

# PARKWAY CIRCLE FILING NO. 9

## FINAL PLAT

A SUBDIVISION, BEING A RE-PLAT OF LOT 1, PARKWAY CIRCLE FILING NO. 6 AND LOT 2, PARKWAY CIRCLE FILING NO. 7, SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 3

2018012927 PL 11/19/2018 02:56 PM  
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City & County of Broomfield

### LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, PARKWAY CIRCLE FILING NO. 6. A PLAT RECORDED APRIL 23, 2009 AT RECEPTION NO. 2009004959 IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD CLERK & RECORDER.

AND

THOSE CERTAIN BENEFICIAL EASEMENTS OF ACCESS AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS RECORDED MARCH 28, 2008 AT RECEPTION NO. 2008003510, AS AMENDED BY AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS RECORDED FEBRUARY 12, 2009 AT RECEPTION NO. 2009001537 AND SECOND AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS RECORDED DECEMBER 16, 2015 AT RECEPTION NO. 2015015939.

CONTAINING 115,910 SQUARE FEET (2.661 ACRES) MORE OR LESS.

AND LOT 2, PARKWAY CIRCLE FILING NO. 7. A PLAT RECORDED DECEMBER 09, 2015 AT RECEPTION NO. 2015015610 IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD CLERK & RECORDER.

CONTAINING 199,586 SQUARE FEET (4.580 ACRES) MORE OR LESS.

BOTH LOTS CONTAINING A COMBINED TOTAL OF 315,496 SQUARE FEET (7.241 ACRES) MORE OR LESS

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "PARKWAY CIRCLE FILING NO. 9", AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE 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 FRANCHISES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THE 18<sup>th</sup> DAY OF July A.D. 2018.

OWNER: (AS TO LOT 1, PARKWAY CIRCLE FILING NO. 6 AND LOT 2, PARKWAY CIRCLE FILING NO. 7)

HOLMAN BROOMFIELD REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
Vice President

AS:

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF Broward )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Glenn A. Gardner as Vice President OF

HOLMAN BROOMFIELD REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY THIS 18<sup>th</sup> DAY OF July 2018.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 4/15/2020

[Signature]  
NOTARY PUBLIC



DEED OF TRUST HOLDER: (AS TO LOT 2, PARKWAY CIRCLE FILING NO. 7)

BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

BY: [Signature]  
Sr. Vice President

AS:

### ACKNOWLEDGEMENT:

STATE OF Maryland )  
CITY OF Baltimore )

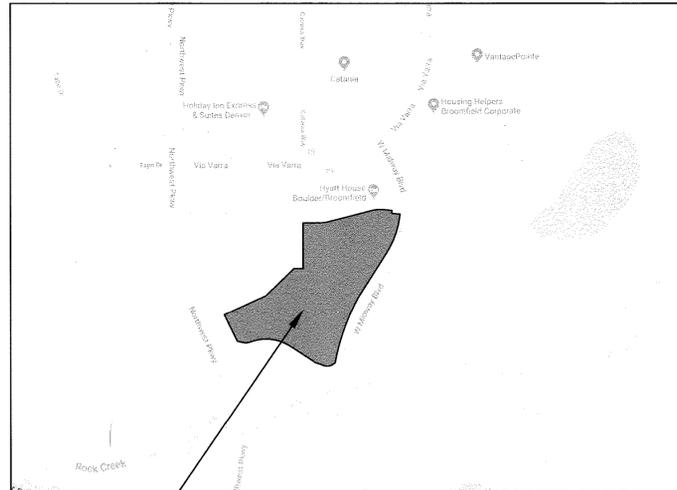
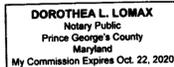
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY David Formicola, Sr. Vice President of BA DAY OF August 2018.

BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION THIS

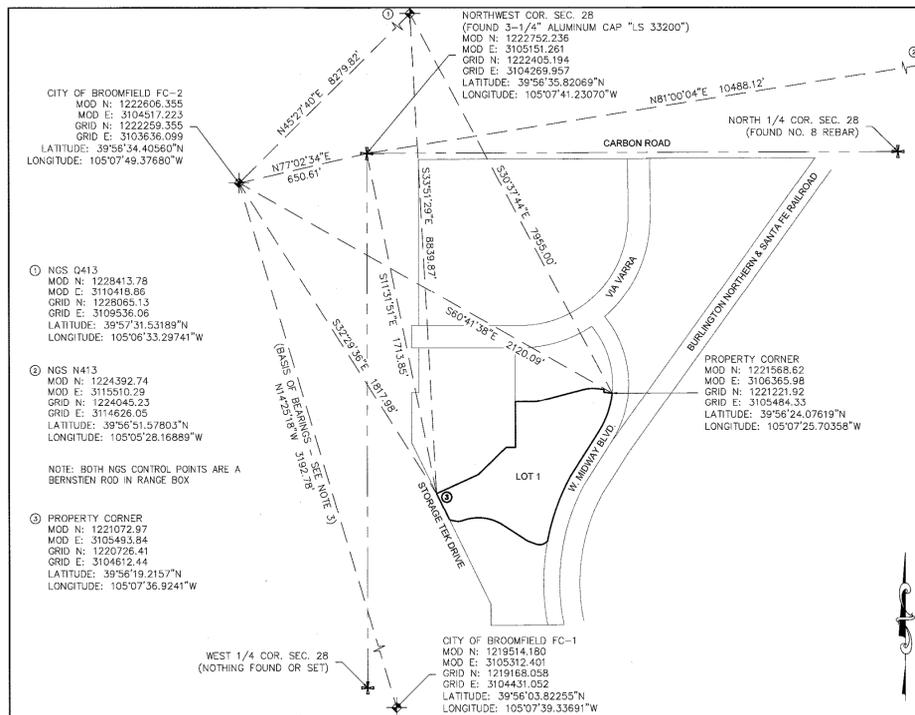
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: October 22, 2020

[Signature]  
NOTARY PUBLIC



PROPERTY LOCATION VICINITY MAP  
SCALE: 1" = 400'



GEODETIC TIES  
SCALE: 1" = 400'

### NOTES:

- THE PURPOSE OF THIS PLAT IS TO MERGE TWO EXISTING LOTS INTO ONE LOT AND CREATE EASEMENTS NEEDED FOR DEVELOPMENT.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ON-LINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF RECORDED OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE SDP OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
- BEARINGS ARE BASED UPON THE CONSIDERATION THAT THE MODIFIED GRID DISTANCE & BEARING BETWEEN BROOMFIELD CONTROL POINT "FC-1" AND CONTROL POINT "FC-2", BEARS N14°25'18"W, A DISTANCE OF 3192.78'.
- PROJECT BENCHMARK: BROOMFIELD CONTROL POINT KNOWN AS "FC-2" WHICH IS A 2" ROUND CAP SET IN THE CONCRETE CURB IN THE STORAGE TEK WELLNESS CENTER PARKING LOT HAVING A PUBLISHED ELEVATION OF 5389.07 FEET, NAVD 88 DATUM.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-891514-CO (POLICY NO. 5011416-891514-OP) WITH A POLICY DATE OF JUNE 29, 2018 AT 10:25 AM. (LOT 1, PARKWAY CIRCLE FILING NO. 6) AND LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER NO. ABJ70571762, ACCORDING TO RECORDS AS OF FEBRUARY 20, 2018 AT 5:00 PM (LOT 2, PARKWAY CIRCLE FILING NO. 7).
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

### ATTORNEY'S CERTIFICATE:

I, Henry J. Harring, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE EASEMENTS TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature] LICENSE NUMBER: 8380

### PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING

COMMISSION THIS 14<sup>th</sup> DAY OF June 2018.

[Signature] CHAIRMAN [Signature] SECRETARY

### CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON

THIS 24<sup>th</sup> DAY OF July 2018.

[Signature] MAYOR [Signature] CITY CLERK



### SURVEYOR'S CERTIFICATE:

I, WILLIAM F. HESSELBACH, JR., 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 16-20 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.

25369  
COLORADO LICENSE NO. REGISTERED LAND SURVEYOR

7-17-18  
DATE



### GEODETIC NOTES:

- THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/92). THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "FC-1" AND "FC-2" SHOWN HEREON IS N14°25'18"W, 3192.78 FEET MODIFIED GRID DISTANCE. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.99971618.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-1, 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.
- ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS.
- "GRID" = STATE PLANE GRID  
"MOD" = MODIFIED STATE PLANE GRID

### ENGINEER/SURVEYOR

**CVL** Consultants of Colorado, Inc.  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

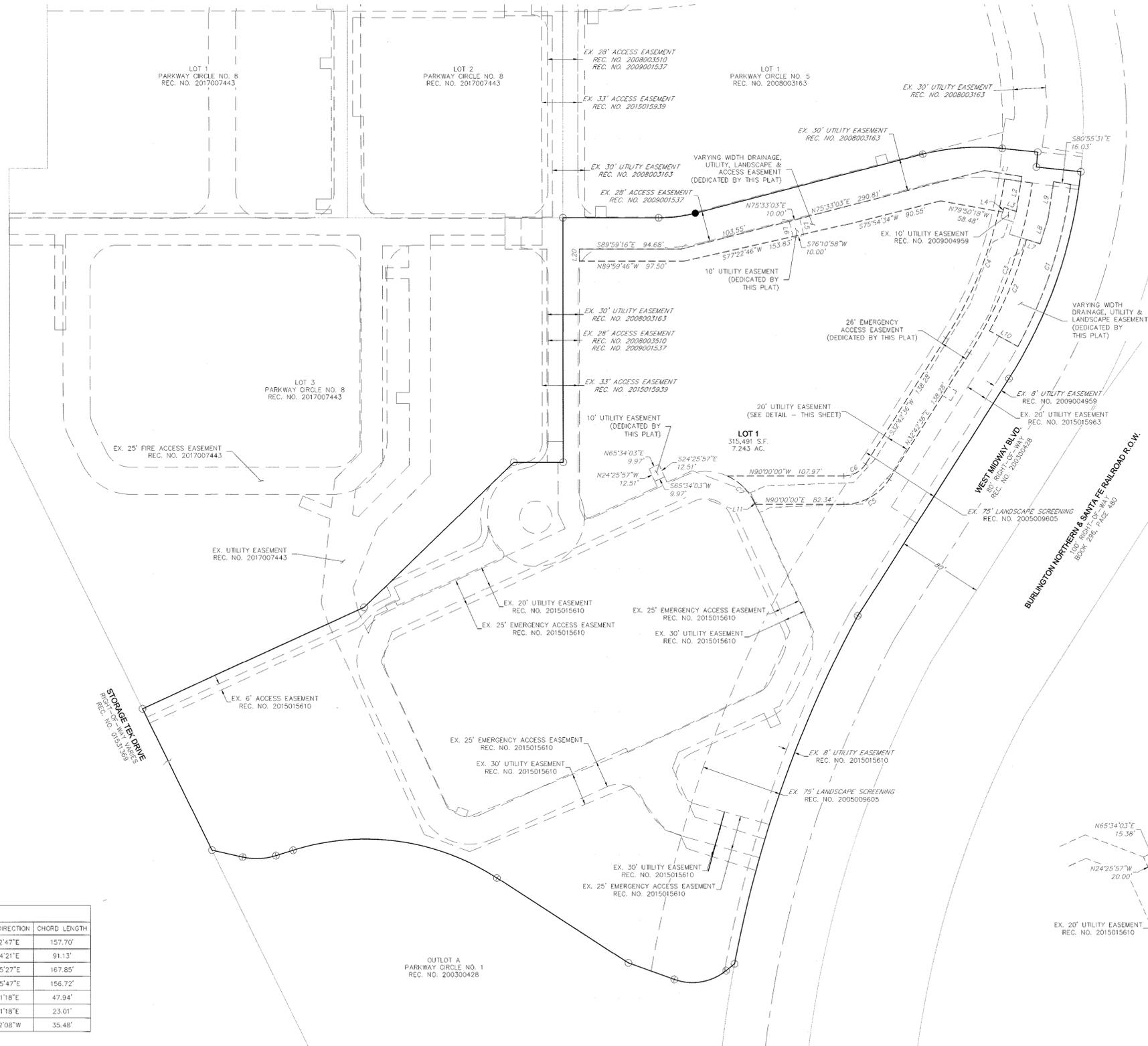


# PARKWAY CIRCLE FILING NO. 9

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SHEET 3 OF 3

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City & County of Broomfield



### EXISTING AND DEDICATED EASEMENTS SHEET

NOTE: ADDITIONAL EASEMENTS ARE BEING DEDICATED BY THIS PLAT AS SHOWN

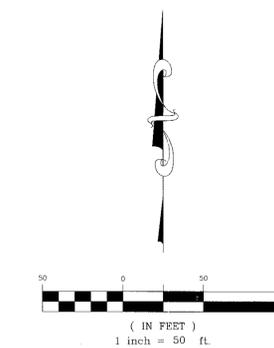
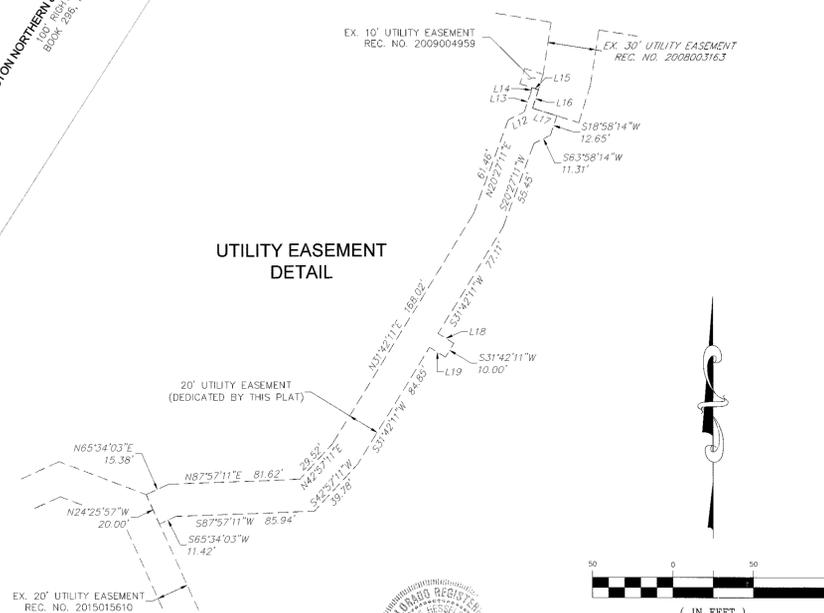
### LEGEND

	END SECTION CORNER AS DESCRIBED
	BROOMFIELD GPS CONTROL POINT AS DESCRIBED
	FOUND PROPERTY MONUMENT (AS DESCRIBED ON SHEET 2)
	SET 24" NO. 5 REBAR, WITH A 1-1/2" ORANGE PLASTIC CAP STAMPED "CVL PLS 25369"

LINE NO.	LENGTH	DIRECTION
L1	34.94'	S80°55'31"E
L2	32.51'	S85°30'4"W
L3	12.01'	N72°42'17"W
L4	4.41'	S177°43'3"W
L5	15.98'	S13°49'02"E
L6	15.87'	N13°49'02"W
L7	13.27'	S72°42'17"E
L8	24.38'	N171°43'3"E
L9	34.62'	N85°30'4"E
L10	30.00'	N61°13'08"W
L11	1.10'	S24°25'57"E
L12	11.01'	N63°58'14"E
L13	12.87'	N18°58'14"E
L14	3.12'	N7°43'14"E
L15	4.43'	S72°42'17"E
L16	12.17'	S171°43'3"W
L17	15.83'	S72°42'17"E
L18	11.53'	S58°17'49"E
L19	11.53'	N58°17'49"W
L20	11.05'	N0°00'44"E

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	158.60'	429.93'	21°08'11"	N18°12'47"E	157.70'
C2	91.33'	399.93'	13°05'04"	N22°14'21"E	91.13'
C3	169.14'	394.41'	24°34'17"	N20°25'27"E	167.85'
C4	157.92'	366.41'	24°33'38"	N20°25'47"E	156.72'
C5	49.99'	50.00'	57°17'24"	N61°21'18"E	47.94'
C6	24.00'	24.00'	57°17'24"	N61°21'18"E	23.01'
C7	36.26'	50.02'	41°32'22"	N45°12'08"W	35.48'

### UTILITY EASEMENT DETAIL



ENGINEER/SURVEYOR  
**CVL** Consultants of Colorado, Inc.  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546