

# INDUSTRIAL LANE, FILING NO. 2

## MINOR SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

**PROPERTY DESCRIPTION:**

BY THESE PRESENTS, the undersigned, being the owner of the following described parcel:

Parcel 1 and Parcel 2 as described in Special Warranty Deed recorded on August 1, 2016 at Reception No. 2016009217 in the Broomfield County, Colorado Clerk and Recorder's Office, being in the Northwest Quarter of Section 34, Township 1 South, Range 69 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as follows:

**COMMENCING** at the West Quarter corner of said Section 34, being a found 2.5" diameter aluminum pipe with 3.25" diameter aluminum cap stamped "LS 23047, 1989", whence the Northwest Corner of said Section 34, being a found 2" diameter aluminum pipe with a 2.5" aluminum cap stamped with section information only bears N00°02'44"W a distance of 2586.38 feet;  
**THENCE** N00°02'44"W along the westerly line of said Northwest Quarter of Section 34 a distance of 857.87 feet to the **POINT OF BEGINNING**;

**THENCE** continuing N00°02'44"W along said westerly line of the Northwest Quarter of Section 34 a distance of 201.51 feet;  
**THENCE** S62°24'03"E along the southerly right of way of Industrial Lane (aka Boulder County Road 19 and 10B) as described in Road Book B at Page 169, Film 690 at Reception No. 940783 in the Boulder County, Colorado Clerk and Recorder's Office a distance of 1379.20 feet;  
**THENCE** S68°05'16"W a distance of 54.68 feet;  
**THENCE** S52°38'16"W a distance of 75.67 feet;  
**THENCE** S39°00'16"W a distance of 163.54 feet;

**THENCE** the following two (2) courses along the northerly right of way line U.S. Highway 36 as shown on the Colorado Department of Transportation Right of Way Plans for Project No. NH 0361-093 recorded on November 16, 2016 at Reception No. 2016014870 in the Broomfield County, Colorado Clerk and Recorder's Office:

- N59°27'12"W, tangent with the following described curve a distance of 600.81 feet;
- THENCE** along the arc of a curve to the right having a central angle of 6°00'23", a radius of 5621.10 feet, a chord bearing N56°27'01"W a distance of 588.99 feet, and an arc distance of 589.26 feet to the **POINT OF BEGINNING**.

Containing 6.799 Acres, more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of Industrial Lane, Filing No. 2 Minor Subdivision.

**CURRENT OWNER(S) AND PURCHASER/SUBDIVIDER:**

3400 Industrial LLC, a Colorado Limited Liability Company as to an undivided 94.8275% interest

By: David Bahr

Name: RICARDO BOTTONI

Title: MANAGER

ATTEST  
 STATE OF COLORADO )  
 )ss.  
 COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, A.D., 2019, by the above party.

Witness my hand and official seal. [Signature] My commission expires 04/14/2020  
 Notary Public

**CURRENT OWNER(S) AND PURCHASER/SUBDIVIDER:**

Eric R. Rutherford and Brenda A. Rutherford 5.1725% interest

By: Eric R. Rutherford

By: Brenda A. Rutherford

Name: Eric R. Rutherford

Name: Brenda A. Rutherford

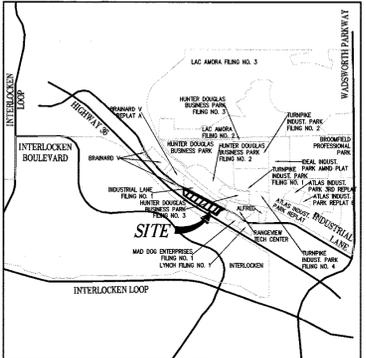
Title: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST  
 STATE OF COLORADO )  
 )ss.  
 COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, A.D., 2019, by the above parties.

Witness my hand and official seal. [Signature] My commission expires 4/14/2020  
 Notary Public



VICINITY MAP (NOT TO SCALE)

**CITY APPROVAL**

This Minor Subdivision Plat is hereby approved and accepted by the City and County of Broomfield, Colorado, on this

18<sup>th</sup> day of June, 2019

By: [Signature]  
 Director of Community Development (acting)

By: [Signature]  
 City Manager

**LENDER APPROVAL**

FirstBank, a Colorado banking corporation

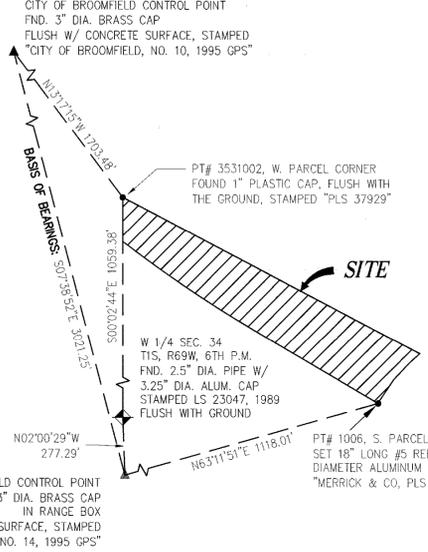
By: [Signature]  
 Christopher R. Evans  
 Its: Executive Vice President

**NOTES:**

- 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.
- FLOODPLAIN**  
 The property is in ZONE X, determined to be outside the 0.2% annual chance floodplain per FEMA flood insurance rate map number 08507300860. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood height may be increased by man or natural causes. This flood statement shall not create liability on the part of the surveyor.
- OIL AND GAS**  
 There were no visible plugged or abandoned oil and gas wells, their production sites, or any former oil and gas production sites located within the boundaries of this minor subdivision plat or within 200 feet as of the date of the completed survey field work shown in Note #3 below.
- BASIS OF BEARINGS**  
 All bearings are grid bearings of the Colorado State Plane Coordinate System, North Zone, North American Datum-1983(92). The basis of grid bearing is the line between City of Broomfield GPS Control Point No. 10 and GPS Control Point No. 14 as bearing S07°38'52"E a distance of 3021.25 feet between the monuments shown hereon.

STATE PLANE COORDINATE SCHEDULE	
GPS NO. 10	
MODIFIED NORTHING	1217538.83'
MODIFIED EASTING	3110038.73'
STATE PLANE NORTHING	1217194.23'
STATE PLANE EASTING	3109158.50'
LATITUDE	N39°55'44.1153"
LONGITUDE	W105°06'38.7589"
GPS NO. 14	
MODIFIED NORTHING	1214544.45'
MODIFIED EASTING	3110440.81'
STATE PLANE NORTHING	1214200.70'
STATE PLANE EASTING	3109560.47'
LATITUDE	N39°55'14.5138"
LONGITUDE	W105°06'33.7683"
PT# 2331002, W1/4 CORNER, SECTION 34	
MODIFIED NORTHING	1214821.57'
MODIFIED EASTING	3110431.09'
STATE PLANE NORTHING	1214477.75'
STATE PLANE EASTING	3109550.76'
LATITUDE	N39°55'17.2522"
LONGITUDE	W105°06'33.8773"
PT# 3531002, W PARCEL CORNER	
MODIFIED NORTHING	1215880.95'
MODIFIED EASTING	3110430.25'
STATE PLANE NORTHING	1215536.82'
STATE PLANE EASTING	3109549.90'
LATITUDE	N39°55'27.7187"
LONGITUDE	W105°06'33.8284"
PT# 1006, S PARCEL CORNER	
MODIFIED NORTHING	1215048.58'
MODIFIED EASTING	3111438.70'
STATE PLANE NORTHING	1214704.69'
STATE PLANE EASTING	3110558.08'
LATITUDE	N39°55'19.4509"
LONGITUDE	W105°06'20.9351"

COMBINED SCALE FACTOR = 0.99971697  
 COLORADO NORTH ZONE (NAD 83/92)



**SURVEYORS STATEMENT**  
 I, Jacob S. Frisch, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and plat of the real property described herein 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.  
[Signature]  
 Jacob S. Frisch, PLS No. 38149  
 Date: May 13, 2019  
 Job No. 65317285-18  
 For and on behalf of Merrick & Company

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

--	--	--	--	--	--

 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 <small>THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART OR EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY, SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.</small>		
MERRICK	SIGNATURE	DATE
DRAWN	SCB/GAC	1/21/19
DESIGNED		
QC REVIEW		
APPROVED	JSF	4/22/19
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	3400 INDUSTRIAL LANE-R2.dwg	

MINOR SUBDIVISION PLAT	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	6531728518
SCALE:	

TITLE: INDUSTRIAL LANE, FILING NO. 2 A PORTION OF THE NW 1/4 OF SEC. 34, T1S, R69W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD STATE OF COLORADO		
REVISION:	DRAWING NO.	SHEET NO.
		1 OF 2

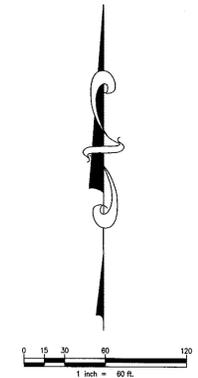
# INDUSTRIAL LANE, FILING NO. 2

## MINOR SUBDIVISION

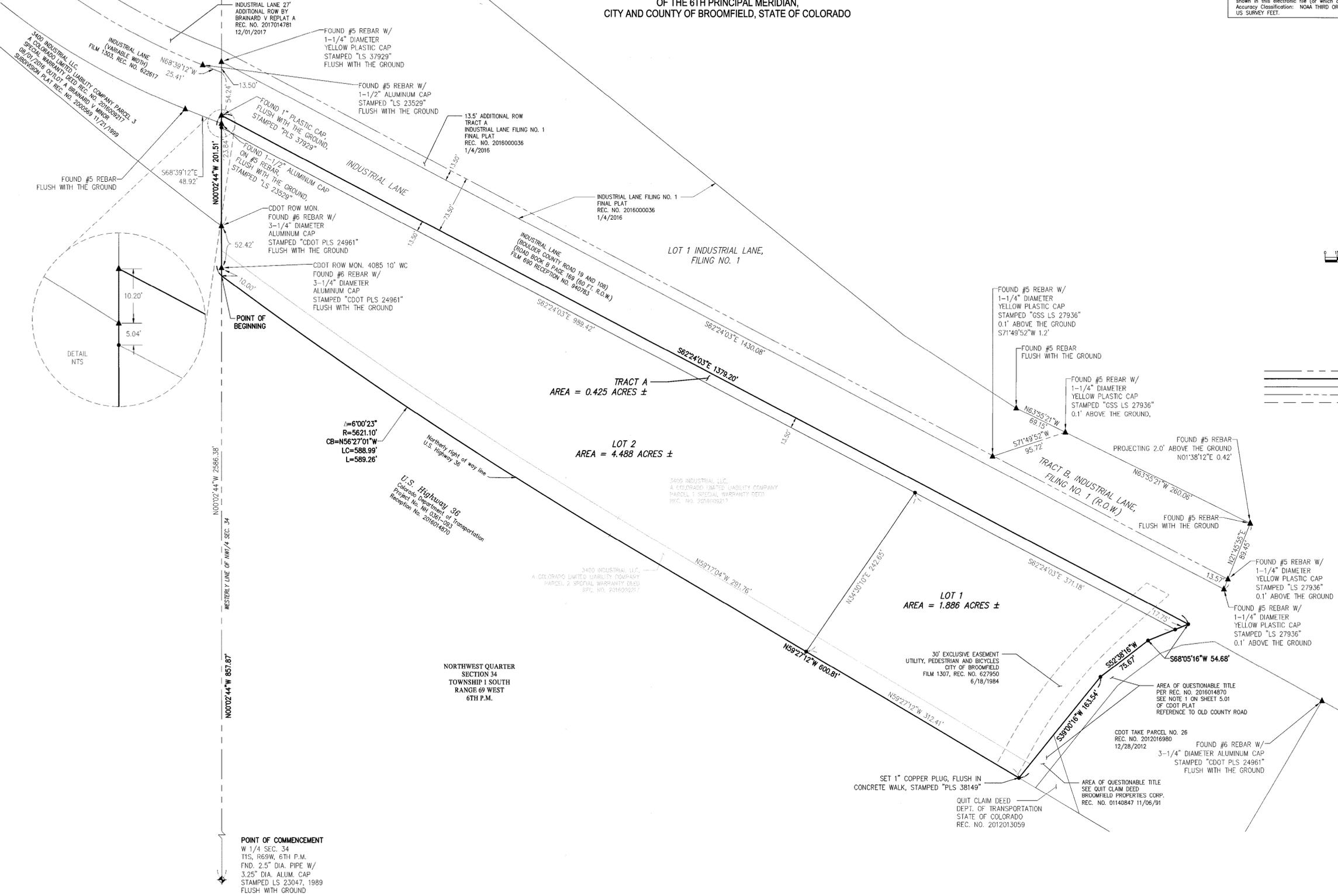
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

201900667 PL 06/18/2019 02:10 PM  
Page: 2 of 2 Rec Fee: \$9.00 Doc Fee: \$  
City & County of Broomfield

COLORADO COORDINATE SYSTEM, NAD83, NORTH ZONE  
DATUM = NAVD 88  
LATITUDE = N39°55'44.1153"  
COMBINED FACTOR = 0.99971697  
RECIPROCAL FACTOR = 1.00028311  
To get STATE PLANE NORTH ZONE coordinates, multiply the MODIFIED STATE PLANE coordinates shown in this electronic file (or which are shown hereon) by 0.99971697  
Accuracy Classification: NOAA THIRD ORDER-CLASS 1  
US SURVEY FEET.



- LEGEND**
- ▲ MONUMENT FOUND AS DESCRIBED
  - SET 18" LONG #5 REBAR W/ 2" ALUMINUM CAP STAMPED "MERRICK & CO, PLS 38149", UNLESS OTHERWISE NOTED
  - ALIQUOT LINE
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - TIE LINE



REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

**MERRICK & COMPANY**  
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK & COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK & COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS OF EXPOSURE TO MERRICK & COMPANY.

MERRICK	SIGNATURE	DATE
DESIGNED	SCB/GAG	1/21/19
OC REVIEW		
APPROVED	JSF	4/22/19
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CD FILE NAME	3400 INDUSTRIAL LANE-R2.dwg	

MINOR SUBDIVISION PLAT	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	6531728518
SCALE:	1" = 60'

INDUSTRIAL LANE, FILING NO. 2	
A PORTION OF THE NW 1/4 OF SEC. 34, T1S, R69W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD STATE OF COLORADO	
REVISION:	
DRAWING NO.	
SHEET NO.	2 OF 2