

# TURNPIKE INDUSTRIAL PARK FILING NO. 2, REPLAT A

MINOR PLAT  
 A REPLAT OF TURNPIKE INDUSTRIAL PARK FILING NO. 2, LOTS 1 AND 2  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 34,  
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2023002674 PL 04/11/2023 08:56 AM  
 City & County of Broomfield  
 900 South Broadway, Suite 300  
 Broomfield, CO 80020  
 303.463.3833  
 www.broomfield.gov

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF:  
 LOT 1 AND LOT 2, TURNPIKE INDUSTRIAL PARK FILING NO. 2, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO,  
 TOGETHER WITH THAT PART OF THE COMMUNITY DITCH AND RESERVOIR COMPANY PROPERTY, BY DEED RECORDED FEBRUARY 9, 1990 IN BOOK 130 PAGE 311 (BOULDER COUNTY RECORDS), OBTAINED ON APRIL 10, 2023 AT RECEPTION NO. 2023002674, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO,  
 CONTAINING AN AREA OF 873,831 SQUARE FEET OR 20,060 ACRES, MORE OR LESS  
 HAS LAIN OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF TURNPIKE INDUSTRIAL PARK FILING NO. 2, REPLAT A, AND BY THESE PRESENTS, DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHT-OF-WAY AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT, EXCEPT FOR PREVIOUSLY RECORDED EASEMENTS AS SHOWN ON THE PLAT, 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 FOR PUBLIC AND PRIVATE UTILITIES.

**OWNERSHIP CERTIFICATE:**

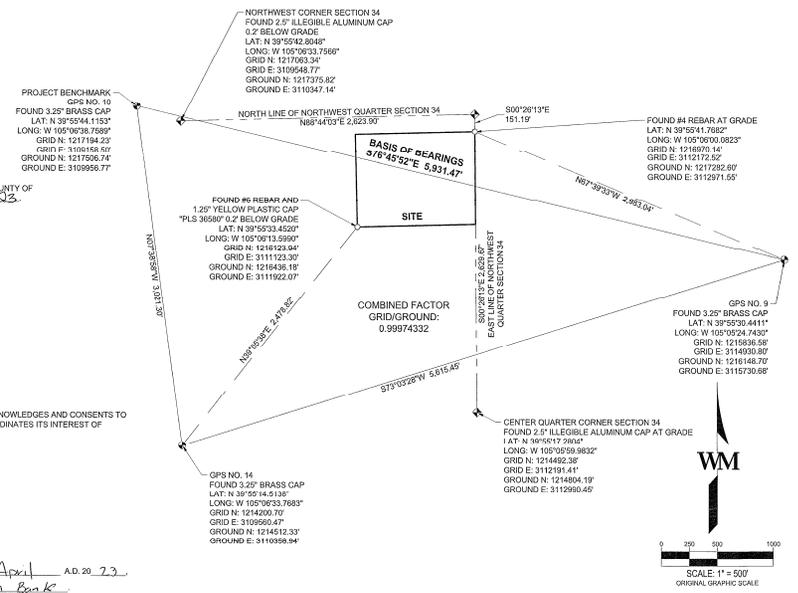
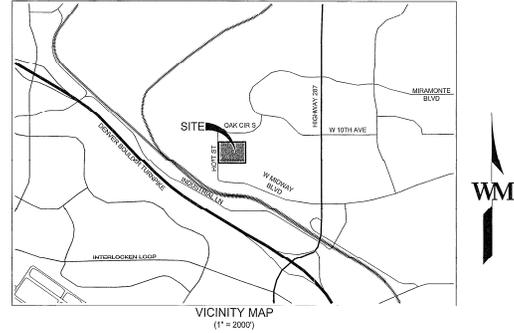
SEILD PARK 36 OWNER, LLC  
 BY: *[Signature]*  
 PRINT NAME: Scott Caldwell TITLE: Vice President  
 COUNTY OF Denver JCS  
 STATE OF Colorado  
 THE DEDICATED RESTRICTIONS AND CONDITIONS SET FORTH HEREIN WERE ACKNOWLEDGED BEFORE ME THIS  
14<sup>th</sup> DAY OF April, 2023 AD BY Scott Caldwell  
 WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY PUBLIC *[Signature]*  
 MY COMMISSION EXPIRES 3/9/2025

**CITY APPROVAL:**

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 10<sup>th</sup> DAY OF April, 2023.  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
*[Signature]*  
 CITY MANAGER

**LIENHOLDER CERTIFICATE:**

THE UNDERSIGNED LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.  
 BY: Matthew Becker, VP, Origin Bank  
 COMPANY: Origin Bank  
 NOTARY CERTIFICATE  
 STATE OF Texas JCS  
 COUNTY OF Dallas  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF April, A.D. 20 23,  
 BY Matthew Becker as Vice President of Origin Bank  
 WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: April 14, 2029



**GENERAL NOTES:**

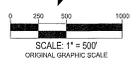
- TURNPIKE INDUSTRIAL PARK FILING NO. 2, REPLAT A CONTAINS 3 LOTS.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 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 18-6-308, C.R.S.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BEING REFERENCED TO A LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "093 NO. 10" AND "093 NO. 07" TAKEN TO BEAR SOUTH 76°45'52" EAST, WITH A MODIFIED STATE PLANE DISTANCE OF 5,931.47 FEET.
- THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.99974332. STATE PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES = (GROUND COORDINATES \* 0.99974332).
- ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
- A PORTION OF THE NORTHEAST QUARTER OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") (ZONE AE - REGULATORY FLOOD WAY) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MOST OF THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 0087200681 BEARING AN EFFECTIVE DATE OF AUGUST 15, 2019.
- PROJECT BENCHMARK: CITY AND COUNTY OF BROOMFIELD CONTROL "093 NO. 10". ELEVATION = 5,418.46' (DATUM NAVD 88).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIES UPON THE FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NO. W08-116133-CO, EFFECTIVE DATE OF FEBRUARY 21, 2023 AT 6:00 P.M.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY FLOODING OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE MINOR PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-39-160(9).
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.
- ALL EASEMENTS DEDICATED ON THIS PLAT ARE TO BE NON-EXCLUSIVE.
- ANY USE OF THIS 30" UTILITY EASEMENT REQUIRES THAT THE USER ENTER INTO A CROSSING AGREEMENT WITH THE FARMERS RESERVOIR AND IRRIGATION COMPANY.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 2, 1:30,000 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.

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN C. SCHEITLER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TURNPIKE INDUSTRIAL PARK FILING NO. 2, REPLAT A WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 30TH DAY OF APRIL, 2023, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SURVEY THEREOF.



JUSTIN C. SCHEITLER, PLS NO. 38430  
 FOR AND BEHALF OF WARE MALCOMB  
 900 SOUTH BROADWAY, SUITE 300, DENVER, COLORADO 80209



**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

900 South Broadway  
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 Broomfield, CO 80020  
 303.463.3833  
 www.waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

**TURNPIKE INDUSTRIAL PARK FILING NO. 2, REPLAT A**  
 MINOR PLAT

NO.	DATE	REMARKS
1	04/11/2023	CITY COMMENTS
2	04/11/2023	CITY COMMENTS
3	04/11/2023	CITY COMMENTS
4	04/11/2023	EASEMENT UPDATES
5	04/11/2023	NEW TITLE COMMITMENT
6	04/11/2023	CITY COMMENTS
7	04/11/2023	CITY COMMENTS

JOB NO.: DEN21-0004  
 PA / PM: JCS  
 DRAWN BY: MM  
 DATE: 05/04/2021

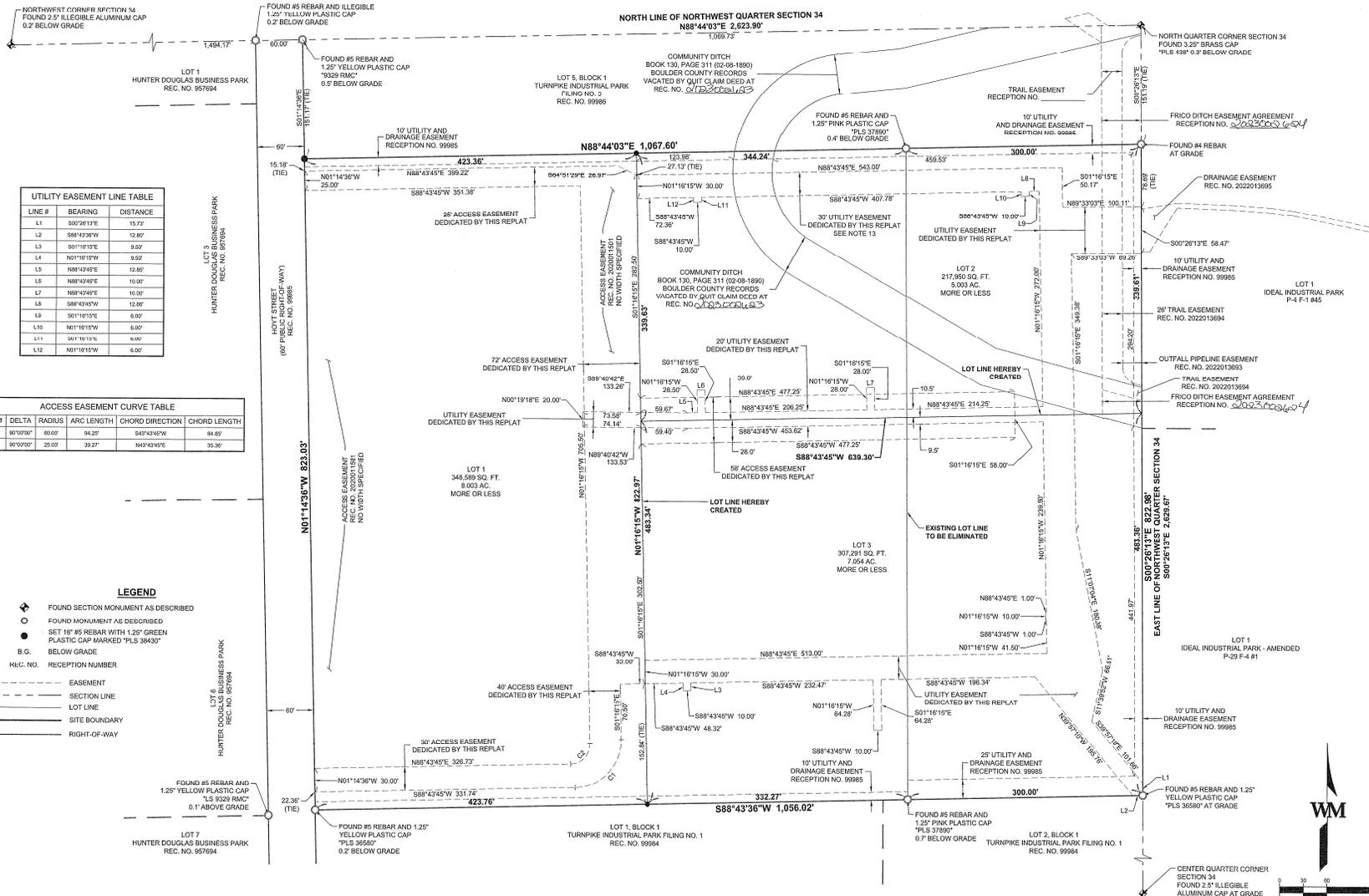
SHEET  
**1**  
 of 2

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 A REPLAT OF TURNPIKE INDUSTRIAL PARK FILING NO. 2, LOTS 1 AND 2  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 34,  
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2223020014 PL 04/11/2023 09:55 AM  
 Page: 7 of 3 Date: Tue 04/11/2023 09:55 AM  
 City: Broomfield State: CO Res: File 3



**UTILITY EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S00°29'19"E	15.75'
L2	S88°43'45"W	12.95'
L3	S00°18'15"W	9.57'
L4	N01°16'15"W	9.57'
L5	N88°43'45"E	12.85'
L6	N88°43'45"E	10.00'
L7	N88°43'45"E	10.00'
L8	S88°43'45"W	12.80'
L9	S01°16'15"E	6.00'
L10	N01°16'15"W	6.00'
L11	S01°16'15"E	6.00'
L12	N01°16'15"W	6.00'

**ACCESS EASEMENT CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	65.00'	94.22'	S45°43'45"W	44.82'
C2	90°00'00"	25.00'	38.27'	N49°43'45"E	35.36'

- LEGEND**
- ◆ FOUND SECTION MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET 1" AS REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
  - BELOW GRADE
  - REC. NO. RECEPTION NUMBER
  - EASEMENT
  - - - SECTION LINE
  - LOT LINE
  - SITE BOUNDARY
  - RIGHT-OF-WAY

**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

900 South Broadway  
 Suite 300, Broomfield  
 P.O. Box 541, 80009  
 wmalcomb.com



**TURNPIKE INDUSTRIAL PARK FILING NO. 2, REPLAT A**  
 MINOR PLAT

**REMARKS**

NO.	DATE	BY	DESCRIPTION
1	04/11/2023	W. Malcomb	CITY COMMENTS
2	04/11/2023	W. Malcomb	CITY COMMENTS
3	04/11/2023	W. Malcomb	CITY COMMENTS
4	04/11/2023	W. Malcomb	CITY COMMENTS
5	04/11/2023	W. Malcomb	CITY COMMENTS
6	04/11/2023	W. Malcomb	CITY COMMENTS
7	04/11/2023	W. Malcomb	CITY COMMENTS
8	04/11/2023	W. Malcomb	CITY COMMENTS
9	04/11/2023	W. Malcomb	CITY COMMENTS

JOB NO.: DEN21-0004  
 PA / PM: JCS  
 DRAWN BY: MM  
 DATE: 05/04/2021

SHEET  
**2**  
 Sheet 2 of 2



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