

INTERPARK FILING NO. 1 REPLAT C FINAL PLAT

A RESUBDIVISION OF LOT 2, BLOCK 2, INTERPARK FILING NO. 1 REPLAT B
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

2018013859 PL 12/13/2018 10:47 AM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

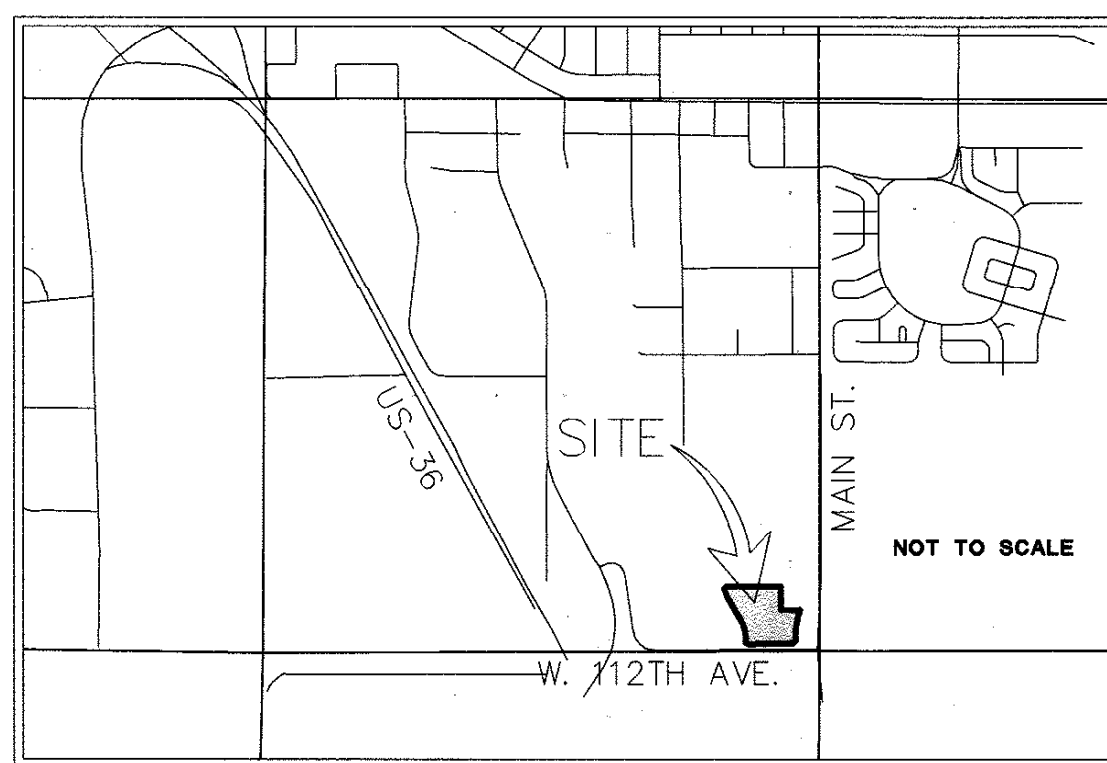
LEGAL DESCRIPTION AND DEDICATION.

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 2, INTERPARK FILING NO. 1 REPLAT B

CONTAINING AN AREA OF 6.394 ACRES (278,537 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERPARK FILING NO. 1 REPLAT C; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - FINAL LOT DETAIL SHEET

OWNER AND SUBDIVIDER:

UNITED PROPERTIES DEVELOPMENT, LLC
1331 17TH STREET, SUITE 604
DENVER, CO 80202

Alicia Rhymmer

BY: Alicia Rhymmer AS: VP

STATE OF COLORADO)
)SS
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS BOTH

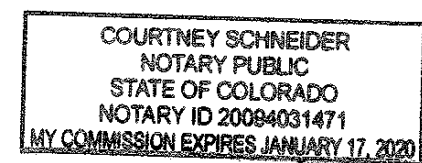
DAY OF NOVEMBER, 2018

BY ALICIA RHYMMER, VP OF UNITED PROPERTIES DEVELOPMENT LLC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: JAN. 17, 2020

Courtney Schneider
NOTARY PUBLIC



GENERAL NOTES:

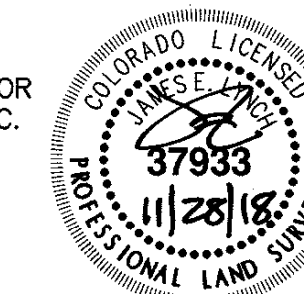
- THERE ARE 2 LOTS WITHIN INTERPARK FILING NO. 1 REPLAT C.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BETWEEN BROOMFIELD CONTROL POINT "NGS B 413" AND BROOMFIELD CONTROL POINT "GPS No. 8" WHICH BEARS NORTH 00°51'04" WEST, BETWEEN THE MONUMENTS SHOWN HEREIN.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. THE COMBINED SCALE FACTOR USED TO CONVERT STATE PLANE COORDINATES TO GROUND COORDINATES IS 0.999718845. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING / 0.999718845)
PROJECT EASTING = (STATE PLANE EASTING / 0.999718845)
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. NCS-888938-CO, WITH AN EFFECTIVE DATE OF MARCH 13, 2018 AT 5:00 P.M. PREPARED BY FIRST AMERICAN TITLE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
- 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, OF THE COLORADO REVISED STATUTES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- FLOOD ZONE: THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 0850730089G, WITH A REVISED DATE OF OCTOBER 2, 2013.
- AN ACCESS EASEMENT IS DEDICATED AS SHOWN ON THIS PLAT TO ALLOW CROSS ACCESS AND THE USE OF DRIVES BETWEEN LOT 1 AND LOT 2.
- A SIGN EASEMENT IS DEDICATED AS SHOWN ON THIS PLAT TO THE CITY AND COUNTY OF BROOMFIELD FOR FUTURE BROOMFIELD IDENTIFICATION SIGN.
- THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR NAY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ADJACENT PROPERTY.

SURVEYOR'S CERTIFICATE:

I, JAMES E. LYNCH, 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.

I ATTEST THE ABOVE ON THIS 28th DAY OF NOVEMBER, 2018.

JAMES E. LYNCH, PLS NO. 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



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.

NOTE: THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ATTORNEY'S CERTIFICATE:

I, Brian M. Taylor, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS DISCLOSED BY TITLE COMMITMENT NO. NCS-888938-CO WITH AN EFFECTIVE DATE OF MARCH 13, 2018 AT 5:00 P.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THAT THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Brian M. Taylor REGISTRATION NO. 46501 DATE: 12-4-2018

PLANNING AND ZONING COMMISSION CERTIFICATE:

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

THIS 8th DAY OF October, 2018

Thomas A. Silvers
CHAIRMAN

[Signature]
SECRETARY

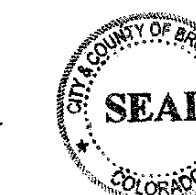
CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ON THIS 11th DAY OF December, 2018.

[Signature]
MAYOR

Jenifer K. Roberts
CITY CLERK



 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER		DATE OF PREPARATION:	2018-10-22
	UNITED PROPERTIES DEVELOPMENT, LLC		SCALE:	N/A
	1331 17TH STREET, SUITE 604 DENVER, COLORADO 80202		SHEET 1 OF 2	
AzTec Proj. No. 96218-02	Drawn By: BAM			

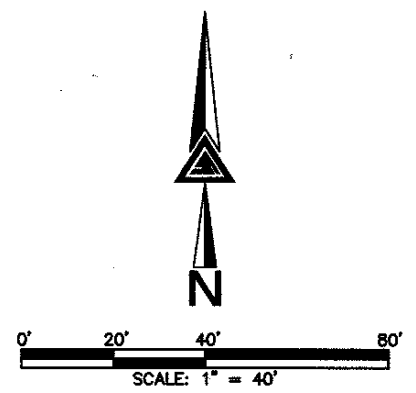
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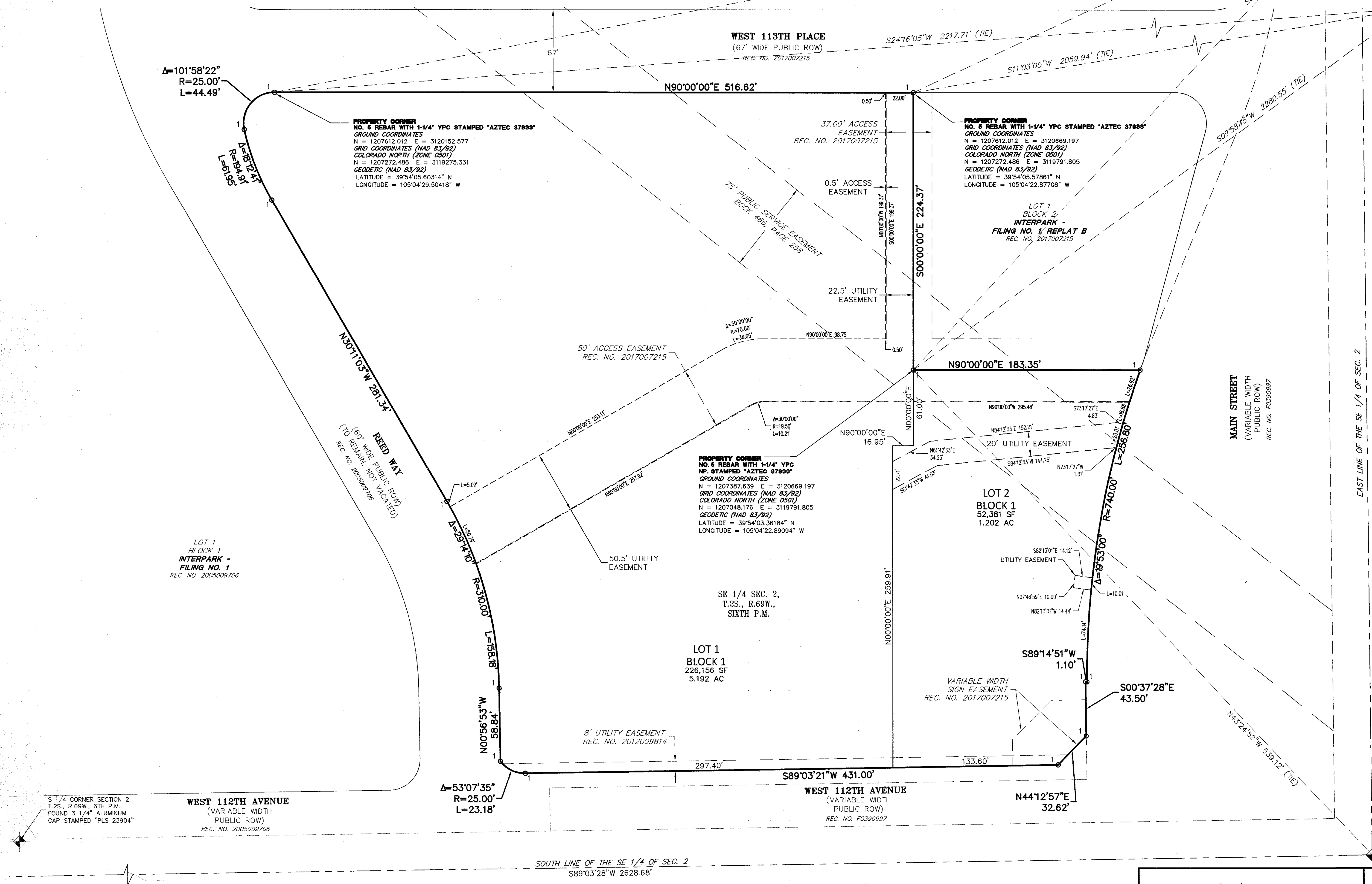
BROOMFIELD CONTROL POINT "SPS NO. 5"
STEEL ROD IN BOX
GROUND COORDINATES
N = 1212366.053 E = 3121023.483
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1212025.190 E = 3120145.992
GEODETIC (NAD 83/92)
LATITUDE = 39°54'52.53097" N
LONGITUDE = 105°04'18.03779" W

BROOMFIELD CONTROL POINT "SPS NO. 6"
SPS CAP
GROUND COORDINATES
N = 1208633.747 E = 3121064.068
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1208293.652 E = 3120186.565
GEODETIC (NAD 83/92)
LATITUDE = 39°54'25.53425" N
LONGITUDE = 105°04'17.68645" W



LEGEND

- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
- CITY OF BROOMFIELD GPS CONTROL POINT
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS X37933"



EAST LINE OF THE SE 1/4 OF SEC. 2

MAIN STREET
(VARIABLE WIDTH
PUBLIC ROW)
REC. NO. F0390987

LOT 1
BLOCK 1
INTERPARK -
FILING NO. 1
REC. NO. 2005009706

SE 1/4 SEC. 2,
T.2S., R.69W.,
SIXTH P.M.

LOT 1
BLOCK 1
226,156 SF
5.192 AC

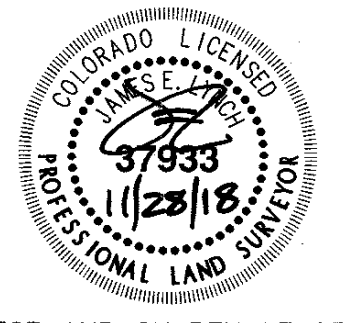
LOT 2
BLOCK 1
52,381 SF
1.202 AC

VARIABLE WIDTH
SIGN EASEMENT
REC. NO. 2017007215

WEST 112TH AVENUE
(VARIABLE WIDTH
PUBLIC ROW)
REC. NO. 2005009706

WEST 112TH AVENUE
(VARIABLE WIDTH
PUBLIC ROW)
REC. NO. F0390987

SE CORNER SECTION 2
T.2S., R.69W., 6TH P.M.
FOUND 3 1/4" ALUMINUM
CAP STAMPED "PLS 23904"
GROUND COORDINATES
N = 1206998.021 E = 3121039.718
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1206656.668 E = 3120162.222
GEODETIC (NAD 83/92)
LATITUDE = 39°53'59.47505" N
LONGITUDE = 105°04'18.16227" W



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 96218-02 Drawn By: BAM

DEVELOPER	
UNITED PROPERTIES DEVELOPMENT, LLC	
1331 17TH STREET, SUITE 604 DENVER, COLORADO 80202	

DATE OF PREPARATION:	2018-09-28
SCALE:	T = 40'
SHEET 2 OF 2	