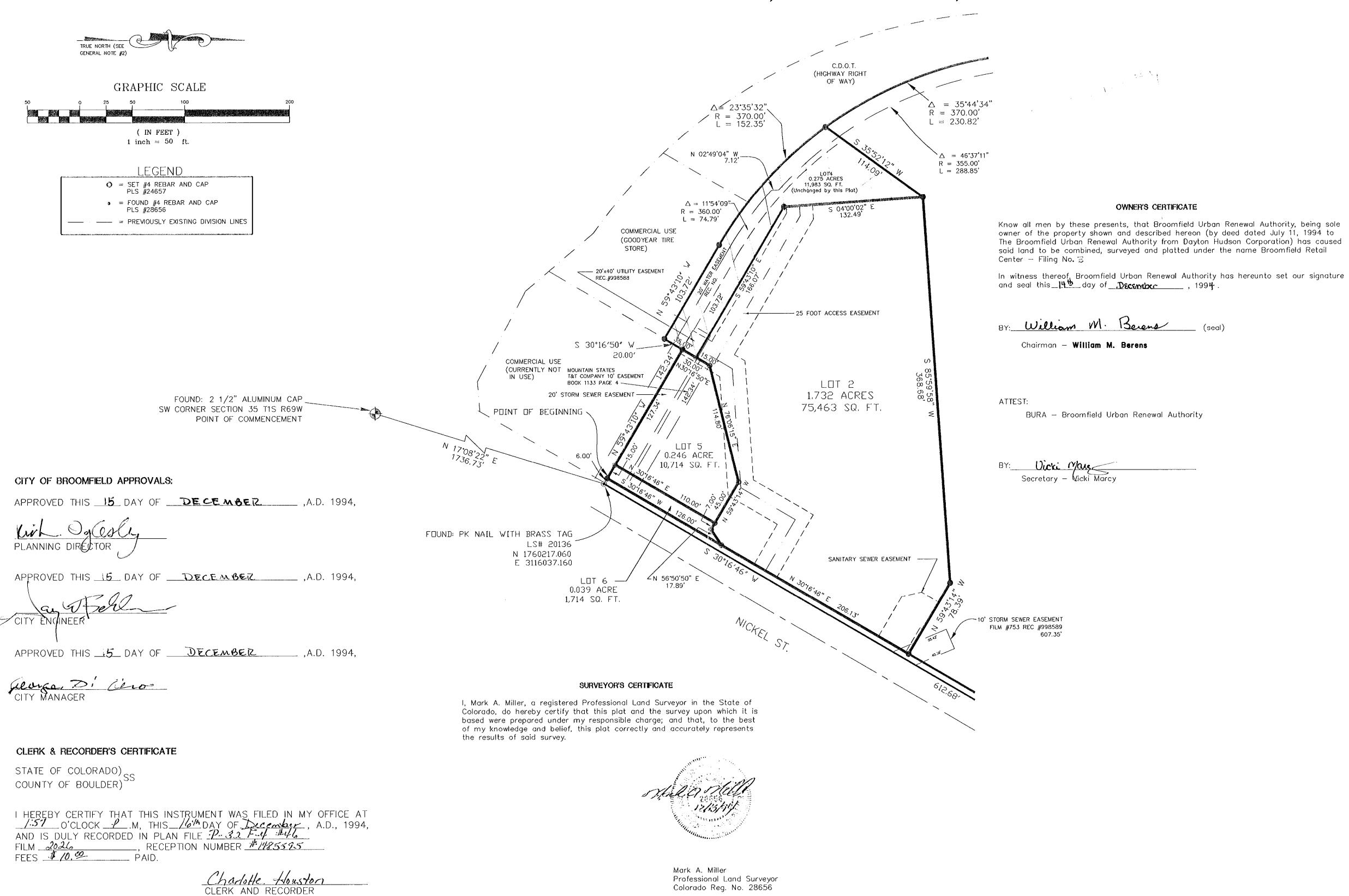
## BROOMFIELD RETAIL CENTER - FILING No. 3

# A RESUBDIVISION OF BROOMFIELD RETAIL CENTER MINOR SUBDIVISION - LOT 2 & LOT 5

LOCATED IN THE SW 1/4 AND THE NW 1/4 OF SECTION 35 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th P.M.

CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO



#### GENERAL NOTES:

- 1) NOTICE: According to Colorado law, you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 2) The bearings shown hereon are based on the Colorado Coordinate System of 1983 Central Zone per data provided by the Colorado Department of Transportation for control monuments 'Broomfield' & 'Harrison'. Said monuments are 3 1/4" aluminum caps in aluminum range boxes. The bearing from "Broomfield" to "Harrison" is South 02' 29' 54" West. Based on a datum elevation of 5400' and a combined project scale factor of 0.99977967 the Modified Colorado Coordinate System of 1983 Central Zone values for these control points are:

Broomfield: N 1757859.374 E 3114339.297 Harrison: N 1753677.631 E 3114156.833

- 3) No title search was performed by Greenhorne & O'Mara, Inc. in preparing this plat. All information regarding, easements, rights of way or other encumbrances of record was obtained from the following:
  - Lawyers Title Insurance Corporation, Commitment No. 39795-0893 dated September 8, 1993;
  - Chicago Title of Colorado, Inc., Commitment No. 970000 dated August 26, 1993;
  - First Colorado Title Corporation, Commitment No.'s 39942-0993 dated September 20, 1993 and 39840-0893 dated October 14, 1993.
- 4) The boundary survey field work for this project was completed August, 1994.
- 5) This plat was prepared in December, 1994.
- 6) The total acreage of this subdivision is 2.018 acres.
- 7) This plat represents a minor resubdivision of that subdivision defined by an existing plat entitled "Broomfield Retail Center Filing No. 2" recorded in the Clerk and Recorders Office of Boulder County, Colorado in Plan File P—32 F—2 #13, Film No. 1998, Reception No. 14531424.
- 8) Approval of this final plat may create a vested property right pursuant to Article 68, Title 24, C.R.S.

#### LEGAL DESCRIPTION (LOT 6)

A parcel of land located in a part the W 1/2 of Section 35, Township 1 South, Range 69 West of the Sixth Principal Meridian, County of Boulder, State of Colorado, being Lot 2, Broomfield Retail Center Minor Subdivision, recorded in Boulder County Clerk and Recorders office in Plan File P-31 F-1 #40, Film No. 1992, Reception No. 1445061, with Lot & being more particularly described as follows:

Commencing at the SW corner of Section 35, T1S, R69W, a 2 1/2" aluminum cap (markings illegible);

Thence, North 17' 08' 22" East a distance of 1736.73 feet to a found PK nail with a brass tag stamped "LS #20136" at the centerline of vacated W. 1st Avenue and the westerly right—of—way line of Nickel Street;

Thence, along the centerline of vacated W. 1st Avenue, North 59° 43' 10" West a distance of 6.00 feet to a 1/2" rebar with plastic cap stamped "PLS 28656", said point being the POINT OF BEGINNING;

#### Thence along the boundary lines of Lot 6 the following five courses,

- 1) North 59° 43′ 10″ West a distance of 15.00 feet;
- 2) Thence, North 30° 16′ 46″ East a distance of 110.00 feet;
- 3) Thence, South 59° 43' 14" East a distance of 7.00 feet;
- 4) Thence, North 56' 50' 50" East a distance of 17.89 feet;
- 5) Thence, South 30° 16′ 46″ West a distance of 126.00 feet; to the POINT OF BEGINNING.

Said boundary describes Lot 6 of the Broomfield Retail Center and contains approximately 1,714 square feet or 0.04 acres of land, more or less.

No. DATE REVISIONS APPR. PROJECT No. 4259-B.T-613

Katherine Cornell

(BY DEPUTY)

DRAWN BY FG CHECKED BY

OWNER:
BROOMFIELD URBAN RENEWAL AUTHORITY
NO 6 GAROLEN CENTER
BROOMFIELD, COLORADO 80038-1415

### GREENHORNE & O'MARA, INC.

Engineers / Architects / Planners / Scientists / Surveyors

Authoritects / Scientists / S

BROOMFIELD RETAIL CENTER - FILING NO. 3 A PART OF SECTION 35, T1S, R69W 6th P.M. BROOMFIELD, COLORADO

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