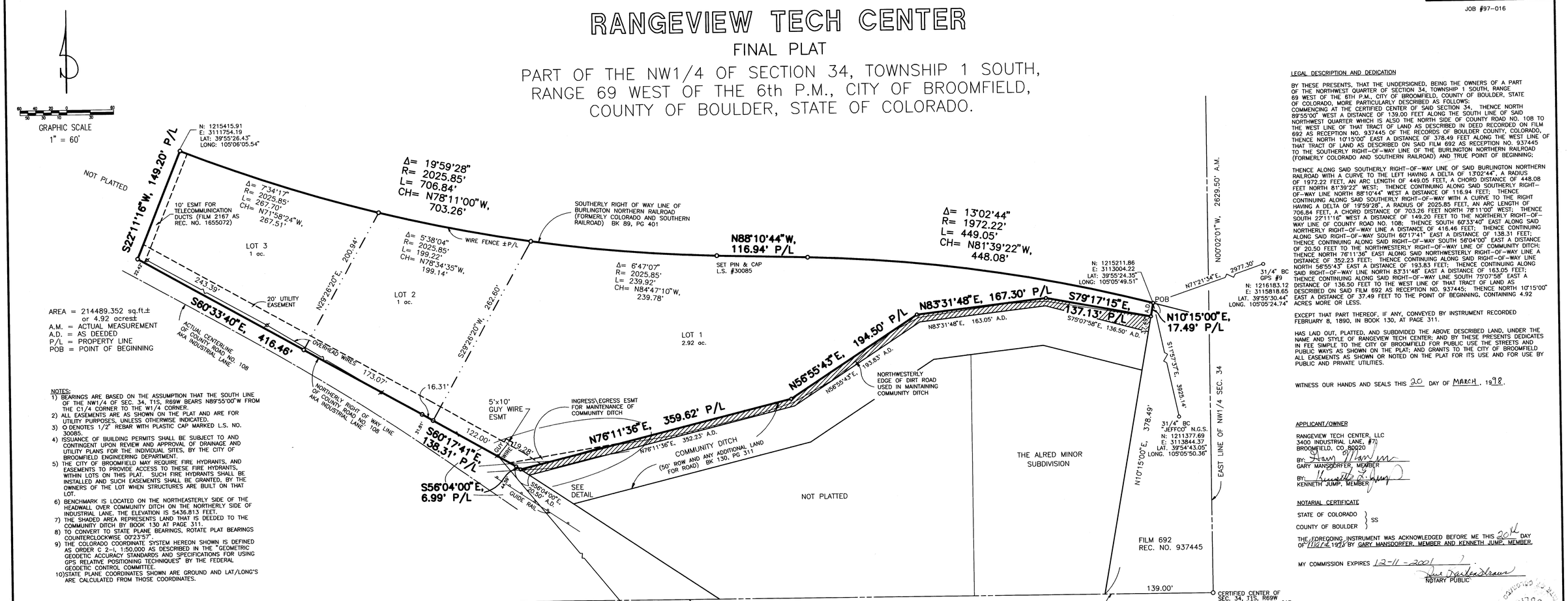
BREITNAUER SURVEYING
P.O. Box 1778
Idaho Springs, CO 80452

JOB #97-016

RANGEVIEW TECH CENTER

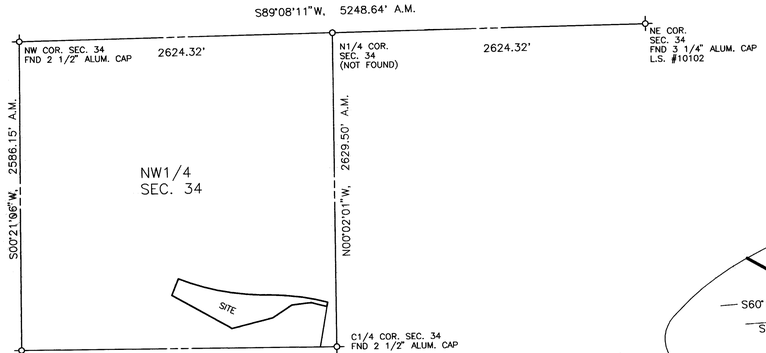
FINAL PLAT

PART OF THE NW1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

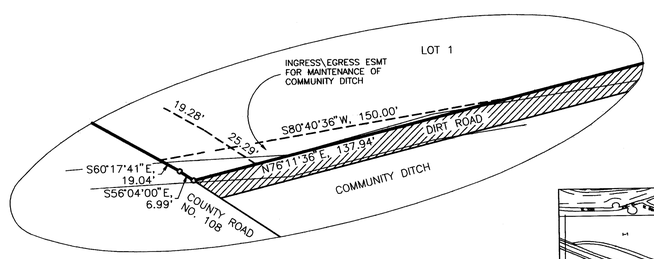


AREA = 214489.352 sq.ft.± or 4.92 acres±
A.M. = ACTUAL MEASUREMENT
A.D. = AS DEEDED
P/L = PROPERTY LINE
POB = POINT OF BEGINNING

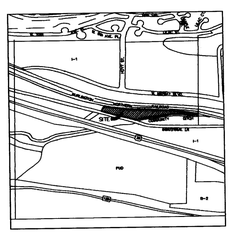
NOTES:
1) BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NW1/4 OF SEC. 34, T1S, R69W BEARS N89°55'00"W FROM THE C1/4 CORNER TO THE W1/4 CORNER.
2) ALL EASEMENTS ARE AS SHOWN ON THE PLAT AND ARE FOR UTILITY PURPOSES, UNLESS OTHERWISE INDICATED.
3) O DENOTES 1/2" REBAR WITH PLASTIC CAP MARKED L.S. NO. 30085.
4) ISSUANCE OF BUILDING PERMITS SHALL BE SUBJECT TO AND CONTINGENT UPON REVIEW AND APPROVAL OF DRAINAGE AND UTILITY PLANS FOR THE INDIVIDUAL SITES, BY THE CITY OF BROOMFIELD ENGINEERING DEPARTMENT.
5) THE CITY OF BROOMFIELD MAY REQUIRE FIRE HYDRANTS, AND EASEMENTS TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, WITHIN LOTS ON THIS PLAT. SUCH FIRE HYDRANTS SHALL BE INSTALLED AND SUCH EASEMENTS SHALL BE GRANTED, BY THE OWNERS OF THE LOT WHEN STRUCTURES ARE BUILT ON THAT LOT.
6) BENCHMARK IS LOCATED ON THE NORTHEASTERLY SIDE OF THE HEADWALL OVER COMMUNITY DITCH ON THE NORTHERLY SIDE OF INDUSTRIAL LANE. THE ELEVATION IS 5436.813 FEET.
7) THE SHADED AREA REPRESENTS LAND THAT IS DEEDED TO THE COMMUNITY DITCH BY BOOK 130 AT PAGE 311.
8) TO CONVERT TO STATE PLANE BEARINGS, ROTATE PLAT BEARINGS COUNTERCLOCKWISE 00°23'57".
9) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
10) STATE PLANE COORDINATES SHOWN ARE GROUND AND LAT/LONG'S ARE CALCULATED FROM THOSE COORDINATES.



CONTROL SCHEMATICS
SCALE 1" = 600'



DETAIL
1" = 30'



VICINITY MAP

Notice: Any person who knowingly removes, alters or defaces any Public Land Survey Monument, or land boundary monument, or accessory, commits a class 2 Misdemeanor pursuant to State Statute 18-4-508 C.R.S.

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.

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CERTIFIED CENTER OF SAID SECTION 34, THENCE NORTH 89°55'00" WEST A DISTANCE OF 139.00 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER WHICH IS ALSO THE NORTH SIDE OF COUNTY ROAD NO. 108 TO THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED ON FILM 692 AS RECEPTION NO. 937445 OF THE RECORDS OF BOULDER COUNTY, COLORADO, THENCE NORTH 10°15'00" EAST A DISTANCE OF 378.49 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 692 AS RECEPTION NO. 937445 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY COLORADO AND SOUTHERN RAILROAD) AND TRUE POINT OF BEGINNING:

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD WITH A CURVE TO THE LEFT HAVING A DELTA OF 13°02'44", A RADIUS OF 1972.22 FEET, AN ARC LENGTH OF 449.05 FEET, A CHORD DISTANCE OF 448.08 FEET NORTH 81°39'22" WEST; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 88°10'44" WEST A DISTANCE OF 116.94 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING A DELTA OF 19°59'28", A RADIUS OF 2025.85 FEET, AN ARC LENGTH OF 706.84 FEET, A CHORD DISTANCE OF 703.26 FEET NORTH 78°11'00" WEST; THENCE SOUTH 22°11'16" WEST A DISTANCE OF 149.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 108; THENCE SOUTH 60°33'40" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 416.46 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 60°17'41" EAST A DISTANCE OF 138.31 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 56°04'00" EAST A DISTANCE OF 20.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COMMUNITY DITCH; THENCE NORTH 76°11'36" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 352.23 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 56°55'43" EAST A DISTANCE OF 193.83 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 83°31'48" EAST A DISTANCE OF 163.05 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 75°07'58" EAST A DISTANCE OF 136.50 FEET TO THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 692 AS RECEPTION NO. 937445; THENCE NORTH 10°15'00" EAST A DISTANCE OF 37.49 FEET TO THE POINT OF BEGINNING, CONTAINING 4.92 ACRES MORE OR LESS.

EXCEPT THAT PART THEREOF, IF ANY, CONVEYED BY INSTRUMENT RECORDED FEBRUARY 8, 1890, IN BOOK 130, AT PAGE 311.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF RANGEVIEW TECH CENTER; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

WITNESS OUR HANDS AND SEALS THIS 20 DAY OF MARCH, 1998.

APPLICANT/OWNER

RANGEVIEW TECH CENTER, LLC
3400 INDUSTRIAL LANE, #70
BROOMFIELD, CO 80020
BY: Gary Mansdorfer
GARY MANSDORFER, MEMBER
BY: Kenneth Jump
KENNETH JUMP, MEMBER

NOTARIAL CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF March 1998 BY GARY MANSDORFER, MEMBER AND KENNETH JUMP, MEMBER.

MY COMMISSION EXPIRES 12-11-2001
Sue Darlenstraus
NOTARY PUBLIC

HOLDERS OF DEEDS OF TRUST

EAGLE BANK
BY Cynthia Jo Sterett, SVP
SENIOR VICE PRESIDENT

NOTARIAL CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF March 1998, BY CYNTHIA JO STERETT AS SENIOR VICE PRESIDENTOF EAGLE BANK OF BOULDER COUNTY.

MY COMMISSION EXPIRES 6-7-98
Darla Hathaway
NOTARY PUBLIC

NOTARY PUBLIC DARLA HATHAWAY STATE OF COLORADO

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK .M., THIS 8th DAY OF APRIL A.D., 1998 AND IS DULY RECORDED IN PLAN FILE F-93 P.230 FILM N/A RECEPTION NO. 1789679 FEES $11.00 PAID.

CHARLOTTE HOUSTON
RECORDER
Carol Jacobsen
DEPUTY

SURVEYOR'S CERTIFICATE

I, THOMAS J. BREITNAUER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE REPRESENTATION OF SAID SURVEY.

COLORADO REGISTERED THOMAS J. BREITNAUER 30085 5-18-98 PROFESSIONAL LAND SURVEYOR

THOMAS J. BREITNAUER
COLORADO REG. NO. 30085

ATTORNEY'S OPINION

I Steven D Burnett AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNERS AND SUBDIVIDERS DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON, OWN THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND EMCUMBRANCES.

Steven D Burnett REGISTRATION NO. 8063, DATE 3/20/98

LAND USE VIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMFIELD, 26th DAY OF January 1998.

John Malone
CHAIRMAN
Kristen Sunderson
SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS APPROVED AND DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS 24th DAY OF February 1998.

William M. Burns
MAYOR
Lucia Regenesco
CITY CLERK Deputy