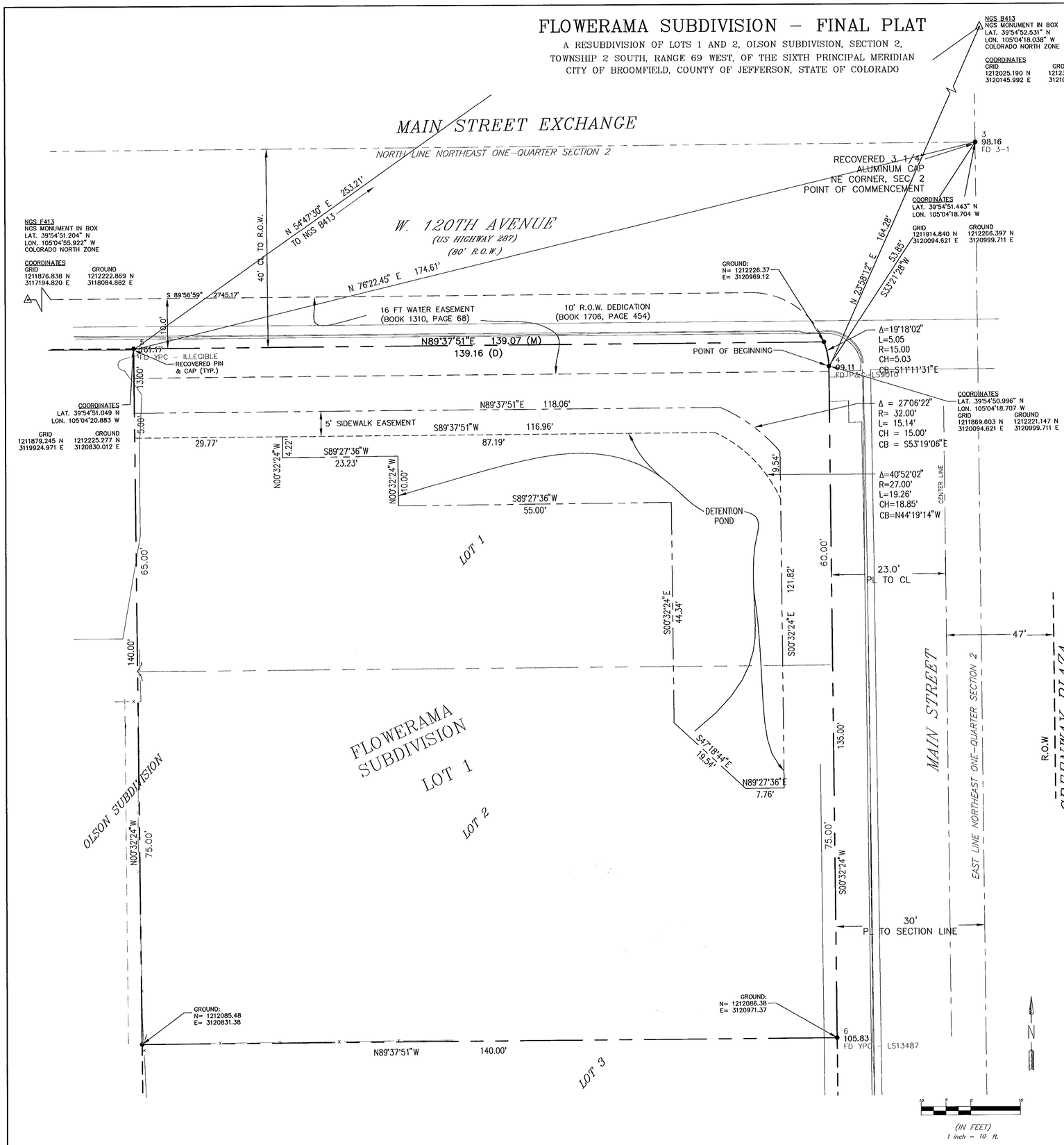
FLOWERAMA SUBDIVISION – FINAL PLAT

A RESUBDIVISION OF LOTS 1 AND 2, OLSON SUBDIVISION, SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER(S) OF:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE–QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, BEING MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP, THENCE SOUTH 33°21'28" WEST, A DISTANCE OF 53.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAIN STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE SOUTH 00°32'24" EAST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 135.00 FEET TO THE SOUTHEAST CORNER OF LOT 2; THENCE NORTH 89°37'51" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 140.00 FEET; THENCE NORTH 00°32'24" WEST, ALONG THE WEST LINE OF SAID LOTS 2 AND 1, A DISTANCE OF 140.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 120TH AVENUE; THENCE NORTH 89°37'51" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 139.07 FEET TO A POINT OF NON–TANGENT CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 69°09'28" WEST; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 19°18'02", A CHORD LENGTH OF 5.00 FEET, A CHORD BEARING OF SOUTH 11°11'31" EAST, AND AN ARC LENGTH OF 5.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 19,598.32 SQUARE FEET OR 0.450 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF FLOWERAMA SUBDIVISION; AND BY THESE PRESENTS GRANTS TO THE CITY OF BROOMFIELD THE SIDEWALK EASEMENT AS SHOWN ON THE PLAT FOR PUBLIC AND MUNICIPAL USES.

OWNERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED HEREON, HAS LAID OUT THE SAME INTO LOTS AND TRACTS AS SHOWN HEREON.

OWNER: CHARLES NYGREN Charles Nygren

NOTARY PUBLIC:

STATE OF ~~COLORADO~~ IOWA)
COUNTY OF ~~JEFFERSON~~ BLACK HAWK) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF January, 19, 2000 BY Charles Nygren

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 11-17-02

CATHEY AVERY MY COMMISSION EXPIRES NOVEMBER 17, 2002

Cathey Avery
NOTARY PUBLIC

OWNER: MAURICE F. FRINK Maurice F. Frink

NOTARY PUBLIC:

STATE OF ~~COLORADO~~ IOWA)
COUNTY OF ~~JEFFERSON~~ BLACK HAWK) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF January, 19, 2000 BY Maurice F. Frink

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 11-17-02

CATHEY AVERY MY COMMISSION EXPIRES NOVEMBER 17, 2002

Cathey Avery
NOTARY PUBLIC

OWNER: DANIEL L. RUBENDALL Daniel L Rubendall

NOTARY PUBLIC:

STATE OF ~~COLORADO~~ IOWA)
COUNTY OF ~~JEFFERSON~~ BlackHawk) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF January, 19, 2000 BY Daniel L Rubendall

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 11-17-02

CATHEY AVERY MY COMMISSION EXPIRES NOVEMBER 17, 2002

Cathey Avery
NOTARY PUBLIC

NOTES:

1. 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 CERTIFICATION SHOWN HEREON.

2. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS AR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508 C.R.S.

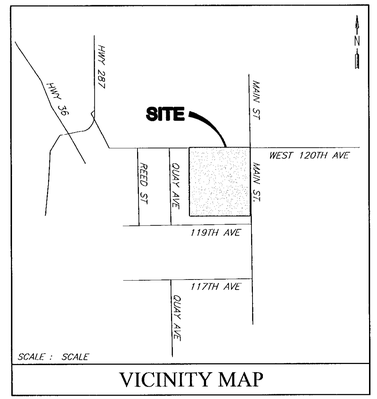
3. COORDINATES SHOWN ARE BASED UPON CITY OF BROOMFIELD GPS SYSTEM.

4. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE–QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, BEING CONSIDERED TO BEAR NORTH 89°37'51" EAST.

5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2–I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODEDIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY FEDERAL GEODEDIC CONTROL COMMITTEE.

6. GPS CONTROL POINT COORDINATES SHOWN WERE SUPPLIED TO HCLS BY THE CITY OF BROOMFIELD.

7. ACCESS TO 120TH AVENUE AND MAIN STREET ARE LIMITED TO RIGHT–IN, RIGHT–OUT ONLY, UNLESS OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER.



VICINITY MAP

SIDEWALK EASEMENT:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE–QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, FLOWERAMA SUBDIVISION, BEING A CAP AND REBAR, THENCE SOUTH 00°32'24" EAST, A DISTANCE OF 13.00 FEET TO A POINT ON THE WEST PROPERTY LINE OF SAID LOT 1, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°37'51" EAST, A DISTANCE OF 118.06 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 23°07'43" WEST; SAID CURVE HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 27°06'22", A CHORD LENGTH OF 15.00 FEET, A CHORD BEARING OF SOUTH 53°19'06" EAST, AND AN ARC LENGTH OF 15.14 FEET TO A POINT OF NON–TANGENCY; THENCE SOUTH 00°32'24" EAST, A DISTANCE OF 9.54 FEET TO A POINT OF NON–TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 66°06'47" WEST; SAID CURVE HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 40°52'02", A CHORD LENGTH OF 18.85 FEET, A CHORD BEARING OF NORTH 44°19'14" WEST, AND AN ARC LENGTH OF 19.26 FEET TO A POINT OF NON–TANGENCY; THENCE SOUTH 89°37'51" WEST, A DISTANCE OF 116.96 FEET TO SAID WEST LINE OF SAID LOT 1; THENCE NORTH 00°32'24" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 666.08 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF JEFFERSON)
OFFICER
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE AT _____ O'CLOCK __M. THIS _____ DAY OF _____, 1999.

FILED IN FILE _____ MAP _____ AND RECEPTION NO. _____
FILM NO. _____
FEE _____ PAID _____ RECORDER _____
DEPUTY _____

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION ON THIS 13 DAY OF September, 1999.

CHAIRMAN

SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 23rd DAY OF November, 1999.

MAYOR AND FOR

Vicki Mayo
CITY CLERK

CITY OF BROOMFIELD CORPORATE SEAL COLORADO

SURVEYOR'S CERTIFICATE:

I, ROBERT L. BELL, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF FLOWERAMA SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Robert L. Bell Jr. 12/21/99
ROBERT L. BELL, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO STATE PLS. NO. 31545
FOR AND ON BEHALF OF HIGH COUNTRY LAND

COLORADO REGISTERED ROBERT L. BELL JR. 31545 PROFESSIONAL LAND SURVEYOR

REV. 7 REMOVAL OF "TRACT A"
REV. 6 PER CITY COMMENTS 10/20/99
REV. 5 UP–DATE GRID INFO 9/21/99
REV. 4 PER CITY COMMENTS 9/8/99
REV. 3 ADD SW EASE. LEGAL 8/31/99
REV. 2 ADD GIS COORDINATES 8/10/99
REV. 1 PER CITY COMMENTS 8/03/99

MATHEWS ENGINEERING
6574 SOUTH BROADWAY, SUITE 202
LITTLETON, COLORADO 80121
(303)–347–2429
(303)–347–2431 FAX

SCALE 1" = 10'
DATE ISSUED 11/12/99
JOB NO. 99007

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07544
PORTION DOC OF PAGE ON THIS LINE

F:\data\PLAT FOR CITY.dwg DC