NOTES LEGAL DESCRIPTION BROOMFIELD TOWN CENTRE REPLAT "D" A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP I SOUTH, MINOR SUBDIVISION RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOTS 11 AND 16 AS SHOWN ON THE PLAT OF THE BROOMFIELD TOWN CENTRE A RESUBDIVISION OF LOTS 11 AND 16, AND A PORTION OF LOT 15B BROOMFIELD TOWN RECORDED AT RECEPTION NUMBER 1766317, IN THE OFFICE OF THE BOULDER CENTRE FINAL PLAT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, T1S, R69W, OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO COUNTY CLERK AND RECORDER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36. THENCE HORIZONTAL DATUM NAD 83/92 N40'34'02"W, A DISTANCE OF 666.54 FEET TO THE TRUE POINT OF VERTICAL DATUM NAVD 1988 SHEET 1 OF 1 BEGINNING: ZONE COLORADO NORTH US SURVEY FEET THENCE S00'05'21"E, A DISTANCE OF 43.18 FEET; DATA ADJUSTMENT FACTOR 1.000285533 GRID TO GROUND THENCE S26'53'38"W, A DISTANCE OF 48.52 FEET TO A POINT OF CURVATURE: THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, (SAID CURVE HAVING A RADIUS OF 153.00 FEET, A DELTA ANGLE OF 63'01'01"), AN ARC LENGTH OF 168.28 FEET TO A POINT OF TANGENCY; THENCE S89'54'39"W, A DISTANCE OF 101.64 FEET; THENCE NO0'05'21"W, A DISTANCE OF 170.00 FEET; COMMITTEE. THENCE N89'54'39"E, A DISTANCE OF 260.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.89 ACRES, (38629 SQUARE FEET), MORE OR LESS. ELEVATION=5312.68, NAVD 1988. A PORTION OF LOT 15B A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP I SOUTH RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER. STATE OF COLORADO, DESCRIBED AS FOLLOWS: 104TH AVE A PORTION OF LOT 15B AS SHOWN ON THE PLAT OF THE BROOMFIELD TOWN CENTRE RECORDED AT RECEPTION NUMBER 1766317, IN THE OFFICE OF THE BOULDER - SET NAIL/TAG COUNTY CLERK AND RECORDER, DESCRIBED AS FOLLOWS: SIGHT TRIANGLE. LOT 15B COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE N40'34'02"W, A DISTANCE OF 666.54 FEET TO THE TRUE POINT OF SET NAIL/TAG ~ | PLS 14142 BEGINNING: N89°54'39"E 20' UTILITY EASEMENT TRUE POINT OF 260.00' THENCE NOO'05'21"W, A DISTANCE OF 9.00 FEET; THENCE S89'54'39"W, A DISTANCE OF 260.00 FEET; THENCE S00'05'21"E, A DISTANCE OF 9.00 FEET; OLD LOT LINE FROM ----S00°05'21"E-THENCE N89'54'39"E, A DISTANCE OF 260.00 FEET TO THE TRUE POINT OF BROOMFIELD TOWN CENTRE _ --- -- --- --- --Z FINAL PLAT 52.18' BEGINNING. 20' ACCESS OLD LOT 16 EASEMENT VACANT 0.94 ACRES OLD LOT 11 SAID PARCEL CONTAINS 0.05 ACRES, (2340 SQUARE FEET), MORE OR LESS. $40969 \text{ SQ. FT.} \pm \triangle = 63^{\circ}01'01'$ LOT 17 R = 153.00'MORTGAGEE VACANT L = 168.28- REVISED FLOOD PLAIN SECURITY LIFE OF DENVER INSURANCE CO. c/o ING INVESTMENTS LIMITS PER CLOMR (SEE NOTE 7) 5780 POWERS FERRY ROAD, M.W., SUITE 300 ATLANTA, GEORGIA 30327 EXECUTED THIS TO DAY OF NOVEMBER , 1999 BY SECURITY LIFE OF DENVER INSURANCE CO. FOUND CROSS 15' PUBLIC SERVICE-COMPANY EASEMENT by: 144 Investment Management LLC, as authorized yent Moure. M. Moure. Senior VICE President S89°54'39"W PRIVATE ROAD & 37' ACCESS & EASEMENT 10' PEDESTRIAN WEST 1ST AVENUE (57'ROW) OWNER/SUBDIVIDER STATE OF Greorgia COUNTY OF FUHON BTC RETAIL, LLC, LOT 7 THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS MCLEAN, VA 22102 15th Day of November, 1999 by Maurice M. Moore, of ING Investment Management, LLC, the authorized agent of (NAME) the MORTGAGEE OF THE ABOVE DESCRIBED PARCEL OF LAND. NOTARY N89'54'39"E (BASIS OF BEARINGS) SOUTH LINE SE 1/4 SEC. 36 WITNESS MY HAND AND OFFICIAL SEAL Reall Whaton ADDRESS: 3148 Mursery Rd., S.E. SMyrna, GA 30082 STATE OF Virginia S 1/4 CORNER SEC. 36 POINT OF COMMENCEMENT-SE CORNER SEC. 36 T1S, R69W, FOUND 3" ALU. CAP IN RANGE BOX T1S, R69W, FOUND 3 ALU. CAP IN RANGE BOX STAMPED LS 13225 NO. STATE PLANE STAMPED LS 13225 NO. STATE PLANE GROUND COORDINATES MY COMMISSION EXPIRES: **GROUND COORDINATES** N=1212269.6792 E=3123647.4426 N=1212273.7922 \ RENEE JOHNSON ELEV.=5312.681 E=3126293.9739 LATITUDE=39'54'51.40141" LATITUDE=39'54'51.31161' COBB COUNTY, GEORGIA LONGITUDE=105'03'44.55040" LONGITUDE=105'03'10.59477" MY COMMISSION EXPIRES GRID NORTHING=1211927.7468 GRID NORTHING=1211923.6350 GRID EASTING=3125401.5686 GRID EASTING=3122755.7928 MORTGAGEE JOB NO. 98119MS 918 17TH STREET, 5TH FLOOR GRAPHIC SCALE DENVER, COLORADO 80202 EXECUTED THIS 16 DAY OF NOVEMBLE , 1999 BY US BANK MY COMMISSION EXPIRES: 9/30/2003 (IN FEET) 1 inch = 60 ft.DATE OF FIELD SURVEY: 09/02/99 REVISED: 10/28/99 STATE OF COLORADO REVISED: 11/05/99 COUNTY OF DENUES SURVEYOR'S CERTIFICATE THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November 1999 BY Chris Taylor OFFICER I, ROBERT J. RUBINO, A REGISTERED LAND SURVEYOR IN THE STATE OF MORTGAGEE OF THE ABOVE DESCRIBED PARCEL OF LAND. COLORADO, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS AN ACCURATE NOTARY REPRESENTATION OF SAID SURVEY. THIS MINOR SUBDIVISION PLAT COMPLIES FEE \$ 10.00 PAID NGS BENCHMARK Y411 -WITH SECTION 38-51-102, COLORADO REVISED STATUTES. GROUND COORDINATES WITNESS MY HAND AND OFFICIAL SEAL N=1212085.891 ADDRESS: 918 17th 5t. E=3126246.042 ELEV.=5284.672 RUBINO SURVEYING (GRID COORDINATES) Denver, Co 80202 11945 AIRPORT WAY ROBERT J. RUBINO (N=1211739.899) BROOMFIELD, COLORADO 80021 (E=3125353.650) (303) 464-9515

COLORADO PLS 14142

MY COMMISSION EXPIRES:

10-7-00

1) THE BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, BETWEEN A FOUND 3" 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" 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

3) THE COLORADO COORDINATE SYSTEM SHOWN 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

4) PROJECT BENCHMARK: TOP OF 3" ALU. CAP IN RANGE BOX BEING THE S 1/4 CORNER OF SEC. 36, T1S, R69W, 6TH P.M.

5) NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.

6) 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

7) CLOMR (CONDITIONAL LETTER OF MAP REVISION) OF FEMA/FIRM MAPS.

8) • DENOTES SET NAIL/TAG PLS 14142 UNLESS OTHERWISE NOTED

9) 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 SHOWN HEREON.

CITY OF BROOMFIELD APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE CITY OF BROOMFIELD, COLORADO, THIS DAY OF LOVENS A.D. 1999

CITY MANAGER. CIT

1430 SPRINGHILL ROAD, SUITE 520

EXECUTED THIS 8th DAY OF November, 1999 BY BTC RETAIL, LLC,

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF November, 1999 BY JEFFREY DIERMAN,

MANAGER OF THE ABOVE DESCRIBED PARCEL OF LAND

WITNESS MY HAND AND OFFICIAL SEAL

Carnent Make Address: 738 Ellsworth Ave.

NOTARY PUBLIC Thate Address: 738 Ellsworth Ave.

Great Falls, VA 22066

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER) I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT 4:00 O'CLOCK PM., THIS 18 DAY OF November 1999.

FILED IN FILE P49 9-3 #43 MAP ______, AND RECEPTION NO. 200568

RECORDER Charlotte Houston