

# GREAT WESTERN PARK FILING NO. 5 - MINOR SUBDIVISION PLAT

A RESUBDIVISION OF GREAT WESTERN PARK FILING NO. 1, LOT 2 AND GREAT WESTERN PARK FILING NO. 2, LOT 2  
 A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 2 SOUTH,  
 RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD,  
 STATE OF COLORADO  
 SHEET 1 OF 6

### LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:  
 A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 LOT 2, GREAT WESTERN PARK FILING NO. 1 RECORDED FEBRUARY 09, 2001 AT RECEPTION NO. F1182497 AND LOT 2, GREAT WESTERN PARK FILING NO. 2 RECORDED FEBRUARY 09, 2001 AT RECEPTION NO. F1182498 LOCATED IN THE HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 SAID PARCEL CONTAINS 82.365 ACRES OR 3,587,805 SQUARE FEET MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF GREAT WESTERN PARK FILING NO. 5 - MINOR SUBDIVISION PLAT; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AND OUTLOTS/PARCELS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

### PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 2, GREAT WESTERN PARK FILING NO. 1 RECORDED FEBRUARY 09, 2001 AT RECEPTION NO. F1182497 AND LOT 2, GREAT WESTERN PARK FILING NO. 2 RECORDED FEBRUARY 09, 2001 AT RECEPTION NO. F1182498 INTO 4 LOTS AND 1 TRACT.
- 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. (AS SHOWN HEREON)
- BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, PANEL NUMBER 0850730070F, DATED JANUARY 16, 2016
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 2-1 ORDER, CLASS C, 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 FOR THIS SITE = 0.99971634.
- MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- TRACT A IS BEING DEDICATED AS A PUBLIC ACCESS EASEMENT FOR THE BENEFIT OF THE LOTS CREATED BY THIS PLAT.

### BASIS OF BEARING

BEARINGS ARE BASED ON THE CITY AND COUNTY OF BROOMFIELD HORIZONTAL CONTROL NETWORK BEARING S89°47'16"E BETWEEN NGS ENERGY AND GPS NO. 11.

### OWNER'S CERTIFICATE

BROCADE COMMUNICATIONS SYSTEMS LLC.  
 AS SUCCESSOR TO BROCADE COMMUNICATIONS SYSTEMS INC.  
 1320 RIDDER PARK DR.  
 SAN JOSE, CA 95131

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

BY: [Signature]

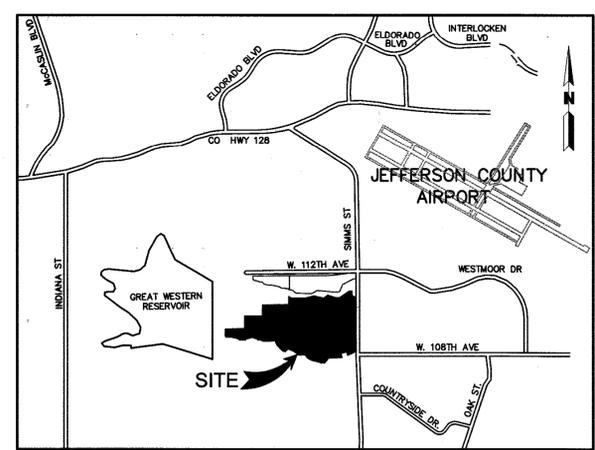
STATE OF CALIFORNIA }  
 COUNTY OF SANTA CLARA }

On June 24, 2019, BEFORE ME, VIRGINIA A. MUTOZA, NOTARY PUBLIC, PERSONALLY APPEARED Virginia H. Krouse, Jr. WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Virginia A. Mutoza  
 VIRGINIA A. MUTOZA, NOTARY PUBLIC  
 CA Comm 152109 # 3189057  
 Expires Mar. 31, 2021



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) OF THE BROOMFIELD MUNICIPAL CODE.

### SURVEYORS CERTIFICATE

I, RICHARD A. NOBBE, A LICENSED PROFESSIONAL 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 MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING.

RICHARD A. NOBBE  
 PLS #23899  
 FOR AND ON BEHALF OF  
 MARTIN/MARTIN INC.

### CITY MANAGER'S CERTIFICATE

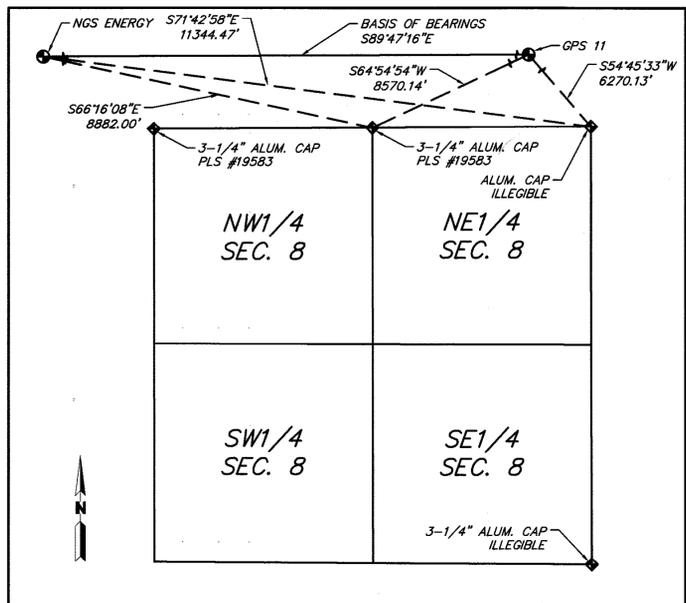
THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE CITY AND COUNTY MANAGER ON THIS 22nd DAY OF July, 2019.

[Signature] CITY MANAGER  
[Signature] DEPUTY CITY MANAGER

### DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ON THIS 17 DAY OF July, 2019.

[Signature]  
 DIRECTOR OF DEVELOPMENT



MAY 28, 2019

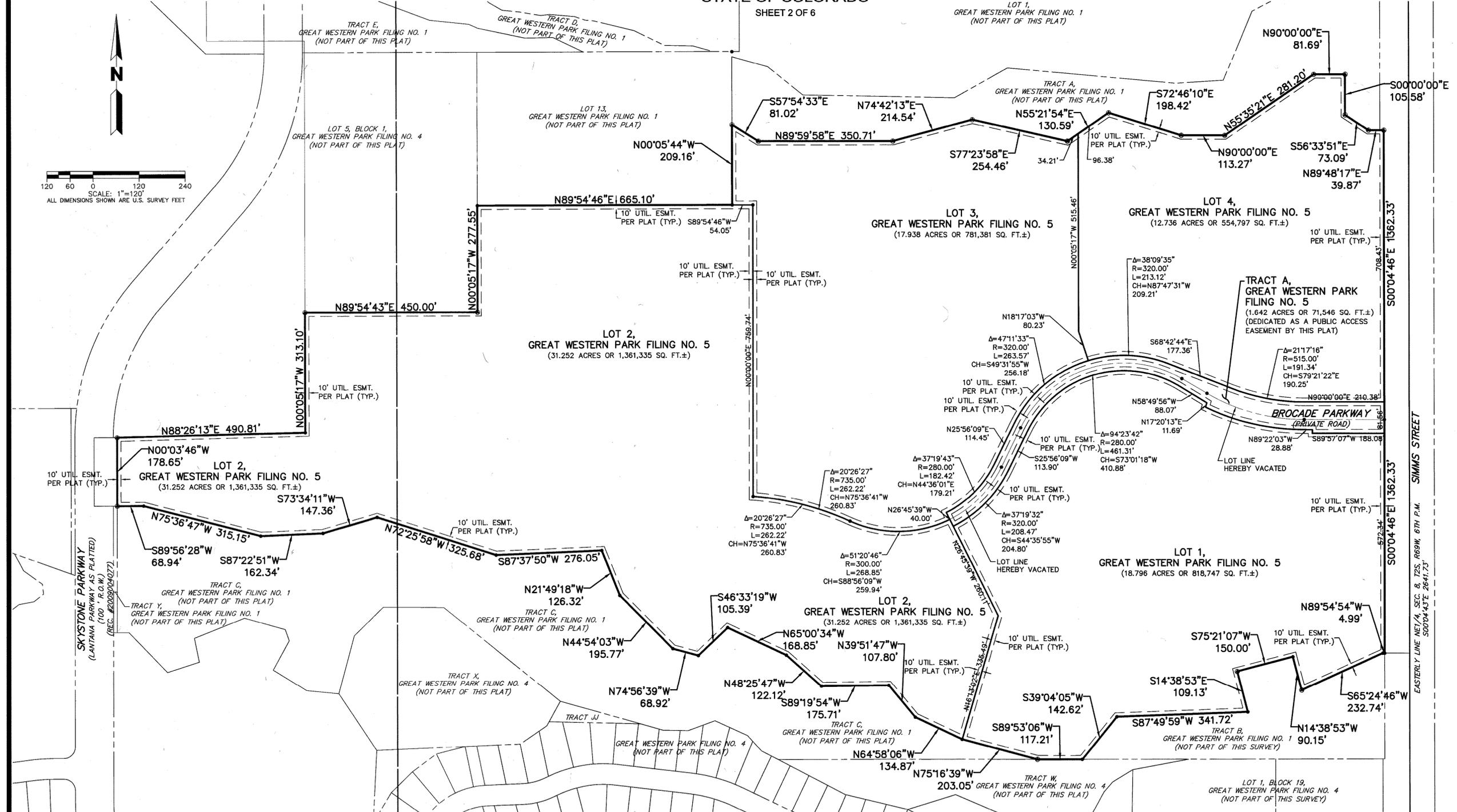
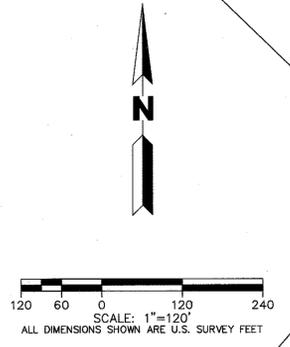
**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
 MAIN 303.431.6100 MARTINMARTIN.COM  
 SURVEY@MARTINMARTIN.COM

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RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD,  
STATE OF COLORADO

## LEGEND

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY
- EASEMENT
- SET #4 REBAR W/  
CAP PLS #23899



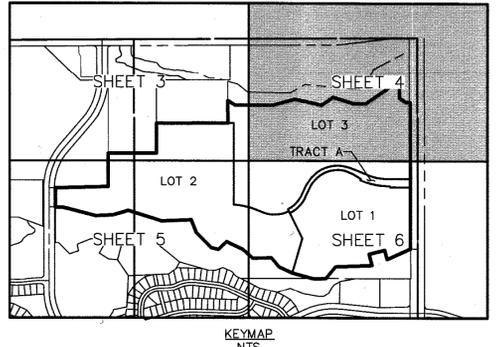
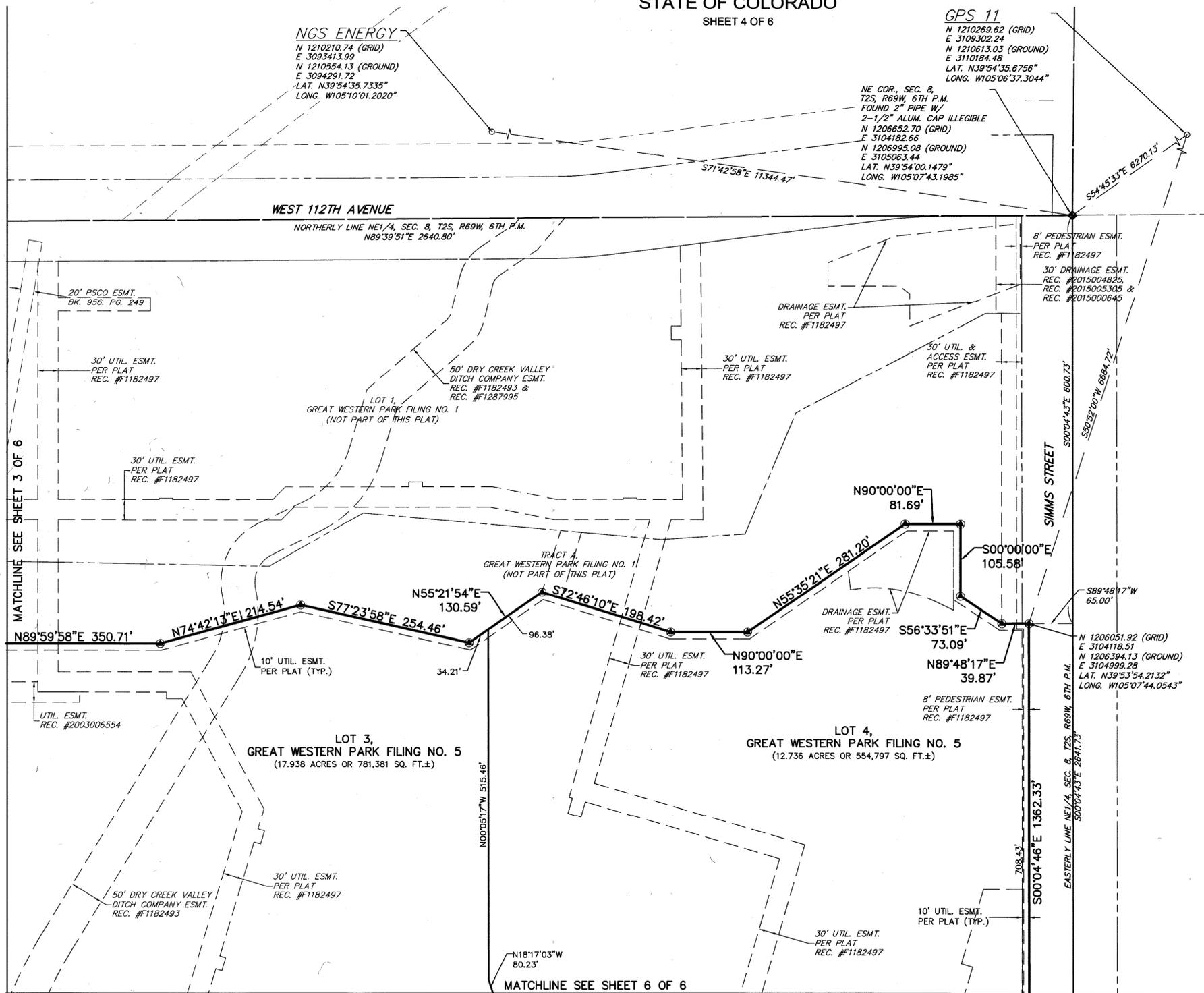
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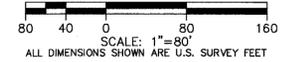
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SHEET 4 OF 6



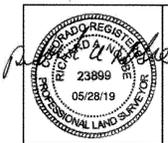
**LEGEND**

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY
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- SET #4 REBAR W/ CAP PLS #23899



MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 6 OF 6



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MAY 28, 2019





