BLAIR SUBDIVISION FILING NO. 2, REPLAT A

EINIAL DLAT

A REPLAT OF LOT 1, BLOCK 1, BLAIR SUBDIVISION FILING NO. 2 & A PORTION OF VACATED WEST 120TH AVENUE NORTHEAST ONE—HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO SHEET 1 OF 2 6.4552 ACRES

2012015896 | PL 12/05/2012 01:21 PM Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$ City and County of Broomfield

NOTES:

- 1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 5501-1804119 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2011 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- 2. BEARINGS ARE BASED ON GRID BEARING OF N78°12'33"E, BETWEEN CITY OF BROOMFIELD CONTROL POINTS GPS 11 AND JEFFCO RESET AS DEFINED IN THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE 0501 AT A MODIFIED DISTANCE OF 3734.762 FEET. THE MODIFICATION FACTOR FOR COORDINATE CONVERSION BETWEEN PUBLISHED COLORADO STATE PLANE COORDINATE VALUES AND MODIFIED STATE PLANE VALUES IS 0.999707995 AT A PROJECT ELEVATION OF 5630 FEET.
- 3. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0850730086F LAST REVISED AUGUST 18, 2004. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- 4. BENCHMARK: S 1/4 CORNER OF SECTION 33, T1S., R.69W., OF THE 6TH P.M. 3" BRASS CAP STAMPED PLS 33202 IN CONCRETE. ELEVATION: 5630.155 FEET (NAVD 1988 DATUM).
- 5. ALL UNITS SHOWN HEREON ARE U.S. SURVEY FEET
- 6. THE COLORADO COORDINATE SYSTEM HEREON IS DEFINED AS ORDER C 2-1, 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.
- 7. THE ENTIRE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY AS SHOWN ON THE PLAT OF BLAIR SUBDIVISION FILING NO. 2, SAID EASEMENTS FOR LOT 1, BLOCK 1, ARE VACATED BY SEPARATE INSTRUMENT AND REDEDICATED AS SHOWN HEREON, BY THIS PLAT.
- 8. MINIMUM TEN-FOOT (10") WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO AND ITS SUCCESSORS (PSCO) RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF BLAIR SUBDIVISION FILING NO. 2, REPLAT A, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT NOVEMBER 23, 2011, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

CHARLES N. BECKSTROM PROFESSIONAL L.S. NO. 33202

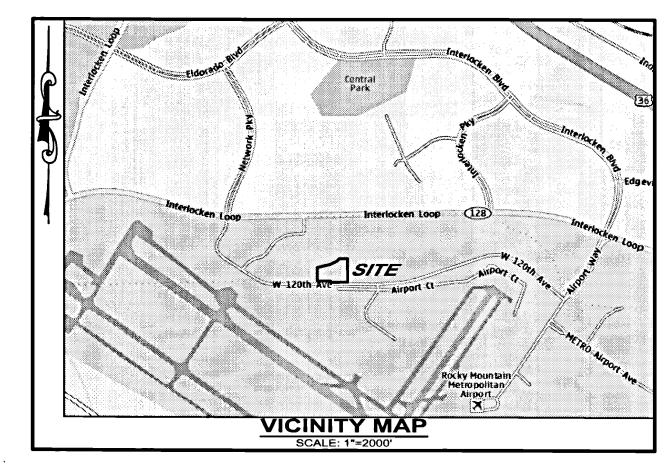


NOTICE:

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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ATTORNEY'S CERTIFICATE:

I, Jes Marie 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.

2 4914 REGISTRATION NO. 2 / 35, DATE: 10 - 3/- 12

OWNERS:

10851 LLC, A COLORADO LIMITED LIABILITY COMPANY
ATTN.: RAY SUPPA
4950 KAHALA AVENUE
HONOLULU, HAWAII 96816
PHONE: (303) 888-3836

ROBERT J. SLOBE 400 SLOBE AVENUE SACRAMENTO, CALIFORNIA 95815 PHONE: (916) 925-2721

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER(S) LOT 1, BLOCK 1, BLAIR SUBDIVISION FILING NO. 2, A REPLAT OF LOT 1, BLOCK 1, BLAIR SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2088002 AND THAT PORTION OF VACATED WEST 120TH AVENUE RECORDED AT RECEPTION NO. 2012 015 6 LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT LYING ON THE NORTHERLY R.O.W. LINE OF WEST 120TH AVENUE; THENCE S89°16'21"W ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID NORTHERLY R.O.W. LINE A DISTANCE OF 421.55 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 33, SAID POINT LYING ON SAID NORTHERLY R.O.W. LINE AS DESCRIBED AT RECEPTION NO. 2012 015861; THENCE CONTINUING S89°16'21"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 244.37 FEET TO THE INTERSECTION OF SAID NORTHERLY R.O.W. LINE AND THE WESTERLY LINE EXTENDED SOUTHERLY OF SAID LOT 1; THENCE N00°02'16"W ALONG SAID EXTENDED LINE AND SAID WESTERLY LINE A DISTANCE OF 326.13 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1: THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES; 1) THENCE N77°09'43"E A DISTANCE OF 284.61 FEET; 2) THENCE N63°46'29"E A DISTANCE OF 179.22 FEET; 3) THENCE N46°11'20"E A DISTANCE OF 64.43 FEET; 4) THENCE N89°57'16"E A DISTANCE OF 180.98 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S00°02'16"E ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 504.86 FEET TO THE POINT OF

CONTAINING 281,187 SQUARE FEET OR 6.4552 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BLAIR SUBDIVISION FILING NO. 2, REPLAT A", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENT AS SHOWN OR NOTED ON THE PLAT, FOR PUBLIC AND MUNICIPAL USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES NOT PREVIOUSLY DEDICATED.

OWNER:

BY:

RAY SUPPA, MANAGER

STATE OF HARRISON

ACKNOWLEDGE BEFORE ME THIS 19 DAY OF October

20 PP RAY SUPPA AS MANAGER OF 10851 LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC S. Kury-lau

MY COMMISSION EXPIRES: offoffice

OWNER:

ROBERT J. SLOBE

ROBER I SLOBE OWNER

STATE OF Calibraia)

ACKNOWLEDGE BEFORE ME THIS 23DAY OF Deliber

20 12 BY ROBERT J. SLOBE AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL

OTARY PUBLIC

MY COMMISSION EXPIRES: 27, 2015

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS DAY OF 2012.

CITY COUNCIL 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 23 DAY OF School

Inicia Regeness (

SEAL

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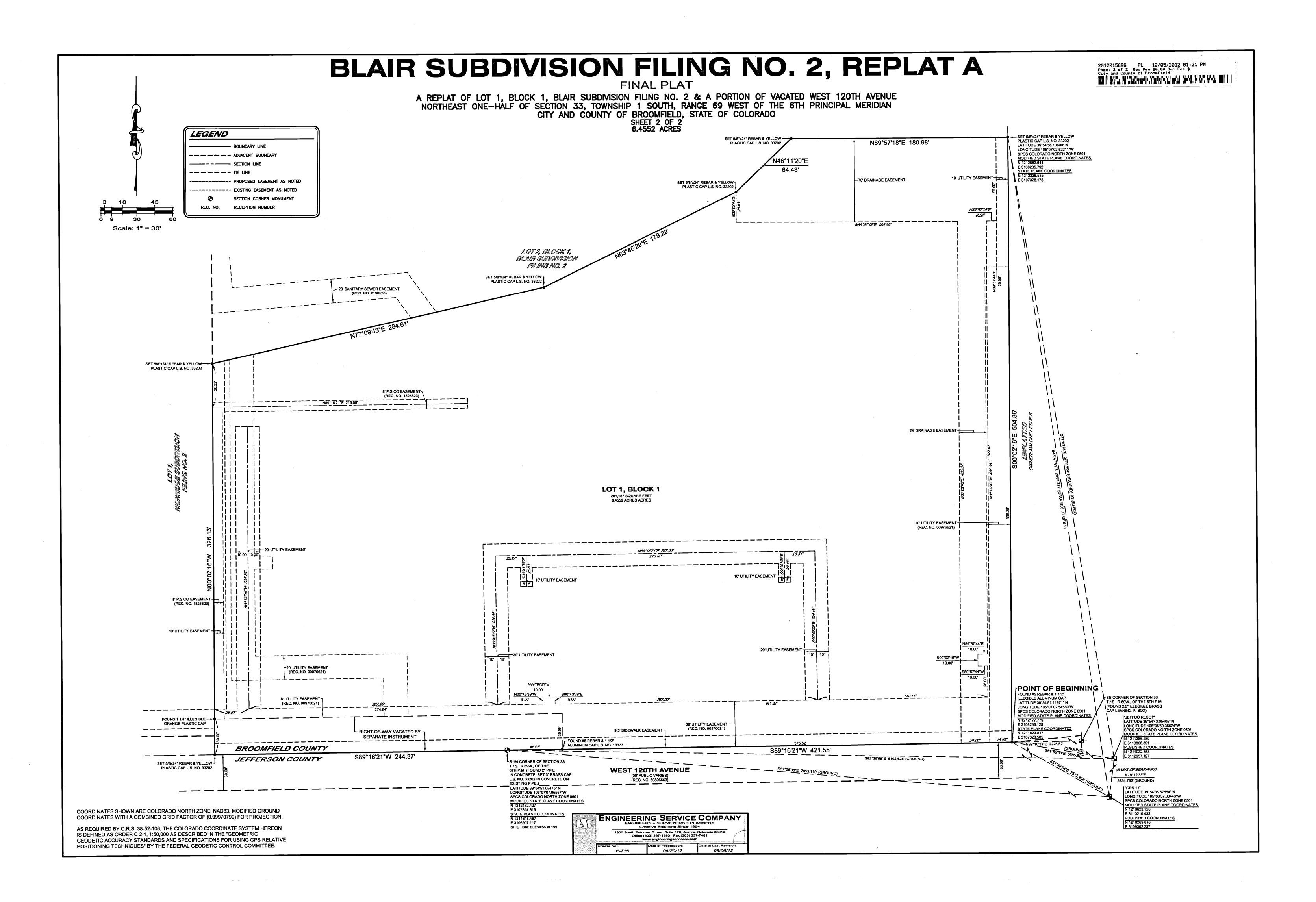
www.engineeringserviceco.com

Drawer No.:

Date of Preparation:

04/20/12

09/06/12



City and County of Broomfield

As Amended October 23, 2012

ORDINANCE NO. 1957

AN ORDINANCE VACATING A PORTION OF W. 120TH AVENUE RIGHT-OF-WAY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO:

<u>Section 1</u>. Pursuant to the provisions of Part 3 of Article 2, Title 43 C.R.S, a portion of W. 120th Avenue in Broomfield, Colorado, is hereby vacated, as such right of way is more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference.

<u>Section 2</u>. Title to the said vacated right-of-way shall vest in the adjacent property owners, pursuant to section 43-2-302(1)(b), C. R. S.

<u>Section 3.</u> An easement is retained by the City and County of Broomfield for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.

Section 4. This ordinance shall be effective seven days after publication following final passage.

INTRODUCED AND APPROVED after first reading on September 25, 2012, and ordered published in full.

INTRODUCED A SECOND TIME and approved, as amended, on October 23, 2012, and further ordered published.

THE CITY AND COUNTY OF BROOMFIELD, COLORADO

Morrow

ATTEST:

City & County Clark

APPROVED AS TO FORM:

City & County Attorney

First Publication: September 30, 2012 Second Publication: October 28, 2012 2012015861 ORD 12/05/2012 11:21 AM
Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$0.00
City and County of Broomfield

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTH ½ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, BLAIR SUBDIVISION FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NO. 2088002, COUNTY OF BOULDER, STATE OF COLORADO RECORDS, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 120TH AVENUE; THENCE N89°16'21"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 290.40 FEET TO AN ANGLE POINT; THENCE S00°02'16"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 30.00 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1, SAID POINT LYING ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE S89°16'21"W ALONG SAID SOUTH LINE A DISTANCE OF 46.03 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE CONTINUING S89°16'21"W A DISTANCE OF 244.37 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF SAID LOT 1 EXTENDED SOUTHERLY; THENCE N00°02'16"W ALONG SAID EXTENDED WESTERLY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (8,711 SQUARE FEET) 0.2000 ACRES.

DATE PREPARED: April 16, 2012 DATE OF LAST REVISION: September 25, 2012

PREPARED BY: CHARLES N. BECKSTROM, PLS NO. 33202

FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY 1300 SOUTH POTOMAC STREET, SUITE 126

AURORA, COLORADO 80012 PHONE: (303) 337-1393

