

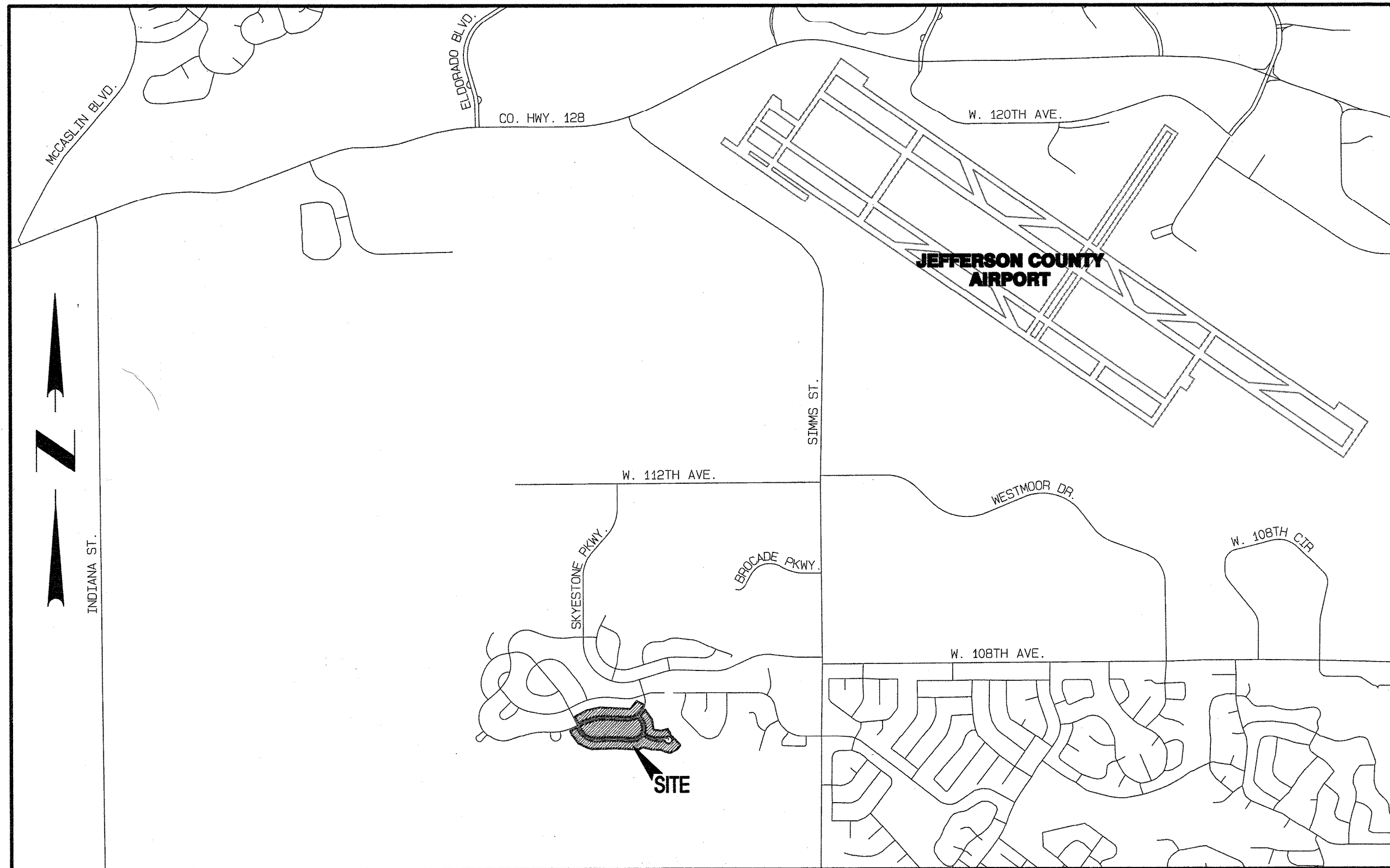
GREAT WESTERN PARK FILING NO.4
REPLAT I, FINAL PLAT
(SKYESTONE)

SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

201602764 PL 03/16/2016 01:51 PM
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City and County of Broomfield

GENERAL NOTES

1. THERE ARE 78 LOTS AND 1 TRACT WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT I.
2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. II AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.
3. 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 CERTIFICATION SHOWN HEREON.
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1 ORDER CLASS C, 1:50,000 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.
5. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.99970680. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
6. ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
7. PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212
8. TRACT "A6" IS FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. 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 18-4-508, C.R.S.
10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. NOR GOODWIN AND MARSHALL, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. AND GOODWIN AND MARSHALL, INC. RELIED UPON TITLE COMMITMENT NO. NGS-492495-CO EFFECTIVE JUNE 9, 2011 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
11. EIGHT (8) AND SIX (6) FOOT WIDE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY 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 TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS IN THIS 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
12. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
13. TRAILS AND SIDEWALKS SHOWN ON THE SITE DEVELOPMENT PLAN OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL HAVE A PUBLIC ACCESS EASEMENT EXTENDING 2-FOOT BEYOND THE TRAIL/SIDEWALK.



VICINITY MAP
NTS

TRACT SUMMARY TABLE

TRACT / OUTLOT	OWNERSHIP (CITY OR PRIVATE)	ACREAGE	DESCRIPTION / ALLOCATION (ACRES)				RESPONSIBLE FOR MAINTENANCE	
			PARKS	OPEN SPACE / FLOODPLAIN	OPEN LANDS	OPEN LANDS / DRAINAGE	CITY	PRIVATE
A6	PRIVATE	0.330			X			X

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 33204"
- ⊕ FOUND CONTROL POINT AS NOTED
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY

OWNER / DEVELOPER:

taylor
morrison

Homes Inspired By You

1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 798-3500

SURVEY BY:

AZTEC
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Fax: (303) 713-1897
www.aztecconsultants.com

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS AS FOLLOWS:

TAYLOR MORRISON OF COLORADO, INC. BEING THE OWNER OF LOTS 1-36 OF BLOCK 11, LOTS 1-27 OF BLOCK 12, LOTS 16-32 OF BLOCK 13, AND TRACT A6 OF GREAT WESTERN PARK - FILING NUMBER 4 AS RECORDED IN RECEPTION NUMBER 2009004077 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING AN AREA OF 12.958 ACRES, (564,440 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "GREAT WESTERN PARK FILING NO. 4 REPLAT I" 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 PUBLIC WAYS 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.

OWNER'S CERTIFICATE

TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION

BY: G. Thomas Hennessy
G. THOMAS HENNESSY, PRESIDENT

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
13th DAY OF December, 2015 BY G. THOMAS HENNESSY,
PRESIDENT OF TAYLOR MORRISON OF COLORADO INC.,
A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Dmy N. Gifford
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/11/2019

ATTORNEY'S CERTIFICATE

I, Jana V. Miller, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDERS 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Jana V. Miller, REGISTRATION NO. 28356, DATE: 2-26-16

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO,
ON THIS 12th DAY OF November, 2015.

J. Stokoe MAYOR
Justin X. Heiser CITY CLERK, DEPUTY

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION
THIS 12th DAY OF October, 2015.

Carli F. Rine CHAIRMAN
David J. Gaudin SECRETARY

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF 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.

BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. II AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.

I ATTEST THE ABOVE ON THIS 24th DAY OF November, 2015.

Dale C. Rush
DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

PREPARED BY:

GOODWIN &
MARSHALL &

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

8400 EAST PRENTICE AVENUE, SUITE 1500
GREENWOOD VILLAGE, COLORADO 80111
(303) 459-4861

GREAT WESTERN PARK FILING NO.4
REPLAT I, FINAL PLAT
(SKYESTONE)

SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	223.00'	79°41'13"	310.45'	S51°23'04"W	285.75'
C2	10.00'	90°00'00"	15.71'	N71°56'44"W	14.14'
C3	10.00'	90°00'00"	15.71'	N18°03'45"E	14.14'
C4	277.00'	29°40'22"	143.45'	N76°34'01"E	141.86'
C5	10.00'	82°35'34"	14.42'	S76°58'23"E	13.20'
C6	10.00'	80°10'58"	13.99'	N78°49'45"E	12.88'
C7	25.00'	68°17'54"	29.80'	S64°23'30"E	28.07'
C8	10.00'	80°10'58"	13.99'	N20°59'48"W	12.88'
C9	10.00'	82°35'34"	14.42'	N05°37'11"E	13.20'
C10	277.00'	29°40'22"	143.45'	N36°44'31"E	97.86'
C11	69.50'	61°27'19"	74.55'	S37°08'45"E	71.02'
C12	15.00'	82°17'26"	21.54'	S01°57'27"E	19.74'
C13	177.44'	6°26'22"	19.94'	S84°12'19"W	19.93'
C14	40.00'	18°16'21"	12.76'	N63°26'20"W	12.70'
C15	827.00'	6°16'03"	90.47'	N67°13'31"E	90.42'
C16	10.00'	88°57'47"	15.53'	S71°25'37"E	14.01'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S63°03'16"W	10.45'
L2	N63°03'16"E	10.45'
L3	S35°40'36"E	54.50'
L4	N64°46'08"W	82.06'
L5	S36°11'30"W	95.38'
L6	N26°56'44"W	41.43'
L7	S26°56'44"E	41.57'
L8	N86°11'30"E	95.38'
L9	S84°46'08"E	82.06'
L10	S61°05'16"E	49.78'
L11	S76°34'43"W	41.05'
L12	N61°05'16"W	49.78'
L13	N26°40'36"W	54.50'
L14	S13°25'17"E	46.67'
L15	N65°40'17"E	15.28'
L16	S13°25'17"E	59.88'
L17	S83°57'45"E	21.81'
L18	S39°11'16"W	58.50'
L19	N74°18'09"W	55.29'
L20	N64°30'52"W	62.84'
L21	S58°26'22"W	78.99'
L22	N31°33'38"W	15.00'
L23	S58°26'22"W	8.60'
L24	N72°05'04"W	70.76'
L25	N63°24'20"W	75.12'
L26	N63°11'59"E	54.00'
L27	N26°56'44"W	54.00'
L28	N54°19'24"E	54.00'
L29	N20°15'32"E	84.50'
L30	N83°57'45"W	29.58'

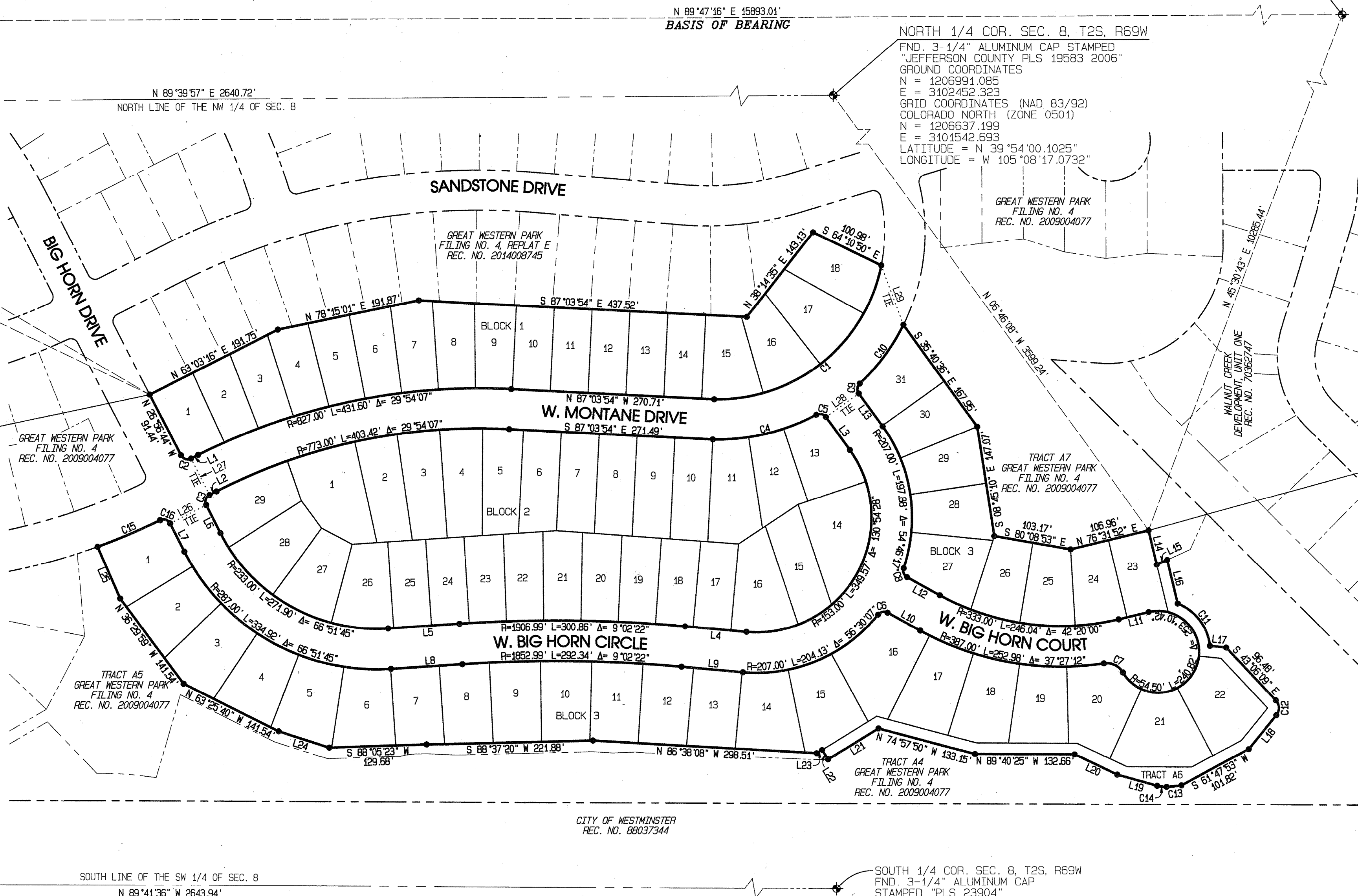
BOUNDARY CORNER
GROUND COORDINATES
N = 1203416.937
E = 3102876.551
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1203064.095
E = 3101966.788
LATITUDE = N 39°53'24.7736"
LONGITUDE = W 105°08'11.8194"

CITY OF BROOMFIELD CONTROL POINT "GPS NO. 11"
GROUND COORDINATES
N = 1210524.569
E = 3110214.142
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1210269.618
E = 3109302.237
LATITUDE = N 39°54'35.6755"
LONGITUDE = W 105°06'37.3044"

CITY OF BROOMFIELD CONTROL POINT "NGS ENERGY"
GROUND COORDINATES
N = 1210555.672
E = 3094321.237
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1210210.738
E = 3093413.991
LATITUDE = N 39°54'35.7334"
LONGITUDE = W 105°10'01.2020"

NORTH 1/4 COR. SEC. 8, T2S, R69W
FND. 3-1/4" ALUMINUM CAP STAMPED
"JEFFERSON COUNTY PLS 19583 2006"
GROUND COORDINATES
N = 1206991.085
E = 3102452.323
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1206637.199
E = 3102452.693
LATITUDE = N 39°54'00.1025"
LONGITUDE = W 105°08'17.0732"

BOUNDARY CORNER
GROUND COORDINATES
N = 1203598.745
E = 3101546.054
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1203245.850
E = 3100636.691
LATITUDE = N 39°53'26.6233"
LONGITUDE = W 105°08'28.6743"



OWNER / DEVELOPER:

taylor
morrison

Homes Inspired By You

1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 798-3500

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SHEET 2 OF 3

GREAT WESTERN PARK FILING NO.4 REPLAT I, FINAL PLAT (SKYESTONE)

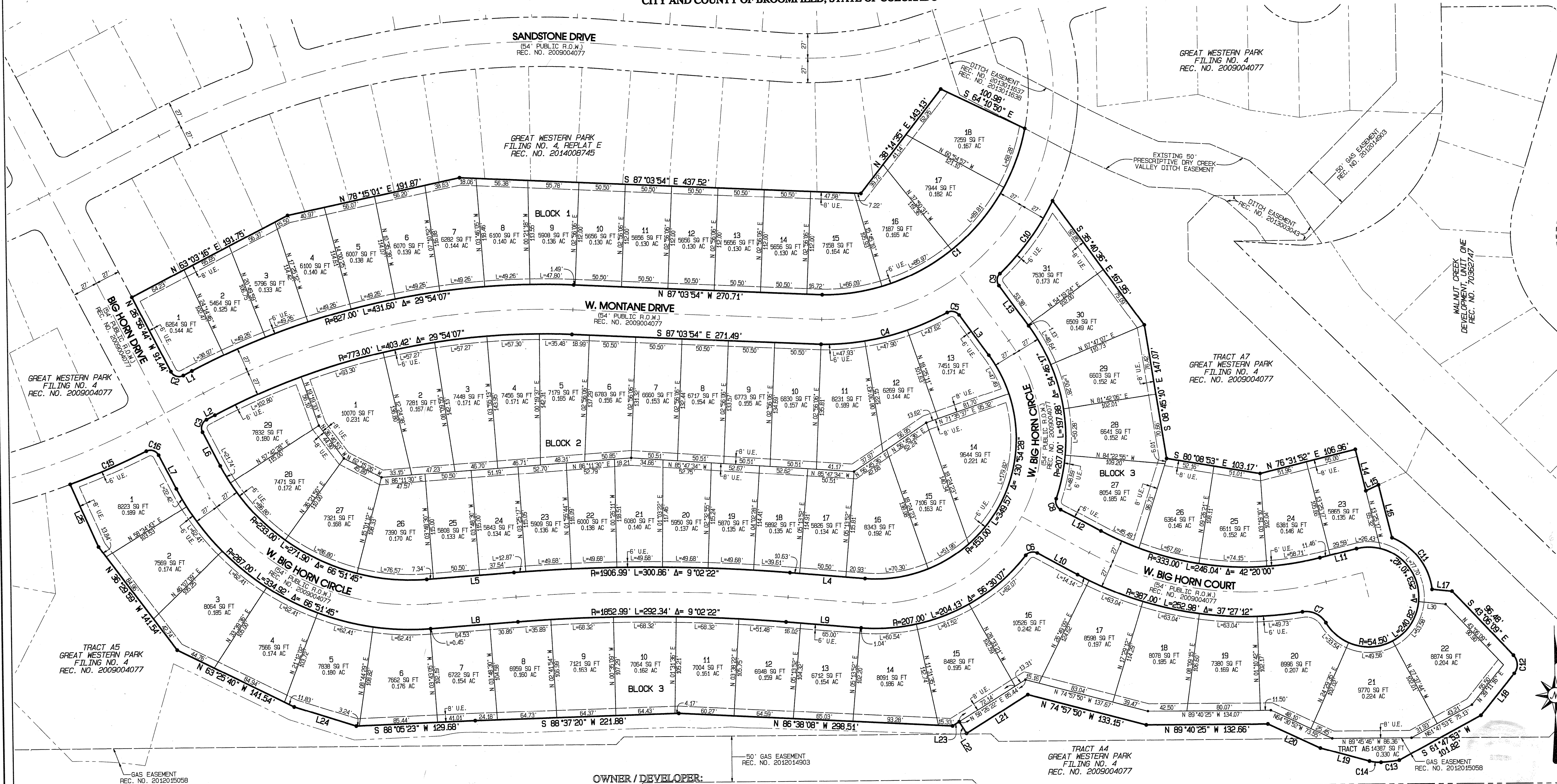
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City and County of Broomfield

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OWNER / DEVELOPER:

**taylor
morrison**

CITY OF WESTMINSTER
REC. NO. 88037344

Homes Inspired By You
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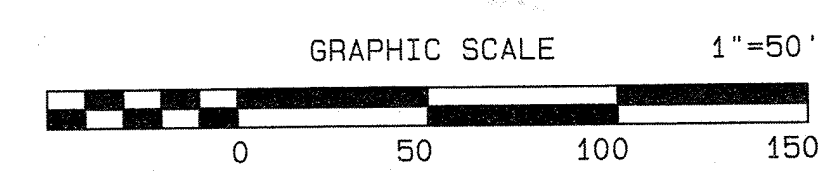
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SHEET 3 OF 3

NOTE: SEE SHEET 2 FOR
LINE AND CURVE TABLES