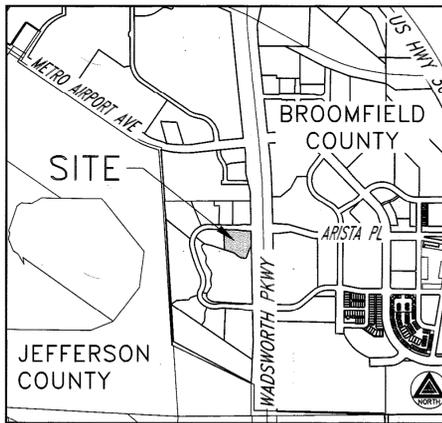


JEFFCO BUSINESS CENTER REPLAT C

FINAL PLAT
 A REPLAT OF LOT 10, JEFFCO BUSINESS CENTER
 PART OF THE SOUTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 2.22 ACRES

2020019593 PL 11/18/2020 08:31 AM
 Page: 1 of 3 Rec Fee \$5.00 Doc Fee \$
 City & County of Broomfield



VICINITY MAP
 SCALE 1" = 2000'

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10, JEFFCO BUSINESS CENTER AS RECORDED IN THE RECORDS OF BROOMFIELD COUNTY, COLORADO AT RECEPTION NO. F0919461.

CONTAINING AN AREA OF 2.22 ACRES, (96,752 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF JEFFCO BUSINESS CENTER REPLAT C AND BY THESE PRESENTS DEDICATES 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.

GENERAL NOTES:

- THERE ARE 2 LOTS IN JEFFCO BUSINESS CENTER REPLAT C.
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 10, JEFFCO BUSINESS CENTER INTO 2 LOTS. LOT 1 IS APPROXIMATELY 0.9 ACRES +/- AND LOT 2 IS APPROXIMATELY 1.3 ACRES +/-.
- 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, 2011), BETWEEN BROOMFIELD CONTROL POINT "GPS NO. 9" AND BROOMFIELD CONTROL POINT "JEFFCO AZ MK" WHICH BEARS SOUTH 09°49'04" WEST, A DISTANCE OF 8,634.50 FEET.
- FLOOD ZONE: THE PROPERTY IS IN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 0807300860, REVISED OCTOBER 2, 2013. 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHT-OF-WAYS, AND EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING OWNERSHIP, RIGHT-OF-WAYS, AND EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. NCS-1026551-CH2, WITH AN EFFECTIVE DATE OF AUGUST 27, 2020 AT 5:00 P.M. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 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.
- 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.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83/92 COORDINATES. STATE PLANE COORDINATES ARE DERIVED FROM PROJECT COORDINATES USING THE FOLLOWING FORMULAS:
 STATE PLANE NORTHING = PROJECT NORTHING * 0.999718845
 STATE PLANE EASTING = PROJECT EASTING * 0.999718845
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL 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).
- THE 25-FOOT SHARED ACCESS EASEMENT AS SHOWN HEREON IS SHARED BY AND WILL BENEFIT BOTH LOTS. ALL OTHER DRAINAGE, UTILITY, AND ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD.
- ALL 8-FOOT AND WIDER TRAILS SHALL ALLOW FOR PUBLIC ACCESS IF NOT ALREADY IN A PUBLICLY OWNED TRACT.
- THERE ARE EXISTING TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AVIGATION EASEMENT RECORDED MAY 27, 1982 AT RECEPTION NO. 82035867.
- ALL PREVIOUS NOTES AS SHOWN ON SHEET NO. 2 OF JEFFCO BUSINESS CENTER AS RECORDED IN BOOK 149, PAGE 25, RECEPTION NO. F0919461 APPLY HERETO.
- THE "DRAINAGE AND ACCESS EASEMENT" AND "DRAINAGE AND UTILITY EASEMENT" THAT DRAIN INTO THE STORM INFRASTRUCTURE WITHIN THESE EASEMENTS WILL BE MAINTAINED BY THE OWNERS OF LOT 2.

OWNER AND SUBDIVIDER:

ZIONS BANCORPORATION, N.A. D/B/A VECTRA BANK COLORADO, A NATIONAL BANKING ASSOCIATION

BY: [Signature] AS: 22. VICE PRESIDENT

STATE OF COLORADO)
)SS
 COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF September 2020

BY: James Yankovich AS: 22. VICE PRESIDENT OF ZIONS BANCORPORATION, N.A. D/B/A VECTRA BANK COLORADO, A NATIONAL BANKING ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10-11-2022

Caroline Snowle
 NOTARY PUBLIC

CAROLINE SNOWLE
 Notary Public
 State of Colorado
 Notary ID # 201949-9101
 My Commission Expires 10-11-2022

SHEET INDEX

SHEET 1 - COVER SHEET
 SHEET 2 - PLAT DETAIL SHEET
 SHEET 3 - EASEMENT DETAIL SHEET

SURVEYOR'S CERTIFICATE:

I, SHAUN D. LEE, 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 15th DAY OF SEPTEMBER 2020

SHAUN D. LEE, PLS NO. 38158
 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, Brent A. Waite, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) 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, 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.

Brent A. Waite LICENSE NUMBER: 19077

PLANNING AND ZONING COMMISSION CERTIFICATE:

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

THIS 13th DAY OF July 2020

Thomas A. Silvers CHAIRMAN
Nannette Martin 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 August 2020

[Signature] MAYOR
Janice L. Robinson CITY CLERK

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1998 Fax: (303) 713-1997 www.aztecconsultants.com	DEVELOPER ZIONS BANCORPORATION, N.A. D/B/A VECTRA BANK COLORADO 1650 S. COLORADO BLVD. DENVER, CO 80222	DATE OF PREPARATION: 09-14-2020
		SCALE: N/A
AzTec Proj. No. 54820-01 Drawn By: CWB		SHEET 1 OF 3

JEFFCO BUSINESS CENTER REPLAT C

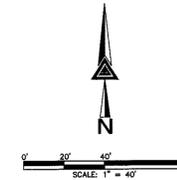
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 LOT 1 (0.9 ACRES +/-) AND LOT 2 (1.3 ACRES +/-)

2020019593 PL 11/18/2020 08:31 AM
 Page: 2 of 3 Rec. Fee \$0.00 Doc Fee \$
 City & County of Broomfield

BROOMFIELD CONTROL POINT "GPS NO. 9"
 8" BRASS CAP STAMPED COUNTY OF BROOMFIELD 1995
 GROUND COORDINATES N = 1,216,178.511 E = 3,115,806.821
 GRID COORDINATES (NAD 83/82) N = 1,215,836.576
 COLORADO NORTH (ZONE 0501) E = 3,114,930.798
 LATITUDE = 39°55'30.44108" N
 LONGITUDE = 105°05'24.74296" W

3-1/4" ALUMINUM CAP STAMPED "LS 18155 2010"
 ACCEPTED AS THE EAST 1/4 CORNER OF SEC. 3,
 T2S, R69W, 6TH P.M.
 GROUND COORDINATES N = 1,209,571.383 E = 3,115,695.072
 GRID COORDINATES (NAD 83/82) N = 1,209,231.306
 COLORADO NORTH (ZONE 0501) E = 3,114,819.079
 LATITUDE = 39°54'25.18908" N
 LONGITUDE = 105°05'26.56788" W

PROPERTY CORNER
 1" YELLOW PLASTIC CAP STAMPED "DES 26298"
 GROUND COORDINATES N = 1,209,007.874 E = 3,114,035.566
 GRID COORDINATES (NAD 83/82) N = 1,208,667.855
 COLORADO NORTH (ZONE 0501) E = 3,113,160.039
 LATITUDE = 39°54'19.97639" N
 LONGITUDE = 105°05'47.89072" W



MONUMENT SYMBOL LEGEND	
○	SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
●	FOUND 1" YELLOW PLASTIC CAP STAMPED "DES 26298"
●	FOUND 2" ALUMINUM CAP ILLEGIBLE
●	FOUND 2" ALUMINUM CAP STAMPED "VIGIL LAND CONSULT PLS 20699"
◆	SECTION CORNER
●	CONTROL POINT - CITY AND COUNTY OF BROOMFIELD



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

SEE SHEET 3 FOR
 EASEMENT DETAIL

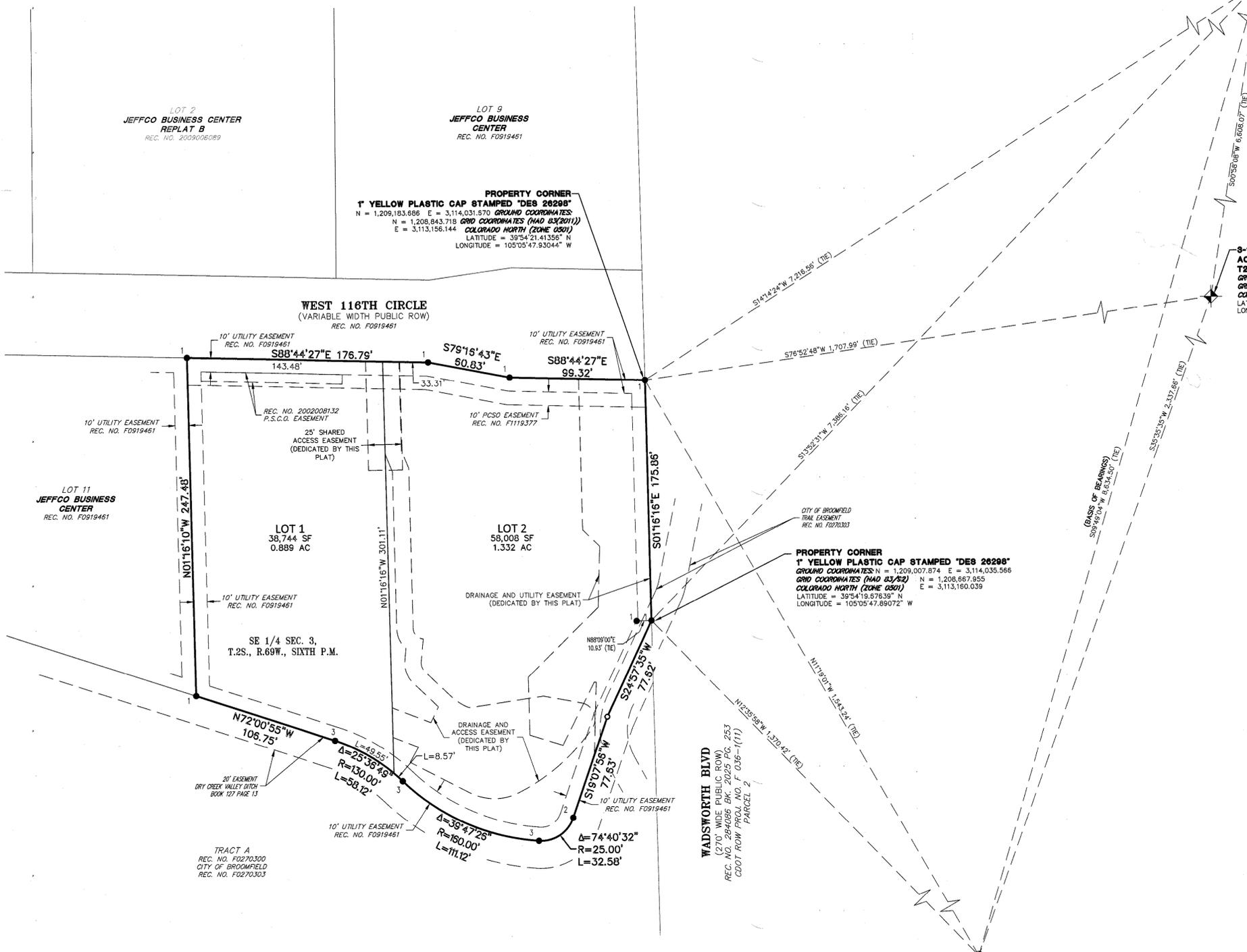
BROOMFIELD CONTROL POINT "JEFFCO AZ MK"
 8" BRASS CAP STAMPED "JEFFCO 1977"
 GROUND COORDINATES N = 1,207,670.46 E = 3,114,334.50
 GRID COORDINATES (NAD 83/82) N = 1,207,330.920
 COLORADO NORTH (ZONE 0501) E = 3,113,458.885
 LATITUDE = 39°54'05.44949" N
 LONGITUDE = 105°05'44.13413" W

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

DEVELOPER
 ZIONS BANCORPORATION, N.A. D/B/A
 VECTRA BANK COLORADO
 1650 S. COLORADO BLVD
 DENVER, CO 80222

DATE OF PREPARATION:	09-14-2020
SCALE:	T = 40'
SHEET 2 OF 3	

AzTec Proj. No: 54820-01 Drawn By: CWB



JEFFCO BUSINESS CENTER REPLAT C

FINAL PLAT

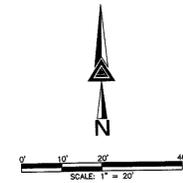
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Page: 3 of 3 Rec Fee \$0.00 Doc Fee \$
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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	84°01'31"	8.00'	11.73'
C2	51°41'05"	9.00'	8.12'
C3	19°21'40"	44.00'	14.87'
C4	33°08'15"	5.00'	2.89'
C5	114°47'44"	12.00'	24.04'
C6	53°31'59"	40.00'	37.37'
C7	51°41'05"	21.00'	18.94'
C8	46°47'58"	20.00'	16.34'

MONUMENT SYMBOL LEGEND	
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◆	SECTION CORNER
●	CONTROL POINT - CITY AND COUNTY OF BROOMFIELD



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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	<p>SCALE: 1" = 20'</p>	<p>SHEET 3 OF 3</p>

AzTec Proj. No: 54820-01 Drawn By: CWB