CROFTON PARK FILING NO. 1 - REPLAT I

2009013640 10/16/2009 03:32P PL

FINAL PLAT

A REPLAT OF TRACT B, CROFTON PARK FILING NO. 1 — REPLAT H, 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 3

KNOW ALL MEN BY THESE PRESENTS:	
THAT THE UNDERSIGNED CROFTON SENIORS, LLC, A C	COLORADO LIMITED LIABILTY COMPANY, BEING THE OWNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 RIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF
·	RECORDED AT RECEPTION NO OF THE
CONTAINING 21,576 SQUARE FEET, OR 0.50 ACRES, M	MORE OR LESS;
"CROFTON PARK FILING NO. 1 - REPLAT I". AND BY	TE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR D FOR USE BY PUBLIC AND PRIVATE UTILITIES.
OWNER	
CROFTON SENIORS, LLC, A COLORADO LIMITED LIABILITY CON	MPANY
NAME: DONN D. ELEY TITLE: MEMBER	· •
STATE OF COLORADO) COUNTY OF CLORATURE) SS.	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE	ME THIS 2 DAY OF October 2008.
	OFTON SENIORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES JUNE 22, 2010	yaaaaaaaaaaaaaa
Frate	WYNNE FOOTE NOTARY PUBLIC
NOTARY PUBLIC 5525 HARRING PAR DO #100	STATE OF COLORADO My Commission Expires June 22, 2010
ADDRESS	My Commission Expires June 22, 2010
Dillinword Village Co 80111	
HOLDER OF DEED OF TRUST	
BANK OF OKLAHOMA, N.A.	
NAME: # Show Thurs TITLE: Sears VICE P	nesidit
STATE OF COLORADO)	
country of Denver) ss.	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE	ME THIS 6th DAY OF October, 2008,
BY H. Shaw Thomas ASSENIAr Vice President OF BAN	•
WHITE P. M.	Notice Applies
MY COMMISSION EXPIRES 22 2010	
Heidel Martines	
NOTARY PUBLIC 820 [LYN St #838	1C.3
ABBESSULL CD 80202	
	••
HOLDER OF DEED OF TRUST	ED LIABILITY COMPANY
VILLAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITI	ED EINDIEFF COMENIA
NAME: DOWN DECEY TITLE: MEMBER	-
STATE OF COLORADO)	
COUNTY OF Orapaluse) SS.	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE	ME THIS DAY OF Detaller, 200%,
	LAGE COMMERCIAL PROPERTIES, LLC, A COLORADO LIMITED
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES LUNE 32 2010	The second secon
To L	WYNNE FOOTE NOTARY PUBLIC
NOTARY BUBLIC	STATE OF COLORADO
5975 Lichwood Maya Blud. 100	My Commission Expires June 22, 2010

W. 1281TH AVE.
COLUMBINE MEADOWS SUBDIVISION SUBDIVISION
PA-C (PUD) RPUD)
BRANDY SINCE ROPUD) SUBSINISION SUBSINISIO
GHEEN & HUNNOPAL *
SITE W. 124th AVE. CITY OF WESTMINSTER Z 72-40
PA-B FAIL OF
SEEK CHEEK
W. 120th AVE.
PA INDICATES PLANNING AREA
VICINITY MAP

NOTES

- 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 I IS TO REPLAT TRACT B, CROFTON PARK FILING
- 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, 3, 4, AND 5 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 I 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

9/23/09

ATTORNEY'S CERTIFICATE

MonRadas ATTORNEY AT LAW 15 4 3 4 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 <u>18 TH</u> DAY OF <u>AUGUST</u>, 2008.9.

CITY AND COUNTY OF BROOMFIELD MANAGER

ASSISTANT CITY AND COUNTY OF BROOMFIELD
MANAGER FOR COMMUNITY DEVELOPMENT

10-9.2009

ENGINEER/SURVEYOR

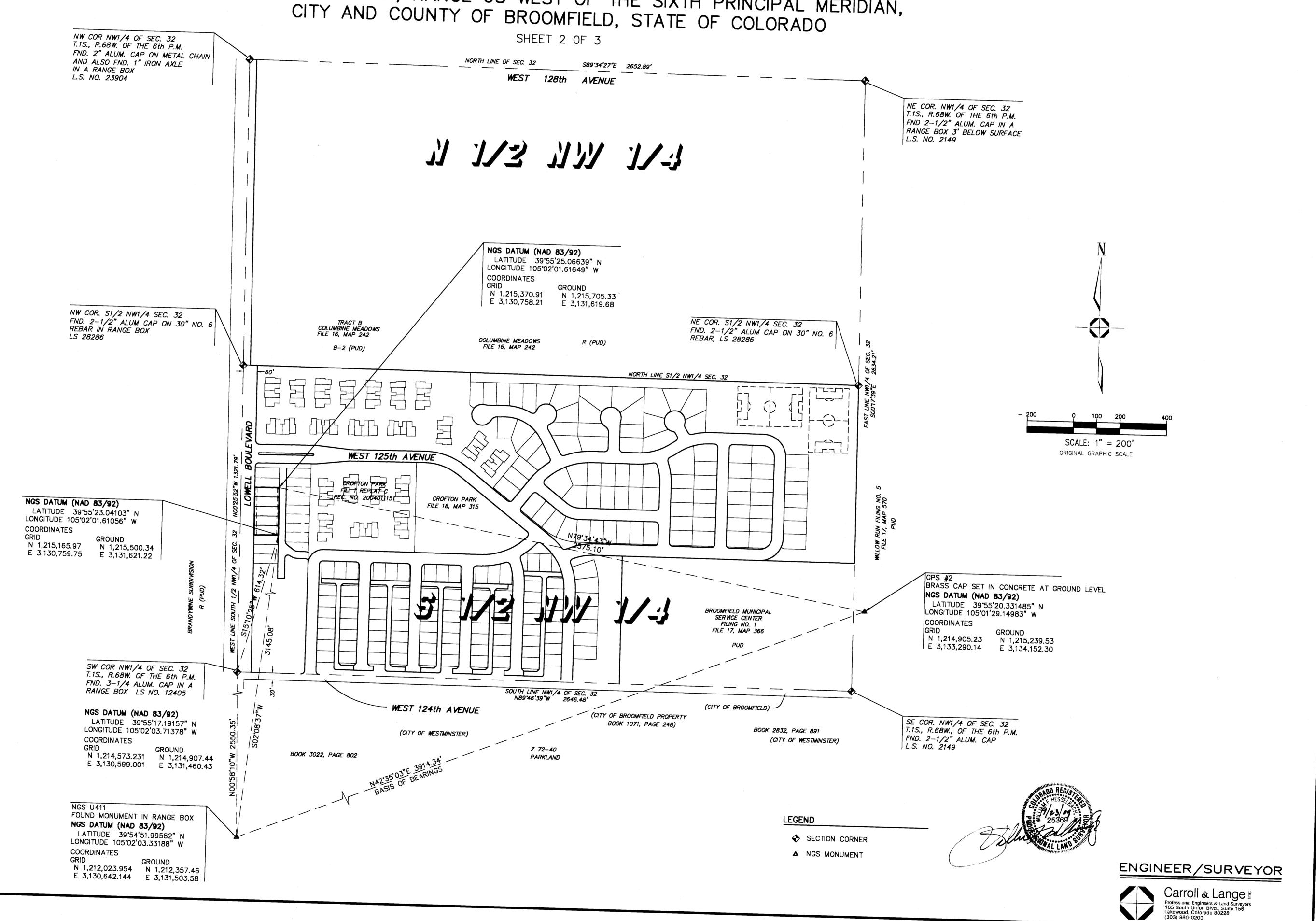


ADDRESS Word Village, CO 7011)

CROFTON PARK FILING NO. 1 - REPLAT I

2009013640 10/16/2009 03:32P PL

A REPLAT OF TRACT B, CROFTON PARK FILING NO. 1 — REPLAT H, 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 RECOME D. STATE OF COLORAGE

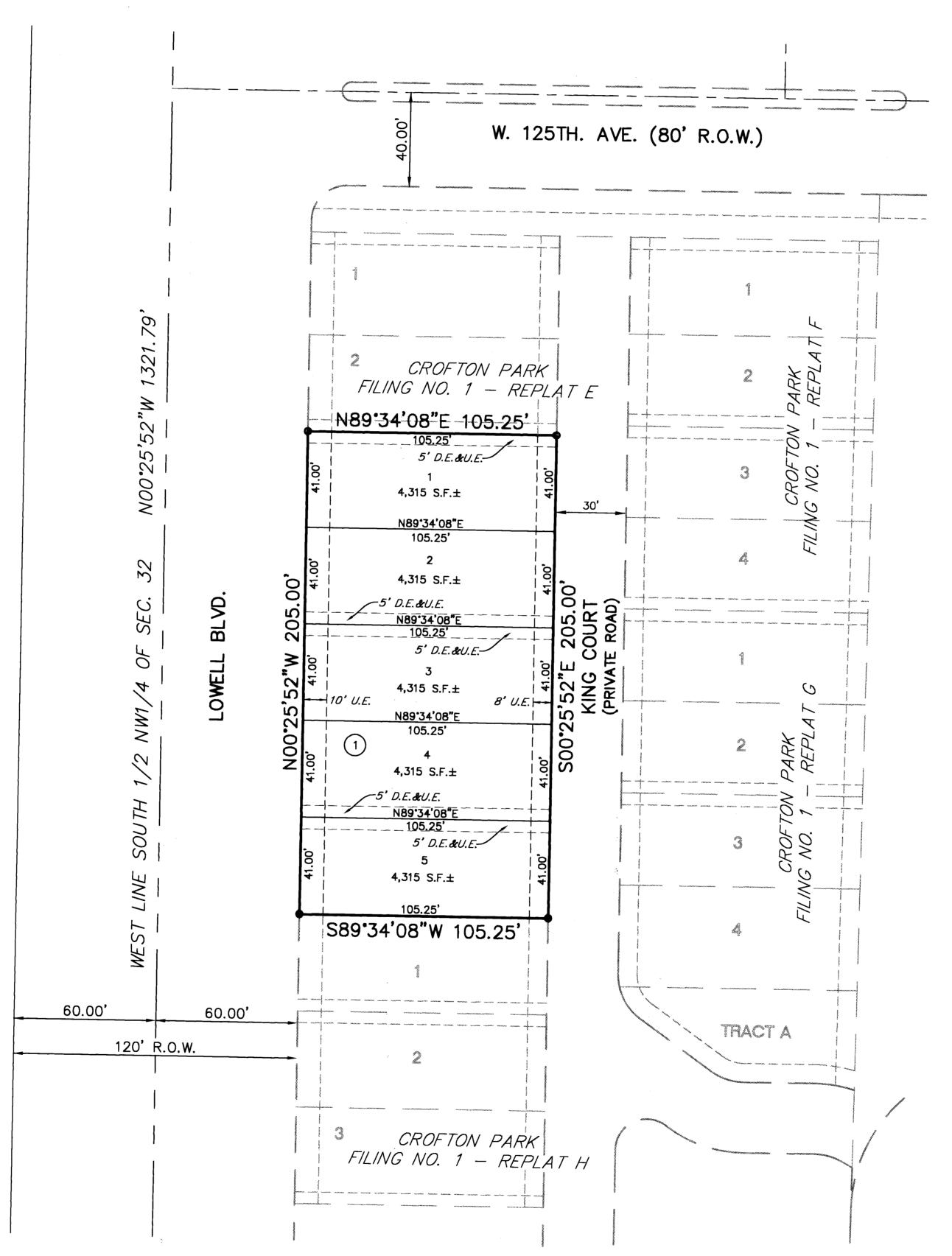


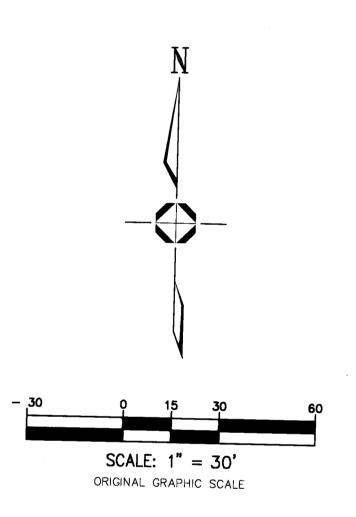
CROFTON PARK FILING NO. 1 - REPLAT I

2009013640 10/16/2009 03:32P PL 3 of 3 R 0.00 D 0.00 City&Cnty Broomfield

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SHEET 3 OF 3





LEGEND

- SECTION CORNER
- O FOUND 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



Carroll & Lange ©
Professional Engineers & Land Surveyors
165 South Union Bivd., Suite 156
Lakewood, Colorado 80228