'	N46°17'10"E	26.00'
C3	36°04'15"	50.00'	31.48'	N71°47'29"E	30.96'
C4	36°01'00"	25.00'	15.72'	S72°09'54"E	15.46'
C5	90°00'01"	22.00'	34.56'	S44°49'35"W	31.11'
C6	53°59'03"	22.00'	20.73'	S27°09'53"E	19.97'
C7	90°00'00"	30.00'	47.12'	S44°49'36"W	42.43'
C8	36°01'00"	22.00'	13.83'	N72°09'54"W	13.60'
C9	27°17'47"	75.00'	35.73'	S49°29'30"W	35.39'
C10	48°02'08"	60.00'	50.30'	N39°07'19"E	48.84'
C11	105°19'59"	20.00'	36.77'	N37°33'44"W	31.80'
C12	34°05'38"	27.50'	16.36'	N52°53'23"E	16.12'
C13	34°05'37"	36.50'	21.72'	S52°53'24"W	21.40'
C14	36°01'00"	50.00'	31.43'	N17°50'06"E	30.92'
C15	49°53'53"	62.50'	54.43'	S29°12'27"E	52.73'
C16	3°15'09"	100.00'	5.68'	S02°37'56"E	5.68'
C17	39°49'21"	100.00'	69.50'	S18°54'19"W	68.11'
C18	9°42'42"	250.00'	42.37'	S86°09'01"E	42.32'
C19	90°00'00"	37.50'	58.90'	S80°50'36"W	53.03'
C20	90°00'00"	37.50'	58.90'	S09°09'24"E	53.03'
C21	61°37'44"	25.00'	26.89'	N66°39'28"E	25.61'

LEGEND

- FOUND #5 REBAR WITH 2" ALUMINUM
CAP STAMPED: "D.B. & CO. PLS 27936"
- FOUND #5 REBAR WITH 2" ALUMINUM
CAP STAMPED: "D.B. & CO. PLS 25646"
- SET 18" LONG #5 REBAR WITH
1-1/2" RED PLASTIC CAP
STAMPED: "PLS 36062"
- WATER AND SANITARY EASEMENT
- CENTERLINE PRIVATE DRIVE

UNPLATTED

AUDREY A. VARRA AND ETAL
1855 S. 96TH ST.
BROOMFIELD, CO 80020



REVISED: 5-10-05

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