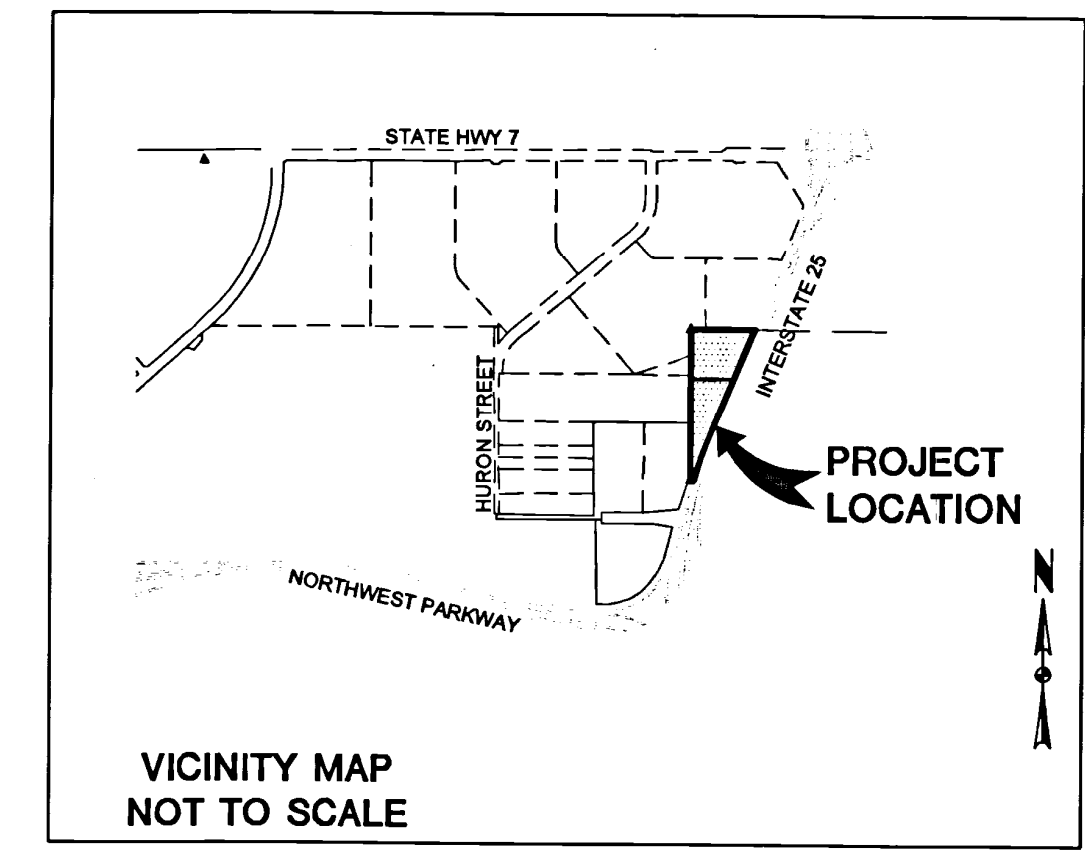


NORTH PARK FILING NO. 5

MINOR SUBDIVISION PLAT
A PARCEL OF UNPLATTED LAND SITUATE IN THE SOUTHEAST QUARTER OF
SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2013084441 PL 03/28/2013 01:45 PM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield



NOTES:

- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
- 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 THE ABOVE CITED TITLE COMMITMENT FOR ADDITIONAL INFORMATION REGARDING THIS SITE.
- 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.

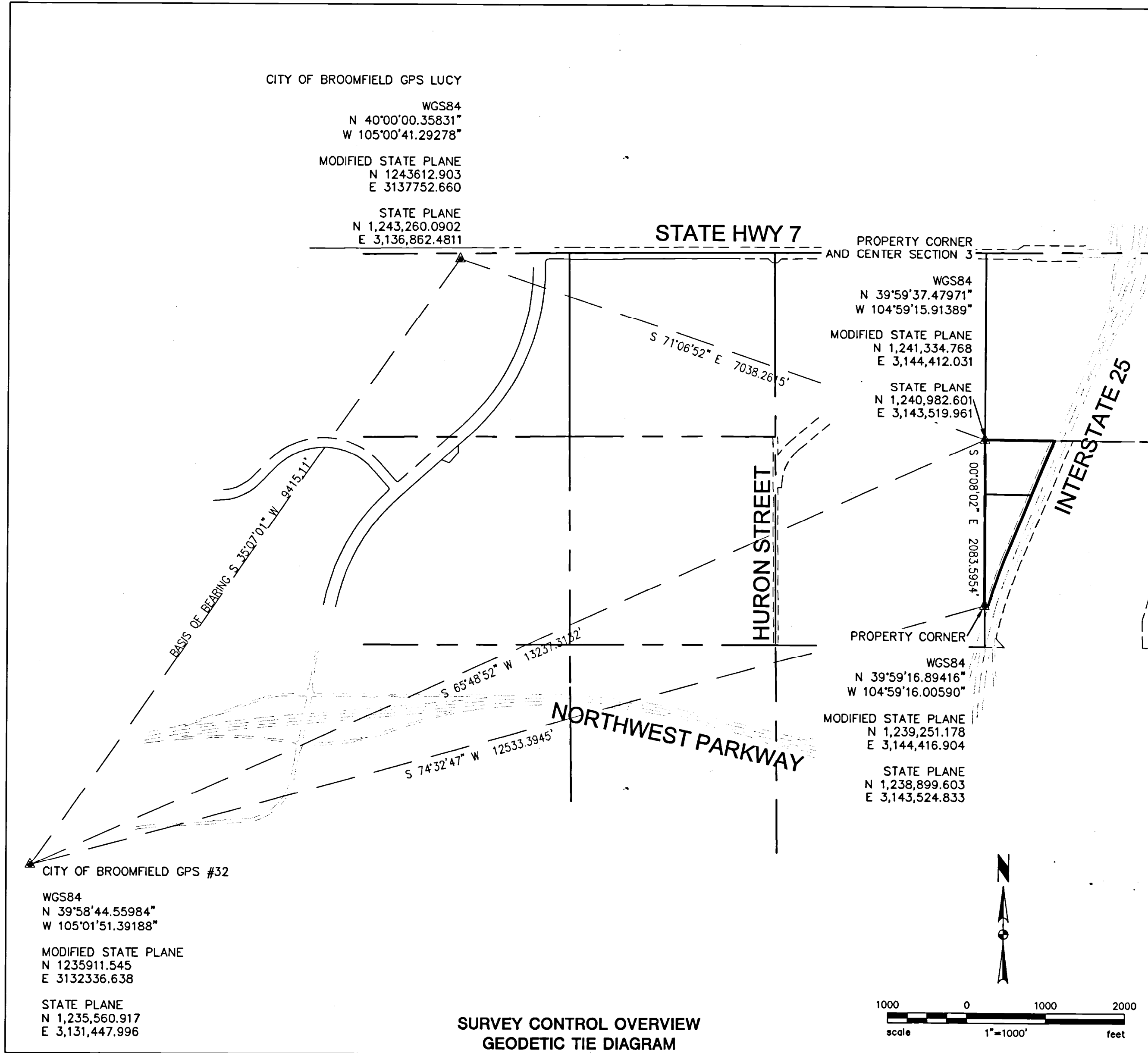
PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE
PROJECT COMBINED SCALE FACTOR: 0.99971630

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 A13578
NAD 1984 COORDINATES = LAT 40°00'00.35831", LONG W 105°00'41.29278"

ELLIPSOID HEIGHT = 5240.05'
ASSUMED ELEVATION = 5297.00'

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.



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°38'09"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 SUBDIVIDED 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

BY: Jim Neill
JIM NEILL, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF LARIMER) ss.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th 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: 3/6/16

Chloe Taylor
NOTARY PUBLIC

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 PLAT.
DATED THIS 27th DAY OF MARCH, 2013

Chad R. Washburn
CHAD R. WASHBURN
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 SHOWN HEREON.

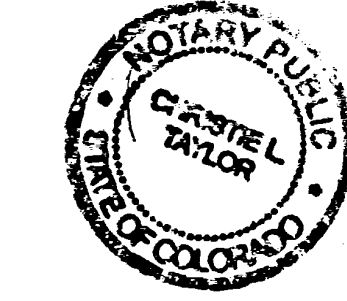
ATTORNEY'S CERTIFICATE:

I, Joseph M. 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 27th DAY OF March, 2013
Joseph M. Fortova Attorney Reg. No. 65 86
ATTORNEY AT LAW

APPROVAL

CITY AND COUNTY OF BROOMFIELD
ONE DESCOMBES DRIVE
BROOMFIELD, CO 80020
Chad Duke
CITY AND COUNTY MANAGER DATE 3/28/13

David Shinn
DIRECTOR OF COMMUNITY DEVELOPMENT DATE 3/28/13



REVISIONS	DESCRIPTION

DRAWN	H.E.M.
CHECKED	C.R.W.
DESIGNED	H.E.M.
FILENAME	0004_plat triangle parcel

NORTH PARK FILING NO. 5
MINOR SUBDIVISION PLAT



JOB NO.	1192.0004.00
SCALE	HORIZONTAL: 1"=1000'
DATE	MARCH 1, 2013
SHEET	1 of 2

