

2022013184 PL 11/16/2022 03:08 PM
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 City & County of Broomfield

BROOMFIELD TOWN SQUARE FILING NO.1 FINAL PLAT COVER SHEET

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 (SHEET 1 OF 5)

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AND BEING, ALL OF LOT 1, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT A AND ALL OF LOT 1, BLOCK 1 BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT B, AND THE REMAINDER OF THE METES AND BOUNDS PROPERTY DESCRIBED UNDER RECEIPTION NO. 19481-1972, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1 BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT B;
 THENCE N00725'21"W, 1,573.43 FEET TO THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN RECEIPTION NO. 1556981-1995;
 THENCE ALONG THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN RECEIPTION NO. 1556981-1995 S80756'52"E, 287.14 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 2;
 THENCE ALONG THE EXTERIOR OF SAID LOT 1, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 2 FOR THE NEXT SIX (6) COURSES;

- 1) THENCE S0725'17"E, 62.98 FEET;
- 2) THENCE S4225'40"E, 192.03 FEET;
- 3) THENCE S8077'42"E, 270.00 FEET;
- 4) THENCE S7517'54"E, 165.00 FEET;
- 5) THENCE N8957'07"E, 525.00 FEET;
- 6) THENCE S3301'31"E, 72.71 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AND A LONG CHORD OF S15'53'00"W, 104.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPADER WAY;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SPADER WAY FOR THE NEXT EIGHT (8) COURSES;
 1) THENCE SOUTHERLY, A DISTANCE OF 106.85 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40'48"47";
 2) THENCE S3817'23"W, 90.39 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A LONG CHORD OF S18'05'13"W, 156.19 FEET;
 3) THENCE SOUTHERLY, A DISTANCE OF 158.85 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36'24'20";
 4) THENCE S0708'57"E, 103.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET AND A LONG CHORD OF S04'50'50"E, 51.04 FEET;
 5) THENCE SOUTHERLY, A DISTANCE OF 61.11 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09'26'19";
 6) THENCE S09'34'44"E, 88.00 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 289.97 FEET, AND A LONG CHORD OF S04'50'35"E, 44.58 FEET;
 7) THENCE SOUTHERLY, A DISTANCE OF 44.63 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09'26'19";
 8) THENCE S0708'25"E, 107.85 FEET TO THE NORTHEASTERLY CORNER OF LOT 2, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT A;

THENCE ALONG THE EXTERIOR OF SAID LOT 2, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT A FOR THE NEXT EIGHT (8) COURSES;
 1) THENCE S89'54'01"W, 34.91 FEET;
 2) THENCE S44'54'01"W, 17.47 FEET;
 3) THENCE S0708'25"E, 13.85 FEET;
 4) THENCE S44'54'01"W, 114.14 FEET;
 5) THENCE S89'54'01"W, 56.85 FEET;
 6) THENCE S0708'25"E, 71.32 FEET;
 7) THENCE N89'54'01"E, 208.40 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 28.12 FEET AND A LONG CHORD OF N4'51'27"E, 39.74 FEET;
 8) THENCE NORTHEASTERLY, A DISTANCE OF 44.13 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89'54'31" TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMAR STREET;

THENCE S00708'25"E, 69.64 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1 BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT B;
 THENCE S89'54'01"W, 1,237.41 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1,473,872 SQUARE FEET OR 33.835 ACRES, MORE OR LESS.

HAS Laid Out, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD TOWN SQUARE, FILING NO. 1 AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER TRACTS AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR THE 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 ACKNOWLEDGMENT

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 15th DAY OF November, 2022.

CITY AND COUNTY OF BROOMFIELD
 AS: [Signature]
 STATE OF COLORADO)
) J.S.
 CITY AND COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, [Signature] NOTARY PUBLIC, THIS 15th DAY OF November, 2022, PERSONALLY BY [Signature] AS [Signature] OF THE CITY AND COUNTY OF BROOMFIELD.

WITNESS MY HAND AND SEAL

CRYSTAL ANN CLEMENS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20204003478
 MY COMMISSION EXPIRES 1-27-2024

SUBDIVIDER ACKNOWLEDGMENT

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 5th DAY OF October, 2022.

BY: BROOMFIELD TOWN SQUARE ALLIANCE
 AS: [Signature]
 STATE OF COLORADO)
) J.S.
 CITY AND COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, [Signature] AN [Signature] NOTARY PUBLIC, THIS 5th DAY OF October, 2022, PERSONALLY BY [Signature] AS [Signature] OF BROOMFIELD TOWN SQUARE ALLIANCE.
 WITNESS MY HAND AND SEAL

[Signature]
 ANNA GUYETTE
 NOTARY PUBLIC - STATE OF COLORADO
 NOTARY ID 20214035048
 MY COMMISSION EXPIRES 9/2/25

ANNA GUYETTE
 NOTARY PUBLIC - STATE OF COLORADO
 NOTARY ID 20214035048
 MY COMMISSION EXPIRES SEP 2, 2025

DRAINAGE EASEMENT:
 DRAINAGE EASEMENTS GRANT THE CITY AND COUNTY OF BROOMFIELD, THE PROPERTY OWNER, THEIR CONTRACTORS, AND THEIR AGENTS ACCESS TO THE EASEMENT AREA TO USE FOR ALL PURPOSES ASSOCIATED WITH DRAINAGE AND IF DETERMINED NECESSARY, TO ACCESS, REPAIR, MAINTAIN, AND REPLACE THE IMPROVEMENTS IN THE DRAINAGE EASEMENT AREA.

FOUND 2" BRASS CAP STAMPED "PLS 17488" IN MONUMENT BOX PER MONUMENT RECORD BY 2824 DATED 12/12/08, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 36

LATITUDE: 39°55'17.56786" N
 LONGITUDE: 105°04'18.60638" W
 GRID NORTHING: 1214558.34
 GRID EASTING: 3120089.49
 GROUND NORTHING: 1214897.59
 GROUND EASTING: 3120980.95

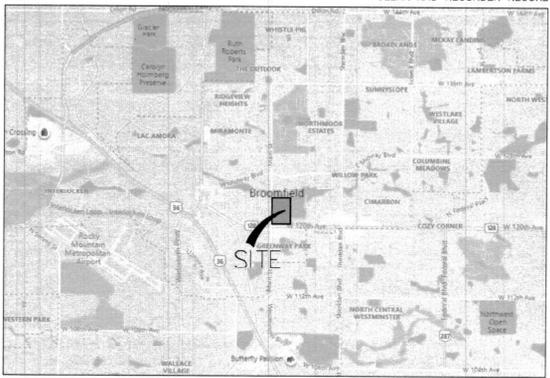
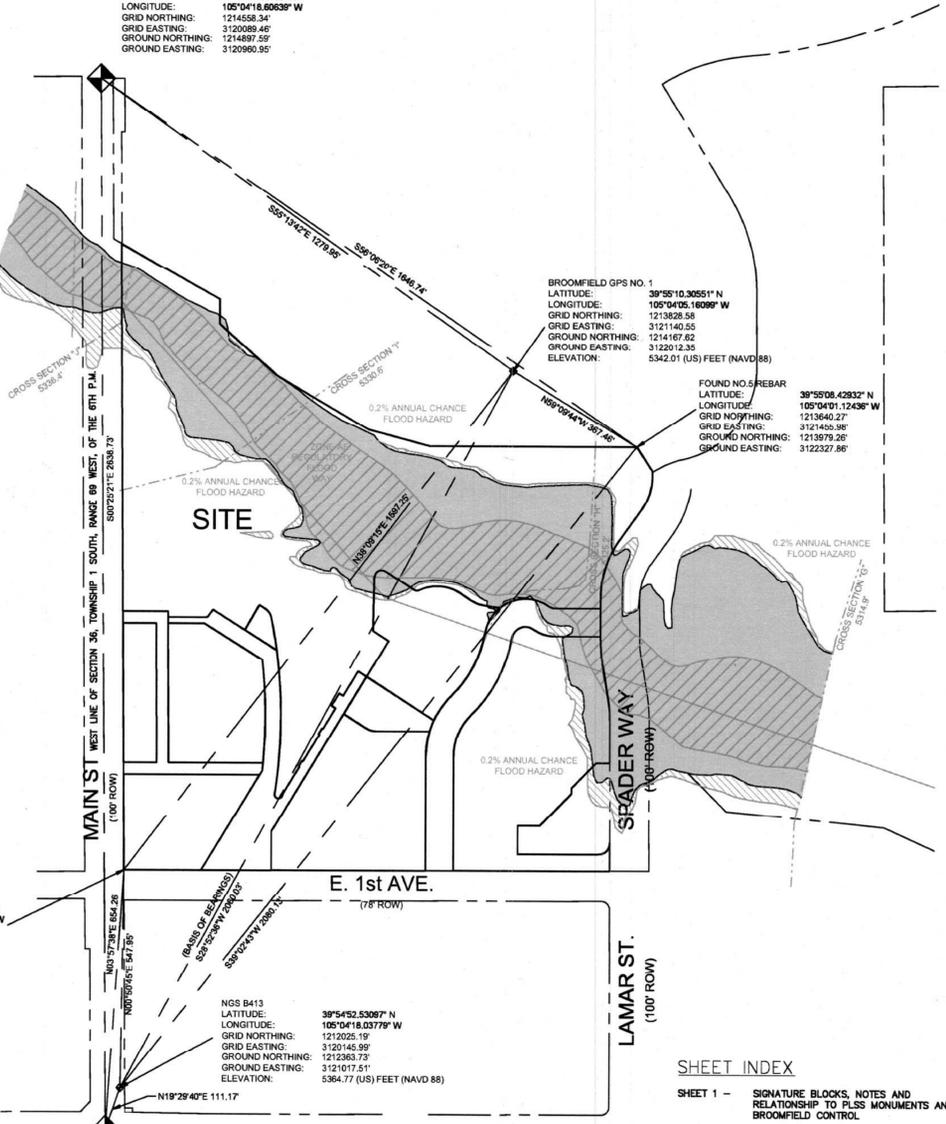
BROOMFIELD GPS NO. 1
 LATITUDE: 39°55'10.30551" N
 LONGITUDE: 105°04'09.16099" W
 GRID NORTHING: 1211828.59
 GRID EASTING: 3121140.55
 GROUND NORTHING: 1214167.62
 GROUND EASTING: 3120912.95
 ELEVATION: 5342.01 (US) FEET (NAVD88)

FOUND NO. 5 REBAR
 LATITUDE: 39°55'08.42832" N
 LONGITUDE: 105°04'01.12438" W
 GRID NORTHING: 1213640.27
 GRID EASTING: 3121496.98
 GROUND NORTHING: 1213879.26
 GROUND EASTING: 3122327.86

FOUND NAIL & WASHER WSS1 23524
 LATITUDE: 39°54'57.94072" N
 LONGITUDE: 105°04'17.89699" W
 GRID NORTHING: 1212572.93
 GRID EASTING: 3120154.08
 GROUND NORTHING: 1212911.63
 GROUND EASTING: 3121025.67

NGS B413
 LATITUDE: 39°54'52.53087" N
 LONGITUDE: 105°04'18.03778" W
 GRID NORTHING: 1212025.19
 GRID EASTING: 3120145.99
 GROUND NORTHING: 1212383.73
 GROUND EASTING: 3121017.51
 ELEVATION: 5364.77 (US) FEET (NAVD 88)

FOUND 3.25" ALUMINUM CAP IN RANGE BOX "PLS 13225" ACCEPTED AS THE SW CORNER OF SECTION 36, PER MONUMENT RECORD BY PLS 30088 DATED 12/30/03
 LATITUDE: 39°54'51.49728" N
 LONGITUDE: 105°04'18.50023" W
 GRID NORTHING: 1211920.42
 GRID EASTING: 3120128.91
 GROUND NORTHING: 1212258.93
 GROUND EASTING: 3120980.93



VICINITY MAP
 NOT TO SCALE

ATTORNEY'S CERTIFICATE:

I, KARL FRUNDT, 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, WHICH PREVENT THE CITY FROM INCLUDING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.
 REGISTRATION NO. 37695
 DATE 10/11/2022

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 9th DAY OF November, 2022, SUBJECT TO CITY COUNCIL CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2136.
 CHAIRMAN: [Signature] SECRETARY: [Signature]

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 13th DAY OF September, 2022, PER CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2136.
 MAYOR: [Signature] CITY CLERK: [Signature]

SURVEYOR'S CERTIFICATE:

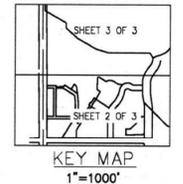
I, MICHAEL J. LINDQUIST, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 18-200F THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

MICHAEL J. LINDQUIST, PLS 38666



SHEET INDEX

- SHEET 1 - SIGNATURE BLOCKS, NOTES AND RELATIONSHIP TO PLS MONUMENTS AND BROOMFIELD CONTROL.
- SHEET 2 - EXISTING CONDITIONS (SOUTH PORTION)
- SHEET 3 - EXISTING CONDITIONS (NORTH PORTION)
- SHEET 4 - FINAL CONDITIONS (SOUTH PORTION)
- SHEET 5 - FINAL CONDITIONS (NORTH PORTION)



ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE				SHEET NO.	1 OF 5
04	CITY COMMENTS	TJB	4-5-22	MAL	NA
03	CITY COMMENTS	TJB	1-25-02	MAL	1/8/2021
02	NEW EASEMENTS & CITY COMMENTS	TJB	08-09-21	DHO	
01	CITY COMMENTS	TJB	07-28-21	DHO	1/6/2021
NO	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD

WILSON & COMPANY		1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693
SUBDIVISION MAP OF BROOMFIELD TOWN CENTER FILING NO. 1		19-600-419
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO		

BROOMFIELD TOWN SQUARE FILING NO.1 FINAL PLAT EXISTING CONDITIONS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 (SHEET 2 OF 5)

CLERK AND RECORDER RECORDING INFORMATION

MATCH LINE WITH SHEET 3 OF 5

GENERAL NOTES

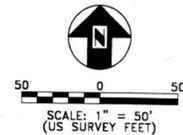
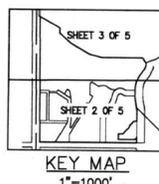
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER ABD70631376-2 DATED 08/30/2019, AND TITLE COMMITMENT NUMBER ABD70631376.1 DATED 10/21/2019, BOTH PREPARED BY LAND TITLE GUARANTEE COMPANY WERE RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE LINE BETWEEN BROOMFIELD GPS NO. 1 AND NGS B413, BOTH CITY AND COUNTY OF BROOMFIELD CONTROL MONUMENTS, BEING S28°52'36"W USING STATE PLANE COLORADO COORDINATES - NORTH ZONE (US SURVEY FEET), AS MONUMENTED ON THE SOUTH BY A 5" NGS LOGO CAP NORTHEAST OF THE INTERSECTION OF W. 120TH AVE AND MAIN STREET, AND ON THE NORTH BY A BROOMFIELD GPS CAP IN THE SIDEWALK WEST OF THE INTERSECTION OF DESCOMBES DRIVE AND SPADER WAY STREET.
- THE SUBJECT PROPERTY IS LOCATED WITHIN MULTIPLE FLOOD ZONE DESIGNATIONS, AS SHOWN OBTAINED FROM THE CITY AND COUNTY OF BROOMFIELD FLOODPLAIN APPLICATION. THE INFORMATION SHOWN HEREON IS APPROXIMATE AND NOT BASED ON ANY ELEVATIONS WITHIN THIS SURVEY. THIS SITE IS IMPACTED BY PANEL 0801300615A, EFFECTIVE DATE 12/18/2012, PANEL 0850730087G, EFFECTIVE DATE 10/2/2013 AND LOMR 15-08-0180P, EFFECTIVE DATE 11/27/2015.
- PROJECT BENCHMARK #1: NGS BENCHMARK B413, BEING A 5" NGS LOGO CAP LOCATED NORTHEAST OF THE INTERSECTION OF W. 120TH AVE AND MAIN STREET, HAVING AN ELEVATION OF 5364.77 FEET (NAVD 88).
- PROJECT BENCHMARK #2: BROOMFIELD GPS NO. 1, BEING A BROOMFIELD GPS CAP IN THE SIDEWALK LOCATED 7' SOUTH OF THE BACK OF CURB AND 12.8' WEST OF THE BACK OF CURB OF THE CITY MUNICIPAL CENTERS MEDIAN IN THE EAST PARKING LOT, BEING WEST OF THE INTERSECTION OF DESCOMBES DRIVE AND SPADER WAY, HAVING AN ELEVATION OF 5342.04 FEET (NAVD 88).
- COORDINATES USED FOR THIS PROJECT ARE BASED ON MODIFIED COLORADO STATE PLANE COORDINATES - NORTH ZONE. THEY HAVE BEEN MODIFIED TO AN ELEVATION OF 5500' USING A COMBINED FACTOR OF 0.999720780.
- THE COLORADO COORDINATE SYSTEM HERE SHOWN IS DEFINED AS 3RD ORDER, 1:10,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL CONTROL COMMITTEE.
- NOT USED
- UTILITY 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 TELECOMMUNICATION 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, WATER METERS 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE 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.
- DEVELOPER SHALL PROVIDE BY SEPARATE WRITTEN INSTRUMENT ALL GRANTS OF PUBLIC ACCESS EASEMENTS, DRAINAGE, AND/OR UTILITY EASEMENT DOCUMENTS AS ARE NECESSARY TO SERVE THE DEVELOPMENT. SAID EASEMENTS SHALL BE IN A FORM ACCEPTABLE TO THE CITY AND COUNTY ATTORNEY AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD PRIOR TO OR CONCURRENT WITH THE CITY AND COUNTY OF BROOMFIELD'S CONVEYANCE OF ANY IMPACTED LANDS TO THE DEVELOPER OR DISTRICT.
- ONCE AN UPDATED CLOMR SHOWING THE REVISED FLOODPLAIN DESIGNATION HAS BEEN APPROVED BY FEMA AND SIGNED BY BROOMFIELD, DEVELOPER SHALL REPLAT THE PROPERTY AS NECESSARY TO DELEINATE THE REVISED FLOODPLAIN. CLOMR APPROVAL BY FEMA IS REQUIRED PRIOR TO ANY PERMITS BEING ISSUED FOR WORK WITHIN THE EFFECTIVE FLOODPLAIN.

GENERAL NOTE

1. FUTURE UTILITY EASEMENT TO BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD WITH FUTURE LAND TRANSFER.

LEGEND

- SET MONUMENT PLS 37066
- FOUND MONUMENT AS DESCRIBED

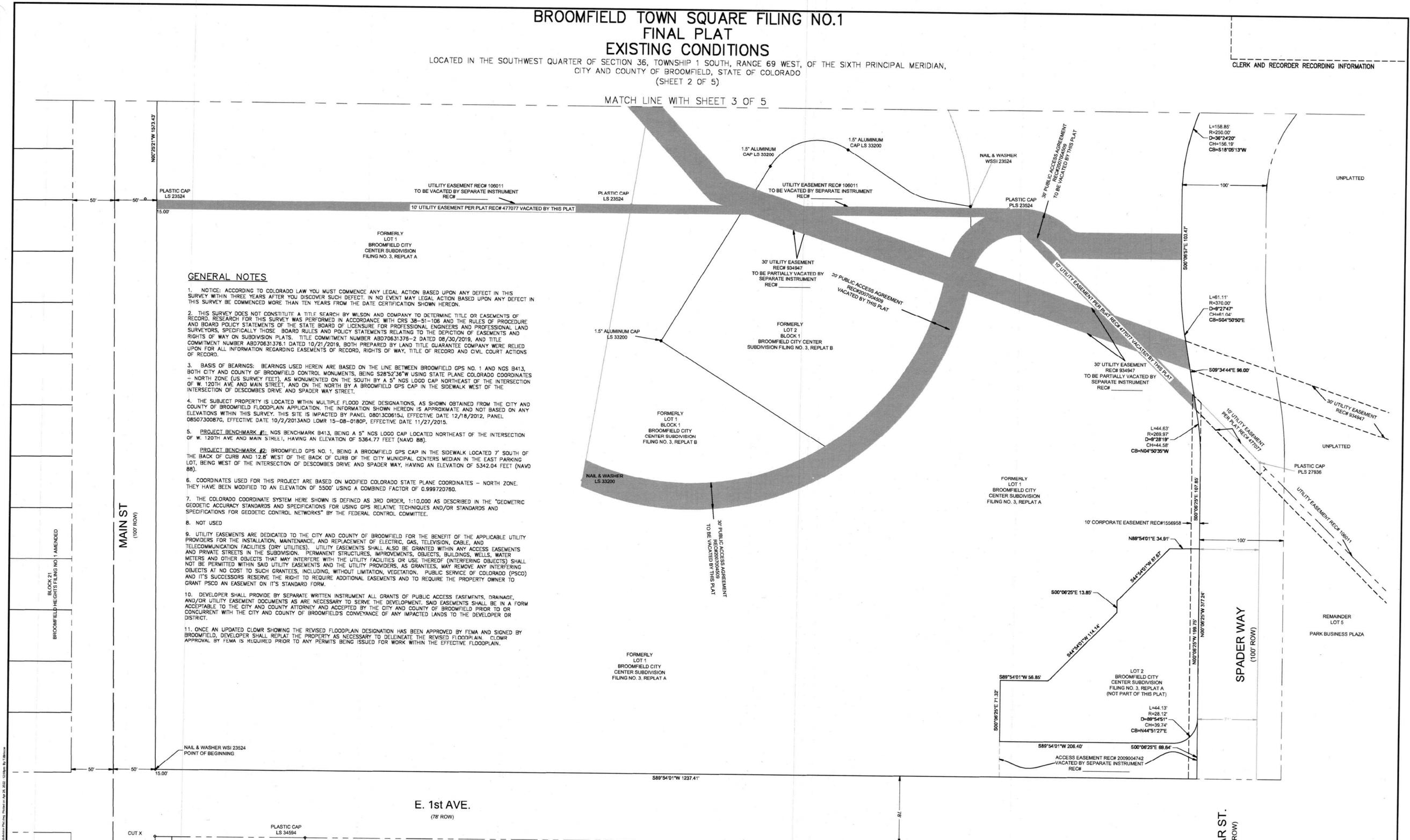


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NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	CLIENT APP
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03	CITY COMMENTS	TJB	1-25-02	MJL		
02	NEW EASEMENTS & CITY COMMENTS	TJB	08-06-21	DHO		
01	CITY COMMENTS	TJB	07-28-21			

1475 Broadway Suite 200
 Denver, CO 80202
 Phone: 303-297-2676
 Fax: 303-297-2693

WILSON & COMPANY

19-600-419
 SUBDIVISION MAP OF
 BROOMFIELD TOWN CENTER
 FILING NO. 1
 CITY AND COUNTY OF BROOMFIELD,
 STATE OF COLORADO

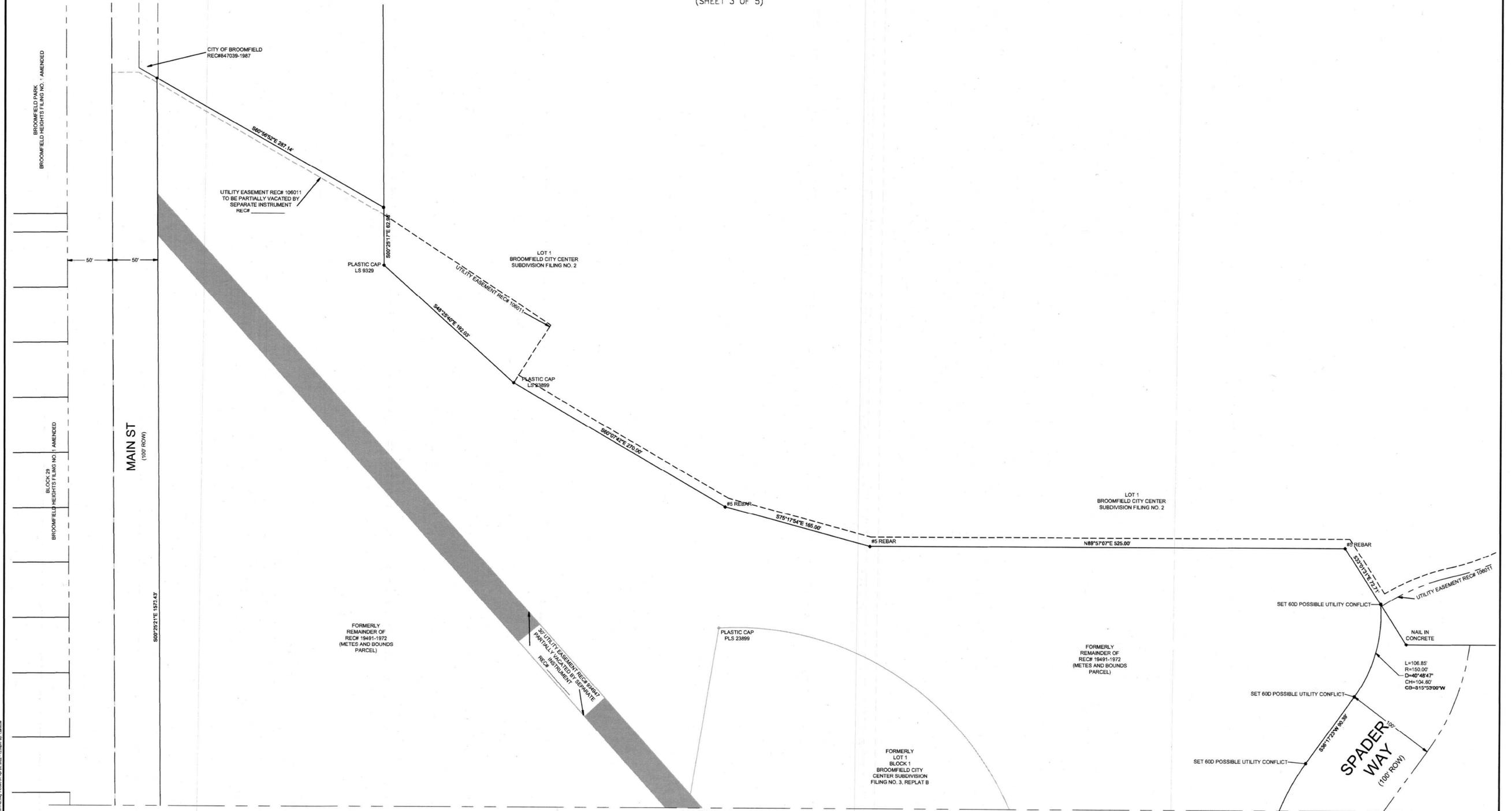


**BROOMFIELD TOWN SQUARE FILING NO.1
FINAL PLAT
EXISTING CONDITIONS**

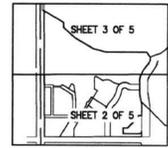
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
(SHEET 3 OF 5)

CLERK AND RECORDER RECORDING INFORMATION

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Page: 3 of 5 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

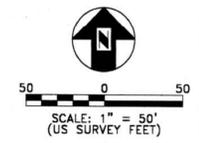


MATCH LINE WITH SHEET 2 OF 5



KEY MAP
1"=1000'

- LEGEND
- SET MONUMENT PLS 37066
 - ◆ FOUND MONUMENT AS DESCRIBED



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NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	CLIENT APP.
D4	CITY COMMENTS	TJB	4-5-22	MAL		
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WILSON & COMPANY 1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

JOB NO: 19-600-419

SUBDIVISION MAP OF
BROOMFIELD TOWN CENTER
FILING NO. 1
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO

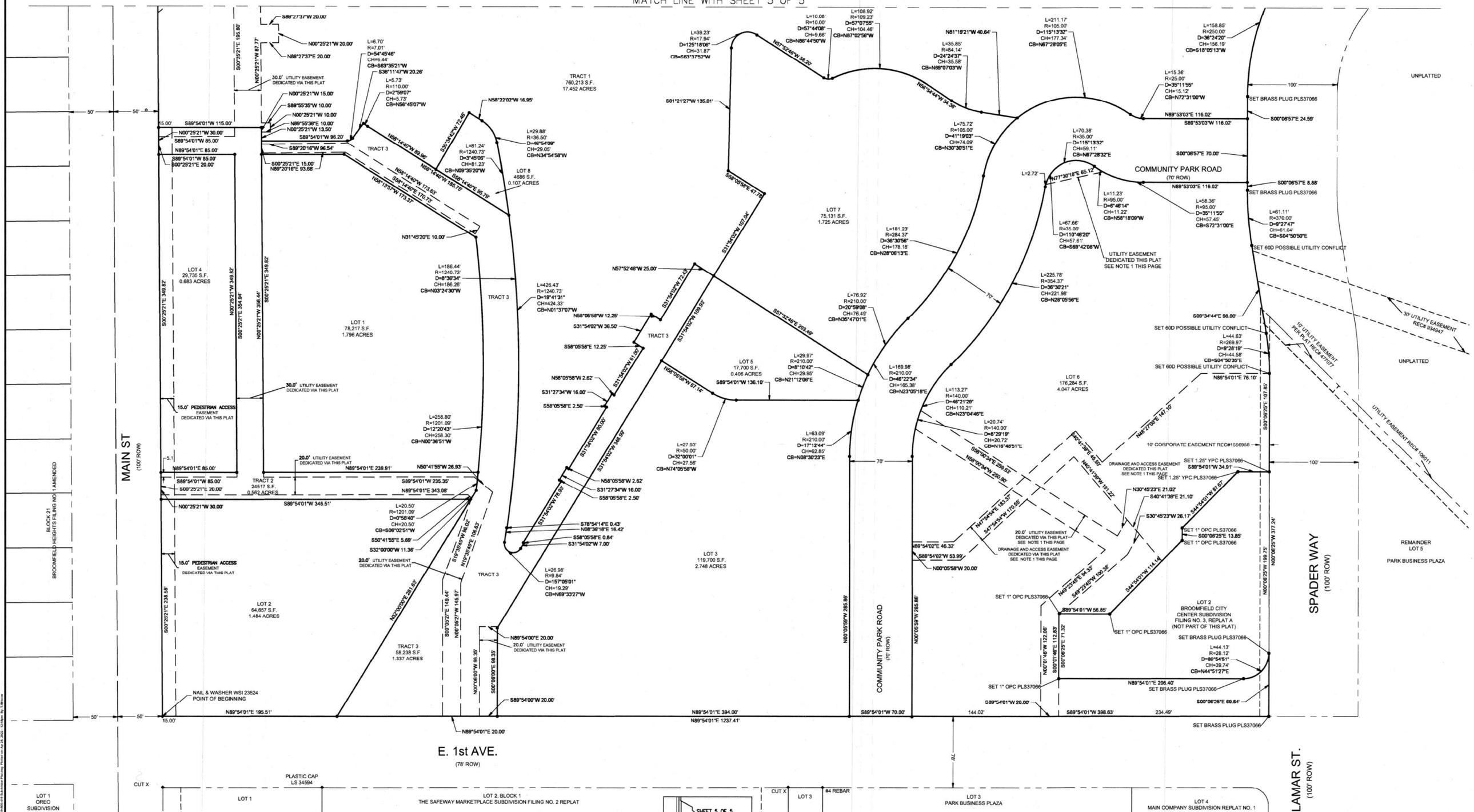
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(SHEET 4 OF 5)

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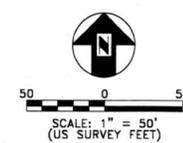
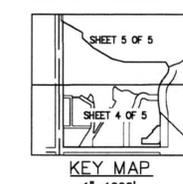
MATCH LINE WITH SHEET 5 OF 5

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GENERAL NOTE
1. FUTURE UTILITY EASEMENT TO BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD WITH FUTURE LAND TRANSFER.

LEGEND
● SET MONUMENT PLS 37066
● FOUND MONUMENT AS DESCRIBED

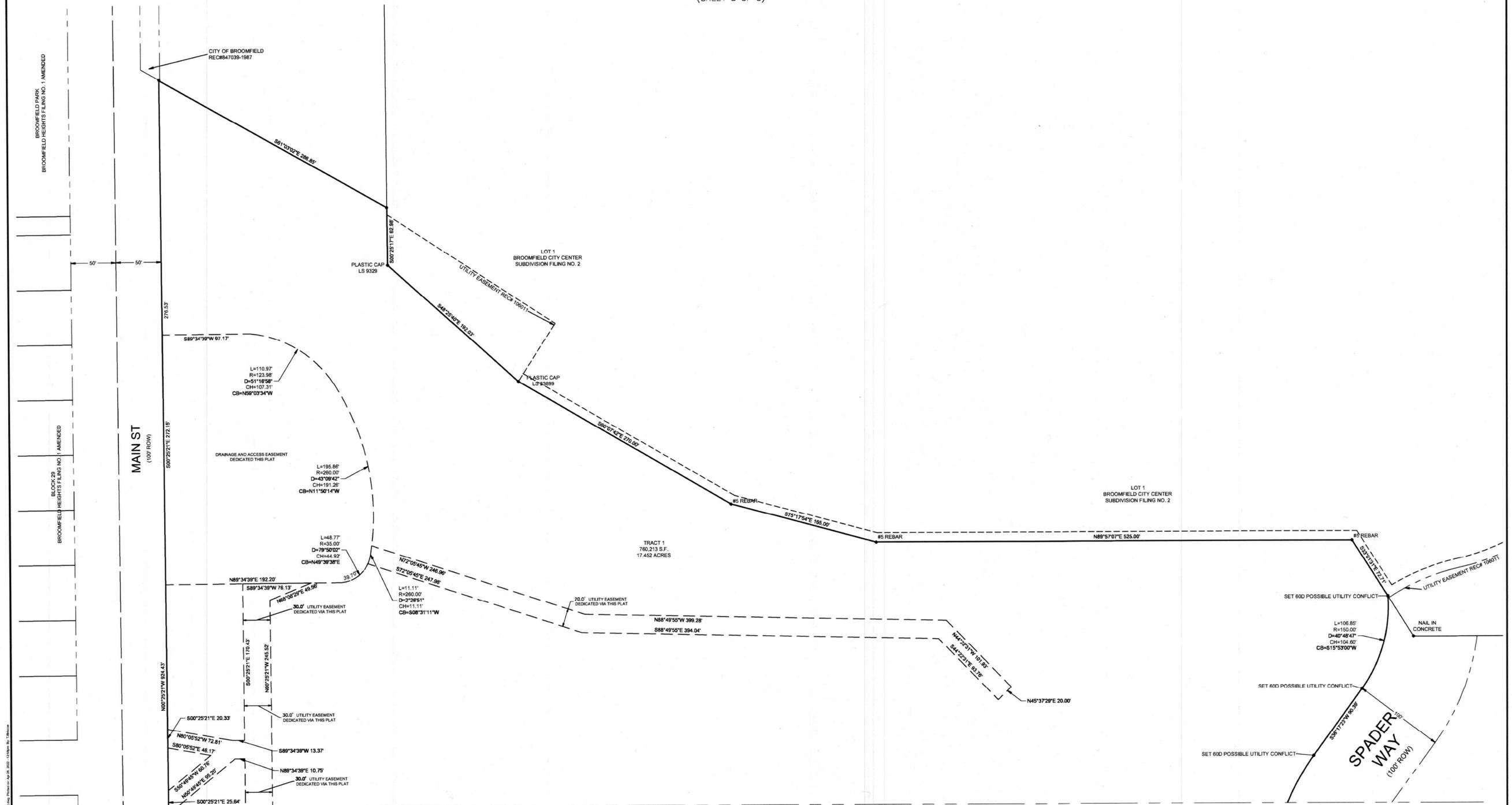


ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE				SHEET NO. 4 OF 5	
SCALE: 1"=50'				DATE: 10/20/21	
04	CITY COMMENTS	TJB	4-5-22	MAL	
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01	CITY COMMENTS	TJB	07-28-21		
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPR
<p>WILSON & COMPANY 1675 Broadway, Suite 200 Denver, CO 80202 Phone: 303.297.2976 Fax: 303.297.2993</p> <p>19-600-419 SUBDIVISION MAP OF BROOMFIELD TOWN CENTER FILING NO. 1 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO</p>					

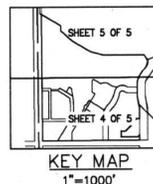
BROOMFIELD TOWN SQUARE FILING NO.1 FINAL PLAT FINAL CONDITIONS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 (SHEET 5 OF 5)

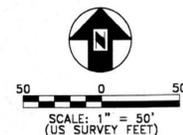
CLERK AND RECORDER RECORDING INFORMATION



MATCH LINE WITH SHEET 4 OF 5



- LEGEND
- SET MONUMENT PLS 37066
 - FOUND MONUMENT AS DESCRIBED



ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE					SHEET NO. 5 OF 5		SCALE: 1"=50'		1675 Broadway, Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693	
04	CITY COMMENTS	TJB	4-5-22	MAL						JOB NO: 19-600-419 SUBDIVISION MAP OF BROOMFIELD TOWN CENTER FILING NO. 1 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
03	CITY COMMENTS	TJB	1-25-02	MAL						
02	NEW EASEMENTS & CITY COMMENTS	TJB	08-09-21	DHO						
01	CITY COMMENTS	TJB	07-28-21	DHO						
NO.	REVISION/DESCRIPTION	BY	DATE	CHKD	APPD	CLIENT APP.				