

# A&B SUBDIVISION, REPLAT A

## FINAL PLAT

A RESUBDIVISION OF LOT 2, A & B SUBDIVISION,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
 TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

**LEGAL DESCRIPTION AND DEDICATION:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF  
 LOT 2, A&B SUBDIVISION, CITY AND COUNTY OF BROOMFIELD, STATE  
 OF COLORADO

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND,  
 UNDER THE NAME AND STYLE OF A&B SUBDIVISION, REPLAT A, CITY  
 AND COUNTY OF BROOMFIELD, STATE OF COLORADO; AND BY THESE  
 PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE  
 CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND  
 RIGHTS-OF-WAY AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY  
 AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED  
 ON THE 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.

EXECUTED THIS 4 DAY OF DECEMBER, 2007.

OWNER: VRAIN SHOPS LLC, A COLORADO LIMITED LIABILITY  
 COMPANY

BY: Drake Real Estate Services, Inc., A COLORADO CORPORATION

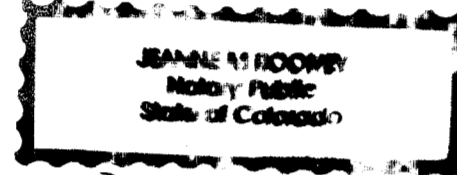
BY: Jon Hauser  
 JON HAUSER, GENERAL MANAGER

STATE OF COLORADO )  
 COUNTY OF BROOMFIELD ) SS.  
 CITY OF BROOMFIELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS  
4th DAY OF December, A.D. 2007.

BY: Jon Hauser

MY COMMISSION EXPIRES 10/28/08  
 WITNESS MY HAND AND SEAL



Sharon A. Carey  
 NOTARY PUBLIC

**LENDER'S CERTIFICATE:**

LENDER SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE  
 ABOVE DESCRIBED GRANT TO THE CITY AND COUNTY OF BROOMFIELD,  
 COLORADO OF EASEMENTS AS SET FORTH IN THIS PLAT.  
 EXECUTED THIS 9th DAY OF December, 2007.  
 LENDER: BANK OF CHOICE COLORADO

BY: Wain Xion

ITS: Vice President

STATE OF COLORADO )  
 COUNTY OF BROOMFIELD ) SS.  
 CITY OF BROOMFIELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS  
5th DAY OF December, A.D. 2007.

BY: Matt Gorn

MY COMMISSION EXPIRES 1/31/2010  
 WITNESS MY HAND AND SEAL

Sanjiv Saini  
 NOTARY PUBLIC

**LAND USE REVIEW COMMISSION CERTIFICATE**

THIS PLAT WAS APPROVED BY THE CITY AND COUNTY OF BROOMFIELD,  
 LAND USE REVIEW COMMISSION THIS 23rd DAY  
 OF April, A.D. 2007.

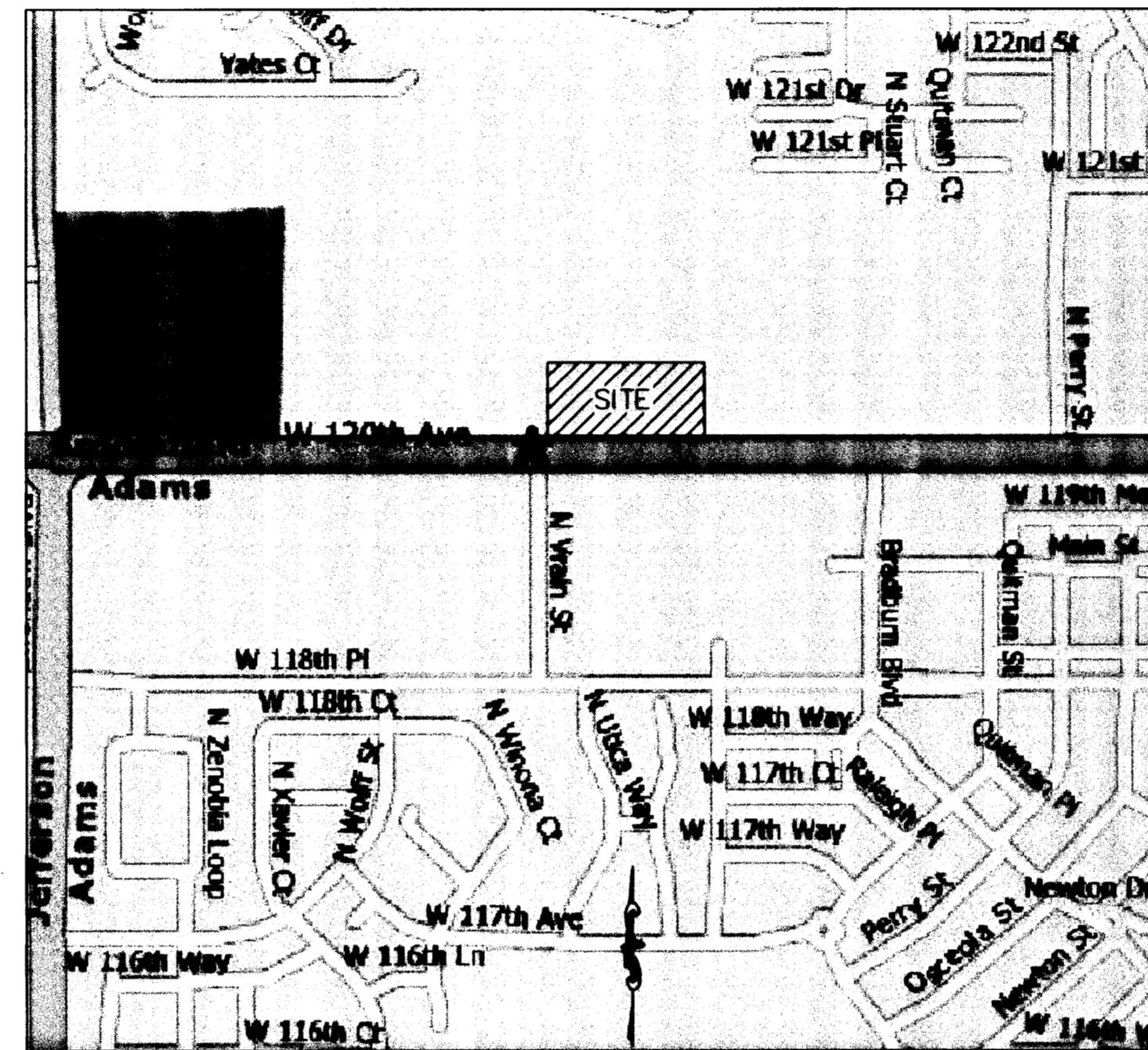
J. Stokes  
 CHAIRMAN

Secretary  
 SECRETARY

**ATTORNEY'S CERTIFICATE:**

I, GREGORY A. VALLIN, BEING AN ATTORNEY LICENSED TO PRACTICE  
 LAW IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND  
 COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING  
 ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON  
 OWNS THEM IN FEE SIMPLE, AND PUBLIC RIGHTS-OF-WAY DEDICATIONS  
 SHOWN ON THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND  
 ENCUMBRANCES, AND ALL OTHER DEDICATIONS OF EASEMENTS ARE  
 FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT THE  
 LENDER'S INTEREST AS SUBORDINATED BY SIGNATURE ON THIS PLAT.  
 THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS  
 REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Gregory A. Vallin DATE: 12/4/07  
 ATTORNEY AT LAW  
096017  
 REGISTRATION NO.



VICINITY MAP  
 1"=600'

**PARCEL DESCRIPTION**

LOT 2, A AND B SUBDIVISION,  
 CITY AND COUNTY OF BROOMFIELD,  
 STATE OF COLORADO.

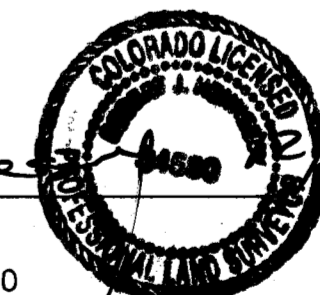
**GENERAL NOTES**

- 1.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC. AND WAS PREPARED WITHOUT BENEFIT OF A TITLE POLICY OR TITLE COMMITMENT, THUS NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.
- 2.) UTILITY INFORMATION WAS OBTAINED FROM FIELD OBSERVATION AND RECORD MAPS. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- 3.) 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, C.R.S.
- 4.) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 5.) ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER GPS CONTROL POINT "NGS A413". ELEVATION=5267.36 (NAVD 88).
- 6.) THE CURRENT ZONING IS R3, PROPOSED ZONING IS PUD.
- 7.) THE BASIS OF BEARINGS IS BETWEEN NATIONAL GEODETIC SURVEY POINT NUMBERS Y411 AND V411, AS PUBLISHED IN THE THE CITY AND COUNTY OF BROOMFIELD GEODETIC CONTROL NETWORK. BEING S34°39'12"W, A DISTANCE OF 9269.54 FEET. THE STATE PLANE VALUES ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM (NAD 83/92 NORTH ZONE 0501) IN US SURVEY FEET.
- 8.) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER, CLASS II, 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.
- 9.) THE MODIFICATION SCALE TO STATE PLANE VALUES FOR THIS PLAT IS 0.99972210.
- 10.) TEN-FOOT (10') WIDE DRY-UTILITY EASEMENT IS HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION. IN ADDITION WHEN VALID, TEN-FOOT (10') WIDE DRY-UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREAS INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE TEN-FOOT (10') EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THESE UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF A&B SUBDIVISION, REPLAT A, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, CHECKING AND SUPERVISION, AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Robert J. Hennessy  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO STATE PLS NO. 34580  
 FOR AND ON BEHALF OF R&R ENGINEERS-SURVEYORS, INC.



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 CERTIFICATE SHOWN HEREON.

**CITY COUNCIL CERTIFICATE**

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF BROOMFIELD,  
 BROOMFIELD COUNTY, COLORADO THIS 29th DAY OF December,  
 A.D. 2007, FOR FILING WITH THE CLERK AND RECORDER OF THE CITY AND  
 COUNTY OF BROOMFIELD AND FOR CONVEYANCE TO THE CITY OF THE  
 PUBLIC DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISION THAT THE  
 APPROVAL IN NO WAY OBLIGATES THE CITY OF BROOMFIELD FOR FINANCING  
 OR CONSTRUCTION OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS  
 DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE  
 CITY COUNCIL IN THE SUBDIVISION AGREEMENT.

Mayor  
 MAYOR

WITNESS MY HAND AND THE SEAL OF THE CITY AND COUNTY OF  
 BROOMFIELD.

ATTEST:  
Lucia Keenan  
 CITY CLERK Deputy

**CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND  
 RECORDER OF THE CITY AND COUNTY OF BROOMFIELD THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AS

RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY

R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVE. DENVER, COLORADO 80204 PH 303-753-6730-FX 303-753-6568	
WWW.RRENGINEERS.COM	
REVISIONS	
3/27/07	COMMENTS
12/5/07	COMMENTS
File No. DD06030	Date Drawn 12/5/06
	Drawn By R.J.H.
	Checked By C.J.B.
Job No.	DD06030

# A&B SUBDIVISION, REPLAT A

FINAL PLAT  
 A RESUBDIVISION OF LOT 2, A & B SUBDIVISION,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
 TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

WATER EASEMENT LINE TABLE			SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°13'18" W	30.00'	L20	N 00°13'18" W	30.00'
L2	S 89°56'35" W	144.68'	L21	N 89°56'35" E	516.95'
L3	S 00°13'18" E	71.59'	L22	N 44°56'39" E	19.09'
L4	N 89°56'35" E	30.00'	L23	N 89°56'35" E	99.36'
L5	N 00°13'18" W	71.59'	L24	S 00°22'39" E	30.00'
L6	S 89°56'35" W	335.62'	L25	S 89°56'35" W	87.10'
L7	S 00°13'18" E	12.63'	L26	S 44°56'39" W	19.09'
L8	S 89°46'42" W	5.05'	L27	S 89°56'35" W	529.29'
L9	S 00°13'18" E	58.94'			
L10	N 89°46'42" E	30.00'			
L11	N 00°13'18" W	101.66'			
L12	N 89°56'35" E	252.10'			
L13	S 00°51'53" E	10.00'			
L14	N 89°56'35" E	10.00'			
L15	S 00°51'53" E	10.00'			
L16	N 89°56'35" E	266.14'			
L17	S 00°51'53" E	5.00'			
L18	N 89°56'35" E	10.00'			
L19	S 00°51'53" E	5.00'			
L20	N 89°56'35" E	7.10'			

NGS V411  
 LAT: 39°56'04.5255"N  
 LON: 105°02'03.0837"W  
 NSPCS  
 NORTH: 1219362.979  
 EAST: 3130622.928  
 MODIFIED COORDINATES  
 NORTH: 1219701.934  
 EAST: 3131493.170

FOUND PIN & CAP  
 LAT: 39°54'54.6430"N  
 LON: 105°02'46.5242"W  
 NSPCS  
 NORTH: 1212274.360  
 EAST: 3127275.360  
 MODIFIED COORDINATES  
 NORTH: 1212611.345  
 EAST: 3128144.671

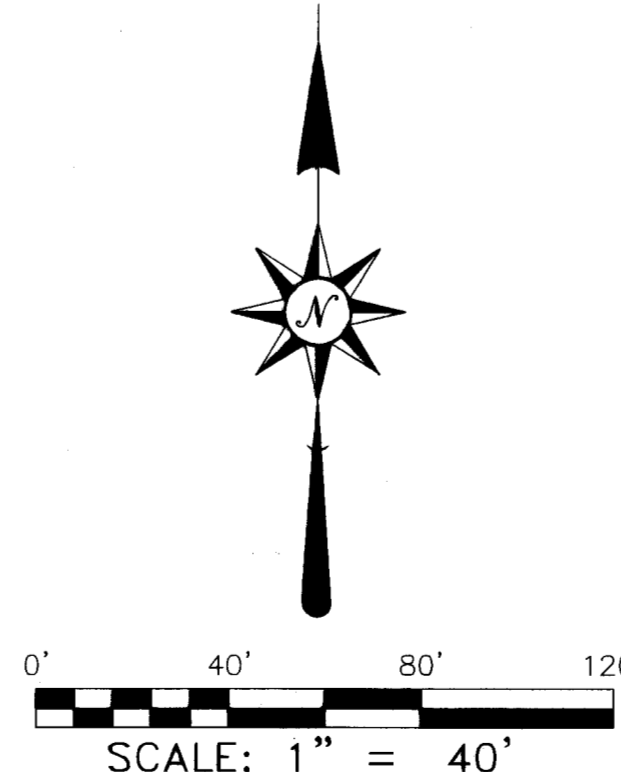
FOUND PIN & CAP  
 LAT: 39°54'54.6143"N  
 LON: 105°02'37.5086"W  
 NSPCS  
 NORTH: 1212275.060  
 EAST: 3127977.830  
 MODIFIED COORDINATES  
 NORTH: 1212612.045  
 EAST: 3128847.337

NGS Y411  
 LAT: 39°54'49.4576"N  
 LON: 105°03'11.2219"W  
 NSPCS  
 NORTH: 1211739.899  
 EAST: 3125353.650  
 MODIFIED COORDINATES  
 NORTH: 1212076.735  
 EAST: 3126222.427

FOUND PIN & CAP  
 LAT: 39°54'51.5842"N  
 LON: 105°02'46.5291"W  
 NSPCS  
 NORTH: 1211964.850  
 EAST: 3127276.560  
 MODIFIED COORDINATES  
 NORTH: 1212301.749  
 EAST: 3128145.872

FOUND PIN & CAP  
 LAT: 39°54'51.2646"N  
 LON: 105°03'10.5940"W  
 NSPCS  
 NORTH: 1211922.990  
 EAST: 3125401.650  
 MODIFIED COORDINATES  
 NORTH: 1212259.877  
 EAST: 3126270.441

- LEGEND**
- FOUND REBAR & CAP IN RANGE BOX "PLS 20683"
  - SET SURVEY MARKER STAMPED "LS 34560"
  - ⊕ GPS POINT AS LABELED
  - ⊕ SECTION CORNER PROPERTY LINE
  - EASEMENT LINES
  - ADJONER

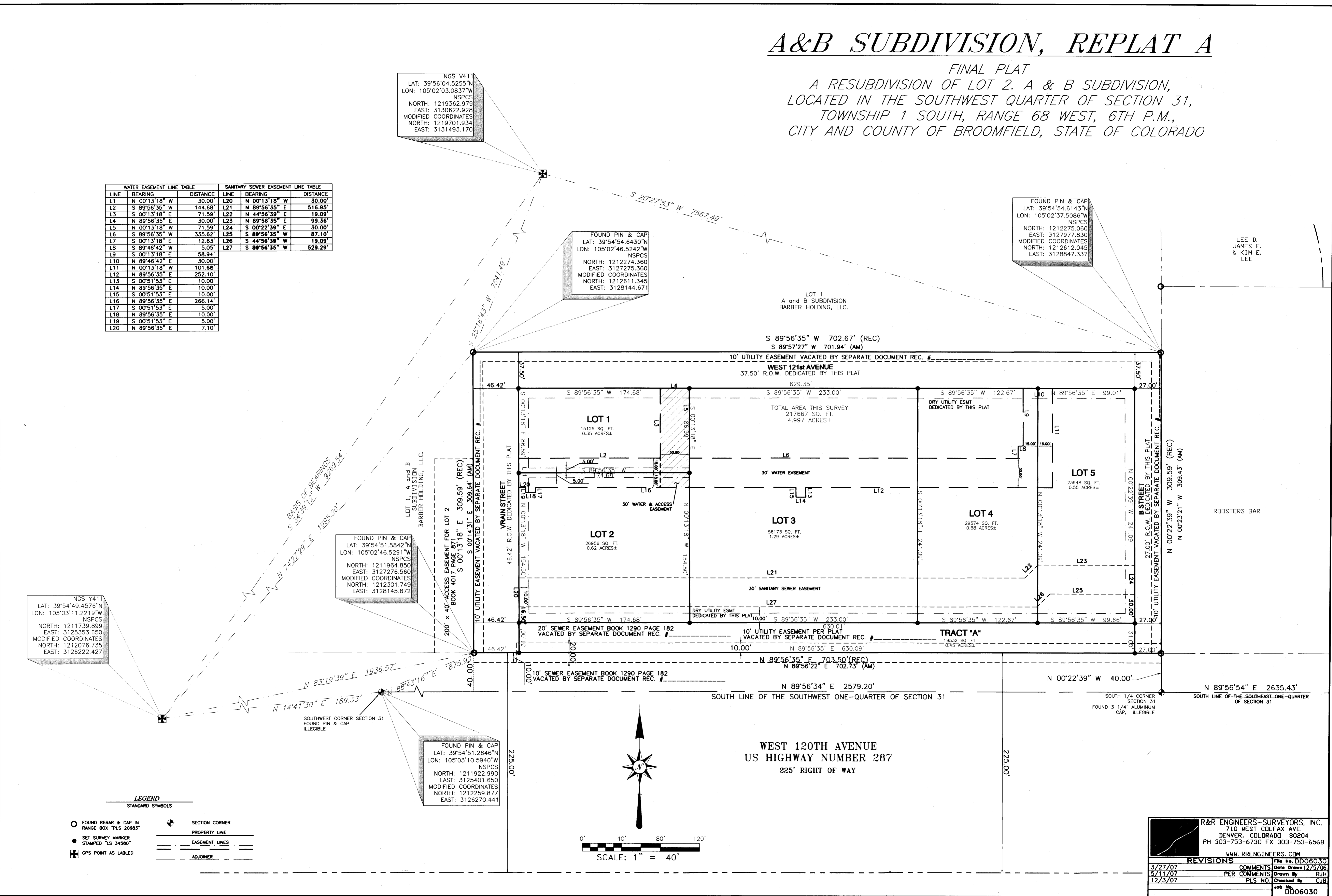


LOT 1, A and B SUBDIVISION BARBER HOLDING, LLC.

LOT 1  
 A and B SUBDIVISION  
 BARBER HOLDING, LLC.

LEE D. JAMES F. & KIM E. LEE

ROOSTERS BAR



R&R ENGINEERS-SURVEYORS, INC.  
 710 WEST COLFAX AVE.  
 DENVER, COLORADO 80204  
 PH 303-753-6730 FX 303-753-6568  
 WWW.RRENGINEERS.COM

REVISIONS	File No.	Date	By
3/27/07	DD06030	12/5/06	RJH
5/11/07			RJH
12/3/07			CJB

Checked By: CJB  
 Job No: DD06030