

BROADWAY STATION FILING NO. 2

A REPLAT OF BROADWAY STATION FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO


SHEET 1 OF 4

REVISION	DATE
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BROADWAY STATION FILING NO. 2
 COPYRIGHT 2020 FLATIRONS, INC.

Flatirons, Inc.
 Land Surveying Services
 www.FlatironsInc.com
 4501 LOGAN ST.
 DENVER, CO 80216
 PH: (303) 936-6997
 FAX: (303) 923-3180

655 FOURTH AVE.
 LONGMONT, CO 80501
 PH: (303) 776-1733
 FAX: (303) 776-4359



JOB NUMBER:	19-72,024
DATE:	10-07-2020
DRAWN BY:	M. LUND
CHECKED BY:	JMB/JZG/JS
SHEET 1 OF 4	

Dedication
 KNOW ALL MEN BY THESE PRESENTS THAT DENVER BROADWAY STATION, LTD., A TEXAS LIMITED PARTNERSHIP, BSP EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BROADWAY STATION METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, AS OWNERS HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1;
 LOT 1 AND 2, BLOCK 2;
 LOT 1, BLOCK 3;
 LOT 1, BLOCK 4;
 LOT 1, BLOCK 5;
 LOTS 1 & 2, BLOCK 6;
 TRACTS A, B, C, D, E, F, G, H AND J;
 ALL IN BROADWAY STATION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 2017 UNDER RECEPTION NUMBER 2017068642 AND RECORDED JULY 7, 2017 UNDER RECEPTION NO. 2017088803, IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINING 611,057 SQ. FT. OR 14.03 ACRES, MORE OR LESS. UNDER THE NAME AND STYLE OF BROADWAY STATION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

Owner *[Signature]*
 DENVER BROADWAY STATION, LTD., A TEXAS LIMITED PARTNERSHIP
 STATE OF COLORADO)
) SS
 CITY & COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, BY A. Charles Northington

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 23, 2022
[Signature]
 NOTARY PUBLIC
 500 W. 5th St. Ste. 700
 Austin, TX 78701
 ADDRESS

Owner *[Signature]*
 BSP EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 STATE OF COLORADO)
) SS
 CITY & COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, BY Rocky Mountain

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 7, 2021
[Signature]
 NOTARY PUBLIC
 500 West 5th Street, Suite 700
 Austin, TX 78701
 ADDRESS

Owner *[Signature]*
 BROADWAY STATION METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO
 STATE OF COLORADO)
) SS
 CITY & COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, BY Mark Tompkins

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-11-2021
[Signature]
 NOTARY PUBLIC
 4582 S. Ulster St. Ste. 1500
 Denver, CO 80237
 ADDRESS

TANYA WARD
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20174050633
 MY COMMISSION EXPIRES 12-11-2021



Vicinity Map
 SCALE: 1"=500'

Approvals
 I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

[Signature] 11-24-2020
 CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
[Signature] 11/27/2020
 EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY COMMUNITY PLANNING AND DEVELOPMENT:
[Signature] 11.17.2020
 EXECUTIVE DIRECTOR OF PLANNING & DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF OF PARKS AND RECREATION:
[Signature] 12-18-20
 EXECUTIVE DIRECTOR OF OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF _____ WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 202__.

CLERK AND RECORDED, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
 BY _____
 DEPUTY CLERK AND RECORDED

Clerk and Recorder's Certification
 STATE OF COLORADO)
) SS
 CITY & COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 202__, AND DULY RECORDED IN BOOK _____ PAGE _____, RECEPTION NO. _____

CLERK AND RECORDER
 BY _____
 DEPUTY
 FEE _____

SHEET INDEX
 SHEET 1: DEDICATION AND APPROVALS
 SHEET 2: NOTES
 SHEET 3: BOUNDARY AND RANGE LINE OVERVIEW
 SHEET 4: EASEMENT AND LOT OVERVIEW


Attorney's Certification
 I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS THIS 15th DAY OF December A.D., 2020, AT 5:00 O'CLOCK, P. M., FREE AND CLEAR OF ENCUMBRANCES AS SHOWN AND LISTED HEREIN.

[Signature]
 Kristin Mi Bronson
 ATTORNEY FOR THE CITY & COUNTY OF DENVER

[Signature]
 ASSISTANT ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Surveyor's Certificate
 I HEREBY CERTIFY: THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

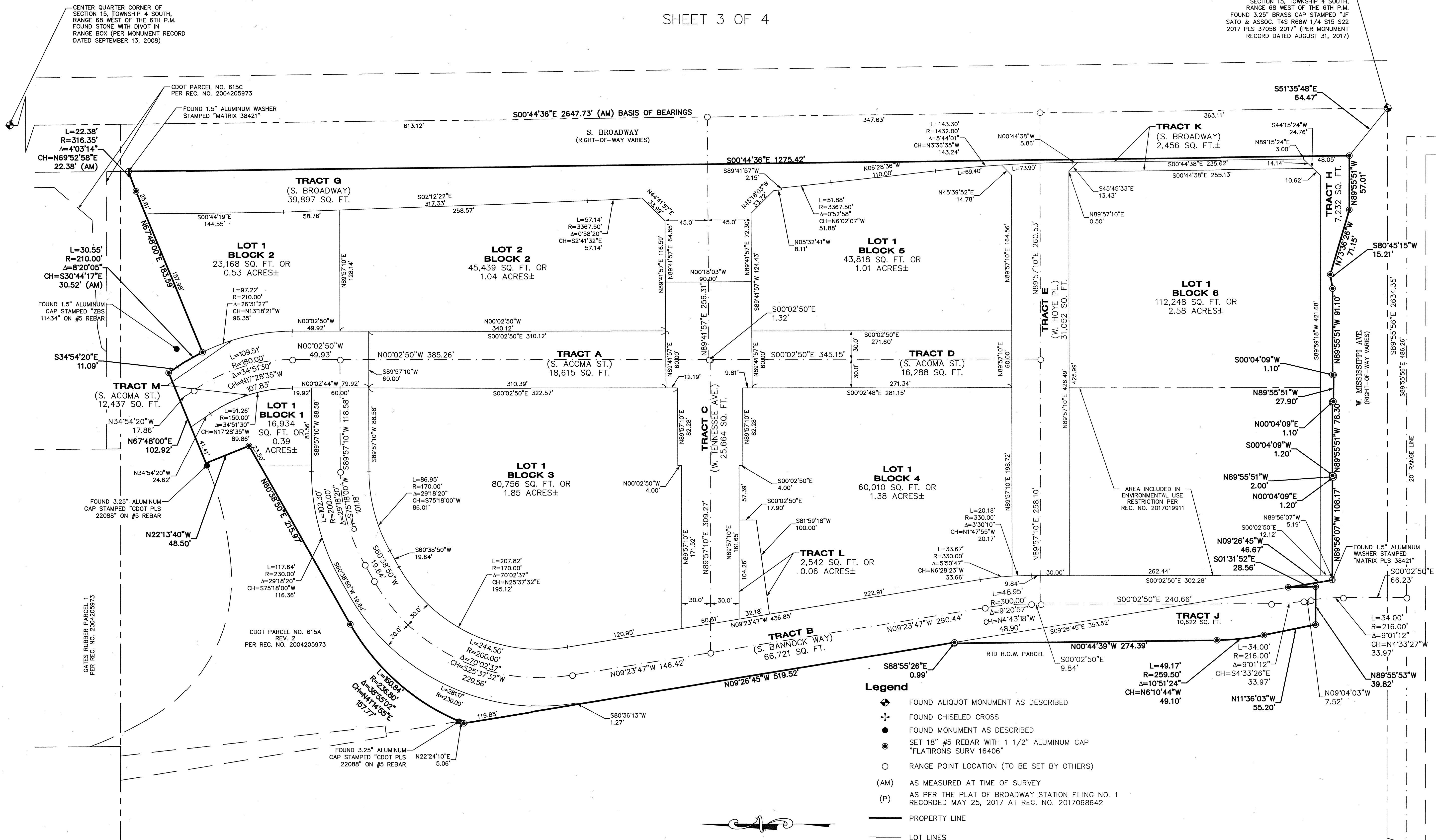
JOHN B. GUYTON COLORADO P.L.S. #16406
 CHAIRMAN & CEO, FLATIRONS, INC.



BROADWAY STATION FILING NO. 2

A REPLAT OF BROADWAY STATION FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 4



CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. FOUND STONE WITH DVIOT IN RANGE BOX (PER MONUMENT RECORD DATED SEPTEMBER 13, 2008)

SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. FOUND 3.25" BRASS CAP STAMPED "JF SATO & ASSOC. T45 R68W 1/4 S15 S22 2017 PLS 37056 2017" (PER MONUMENT RECORD DATED AUGUST 31, 2017)

CDOT PARCEL NO. 615C PER REC. NO. 2004205973
FOUND 1.5" ALUMINUM WASHER STAMPED "MATRIX 38421"

FOUND 1.5" ALUMINUM CAP STAMPED "ZBS 11434" ON #5 REBAR

FOUND 3.25" ALUMINUM CAP STAMPED "CDOT PLS 22088" ON #5 REBAR

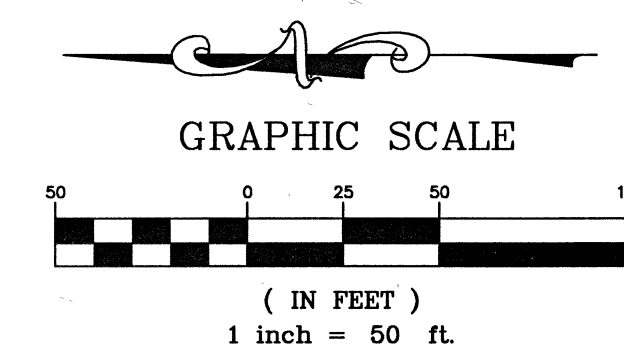
CDOT PARCEL NO. 615A REV. 2 PER REC. NO. 2004205973

FOUND 3.25" ALUMINUM CAP STAMPED "CDOT PLS 22088" ON #5 REBAR

FOUND 1.5" ALUMINUM WASHER STAMPED "MATRIX PLS 38421"

SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. FOUND 3.25" ALUMINUM CAP STAMPED CITY OF DENVER T45 R68W S16 S15 S21 S22 1991 LS 14592" IN RANGE BOX (PER MONUMENT RECORD DATED SEPTEMBER 20, 1991)

- Legend**
- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - + FOUND CHISELED CROSS
 - FOUND MONUMENT AS DESCRIBED
 - ⊙ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"
 - RANGE POINT LOCATION (TO BE SET BY OTHERS)
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (P) AS PER THE PLAT OF BROADWAY STATION FILING NO. 1 RECORDED MAY 25, 2017 AT REC. NO. 2017068642
 - PROPERTY LINE
 - LOT LINES
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - RANGE LINE PER THE PLAT OF BROADWAY STATION FILING NO. 1
 - BOUNDARY OF ENVIRONMENTAL USE RESTRICTION AREA



NOTE: TRACTS A, D & M, SHOWN HEREON AS BEING NAMED SOUTH ACOMA ST., WERE PREVIOUSLY NAMED SOUTH MARKET PLACE ST. AS SHOWN ON THE PLAT OF BROADWAY STATION FILING NO. 1.

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BOULDER, CO 80301
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SHEET 3 OF 4

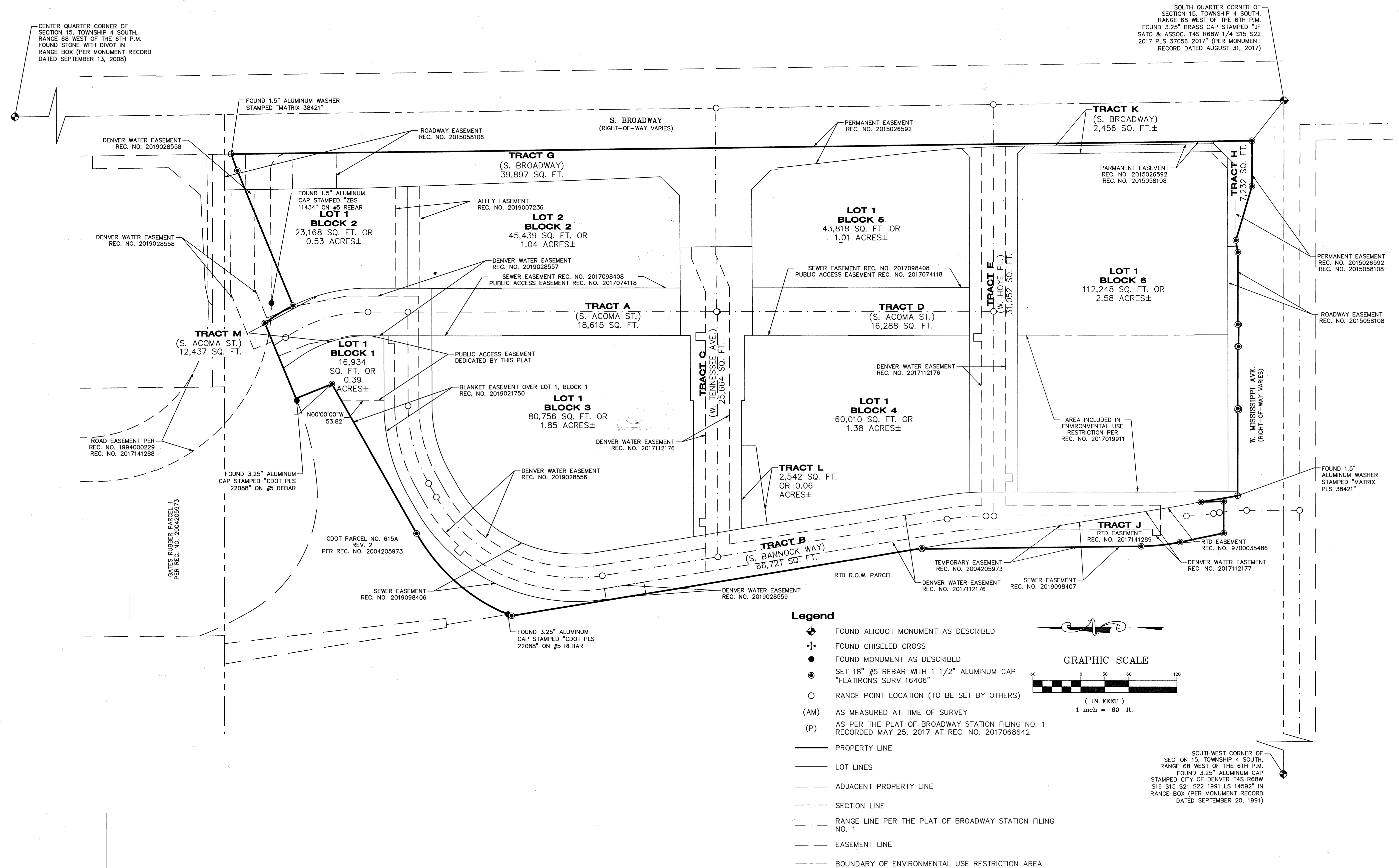
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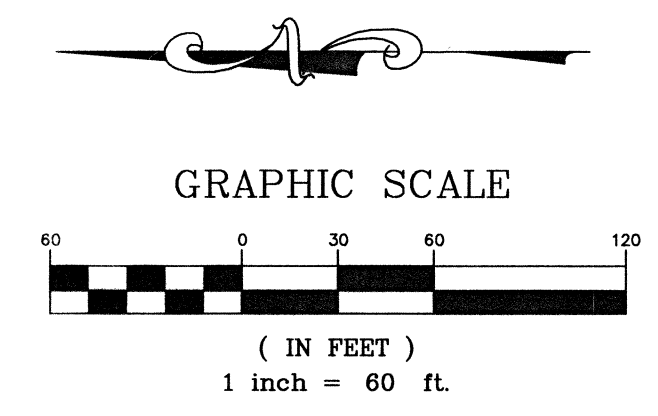
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SHEET 4 OF 4



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SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. FOUND 3.25" ALUMINUM CAP STAMPED CITY OF DENVER T4S R68W S16 S15 S21 S22 1991 LS 14592" IN RANGE BOX (PER MONUMENT RECORD DATED SEPTEMBER 20, 1991)

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SHEET 4 OF 4

B:\BUILDING FILES\72024 REPLAT-C19-FINAL.DWG DATE:10/7/2020 11:49 AM