

# BROOMFIELD TOWN CENTRE REPLAT 'C' MINOR SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD  
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

**LEGAL DESCRIPTION**

**LOT 1**  
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SHOWN ON THE PLAT OF THE BROOMFIELD TOWNE CENTRE, RECORDED IN RECEPTION NUMBER 1766317, IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00°29'16" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 70.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF WEST 120TH AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°29'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 400.00 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF EAST FIRST AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, ALONG THE FOLLOWING (3) THREE COURSES:

- 1.) NORTH 90°00'00" EAST, A DISTANCE OF 42.18 FEET;
- 2.) SOUTH 66°14'16" EAST, A DISTANCE OF 334.07 FEET, TANGENT TO THE FOLLOWING DESCRIBED CURVE;
- 3.) ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 23°31'03", A RADIUS OF 607.00 FEET, AN ARC LENGTH OF 249.15 FEET, A CHORD BEARING OF SOUTH 77°59'48" EAST AND A CHORD DISTANCE OF 247.40 FEET;

THENCE SOUTH 00°05'21" EAST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 213.01 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF WEST 120TH AVENUE; THENCE SOUTH 89°54'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 586.85 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.98 ACRES, (173,564 SQUARE FEET), MORE OR LESS.

**OWNER/SUBDIVIDER**  
BROOMFIELD TOWN CENTRE, LLC,  
1430 SPRINGHILL ROAD, SUITE 520  
MCLEAN, VA 22102

EXECUTED THIS 9 DAY OF March 1999 BY BROOMFIELD TOWN CENTRE, LLC, OWNER  
*Ronald K. James*  
RONALD K. JAMES, MANAGER

STATE OF Colorado }  
COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
9 DAY OF March, 1999 BY STEPHEN M. CUMBLE, SUPERVISING MANAGER  
RONALD K. JAMES

NOTARY

WITNESS MY HAND AND OFFICIAL SEAL  
*Nelodie Casanova* ADDRESS: \_\_\_\_\_  
NOTARY PUBLIC

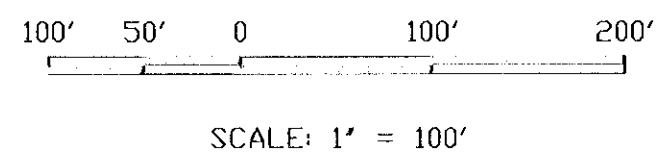
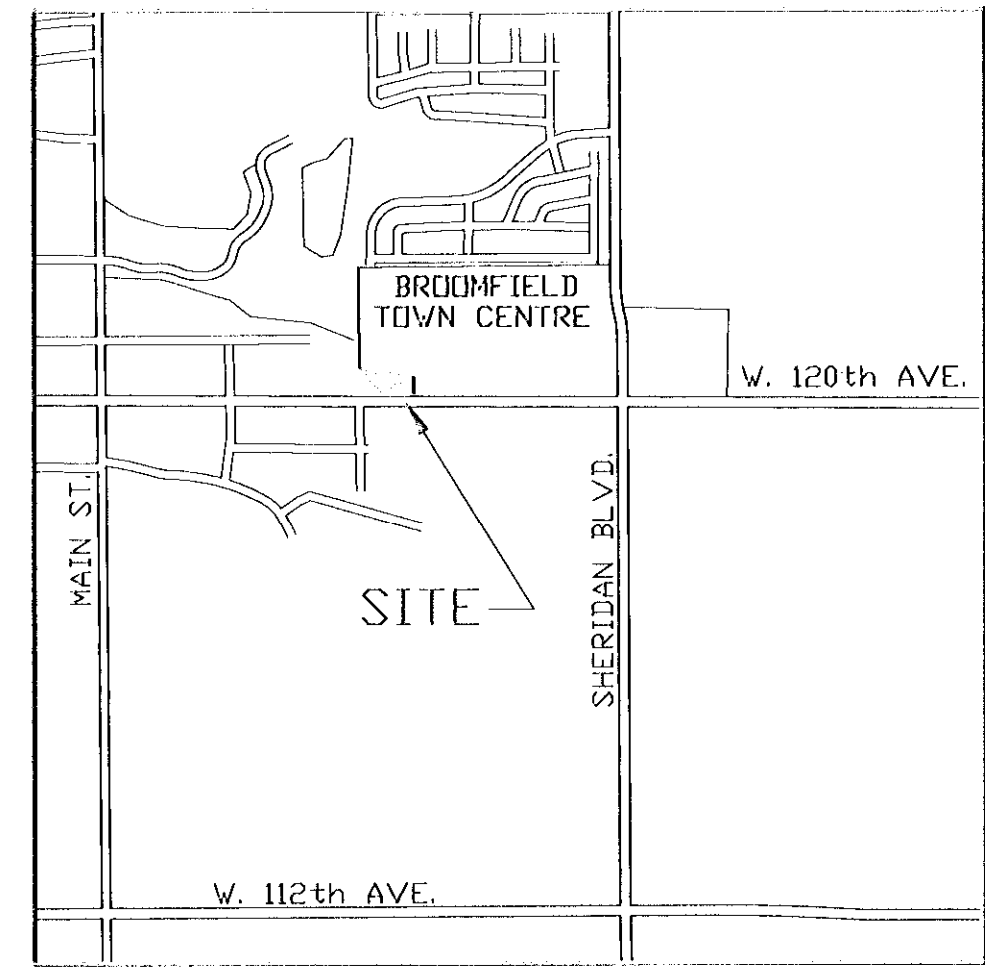
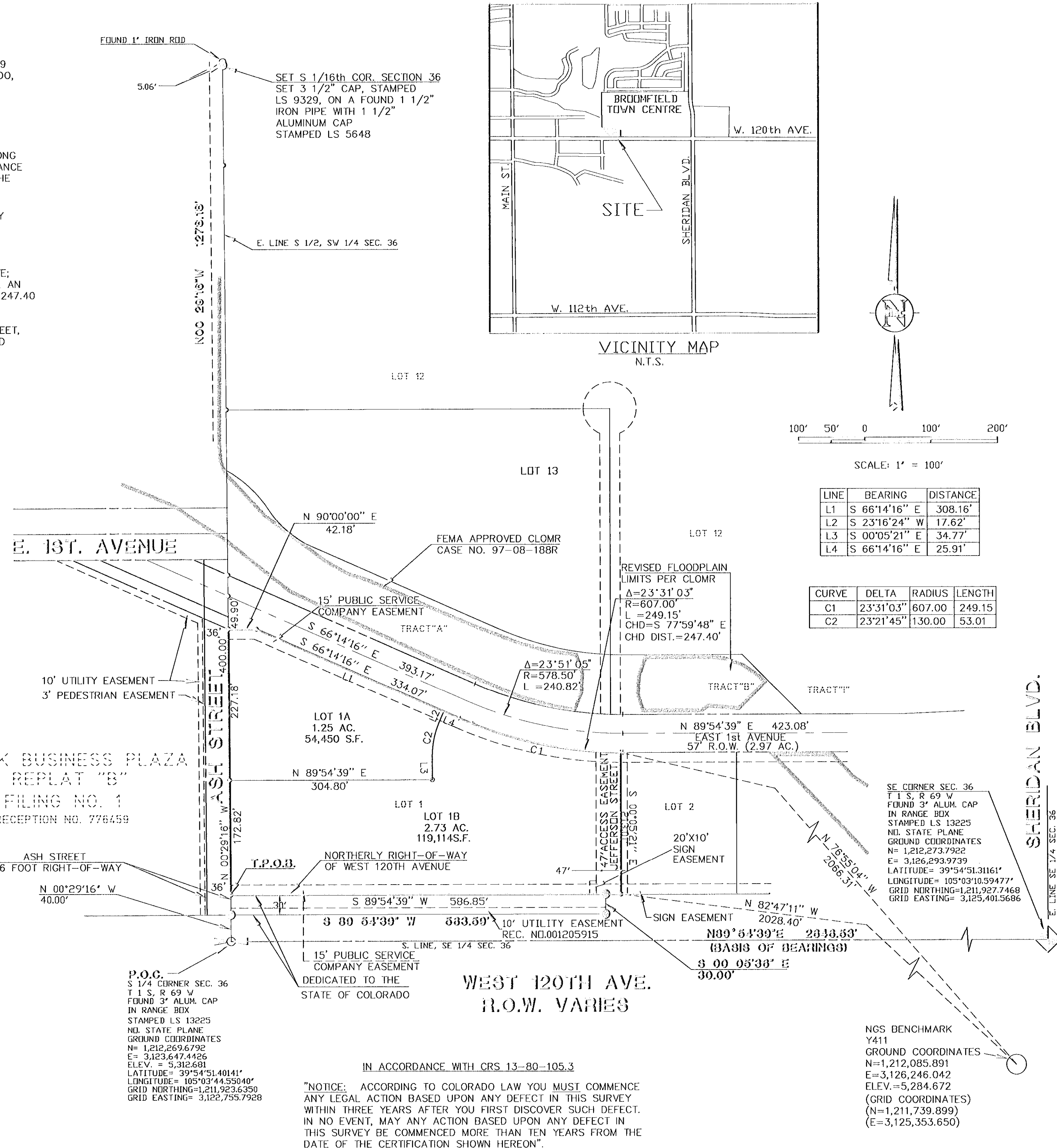
MY COMMISSION EXPIRES:  
2/4/2002



**SURVEYOR'S CERTIFICATE**

I, DuWayne M. Phillips, a Professional Land Surveyor, do hereby certify that the Minor Subdivision Plat was created under my direct responsibility, supervision and checking, and that it is accurate to the best of my professional knowledge, opinion and belief.

*DuWayne M. Phillips*  
DuWayne M. Phillips  
Colorado PLS #3329



LINE	BEARING	DISTANCE
L1	S 66°14'16" E	308.16'
L2	S 23°16'24" W	17.62'
L3	S 00°05'21" E	34.77'
L4	S 66°14'16" E	25.91'

CURVE	DELTA	RADIUS	LENGTH
C1	23°31'03"	607.00	249.15
C2	23°21'45"	130.00	53.01

**CITY OF BROOMFIELD APPROVALS**

This Minor Subdivision Plat is approved by the City of Broomfield, Colorado, This 10 Day of March A.D. 1999.

*Tom Z. Linn* CITY MANAGER  
*Agnes* CITY ENGINEER  
*John King* PLANNING DIRECTOR

**CLERK and RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF BOULDER }SS  
OFFICER  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT 11:00 O'CLOCK P.M., THIS 11 DAY OF MARCH 1999.  
FILED IN FILE N/A, MAP P-47 F-2 #44 AND RECEPTION NO. 1975600  
FEE 11.00 PAID RECORDER CHARLOTTE HOUSTON  
DEPUTY Carol Jacobson

**NOTES**

1. THE BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX, LS 13225 AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX, LS #13225 AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS N89°54'39"E, A DISTANCE OF 2646.53 FEET.
2. CITY OF BROOMFIELD G.P.S. DATUM, JUNE 1995  
HORIZONTAL DATUM NAD 83/92  
VERTICAL DATUM NAVD 1988  
ZONE COLORADO NORTH  
US SURVEY FEET  
DATA ADJUSTMENT FACTOR 1.000285533 GRID TO GROUND
3. THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.
4. FOUND BOUNDARY CORNERS FOR BROOMFIELD TOWN CENTRE  
5/8" REBAR W/YELLOW PLASTIC CAP, RMC LS9329
5. SET 5/8" REBAR W/CAP RMC LS 9329.
6. SET CHISLED CROSS IN CONCRETE, UNLESS OTHERWISE SHOWN.
7. THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.
8. A 30 FOOT WATER AND SANITATION SEWER EASEMENT THAT WAS LOCATED IN THE NORTHEAST PORTION OF LOT 1 WAS VACATED JANUARY 21, 1999, RECORDED AT RECEPTION NO. 1896090 IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE.
9. PROJECT BENCHMARK: TOP OF 3" ALUM. CAP IN RANGE BOX BEING THE S 1/4 CORNER OF SEC. 36, T1S, R69W, 6TH P.M. ELEV.= 5312.68, NAVD 1988
10. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
11. THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTION OR GROWING ANY OBSTRUCTIONS OVER 2 1/2 FEET IN HEIGHT WITHIN SAID TRIANGLE AS MEASURED FROM THE HIGHEST CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC SIGHT TRIANGLE.

ROCKY MOUNTAIN CONSULTANTS, INC.		DESIGNED BY: VAL		REVISIONS		
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING		CHECKED BY: DP	NO.	DESCRIPTION	DATE	BY
8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-8108		DRAWN BY: VAL	1	ADDED CITY COMMENTS	02/04/99	VAL
Date: 02/04/99	Job No. 3017.012.00					
		DRAWING NAME: C:\PROJECT\REPLAT_1\REPLAT_1.DWG				

2001/03/07 10:12:46 PLAT\_1.DWG Title Mar 09 12:15:39 1999 V. INGRAM