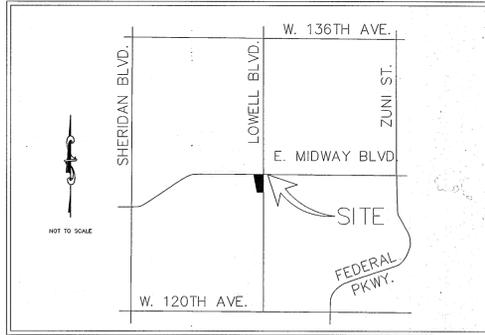


HANSEN'S CORNER FILING NO. 1-REPLAT A

MINOR SUBDIVISION PLAT

2021021892 PL 12/08/2021 08:46 AM
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield

A REPLAT OF LOTS 1, 2, AND 3, HANSEN'S CORNER FILING NO. 1 AND ALL OF THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECEPTION NUMBER 2016009094 LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 2



VICINITY MAP

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 1, 2, AND 3 OF HANSEN'S CORNER FILING NO. 1, PER FINAL PLAT RECORDED SEPTEMBER 2, 2016 AT RECEPTION NO. 2016010924, AND INCLUDING ALL OF BARGAIN AND SALE DEED DESCRIBED AT RECEPTION NO. 2016009094 BOTH IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING AN AREA OF 5.875 ACRES, (255,927 SQUARE FEET), MORE OR LESS.

AS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF HANSEN'S CORNER FILING NO. 1 - REPLAT A 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.

OWNER:

COMPSON OF BROOMFIELD RETAIL, LLC, AS TO LOT 1, HANSEN'S CORNER FILING NO. 1.

BY: ROBERT BISHOP AS: MANAGER

STATE OF COLORADO }
 COUNTY OF Broomfield }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF April, 2019

BY ROBERT BISHOP AS MANAGER OF COMPSON OF BROOMFIELD RETAIL, LLC AND COMPSON OF BROOMFIELD, LLC
 WITNESS MY HAND AND OFFICIAL SEAL

MARTIN ANDREW PHILLIPS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20134001888
 MY COMMISSION EXPIRES JAN 22, 2021

MY COMMISSION EXPIRES: Jan 22, 2021
 COMPSON OF BROOMFIELD, LLC, AS TO LOT 2, HANSEN'S CORNER FILING NO. 1 AND THAT PARCEL OF LAND DESCRIBED IN REC. NO. 2016009094.

BY: ROBERT BISHOP AS: MANAGER

STATE OF COLORADO }
 COUNTY OF Broomfield }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF April, 2019

BY ROBERT BISHOP AS MANAGER OF COMPSON OF BROOMFIELD RETAIL, LLC AND COMPSON OF BROOMFIELD, LLC
 WITNESS MY HAND AND OFFICIAL SEAL

MARTIN ANDREW PHILLIPS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20134001888
 MY COMMISSION EXPIRES JAN 22, 2021

THE FAMILY TRUST UNDER THE HANSEN LIVING TRUST, DATED JUNE 24, 1997 AND THE SURVIVING SPOUSE'S TRUST UNDER THE HANSEN LIVING TRUST, DATED JUNE 24, 1997, AS TO LOT 3, HANSEN'S CORNER FILING NO. 1.

BY: BEVERLY B. HANSEN AS: TRUSTEE

STATE OF COLORADO }
 COUNTY OF Adams }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF June, 2019 BY BEVERLY B. HANSEN, AS TRUSTEE OF THE FAMILY TRUST UNDER THE HANSEN LIVING TRUST, DATED JUNE 24, 1997 AND THE SURVIVING SPOUSE'S TRUST UNDER THE HANSEN LIVING TRUST, DATED JUNE 24, 1997.

WITNESS MY HAND AND OFFICIAL SEAL

HUGO LYNN GAWYER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 020102011507
 MY COMMISSION EXPIRES SEPTEMBER 28, 2020

MY COMMISSION EXPIRES: 09-28-2020

GENERAL NOTES:

- THERE ARE 3 LOTS AND 1 TRACT WITHIN HANSEN'S CORNER FILING NO. 1 - REPLAT A.
- THE PURPOSE OF THIS REPLAT IS TO ADDRESS THE GAP PARCEL WHICH WAS IDENTIFIED IN THE BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2016009094 AND TO INCORPORATE THAT AREA, AS SHOWN HEREIN, INTO A NEW LOT CONFIGURATION.
- TRACT A IS INTENDED TO BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD BY SEPARATE DOCUMENT FOR RIGHT OF WAY PURPOSES.
- 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 V 411" AND BROOMFIELD CONTROL POINT "GPS No. 2" WHICH BEARS NORTH 30°53'36" EAST, 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 0.999724657. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
 -PROJECT NORTHING = (STATE PLANE NORTHING / 0.999724657)
 -PROJECT EASTING = (STATE PLANE EASTING / 0.999724657)
- 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. ND020361-010-102-LP, AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF JANUARY 15, 2019 AT 8:00 A.M. PREPARED BY CHICAGO TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY IN SAID TITLE COMMITMENT ARE SHOWN HEREIN.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 0850730091G, WITH A REVISED DATE OF OCTOBER 2, 2013. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

DEVELOPER:

COMPSON DEVELOPMENT
 222 SEVERN AVENUE
 BUILDING 14, SUITE 101
 ANNAPOLIS, MD 21043

STATE OF Colorado }
 COUNTY OF Adams }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF April, 2019 BY ROBERT BISHOP, AS MANAGER OF COMPSON DEVELOPMENT.

WITNESS MY HAND AND OFFICIAL SEAL

MARTIN ANDREW PHILLIPS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20134001888
 MY COMMISSION EXPIRES JAN 22, 2021

MY COMMISSION EXPIRES: Jan 22, 2021

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.

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 DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ATTORNEY'S CERTIFICATE:

I, Curtis B. Sanders, 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. ND020361-010-102-LP, AMENDMENT NO. 1 WITH AN EFFECTIVE DATE OF JANUARY 15, 2019 AT 8:00 A.M. PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

C. Sanders REGISTRATION NO. 23551 DATE: 4/16/2019

APPROVALS

David Bishop
 DIRECTOR OF COMMUNITY DEVELOPMENT

7-3-19
 DATE

Phil Jule
 CITY AND COUNTY MANAGER

7/9/19
 DATE

LAST REVISED 2018-05-07

 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER COMPSON DEVELOPMENT 222 SEVERN AVENUE, BLDG NO. 14, STE. 10 ANNAPOLIS, MD 21043 (410) 267-9777		DATE OF PREPARATION: 2017-10-11
	AzTec Proj. No: 54817-40	SCALE: NA	SHEET 1 OF 2

LAST REVISED 04/04/2019

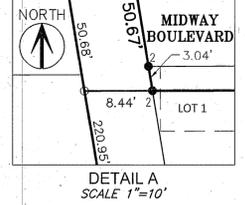
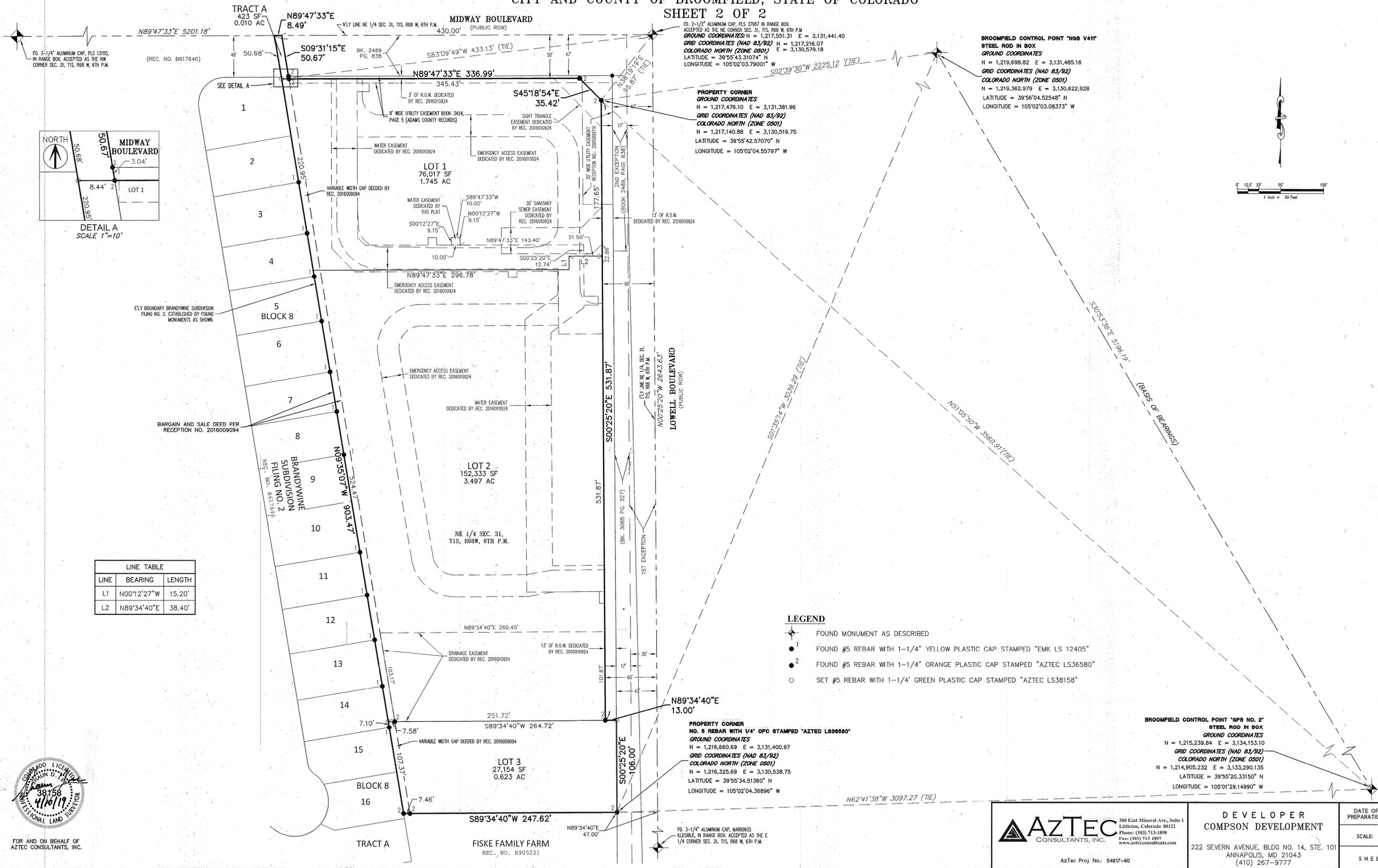
HANSEN'S CORNER FILING NO. 1-REPLAT A

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2021021892 PL 12/08/2021 08:46 AM
 Page: 2 of 2 Rec Fee \$9.00 Dec Fee \$
 City & County of Broomfield

A REPLAT OF LOTS 1, 2, AND 3, HANSEN'S CORNER FILING NO. 1 AND ALL OF THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECEPTION NUMBER 2016009094
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 2



LINE	BEARING	LENGTH
L1	N00°12'27"W	15.20'
L2	N89°34'40"E	38.40'

- LEGEND**
- ◆ FOUND MONUMENT AS DESCRIBED
 - FOUND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "EMK LS 12405"
 - FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS36580"
 - SET #5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS38158"



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

DEVELOPER
 COMPSON DEVELOPMENT
 222 SEVERN AVENUE, BLDG NO. 14, STE. 101
 ANNAPOLIS, MD 21043
 (410) 267-9777

DATE OF PREPARATION:	2017-10-11
SCALE:	1" = 50'
SHEET	2 OF 2

AzTec Proj. No: 54817-40