H.E.M.

C.R.W.

H.E.M.

0004\_plat triangle parcel

- FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD. AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST INC., CONSULTING ENGINEERS RELIED UPON TITLE COMMITMENT 580-F0411723-380-BWJ. AMENDMENT NO. 2 PREPARED BY FIDELITY NATIONAL TITLE COMPANY EFFECTIVE MAY 21, 2012 AT 5:00 P.M. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC. PLEASE REFER TO TO THE ABOVE CITED TITLE COMMITMENT FOR ADDITIONAL INFORMATION
- BASIS OF BEARINGS: BEARINGS ARE BASED ON TWO BROOMFIELD GPS CONTROL MONUMENTS, "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND) AND "GPS #32" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD GPS NO. 32"). THE BEARING BETWEEN SAID MONUMENTS IS SOUTH 35'07'01" WEST, A DISTANCE OF 9415.11 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PROJECT DATUM: GEODETIC COORDINATES ARE BASED UPON WGS 84 ORTHOMETRIC HEIGHTS ARE BASED UPON NAVD 1988
  STATE PLANE COORDINATES ARE BASED UPON COLORADO NORTH ZONE 0501 UNITS ARE US SURVEY FEET.

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE PROJECT COMBINED SCALE FACTOR: 0.99971630

PROJECT COORDINATES WERE MODIFIED TO GROUND AT NGS 1ST ORDER HORIZONTAL CONTROL POINT "LUCY" (A FOUND 3" BRASS DISK SET IN AN 18" ROUND CONCRETE POST STAMPED "CITY OF BROOMFIELD LUCY GPS NO. 15" SET FLUSH WITH THE GROUND).

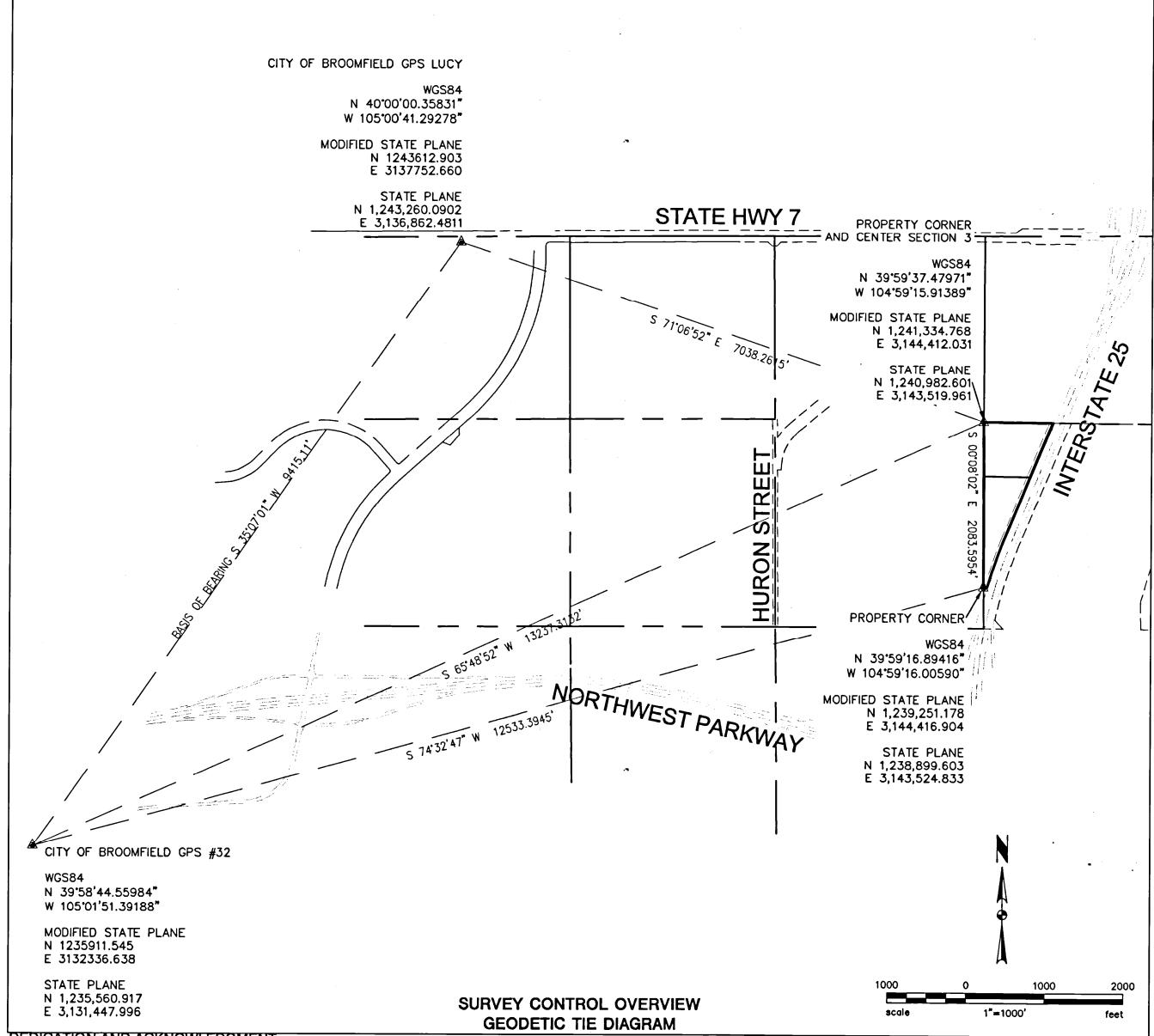
DESIGNATION: "CITY OF BROOMFIELD LUCY", NGS PID AI3578 NAD 1984 COORDINATES = LAT 40°00'00.35831". LONG W 105°00'41.29278"

ELLIPSOID HEIGHT = 5240.05' ASSUMED ELEVATION = 5297.00'

SAFCO PRODUCTS • NEW HOPE, MINNESOTA

STATE PLANE COORDINATES = N 1,243,260.0902, E 3,136,862.4811 MODIFIED STATE PLANE COORDINATES (GROUND) = N 1243612.903 E 3137752.660 PROJECT BENCHMARK: "LUCY" AS DESCRIBED ABOVE, ELEVATION 5297.00', ASSUMED DATUM.

- 6. STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 2ND ORDER, CLASS I, 1:50,000, 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.
- 7. FLOOD ZONE DESIGNATION: THIS PROPERTY LIES WITHIN A FLOOD ZONE A OR X (UNSHADED), PER FEMA FIRM MAPS 0850730040F, 0850730105F, AND 0850730085F, DATED AUGUST 18, 2004. THE MAJORITY OF TRACT A LIES WITHIN THIS FLOOD ZONE.
- 8. FENCE LINE ALONG INTERSTATE 25 IS SHOWN ACCORDING TO ITS FIELD SURVEYED LOCATION. THE FENCE LINE DOES NOT APPEAR TO BE THE RIGHT-OF-WAY LINE AS NO RIGHT-OF-WAY MARKERS WERE FOUND AND THE RED PLASTIC CAP STAMPED PLS #12083 IS NOT ACCEPTED AS A PROPERTY CORNER FOR SUBJECT PROPERTY OR AS A RIGHT-OF-WAY MARKER. RIGHT-OF-WAY AS DESCRIBED IN BOOK 473 AT PAGE 51 DOES NOT COINCIDE WITH THE FENCE LINE, BUT FALLS TO THE EAST OF THE FENCE LINE BY DISTANCES VARYING FROM 2 TO 19 FEET.



## DEDICATION AND ACKNOWLEDGMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT NBH BANK, N.A. (FORMERLY KNOWN AS BANK MIDWEST, N.A. A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF CHOICE A/K/A BANK OF CHOICE, A DIVISION OF BANK MIDWEST, N.A.) BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH. RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING WEST OF US HIGHWAY NO. 87 AS DESCRIBED IN BOOK 473 AT PAGE 51, COUNTY OF BROOMFIELD, STATE OF COLORADO. EXCEPT THAT PORTION DESCRIBED IN RULE AND ORDER RECORDED NOVEMBER 22, 2002 AT RECEPTION NO. C1057333, CITY OF BROOMFIELD, STATE OF COLORADO AND CONSISTING OF THE FOLLOWING:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 3; THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 S00°08'02'E A DISTANCE OF 2083.60 FEET: THENCE N88'53'44'E A DISTANCE OF 44.17 FEET TO A POINT ON THE RIGHT OF WAY OF SAID US

HIGHWAY NO 87: THENCE ON SAID RIGHT OF WAY ON THE ARC OF A CURVE, CONCAVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5830.00 FEET, AN ARC LENGTH OF 630.14 FEET, A CENTRAL ANGLE OF 6'11'34". AND A CHORD THAT BEARS S19'36'09"W A DISTANCE OF 629.83 FEET; THENCE CONTINUING ON SAID RIGHT OF WAY N22°41'58 E A DISTANCE OF 1608.78 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 3; THENCE ON SAID NORTH LINE N89'39'32"W A DISTANCE OF 881.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.41 ACRES (932,558.14 SQUARE FEET) MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIMDED THE SAME ABOVE DESCRIBED LAND, UNDER THE NAME OF NORTH PARK FILING NO. 5; AND BY THESE PRESENTS DEDICATES AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## **OWNER'S CERTIFICATE:**

NBH BANK, N.A. (FORMERLY KNOWN AS BANK MIDWEST, N.A. A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF CHOICE A/K/A BANK OF CHOICE, A DIVISION OF BANK MIDWEST, N.A.)

7900 EAST 1ST STREET DENVER, CO 80230

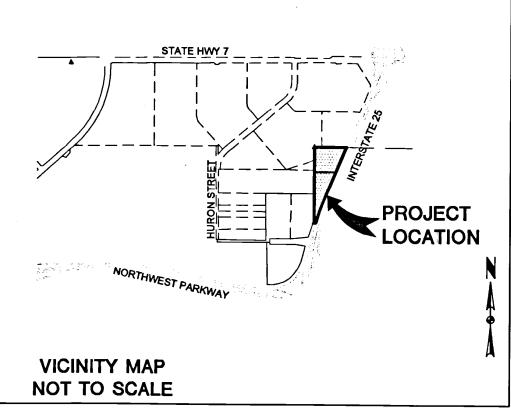
STATE OF COLORADO)

COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF March 2013, BY JIM NEILL, AS VICE PRESIDENT AT NBH BANK, N.A. (FORMERLY KNOWN AS BANK MIDWEST, N.A. A NATIONAL BANKING ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF CHOICE A/K/A BANK OF CHOICE, A DIVISION OF BANK MIDWEST! - N.A.)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3/4/16



**LEGEND** 

CONTROL MONUMENT AS DESCRIBED

## SURVEYOR'S CERTIFICATE

I, CHAD R. WASHBURN, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS

COLORADO PROFESSIONAL LAND SURVEYOR #37963

WASHBURN LAND SURVEYING 3621 MUSKRAT CREEK DRIVE FORT COLLINS, CO 80528

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 CERTIFICATION

## ATTORNEY'S CERTIFICATE:

Joseph H. Fortova AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND AND THAT PARTIES EXECUTING THE DEDICATION OF STREETS, EASEMENTS, PARCELS OF LAND AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD ARE THE OWNERS THEREOF IN FEE SIMPLE AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH HEREIN.

SO SWORN THIS 27/12 DAY OF More 20 13

**APPROVAL** 

CITY AND COUNTY OF BROOMFIELD ONE DESCOMBES DRIVE BROOMFIELD, CO 80020

OF COMMUNITY DEVELOPMENT



NORTH

1192.0004.00

HORIZONTAL: 1"=1000' MARCH 1, 2013

NORTH PARK FILING NO. 5

