

ALLMER NATIONAL SELF STORAGE SUBDIVISION, REPLAT A

A REPLAT OF LOT 2, LOT 3 AND LOT 4, BLOCK 1, ALLMER NATIONAL SELF STORAGE SUBDIVISION AND TRACT A, A AND B SUBDIVISION REPLAT B, SITUATED IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 2

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Page: 1 of 2 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

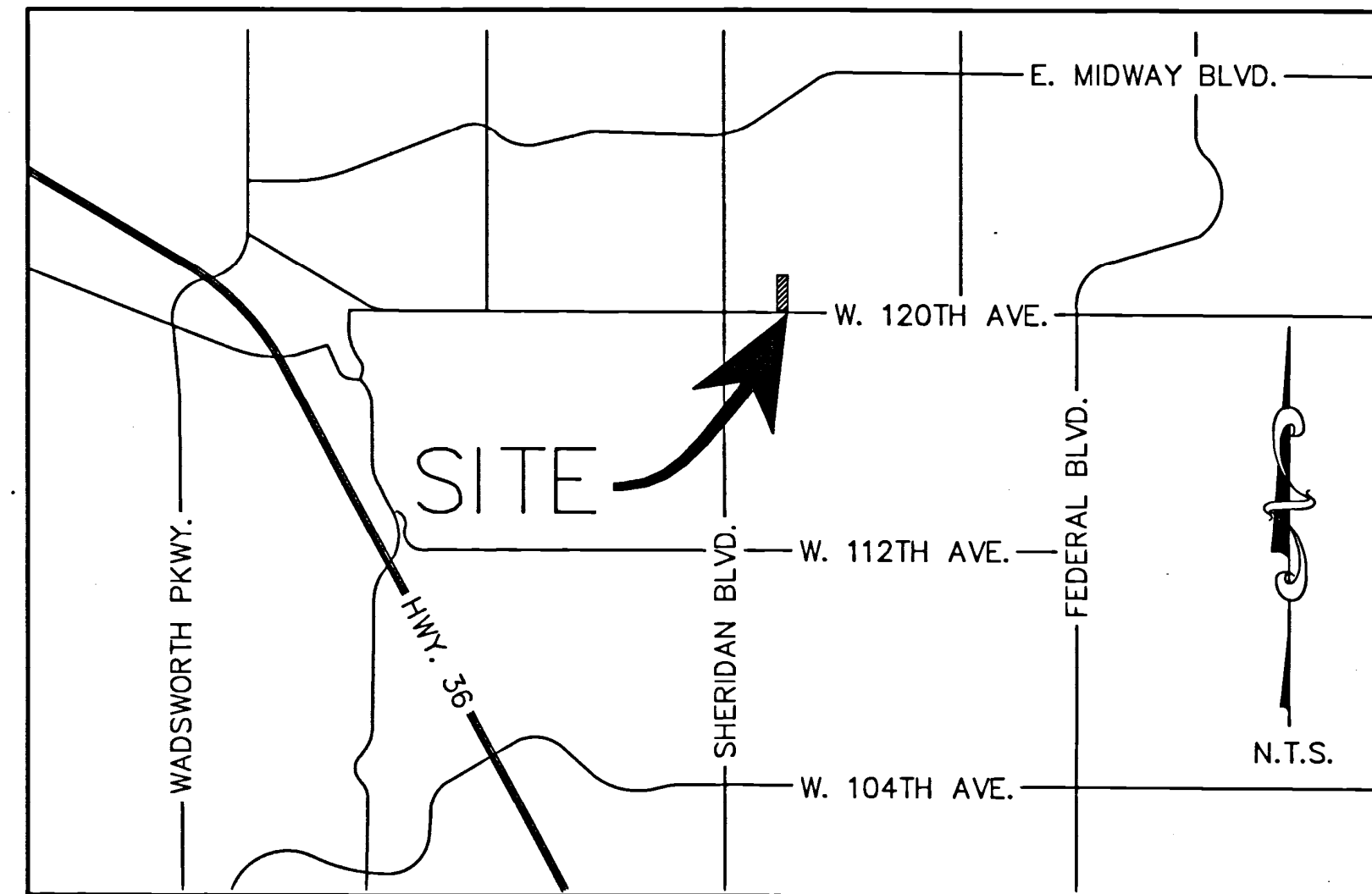
LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF:

A PARCEL OF LAND BEING LOTS 2, 3 AND 4, BLOCK 1, ALLMER NATIONAL SELF STORAGE SUBDIVISION, RECEPTION NO. B364173, (ADAMS COUNTY RECORDS) EXCEPT THAT PORTION OF LOT 2 CONVEYED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 14, 1997 IN BOOK 4939 AT PAGE 444 IN THE ADAMS COUNTY, COLORADO REAL ESTATE RECORDS, COUNTY OF BROOMFIELD, STATE OF COLORADO, AND TRACT A, A AND B SUBDIVISION REPLAT B FINAL PLAT, RECEPTION NO. 2008001889, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 248,201 SQUARE FEET, OR 5.699 ACRE, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ALLMER NATIONAL SELF STORAGE SUBDIVISION, REPLAT A, AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; 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 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP

GENERAL NOTES:

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NO. 097-C5000794-058-LG1 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 21, 2014 AT 7:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTION OF RECORD.
2. A PORTION OF LOT 1, (TRACT A, A&B SUBDIVISION REPLAT B FINAL PLAT) SURVEY WAS BASED ON TITLE COMMITMENT NO. 097-C2006399-058-LG1 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 28, 2014 AT 7:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTION OF RECORD.
3. BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID BEARING BETWEEN BROOMFIELD GPS CONTROL POINTS Y411 AND A-413, S 84°44'23" W, MODIFIED STATE PLANE DISTANCE OF 2442.46 FEET.
4. THE AVERAGE COMBINED FACTOR FOR THE PROJECT IS 0.999737969 FROM MODIFIED STATE PLANE TO COLORADO STATE PLANE COORDINATES.
5. THE COLORADO COORDINATE SYSTEM HEREON IS DEFINED AS ORDER C2-1, 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.
6. BENCHMARK: CITY AND COUNTY OF BROOMFIELD GPS NO. Y411 ELEVATION: 5284.422 FEET (NAVD 1988 DATUM)
7. BY GRAPHIC PLOTTING THE SOUTHERN PORTION OF SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "AH" AND THE REMAINING SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0850730091G DATED OCTOBER 2, 2013.
8. ALL UNITS ARE U.S. SURVEY FEET.
9. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY LEGAL DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVEN MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER:

WAL-MART TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER NAME _____ OWNER TITLE _____

2001 SE 10TH ST.
BENTONVILLE, AR 72716-5525

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ATTORNEY'S CERTIFICATE:

I, _____ AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHT-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD 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.

13799 _____ DATE: 4/28/2015
ATTORNEY REGISTRATION NO. _____ ATTORNEY FOR APPLICANT

OWNER:

BROOMFIELD CORNERS THREE LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: DRAKE DEVELOPMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER

BY: DRAKE REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, MANAGER

Jon Hauser
JON HAUSER, MANAGER GENERAL MANAGER

DRAKE REAL ESTATE SERVICES, INC.
496 S BROADWAY
DENVER, CO 80209

STATE OF COLORADO)
COUNTY OF DENVER)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April 2015 BY JON HAUSER, AS MANAGER OF DRAKE REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, MANAGER OF DRAKE DEVELOPMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF BROOMFIELD CORNERS THREE LLC, A COLORADO LIMITED LIABILITY CO. WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10/28/16

Jeanne M. Rooney
NOTARY PUBLIC

JEANNE M. ROONEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 12684 114331
MY COMMISSION EXPIRES OCTOBER 28, 2015

FALCON SURVEYING INC.
9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM

DATE: 09/05/14 REV: 10/06/14
REV: 10/23/14 REV: 12/30/14
DRAWN BY: JAN CHOKED BY: JMM JOB NO. 140211
DATE OF FIELD SURVEY: 09/03/14 140211J_PLAT.DWG

SURVEYOR'S CERTIFICATE:

I, JEFFREY J. MCKENNA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING. BEARINGS ADJUSTED TO THE GROUND COORDINATES OF THE CITY AND COUNTY OF BROOMFIELD GIS SYSTEM.

Jeffrey J. McKenna
JEFFREY J. MCKENNA
COLORADO LICENSE NO. 34183
FALCON SURVEYING INC.
9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
DATE: 11/26/14

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 8th DAY OF December, 2014.

Thomas J. Silver
CHAIRMAN
David J. Fisher
SECRETARY

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 15th DAY OF January, 2015.

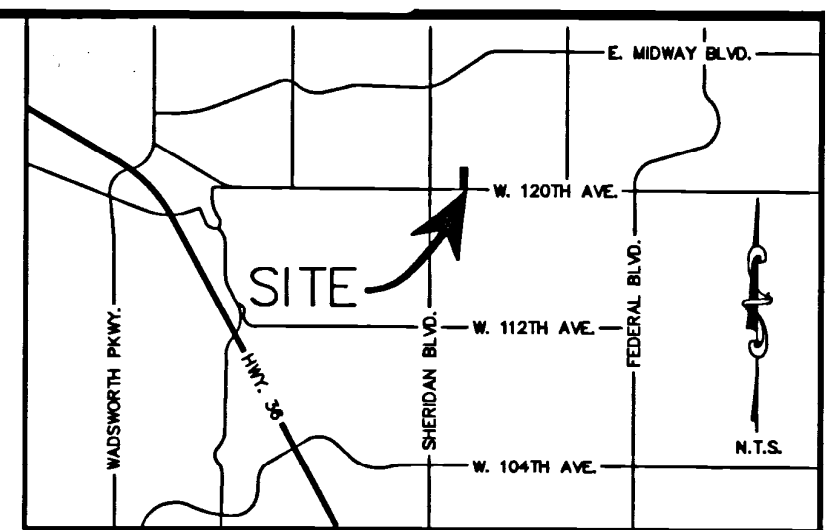
Michael J. Salis
MAYOR
Justin S. Keiser
CITY CLERK
SEAL

DRAWING NUMBER
SAFCO PRODUCTS • NEW HAVEN, CONNECTICUT
REORDER BY PART NUMBER 8553

SUBS2014-140211-140211-PLAT.dwg

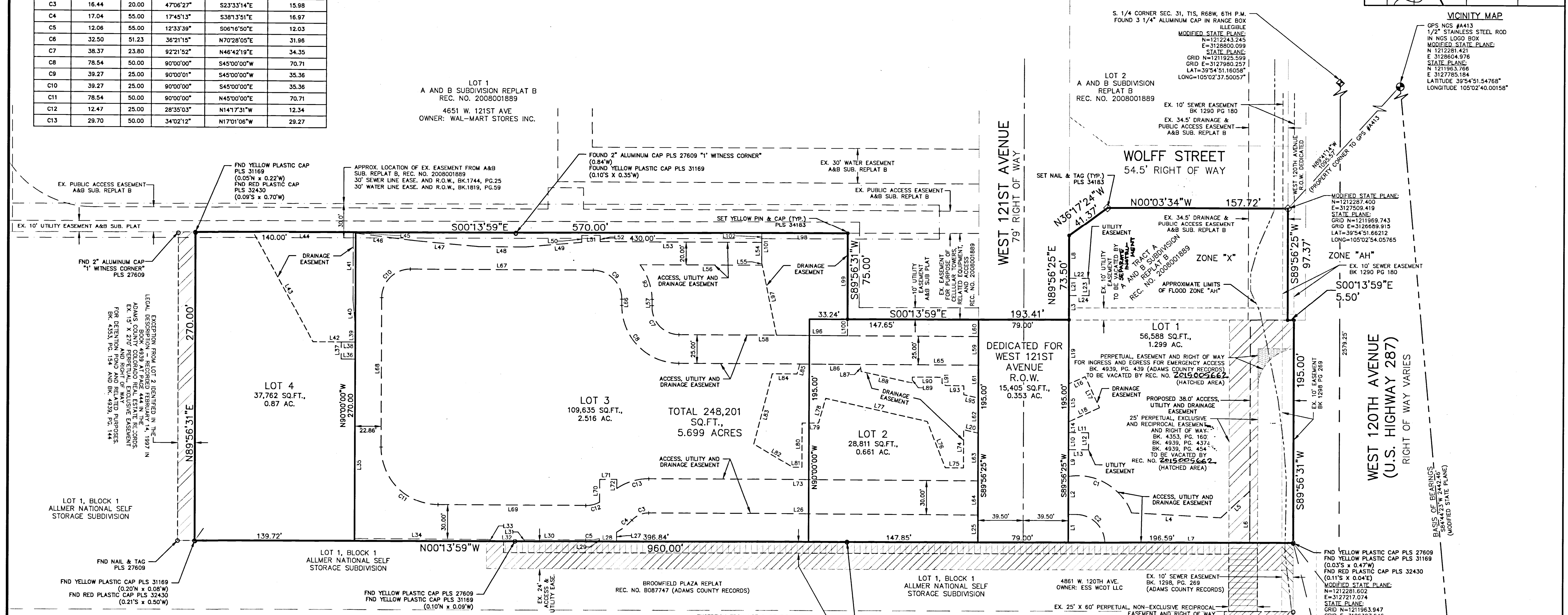
ALLMER NATIONAL SELF STORAGE SUBDIVISION, REPLAT A

A REPLAT OF LOT 2, LOT 3 AND LOT 4, BLOCK 1, ALLMER NATIONAL SELF STORAGE SUBDIVISION AND TRACT A, A AND B SUBDIVISION REPLAT B, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 2 OF 2



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.05	50.00	79°07'24"	N29°51'25"E	63.69
C2	38.75	25.00	88°48'56"	S44°24'28"W	34.99
C3	16.44	20.00	47°06'27"	S23°33'14"E	15.98
C4	17.04	55.00	17°45'13"	S38°13'51"E	16.97
C5	12.06	55.00	12°33'39"	S06°16'50"E	12.03
C6	32.50	51.23	36°21'15"	N70°28'05"E	31.98
C7	38.37	23.80	92°21'52"	N46°42'19"E	34.35
C8	78.54	50.00	90°00'00"	S45°00'00"W	70.71
C9	39.27	25.00	90°00'01"	S45°00'00"W	35.36
C10	39.27	25.00	90°00'00"	S45°00'00"E	35.36
C11	78.54	50.00	90°00'00"	N45°00'00"E	70.71
C12	12.47	25.00	28°35'03"	N14°17'31"W	12.34
C13	29.70	50.00	34°02'12"	N17°01'06"W	29.27

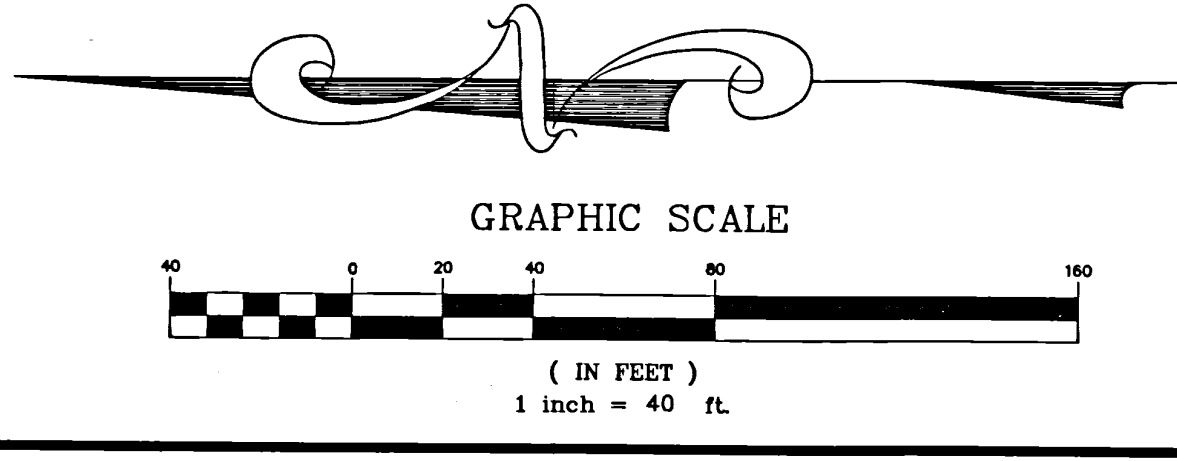
LOT 1
 A AND B SUBDIVISION REPLAT B
 REC. NO. 2008001889
 4651 W. 121ST AVE
 OWNER: WAL-MART STORES INC.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S89°56'25"W	24.61	L21	N89°56'25"E	15.00	L41	N90°00'00"W	59.12	L61	N89°56'25"E	29.07	L81	N00°00'00"E	8.03
L2	S89°56'25"W	33.24	L22	S00°00'00"E	17.50	L42	N00°00'00"E	36.97	L62	S89°56'25"W	30.74	L82	N30°32'04"E	39.59
L3	N89°56'25"E	21.06	L23	S89°56'25"W	15.00	L43	N61°02'21"E	109.05	L63	N89°56'25"E	41.70	L83	S75°34'30"E	63.90
L4	N02°44'01"E	78.04	L24	N00°00'00"W	17.50	L44	S00°13'59"E	87.64	L64	N89°56'25"E	30.00	L84	S00°05'18"W	21.54
L5	N42°58'39"W	34.73	L25	N89°56'25"E	23.93	L45	N90°00'00"E	0.63	L65	S00°01'02"E	261.75	L85	S74°15'48"E	9.22
L6	N89°56'31"E	45.45	L26	S00°00'00"E	287.68	L46	N06°48'39"E	54.74	L66	S89°58'58"W	5.60	L86	S00°01'02"E	52.68
L7	S00°13'59"E	126.60	L27	N90°00'00"E	8.33	L47	N05°00'00"E	55.19	L67	S00°00'00"E	159.91	L87	S81°51'25"W	6.29
L8	N89°56'25"E	37.44	L28	S00°13'59"E	15.00	L48	N00°00'00"E	41.25	L68	N90°00'00"E	130.86	L88	S12°29'46"W	45.79
L9	N89°56'25"E	23.35	L29	N90°00'00"W	2.64	L49	N05°00'00"W	49.42	L69	N00°00'00"E	129.18	L89	N90°00'00"E	5.31
L10	S89°56'25"W	15.00	L30	S00°00'00"E	53.52	L50	N89°56'01"E	6.12	L70	N89°59'50"W	20.00	L90	S00°00'02"E	26.00
L11	N00°02'59"W	17.39	L31	N90°00'00"E	1.59	L51	S00°13'59"E	16.00	L71	N00°38'54"W	15.00	L91	N90°00'00"W	5.54
L12	N89°57'01"E	15.00	L32	S00°13'59"E	30.00	L52	S89°53'00"W	5.37	L72	N90°00'00"E	7.83	L92	S00°17'14"W	15.57
L13	S00°02'59"E	17.39	L33	N90°00'00"W	1.72	L53	S00°00'00"E	141.15	L73	N00°00'00"E	287.65	L93	S00°00'00"E	13.04
L14	S89°56'25"W	9.56	L34	S00°00'00"E	118.52	L54	N90°00'00"W	17.50	L74	N90°00'00"W	33.53	L94	S12°29'46"W	62.07
L15	N89°56'25"E	33.05	L35	N90°00'00"W	157.02	L55	S78°11'31"W	2.55	L75	N00°00'00"E	15.88	L95	N00°01'02"W	64.56
L16	S24°51'33"E	15.75	L36	N00°00'00"E	12.30	L56	N00°00'00"E	106.80	L76	N68°31'13"E	43.61	L96	S00°13'59"E	75.19
L17	S65°08'27"W	30.00	L37	N90°00'00"W	15.00	L57	N89°58'58"W	5.60	L77	N12°29'46"E	90.89	L97	S89°56'31"W	75.00
L18	N24°51'33"W	29.61	L38	N00°00'00"E	12.30	L58	N00°01'02"W	261.72	L78	N74°15'48"W	22.77	L98	S89°56'31"W	14.24
L19	N89°56'25"E	56.19	L39	N90°00'00"W	12.23	L59	N89°56'25"E	25.00	L79	N00°00'00"E	14.33	L99	S00°00'00"E	25.76
L20	N12°29'46"E	13.08	L40	S85°00'00"W	24.52	L60	N89°56'25"E	14.58	L80	N90°00'00"W	38.83	L100	N90°00'00"E	8.26

EXCEPTION FROM LOT 2 IDENTIFIED IN THE LEGAL DESCRIPTION - RECORDED FEBRUARY 14, 1997 IN BOOK 4939 AT PAGE 444 IN THE ADAMS COUNTY COLORADO REAL ESTATE RECORDS.
 EX. 10' X 63.72' PERPETUAL, NON-EXCLUSIVE AND RECIPROCAL EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITY LINES TO LOTS 2, 3, AND 4, BLOCK 1, ALLMER NATIONAL SELF STORAGE SUBDIVISION BK. 4353, PG. 147 AND BK. 4961, PG. 450

FALCON SURVEYING INC.
 9940 WEST 25TH AVENUE
 LAKEWOOD, CO 80215
 303-202-1560
 WWW.FALCONSURVEYING.COM
 DATE: 09/05/14 REV: 10/06/14
 DRAWN BY: JAN CHECKED BY: JMM JOB NO. 140211
 DATE OF FIELD SURVEY: 09/03/14 140211_PLAT.DWG



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 City and County of Broomfield

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