

# BROOMFIELD COMMERCIAL, REPLAT B

## MINOR SUBDIVISION PLAT

RECEPTION #  
2004011462

A RESUBDIVISION OF LOTS 1 & 2, BROOMFIELD COMMERCIAL, REPLAT A

CONTAINING 1.58 ACRES, MORE OR LESS  
A PART OF THE NORTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 2

**LEGAL DESCRIPTION AND DEDICATION**

A RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., KNOWN AS BROOMFIELD COMMERCIAL, REPLAT A A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF BROOMFIELD COMMERCIAL, REPLAT A. SAID PARCEL CONTAINS 1.58 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD COMMERCIAL, REPLAT B; 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL  
THIS 25 DAY OF June, 2004.

OWNER: Mark G. Marone  
MARK G. MARONE, PRESIDENT

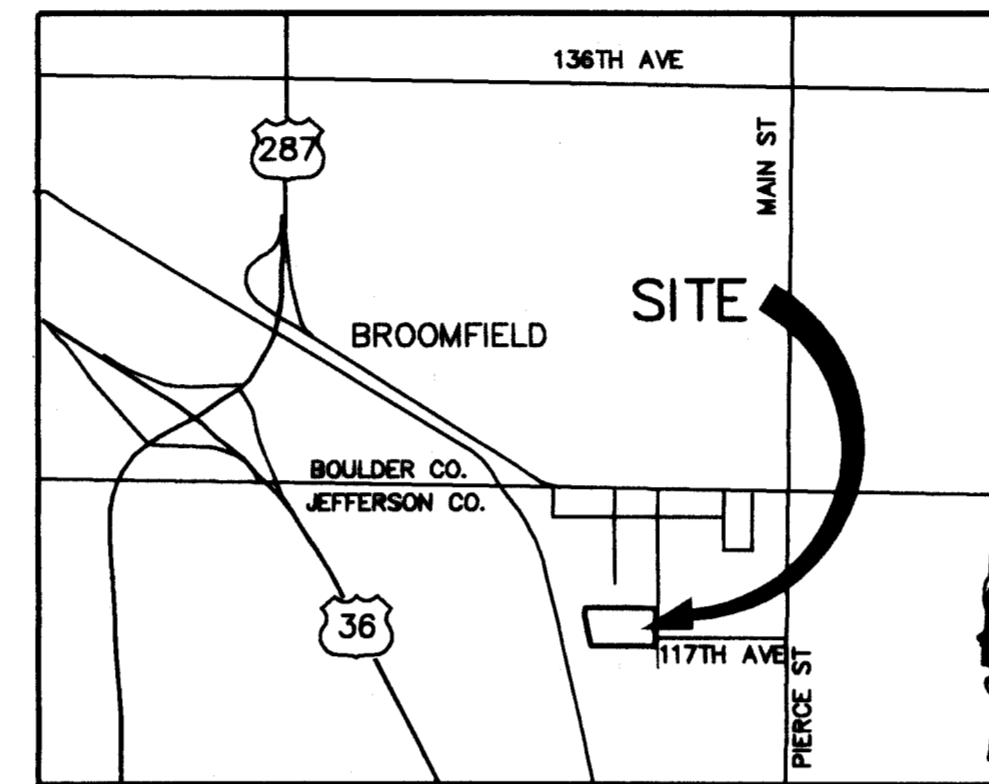
MARK G. MARONE, INC.  
A COLORADO CORPORATION

NOTARIAL CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF BROOMFIELD } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
MARK G. MARONE, AS PRESIDENT, MARK G. MARONE, INC.  
THIS 25<sup>th</sup> DAY OF June, 2004.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6/5/5

Dennis A. Stefan  
NOTARY PUBLIC



VICINITY MAP  
SCALE 1" = 2000'

DATE OF PREPARATION JUNE 22, 2004

**NOTES:**

1. BASIS OF BEARINGS: THE BEARING ON THE LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINT NUMBER GPS#8 AND CONTROL POINT GPS#413 IS NORTH 00°51'04" WEST (GROUND DISTANCE 2732.61 FEET) - AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENT MAP, AND IS MONUMENTED AS SHOWN HEREON.
2. THE COMBINED FACTOR USED FOR THIS SURVEY IS 0.99971672.
3. FLOOD PLAIN NOTE: THE SITE AS SHOWN HEREON PLATTED IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, COLORADO.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.
5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
7. THE PURPOSE OF THIS BROOMFIELD COMMERCIAL, REPLAT B IS TO DELETE THE COMMON LOT LINE BETWEEN LOT 1 AND LOT 2 AND CREATE LOT 1.
8. MELVIN SURVEYING UNDERSTANDS AND ACKNOWLEDGES THAT THIS REPLAT IS A PUBLIC RECORD UNDER THE COLORADO PUBLIC RECORDS LAW (C.R.S. 24-72-201 et seq.) IS A PUBLIC RECORD; THIS REPLAT IS SUBJECT TO INSPECTION AND COPYING BY ANY PERSON. MELVIN SURVEYING WAIVES AND RELEASES THE CITY AND COUNTY OF BROOMFIELD FROM COPYRIGHT INFRINGEMENT CLAIMS RESULTING FROM COPYING OR REPRODUCTION OF THIS REPLAT BY THE CITY AND COUNTY OF BROOMFIELD AS A PUBLIC RECORD.

**OWNER/SUBDIVIDER**

MARK G. MARONE, INC.  
A COLORADO CORPORATION  
6343 W. 120TH AVENUE  
BROOMFIELD, CO 80021-3494

**SURVEYOR**

MELVIN SURVEYING  
1202 FALL RIVER CIRCLE  
LONGMONT, CO 80501

**APPROVALS**

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 13<sup>th</sup> DAY OF July, 2004.

K. Sullivan  
DIRECTOR OF COMMUNITY DEVELOPMENT

Steve Di Lino  
CITY AND COUNTY MANAGER

**ATTORNEY'S CERTIFICATE**

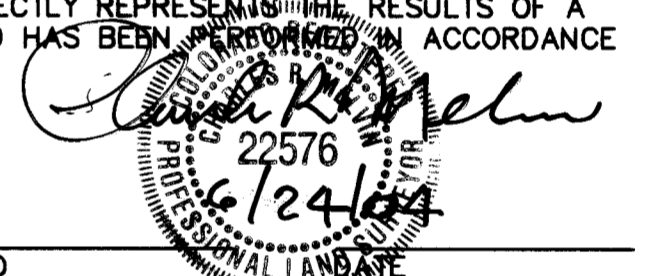
I, Joseph R. King, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

R. King 06-28-04  
ATTORNEY DATE

21917  
REGISTRATION NO.

**SURVEYOR'S CERTIFICATE**

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "BROOMFIELD COMMERCIAL, REPLAT B" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.



CHARLES R. MELVIN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 22576

**MELVIN SURVEYING**

1202 FALL RIVER CIRCLE  
LONGMONT, COLORADO 80501  
303-702-0868

BROOMFIELD COMMERCIAL,  
REPLAT B

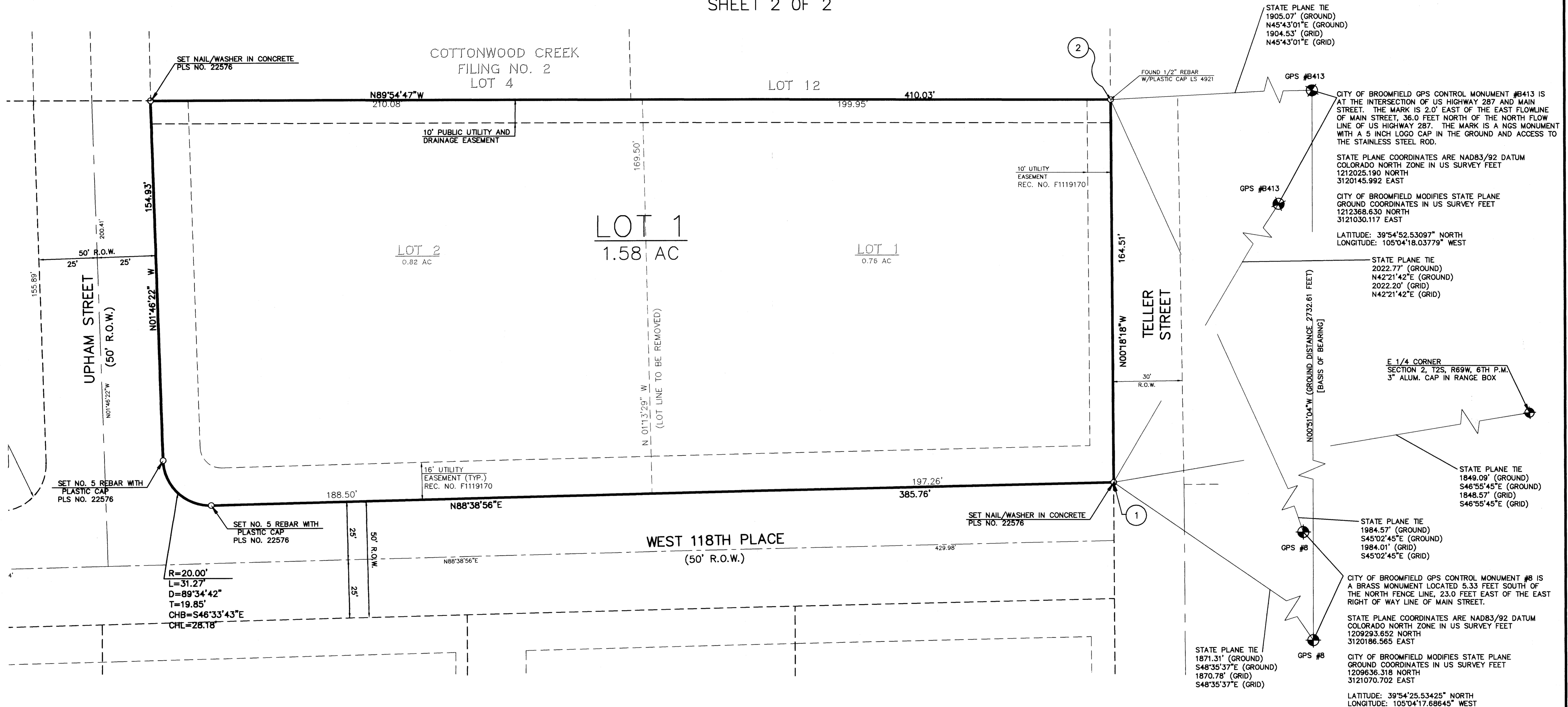
JOB NO	DATE	CAD NO	SHEET NO
246-18	06/22/04	24618fp-lq5	1 OF 2

# BROOMFIELD COMMERCIAL, REPLAT B

## MINOR SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 1 & 2, BROOMFIELD COMMERCIAL, REPLAT A

CONTAINING 1.58 ACRES, MORE OR LESS  
 A PART OF THE NORTHEAST 1/4 OF SECTION 2,  
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 SHEET 2 OF 2



CITY OF BROOMFIELD GPS CONTROL MONUMENT #B413 IS AT THE INTERSECTION OF US HIGHWAY 287 AND MAIN STREET. THE MARK IS 2.0' EAST OF THE EAST FLOWLINE OF MAIN STREET, 36.0 FEET NORTH OF THE NORTH FLOWLINE OF US HIGHWAY 287. THE MARK IS A NGS MONUMENT WITH A 5 INCH LOGO CAP IN THE GROUND AND ACCESS TO THE STAINLESS STEEL ROD.

STATE PLANE COORDINATES ARE NAD83/92 DATUM COLORADO NORTH ZONE IN US SURVEY FEET  
 1212025.190 NORTH  
 3120145.992 EAST

CITY OF BROOMFIELD MODIFIES STATE PLANE GROUND COORDINATES IN US SURVEY FEET  
 1212368.630 NORTH  
 3121030.117 EAST

LATITUDE: 39°54'52.53097" NORTH  
 LONGITUDE: 105°04'18.03779" WEST

STATE PLANE TIE  
 1905.07' (GROUND)  
 N45°43'01"E (GROUND)  
 1904.53' (GRID)  
 N45°43'01"E (GRID)

STATE PLANE TIE  
 2022.77' (GROUND)  
 N42°21'42"E (GROUND)  
 2022.20' (GRID)  
 N42°21'42"E (GRID)

E 1/4 CORNER  
 SECTION 2, T2S, R69W, 6TH P.M.  
 3" ALUM. CAP IN RANGE BOX

STATE PLANE TIE  
 1849.09' (GROUND)  
 S46°55'45"E (GROUND)  
 1848.57' (GRID)  
 S46°55'45"E (GRID)

STATE PLANE TIE  
 1871.31' (GROUND)  
 S48°35'37"E (GROUND)  
 1870.78' (GRID)  
 S48°35'37"E (GRID)

STATE PLANE TIE  
 1984.57' (GROUND)  
 S45°02'45"E (GROUND)  
 1984.01' (GRID)  
 S45°02'45"E (GRID)

CITY OF BROOMFIELD GPS CONTROL MONUMENT #8 IS A BRASS MONUMENT LOCATED 5.33 FEET SOUTH OF THE NORTH FENCE LINE, 23.0 FEET EAST OF THE EAST RIGHT OF WAY LINE OF MAIN STREET.

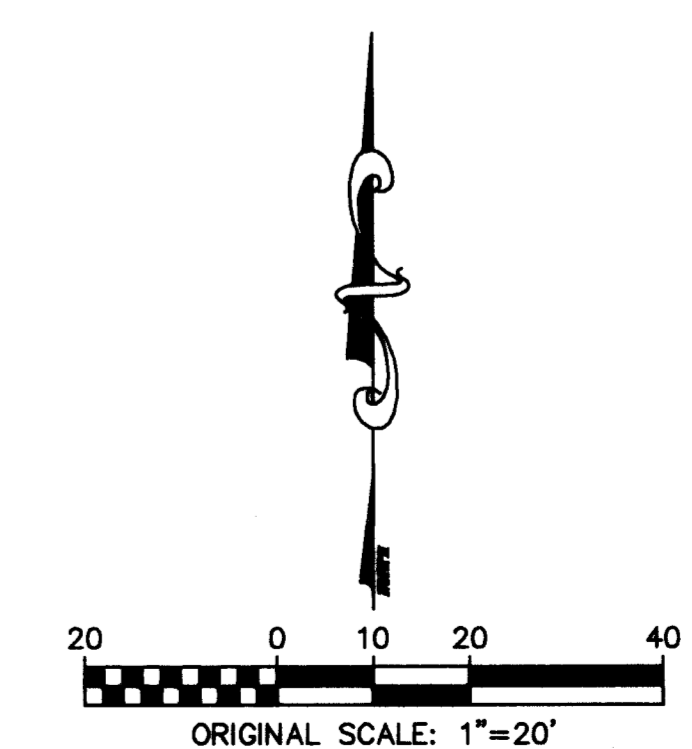
STATE PLANE COORDINATES ARE NAD83/92 DATUM COLORADO NORTH ZONE IN US SURVEY FEET  
 1209293.652 NORTH  
 3120186.565 EAST

CITY OF BROOMFIELD MODIFIES STATE PLANE GROUND COORDINATES IN US SURVEY FEET  
 1209636.318 NORTH  
 3121070.702 EAST

LATITUDE: 39°54'25.53425" NORTH  
 LONGITUDE: 105°04'17.68645" WEST

NOTE:  
 ALL BEARINGS AND DISTANCES LABELED (GROUND) ARE BASED UPON THE CITY OF BROOMFIELD MODIFIED STATE PLANE GROUND COORDINATE SYSTEM. THE COMBINED FACTOR TO CONVERT FROM CITY OF BROOMFIELD MODIFIED STATE PLANE GROUND TO COLORADO NORTH ZONE NAD83/92 STATE PLANE GRID IS 0.99971672.

REFERENCE POINT	GRID COORDINATES		GROUND COORDINATES		LATITUDE	LONGITUDE
	NORTH	EAST	NORTH	EAST		
①	1210530.977	3118783.416	1210873.993	3119667.155	39°54'37.82889"	105°04'35.61649"
②	1210695.438	3118782.540	1211038.501	3119666.279	39°54'39.45423"	105°04'35.61765"
GPS #8	1209293.652	3120186.565	1209636.318	3121070.702	39°54'25.53425"	105°04'17.68645"
GPS #B413	1212025.190	3120145.992	1212368.630	3121030.117	39°54'52.53097"	105°04'18.03779"
EAST 1/4 CORNER SEC. 2, T2S, R69W	1209268.585	3120133.812	1209611.244	3121017.934	39°54'25.28904"	105°04'18.36495"



**MELVIN SURVEYING**  
 1202 FALL RIVER CIRCLE  
 LONGMONT, COLORADO 80501  
 303-702-0668

BROOMFIELD COMMERCIAL,  
 REPLAT B

JOB NO 246-18	DATE 06/22/04	CAD NO 24618fp-ig5	SHEET NO 2 OF 2
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