

# NORTHLANDS FILING NO. 1 REPLAT A

MINOR SUBDIVISION  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

## LEGAL DESCRIPTION AND DEDICATIONS:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34;  
 THENCE N34°47'22"E A DISTANCE OF 134.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HURON STREET AS SHOWN ON SAID NORTHLANDS FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;  
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:  
 1. N00°02'49"W A DISTANCE OF 1903.44 FEET;  
 2. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°56'41", A RADIUS OF 598.00 FEET, A CHORD BEARING N04°55'31"E A DISTANCE OF 103.66 FEET AND AN ARC LENGTH OF 103.79 FEET;  
 3. THENCE N09°53'52"E, TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 444.82 FEET;  
 4. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 75°00'00", A RADIUS OF 30.00 FEET, A CHORD BEARING N47°23'52"E A DISTANCE OF 36.53 FEET AND AN ARC LENGTH OF 39.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWELL LANE AS SHOWN ON SAID NORTHLANDS FILING NO. 1;  
 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:  
 1. N84°53'52"E, TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 385.36 FEET;  
 2. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 4°49'12", A RADIUS OF 527.00 FEET, A CHORD BEARING N87°18'28"E A DISTANCE OF 44.32 FEET AND AN ARC LENGTH OF 44.33 FEET;  
 3. THENCE N89°43'04"E, TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 1524.11 FEET TO THE NORTHWEST CORNER OF TRACT E OF SAID NORTHLANDS FILING NO. 1;  
 THENCE ALONG THE WESTERLY LINES OF SAID TRACT E THE FOLLOWING THREE (3) COURSES:  
 1. S00°16'59"E A DISTANCE OF 667.51 FEET;  
 2. THENCE S89°43'01"W A DISTANCE OF 76.62 FEET;  
 3. THENCE S00°16'59"E A DISTANCE OF 758.76 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT D, OF SAID NORTHLANDS FILING NO. 1;  
 THENCE ALONG THE NORTHERLY, WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID TRACT D THE FOLLOWING EIGHT (8) COURSES:  
 1. S89°54'59"W A DISTANCE OF 8.50 FEET;  
 2. THENCE S00°16'59"E A DISTANCE OF 366.35 FEET;  
 3. THENCE S28°09'08"W A DISTANCE OF 84.95 FEET;  
 4. THENCE S89°43'01"W A DISTANCE OF 11.27 FEET;  
 5. THENCE S28°09'08"W A DISTANCE OF 28.36 FEET;  
 6. THENCE N89°43'01"E A DISTANCE OF 41.41 FEET;  
 7. THENCE N28°09'08"E A DISTANCE OF 229.64 FEET;  
 8. THENCE N12°47'10"E A DISTANCE OF 270.55 FEET TO THE SOUTH LINE OF SAID TRACT E;  
 THENCE N89°54'59"E ALONG SAID SOUTH LINE A DISTANCE OF 46.17 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 300 AS DESCRIBED AT RECEPTION NO. 2946104 IN THE OFFICE OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER;  
 THENCE S12°47'10"W ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 305.75 FEET TO THE NORTH CORNER OF TRACT C, NORTHLANDS FILING NO. 1;  
 THENCE ALONG THE NORTHWESTERLY AND WESTERLY LINES OF SAID TRACT C THE FOLLOWING TWO (2) COURSES:  
 1. S28°09'08"W A DISTANCE OF 736.57 FEET;  
 2. THENCE S00°23'22"E A DISTANCE OF 137.76 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7;  
 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:  
 1. S89°36'38"W A DISTANCE OF 24.77 FEET;  
 2. THENCE S89°38'17"W A DISTANCE OF 782.41 FEET;  
 3. THENCE S56°46'38"W A DISTANCE OF 37.57 FEET;  
 4. THENCE S89°36'38"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 894.66 FEET;  
 5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°20'33", A RADIUS OF 30.00 FEET, A CHORD BEARING N45°13'06"W A DISTANCE OF 42.55 FEET AND AN ARC LENGTH OF 47.30 FEET TO THE POINT OF BEGINNING.

EXCLUDING TRACT B, NORTHLANDS FILING NO. 1.

CONTAINING 4,767,658 SQUARE FEET (109.450 ACRES) MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF NORTHLANDS FILING NO. 1 REPLAT A, AND BY THESE PRESENTS DEDICATES TO THE CITY AND COUNTY OF BROOMFIELD ALL ACCESS EASEMENTS, WELL MAINTENANCE AND WORKOVER EASEMENTS AND UTILITY EASEMENTS SHOWN OR NOTED AS BEING DEDICATED BY THIS PLAT FOR PUBLIC AND MUNICIPAL USE BY PUBLIC AND PRIVATE UTILITIES, TO THE EXTENT NOTED ON AND AS LIMITED BY THIS PLAT.

## OWNERS CERTIFICATE:

IKEA PROPERTY, INC., A DELAWARE CORPORATION

BY: Angele Robinson-Gaylord  
 NAME: ANGELE ROBINSON-GAYLORD  
 TITLE: VICE PRESIDENT

BY: Doug Greenholz  
 NAME: DOUG GREENHOLZ  
 TITLE: PRESIDENT

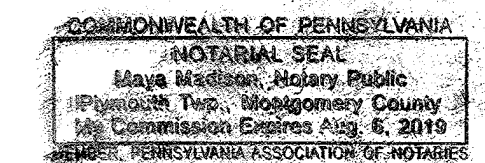
STATE OF PENNSYLVANIA )  
 COUNTY OF Montgomery ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF September 2016

BY Angele Robinson-Gaylord AS Vice President OF IKEA PROPERTY, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Maya Madison



MY COMMISSION EXPIRES: August 6, 2019

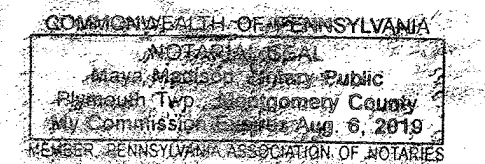
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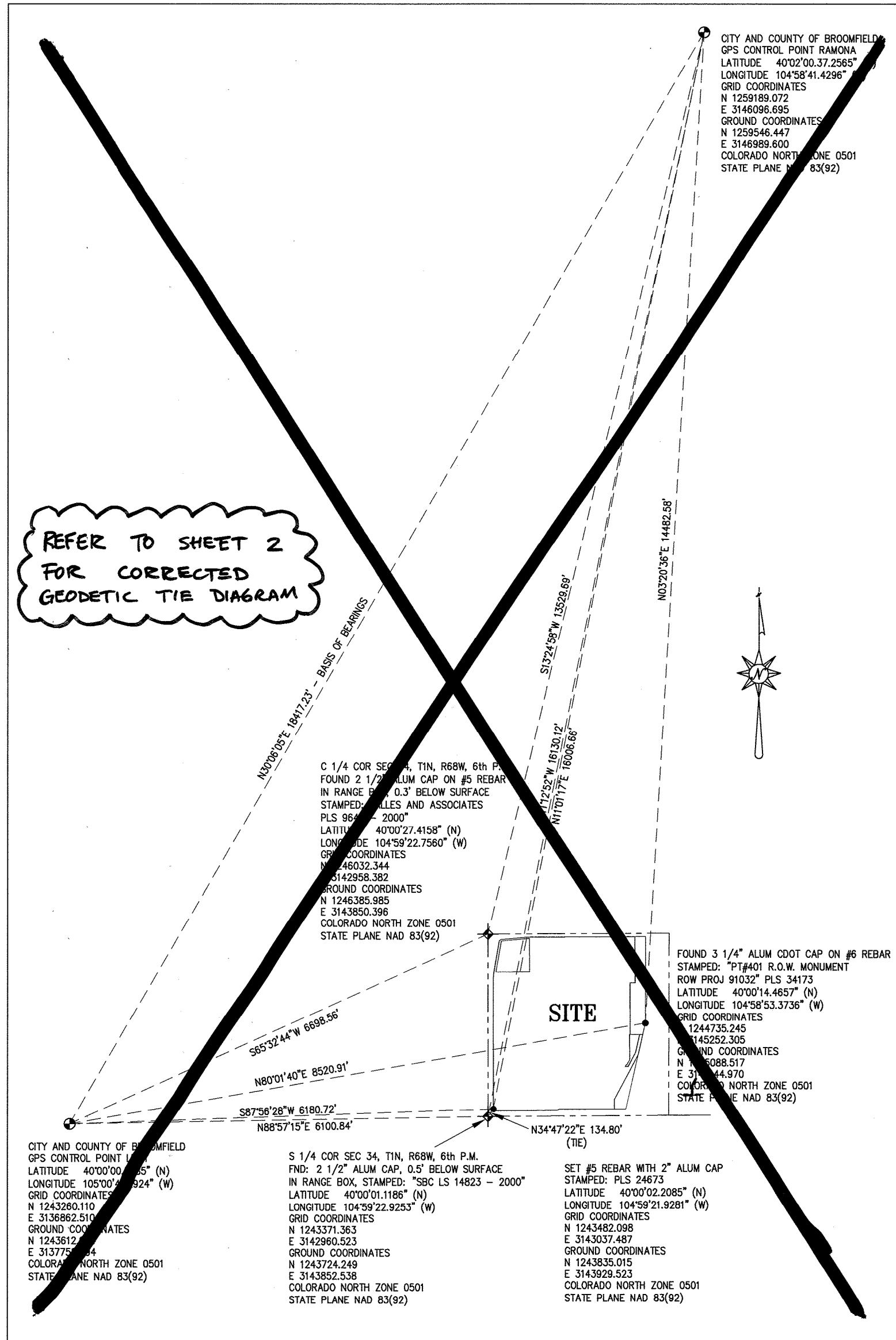
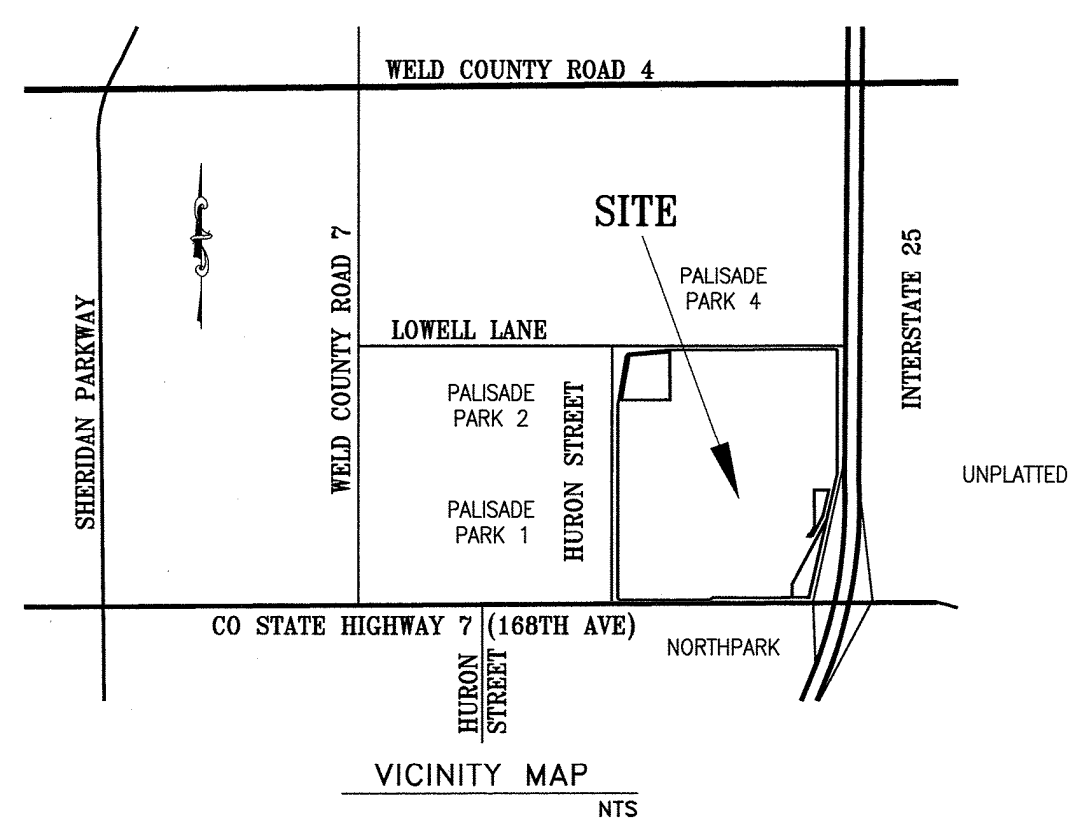
BY Doug Greenholz AS President OF IKEA PROPERTY, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

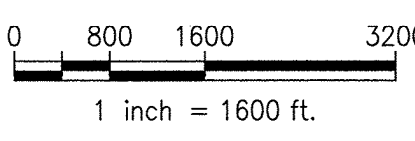
NOTARY PUBLIC Maya Madison



MY COMMISSION EXPIRES: August 6, 2019



## GEODETIC TIE DIAGRAM



## NOTES:

- BASIS OF BEARINGS**  
 ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83(92). A LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENT "LUCY" A 3 1/4" ALUMINUM CAP SET IN 1.0" DIAMETER CONCRETE FLUSH TO SURFACE AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT "RAMONA" A 3 1/4" ALUMINUM CAP SET IN A RANGE BOX, DOWN 0.5" BELOW THE SURFACE, BEARS N30°06'05"E A DISTANCE OF 40.4723 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- GEODETIC NOTE**  
 THE COLORADO COORDINATE SYSTEM SHOWN 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. THE COMBINED SCALE FACTOR TO TRANSLATE GROUND COORDINATES TO GRID COORDINATES IS 0.999716267.
- UNIT OF MEASUREMENT**  
 THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- STATUTE OF LIMITATIONS**  
 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. C.R.S. 13-80-105(3)(a)
- TITLE COMMITMENT NOTE**  
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MERRICK & COMPANY RELIED UPON TITLE COMMITMENT NO. 451-H0473910-265-044 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 29, 2016 AT 7:00 A.M.
- FLOOD ZONE**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP FOR CITY AND COUNTY OF BROOMFIELD, COMMUNITY PANEL NUMBER 0850730040F, DATED AUGUST 18, 2004, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", FLOOD ZONE "X" IS DEFINED FROM SAID FLOOD PANEL MAP AS BEING "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD".
- RECORDATION NOTE**  
 UPON RECORDATION, THIS REPLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS REPLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE VOID AND OF NO FURTHER LEGAL EFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS REPLAT AND THAT THE PROPERTY DESCRIBED IN THIS REPLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCES OF ALL SUCH PREVIOUSLY RECORDED PLATS. ANY REFERENCE IN THIS REPLAT TO PREVIOUSLY RECORDED PLATS SHALL BE FOR REFERENCE TO DISTANCE AND BEARING MEASUREMENTS ONLY.
- ABANDONED WELL NOTE**  
 THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.
- BUILDING PERMIT NOTE**  
 NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-020(5), B.M.C.
- SURVEYORS STATEMENT**  
 I, KENNETH G. OUELLETTE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE 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 16-22 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.

## APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 7th DAY OF September 2016.

David Shinneman  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
Chad Jahn  
 CITY AND COUNTY MANAGER

## SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, 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 16-22 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.



KENNETH G. OUELLETTE, P.L.S. 24673  
 DATE: August 08, 2016  
 JOB NO. 05119179  
 FOR AND ON BEHALF OF MERRICK & COMPANY  
 kenneth.ouellette@merrick.com

SCALE	N/A
DRAWN	KGO
CHECKED	JAW
APPROVED	KGO

5970 Greenwood Plaza Blvd.,  
 Greenwood Village, CO 80111  
 Phone: 303-751-0741

1 of 2

Minor Subdivision

Northlands Filing No. 1 Replat A

