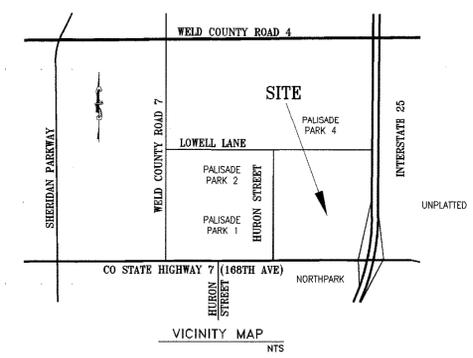


**FINAL PLAT**  
**NORTHLANDS FILING NO. 1 REPLAT B**  
 A SUBDIVISION OF LOT 1, NORTHLANDS FILING NO. 1 REPLAT A  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 SHEET 1 OF 2

2018006361 PL 06/13/2018 03:42 PM  
 Page 1 of 2 Rec Fee \$9.00 Doc Fee \$  
 City and County of Broomfield  


**LEGAL DESCRIPTION AND DEDICATIONS:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 A PARCEL OF LAND BEING LOT 1, NORTHLANDS FILING NO. 1 REPLAT A, RECORDED AT RECEPTION NO. 2016011233 IN THE OFFICE OF THE BROOMFIELD COUNTY CLERK AND RECORDER, 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, CONTAINING 109.450 NET 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 B, AND BY THESE PRESENTS DEDICATES TO THE COLORADO DEPARTMENT OF TRANSPORTATION TRACT B FOR RIGHT-OF-WAY PURPOSES, AND DEDICATES AND REDEDICATES, AS APPLICABLE, TO THE CITY AND COUNTY OF BROOMFIELD THE FOLLOWING: (1) TRACT C FOR RIGHT-OF-WAY PURPOSES; (2) ACCESS EASEMENTS FOR PUBLIC ACCESS SHOWN HEREON AS BEING DEDICATED BY THIS PLAT; AND (3) UTILITY EASEMENT SHOWN HEREON AS BEING DEDICATED OR REDEDICATED BY THIS PLAT, FOR MUNICIPAL USE AND USE BY PRIVATE AND PUBLIC UTILITIES.



**NOTES:**

- NORTHLANDS FILING NO. 1 REPLAT B - CONTAINS LOTS 1, 2, & 3 AND TRACTS A, B AND C.
- 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 RESET" 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 18,417.21 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)(c).
- 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. 100-N0013471-010-T02 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 14, 2017 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 080730040F, 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(S), B.M.C.

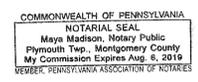
**OWNERS CERTIFICATE:**

IKEA PROPERTY, INC., A DELAWARE CORPORATION  
 BY: Angele Robinson Gaylord  
 NAME: Angele Robinson-Gaylord  
 TITLE: President  
 BY: Charles E. Coker Jr.  
 NAME: Charles E. Coker Jr.  
 TITLE: Vice-President

STATE OF PENNSYLVANIA )  
 COUNTY OF Montgomery ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF April, 2018,  
 BY Angele Robinson Gaylord AS President OF IKEA PROPERTY, INC., A DELAWARE CORPORATION.

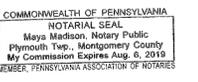
WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC Maya Madison  
 MY COMMISSION EXPIRES: August 6, 2019



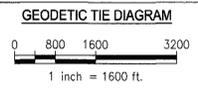
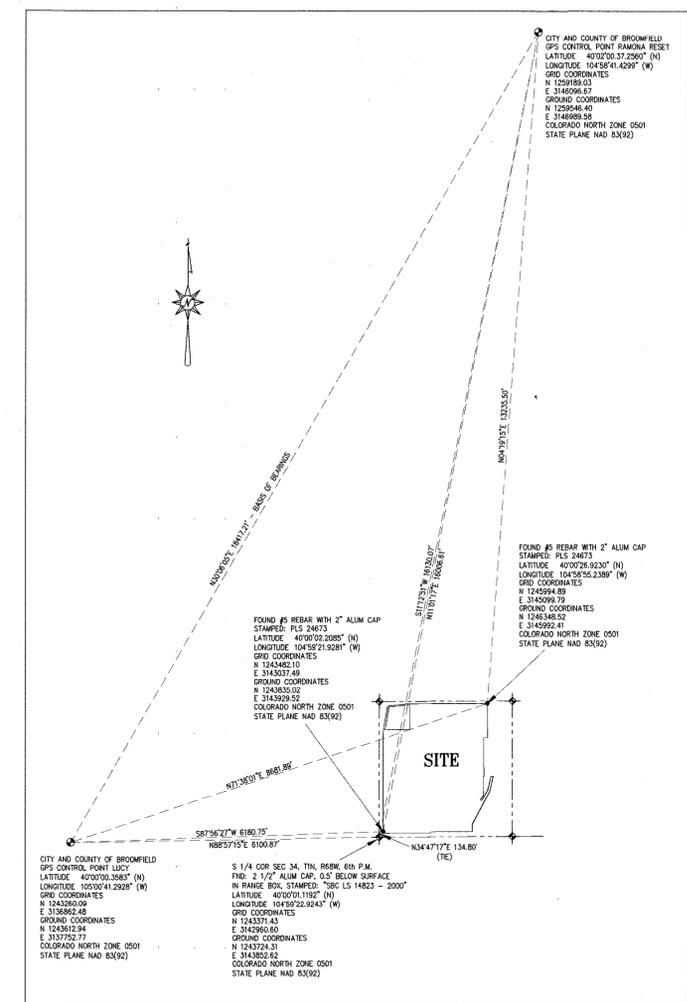
STATE OF PENNSYLVANIA )  
 COUNTY OF Montgomery ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF April, 2018,  
 BY Charles Coker 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



OWNER / DEVELOPER  
 IKEA PROPERTIES, INC.  
 420 ALAN WOOD ROAD  
 CONSHOHOCKEN, PA.19428



**CITY COUNCIL CERTIFICATE:**

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 24 DAY OF October, 2018.

[Signature] MAYOR  
[Signature] CITY CLERK, Deputy  


**PLANNING AND ZONING COMMISSION CERTIFICATE:**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 9th DAY OF October, 2018.

[Signature] CHAIRMAN  
[Signature] SECRETARY

**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.

I ATTEST THE ABOVE ON THIS 11th DAY OF April, 2018.



**FINAL PLAT**  
**NORTHLANDS FILING NO. 1 REPLAT B**

SCALE: N/A  
 DRAWN: KGO  
 CHECKED: JAW  
 APPROVED: KGO



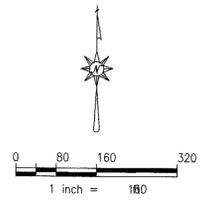
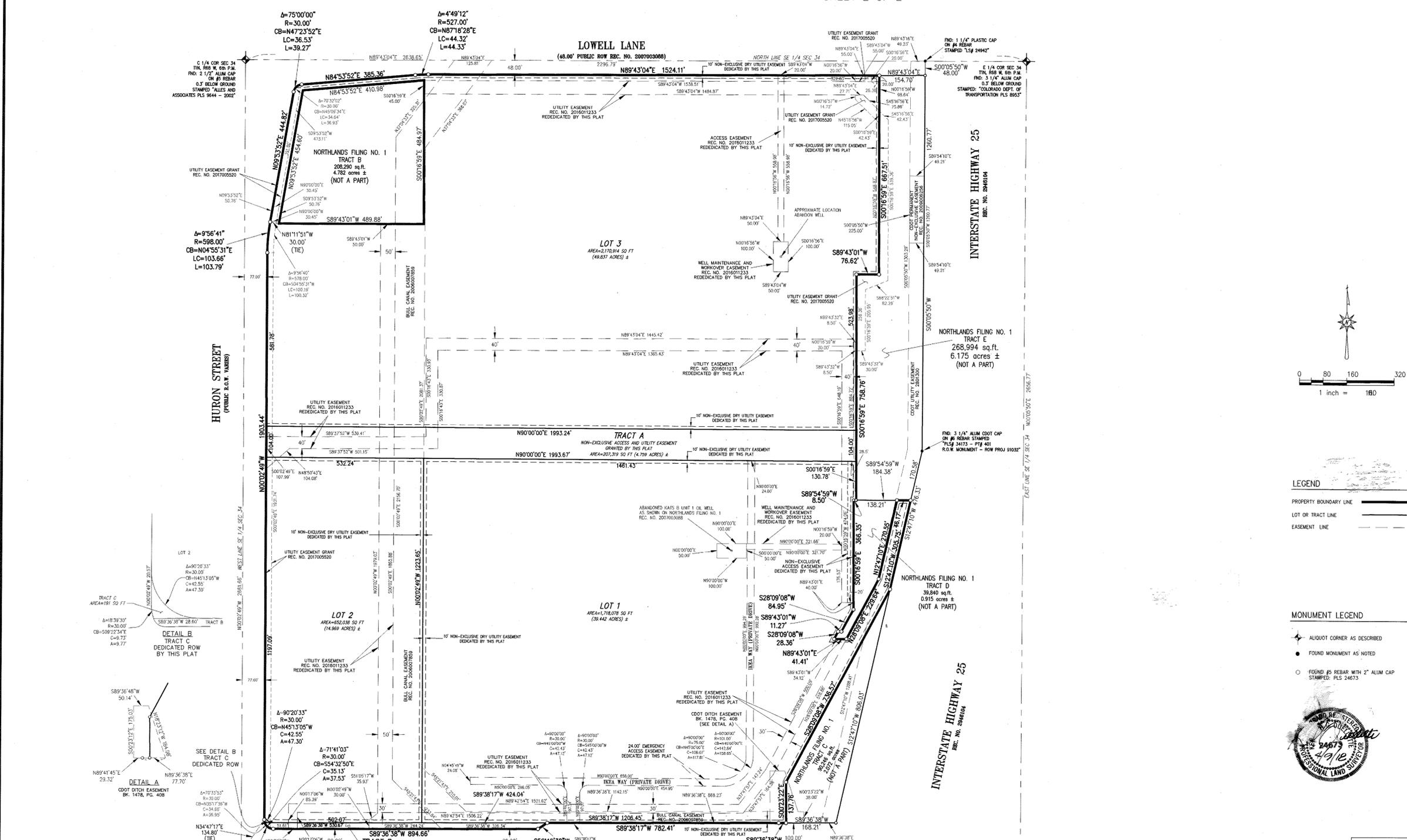
5970 Greenwood Plaza Blvd.,  
 Greenwood Village, CO 80111  
 Phone: 303-791-0741

JOB 65119179-02 DATE 12/14/18 SH 1 OF 2

# FINAL PLAT NORTHLANDS FILING NO. 1 REPLAT B

A SUBDIVISION OF LOT 1, NORTHLANDS FILING NO. 1 REPLAT A  
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 2 OF 2

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Page: 2 of 2 Rec Fee \$5.00 Doc Fee \$  
City and County of Broomfield  
STAMPED: COLORADO DEPT OF TRANSPORTATION PLS 8065



**LEGEND**

- PROPERTY BOUNDARY LINE
- LOT OR TRACT LINE
- EASEMENT LINE

**MONUMENT LEGEND**

- ALLOT CORNER AS DESCRIBED
- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR WITH 2" ALUM CAP STAMPED: PLS 24673



**FINAL PLAT  
NORTHLANDS FILING NO. 1 REPLAT B**

SCALE 1"=160'  
DRAWN KGO  
CHECKED JAW  
APPROVED KGO

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

JOB 65119179-02 DATE 12/14/17 SH 2 OF 2

Q:\UDN\Projects\9179-02 IEA Broomfield\Design\Survey\dwg\9179-02 Northlands Filing 1 Replat B.dwg