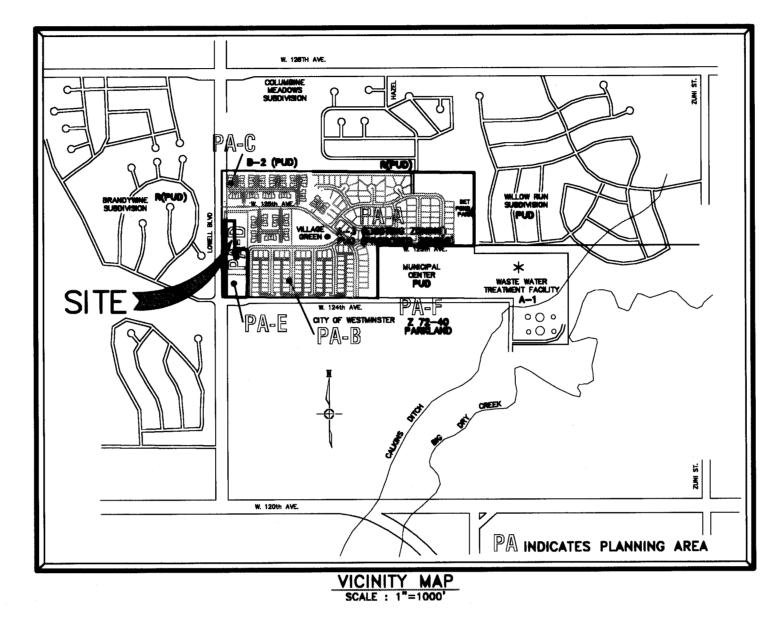
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FINAL PLAT

A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 — REPLAT E, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 4

VIACA VEF MEIA DI	ON AND DEDICATION THESE PRESENTS:
THAT THE UNDERSION A TRACT OF LAND	SNED CROFTON SENIORS, LLC, A COLORADO LIMITED LIABILTY COMPANY, BEING THE OWNER OF LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF
	PARK FILING NO. 1 - REPLAT E, RECORDED AT RECEPTION NO OF THE ROOMFIELD COUNTY CLERK AND RECORDER;
CONTAINING 144,914	SQUARE FEET, OR 3.33 ACRES, MORE OR LESS;
<mark>"Crofton Park fil</mark> Broomfield all e <i>a</i>	TTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF LING NO. 1 — REPLAT H", AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF ASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR ES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.
OWNER	
	C, A COLORADO LIMITED LIABILITY COMPANY
14: Down D	- 4 lig
IAME: DOWN D. E	LEY MEMBER
STATE OF COLORADO)
^	ss.
COUNTY OF WARA	ument was acknowledged before me this 2 day of October, 2008,
A	
IY UOM U ZILL	AS Member OF CROFTON SENIORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
MITNESS MY HAND AN	D OFFICIAL SEAL WYNNE FOOTE WYNNE FOOTE
IY COMMISSION EXPIR	NOTARY PUBLIC &
Wyune.	Joetz STATE OF COLORADO
IOTARY (PUBLIC	My Commission Expires June 22, 2010
DDRESS	William Co FOUL
XI. NUVILIDOSO	Orticz of the contract of the
HOLDER OF DEEL	O OF TRUST
BANK OF OKLAHOMA,	
BY: H. LIN	
IAME: # 544W	Theren TITLE: Scain Vin Preside
STATE OF COLORADO	\
county of Denve	SS.
	ument was acknowledged before me this 6th day of October, 2008,
	UMENT WAS ACKNOWLEDGED BEFORE ME THIS <u>C</u> DAY OF <u>CLIB 1920</u> , 2008, IS AS Senia-Vice President of Bank of Oklahoma, N.A.
BY HISTALD INDINA	AS STREET VICE THE TOTAL OF BANK OF OKLAHOMA, N.A.
MITNESS MY HAND AN MY COMMISSION EXPIR	
II STOM	
HIJOUT MI	
NOTARY PUBLIC	L # 92 g % % % p; ear (C. 上) (C. L)
NOTARY PUBLIC S.	
NOTARY PUBLIC 820 1649 S. ADDRESS DUNIVEY CO	80202 0F 00 0F
10TARY PUBLIC 820 1649 S. ADRESS DUNIVER CO	80202 OF 000
820 1649 S. Benver Co	
BAO 1649 S. BLEN WELL CO	D OF TRUST
HOLDER OF DEEL	D OF TRUST PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
HOLDER OF DEEL	PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
HOLDER OF DEEL	PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
HOLDER OF DEEL VILLAGE COMMERCIAL BY: DONN D. E.	PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY LEY TITLE: MEMBER)
HOLDER OF DEEL VILLAGE COMMERCIAL BY: NAME: DONN D. E. STATE OF COLORADO COUNTY OF MANAGE	PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY LEY TITLE: MEMBER SS.
HOLDER OF DEEL WILLAGE COMMERCIAL BY: ENAME: DONN D. EN STATE OF COLORADO COUNTY OF COLORADO	PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY LEY TITLE: MEMBER SS.
HOLDER OF DEEL WILLAGE COMMERCIAL BY: ENAME: DONN D. EN STATE OF COLORADO COUNTY OF COLORADO	D OF TRUST PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY LEY TITLE: MEMBER SS. UMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October, 2008,
HOLDER OF DEED WILLAGE COMMERCIAL BY: ENAME: DOWN D. EN STATE OF COLORADO COUNTY OF COLORADO THE FOREGOING INSTR BY LOWN D. ELE	PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY LEY TITLE: MEMBER SS.
HOLDER OF DEEL WILLAGE COMMERCIAL BY: NAME: DONN D. E. STATE OF COLORADO COUNTY OF COLORADO THE FOREGOING INSTR BY LOWN D. ELE LIABILITY COMPANY	D OF TRUST PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY LEY TITLE: MEMBER SS. UMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October, 2008, As Member Of VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED
BY: DONN D. E. STATE OF COLORADO COUNTY OF MAN	D OF TRUST PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY STATES WHENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF OCTOBER 2006, As Member of VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED WYNNE FOOTE NOTARY PUBLIC
HOLDER OF DEEL WILLAGE COMMERCIAL BY: ENAME: DOWN D. EN STATE OF COLORADO COUNTY OF COLORADO THE FOREGOING INSTR BY LIABILITY COMPANY WITNESS MY HAND AN	PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY STATE: MEMBER SS. UMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October 2008, AS Member OF VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED WYNNE FOOTE



NOTES

- 1. 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.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3. BASIS OF BEARINGS: THE BEARING ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD CONTROL POINT NUMBER NGS U411 AND CONTROL POINT GPS #2 IS NORTH 42°35'03" EAST (GROUND DISTANCE = 3914.34 FEET) AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP, AND IS MONUMENTED AS SHOWN HEREON.
- 4. FLOOD PLAIN NOTE: THE SITE AS SHOWN HEREON PLATTED IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08001C0017 G, DATED AUGUST 16, 1995.
- 5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY POLICY NO. ABN70200977, EFFECTIVE DATE MAY 9, 2008 AT 5:00 P.M.
- 6. PREPARED BY:
 CARROLL & LANGE, INC.
 165 SOUTH UNION BLVD., SUITE 156
 LAKEWOOD, COLORADO 80226
 (303) 980-0200
- 7. THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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. COMBINED MODIFICATION FACTOR = 0.999724913003
- 8. THE PURPOSE OF THIS CROFTON PARK FILING NO. 1 REPLAT H IS TO REPLAT TRACT A, CROFTON PARK FILING NO. 1 REPLAT E.
- 9. BEARINGS ON THIS REPLAT HAVE BEEN ROTATED FROM THE ORIGINAL PLAT OF CROFTON PARK FILING NO. 1 TO CONFORM TO THE CITY AND COUNTY OF BROOMFIELD GEODETIC SURVEY REQUIREMENTS.
- 10. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 11. NON-EXCLUSIVE 8-FOOT WIDE EASEMENTS AS SHOWN ON THIS PLAT ALONG FRONT LOT LINES ARE HEREBY GRANTED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, CABLE, TELEVISION AND POSTAL FACILITIES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE-DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. CITY FACILITIES AND WATER METERS SHALL BE ALLOWED IN THE EASEMENT.
- 12. NON-EXCLUSIVE 10-FOOT WIDE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ALONG THE WESTERLY LINES OF LOTS 1, 2, AND 3 ARE HEREBY GRANTED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, CABLE AND TELEVISION FACILITIES. LANDSCAPING, DECORATIVE WALLS, FENCES, AND OTHER FEATURES SHOWN ON THE DEVELOPER'S PLAN ARE PERMITTED IN THE EASEMENT AREA.

COMCAST AND XCEL ENERGY HAVE EXISTING FACILITIES IN THE THE 10-FOOT WIDE UTILITY EASEMENT AREA. BY THE RECORDATION OF THIS PLAT THE EXISTING FACILITIES WILL BE CONTAINED IN THE UTILITY EASEMENT. IF THE EXISTING FACILITIES CONFLICT WITH THE PROPOSED LANDSCAPING, DECORATIVE WALLS, FENCES, AND OTHER FEATURES, IT WILL BE THE SOLE RESPONSIBILITY OF THE RESPECTIVE UTILITY PROVIDER TO RELOCATE THEIR FACILITY AT THEIR EXPENSE.

13. NON-EXCLUSIVE 5-FOOT WIDE DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT ALONG SIDE LOT LINES ARE HEREBY GRANTED FOR PURPOSES OF STORM WATER DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS, CABLE, AND TELEVISION FACILITIES.

SURVEYOR'S CERTIFICATE

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **CROFTON PARK FILING NO. 1 — REPLAT H** TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

WILLIAM F. HESSELBACH, JR.
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 25369
165 SOUTH UNION BLVD., SUITE 156
LAKEWOOD, CO 80228

ATTORNEY'S CERTIFICATE

REPRESENT TO THE CITY 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 OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS. TO THAT THAN Deeds of Trace Accordal or reception was. Zoobooscie and Zoof Doscer Such Dedications.

ATTORNEY AT LAW REG. NO.

ADMINISTRATIVE APPROVAL 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 ______, 2001.9.

CITY AID COUNTY OF BROOMFIELD

ASSISTANT CITY AND COUNTY OF BROOMFIELD
MANAGER FOR COMMUNITY DEVELOPMENT

10-9-2009

ENGINEER/SURVEYOR



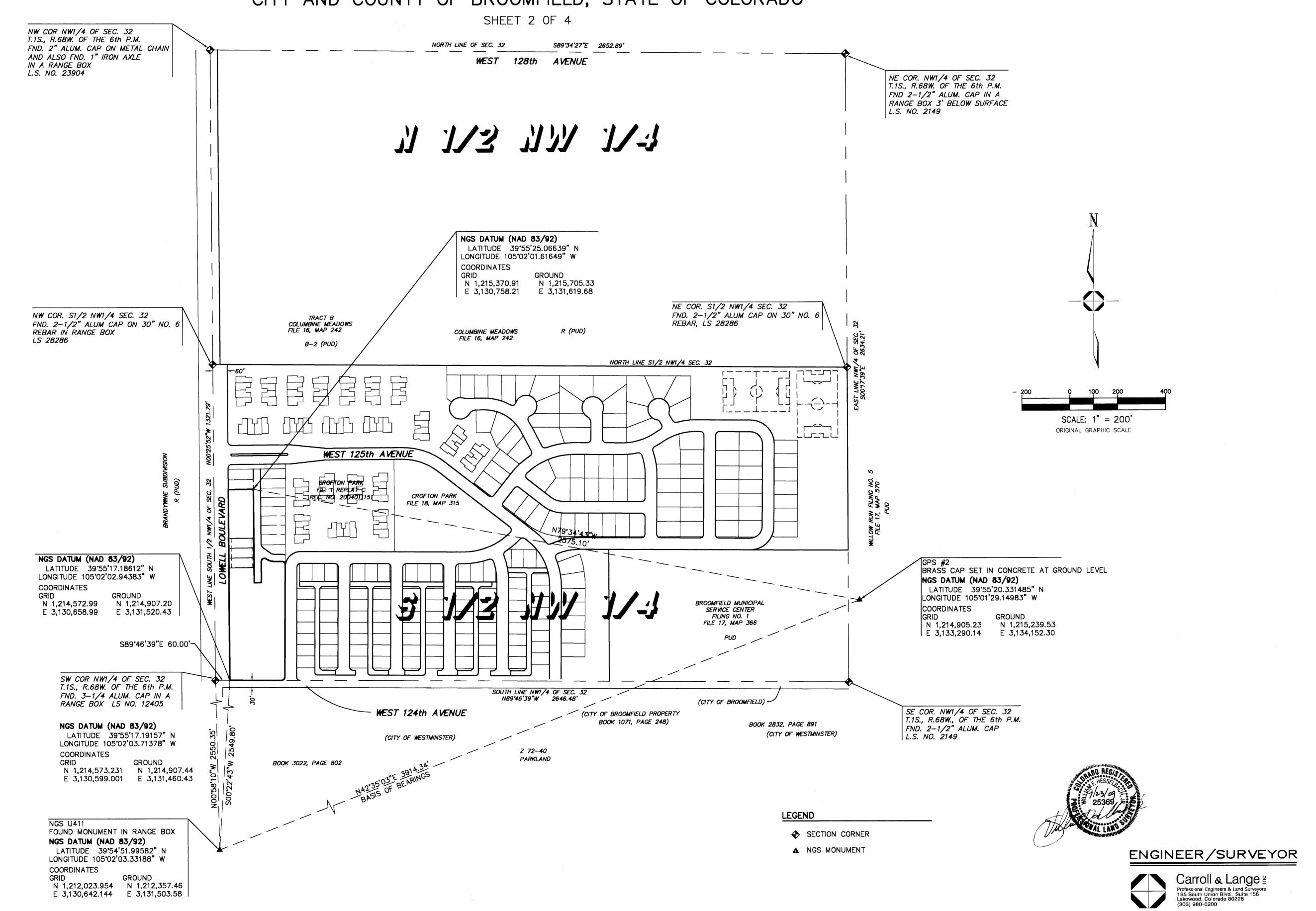
Carroll & Lange ⊆
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

2009013639 10/16/2009 03:32P PL 2 of 4 R 0.00 D 0.00 City&Cnty Broomfield

CROFTON PARK FILING NO. 1 - REPLAT H FINAL PLAT J.N. 3308 PREPARED: 4/10/08 REVISED: 9/30/08

FINAL PLAT

A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 — REPLAT E, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



FINAL PLAT A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 — REPLAT E, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

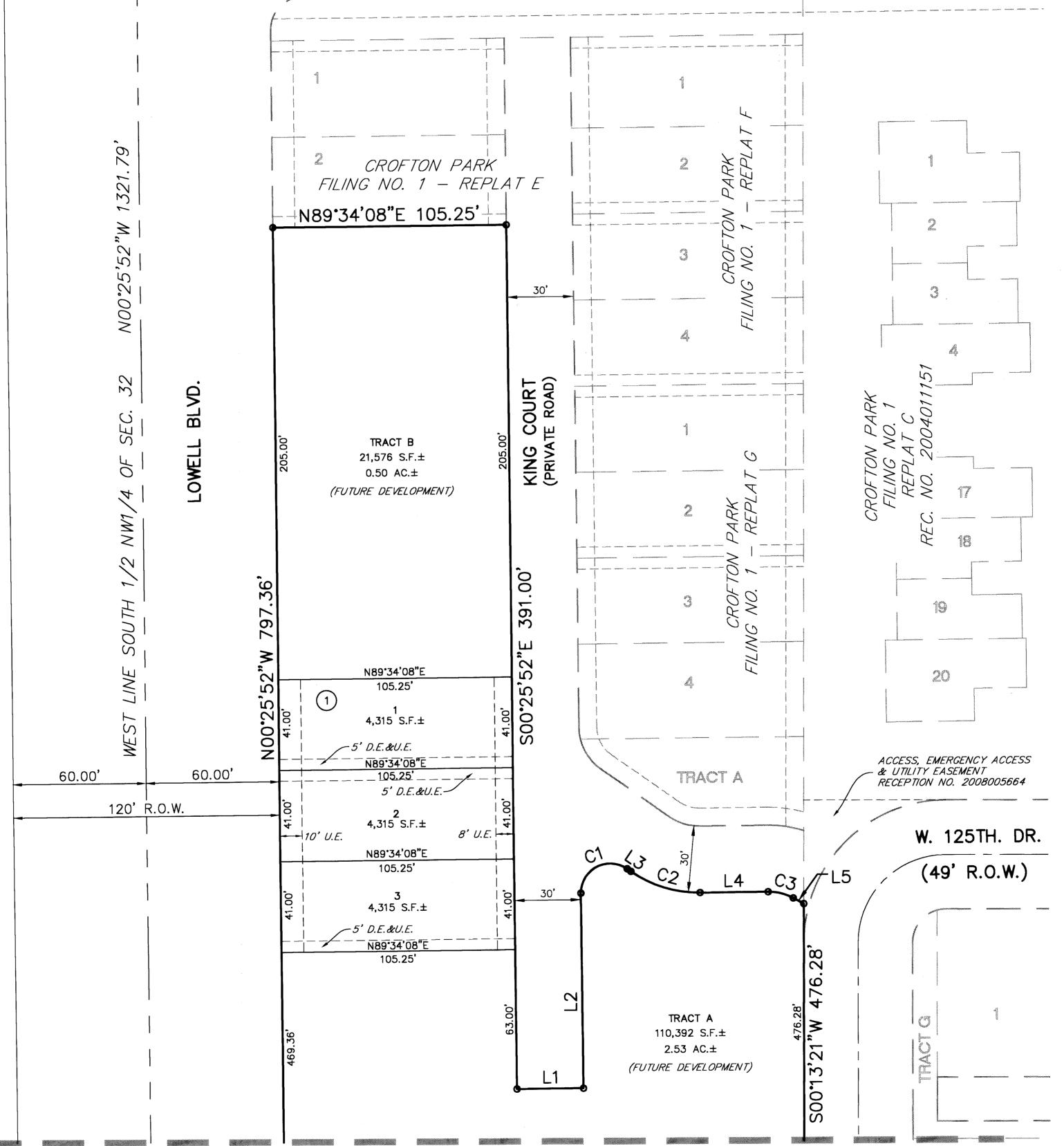
	SHEET 3 OF 4	
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jo j		
7.7.	FILING NO. 1 — REPLAT E	REPLANCE OF THE PLANCE OF THE
73.	N89°34'08"E 105.25'	

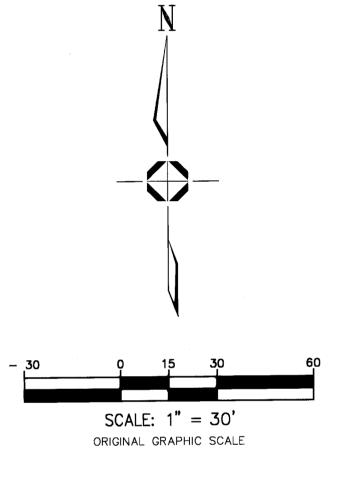
SHE	ET	4
	MAP 1" = 300	o '

SHEET 3

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	125'37'33"	13.25'	29.05'	N62°22'55"E
C2	35 * 37 ' 33 "	53.25'	33.11'	S72'37'05"E
C3	29'00'55"	23.25'	11.77'	S75°55'24"E

	LINE TABLE	
LINE	BEARING	LENGTH
L1	N89'34'08"E	30.00'
L2	N00°25'52"W	88.17'
L3	S54 '48' 19"E	2.06'
L4	N89'34'08"E	30.72
L5	S61°24'56"E	5.35'





LEGEND

- ♦ SECTION CORNER
- O SET NO. 5 REBAR WITH 2" ALUMINUM CAPS STAMPED PLS 28286 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- FOUND NO. 5 REBAR WITH 2" ALUMINUM CAPS STAMPED PLS 28286
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- (NR) INDICATES NON-RADIAL LINE
- 1) BLOCK NUMBER



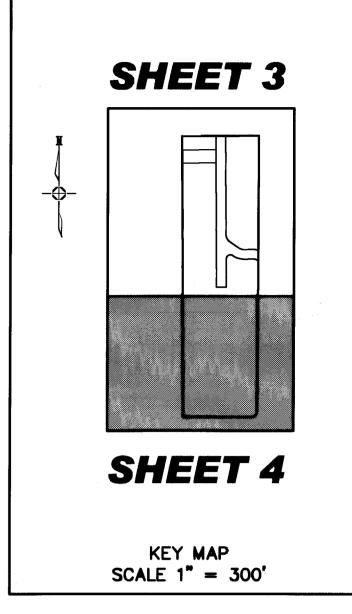
ENGINEER/SURVEYOR



SEE SHEET 4

A REPLAT OF TRACT A, CROFTON PARK FILING NO. 1 - REPLAT E, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 OF 4



SEE SHEET 3

