

HIGHLANDS FILING NO. 1 REPLAT C

MINOR SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 23-26, BLOCK 12 OF HIGHLANDS FILING NO. 1 REPLAT A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 3

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 23, 24, 25, AND 26, BLOCK 12 OF HIGHLANDS FILING NO. 1 REPLAT A. A PLAT RECORDED AUGUST 27, 2014 AT RECEPTION NO. 2014008156 IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD CLERK & RECORDER.

CONTAINING 27, 582 SQUARE FEET (0.633 ACRE) MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "HIGHLANDS FILING NO. 1 REPLAT C", AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE 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 FRANCHISES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THE 27 DAY OF Jan A.D. 2017

OWNER:

MELODY HOMES, INC., A DELAWARE CORPORATION, AS TO LOTS 23 AND 24

BY: [Signature]
 V.P. Operations (Owner)

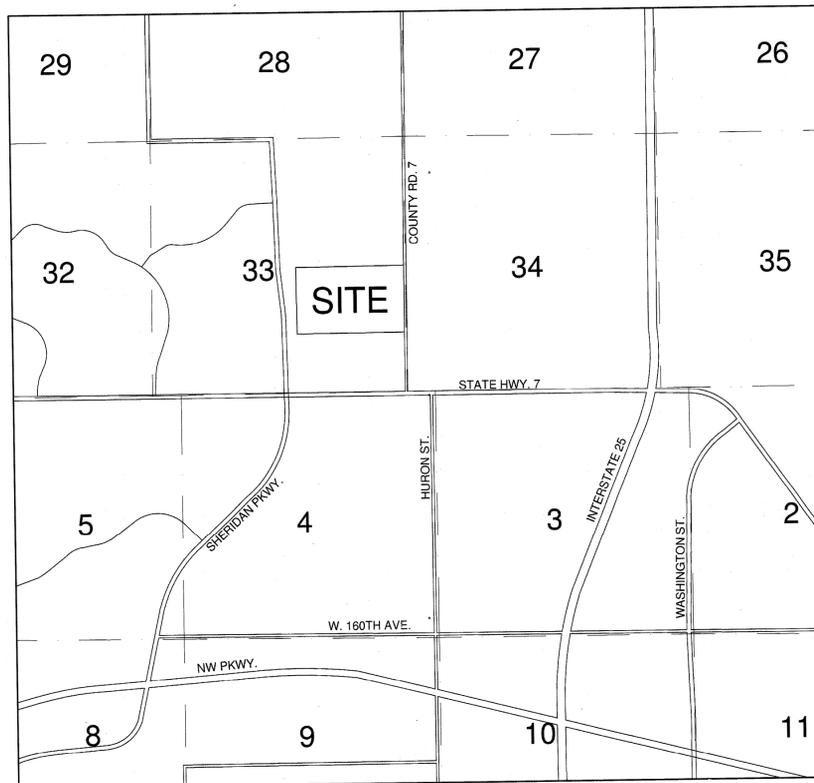
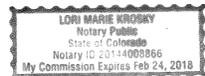
ACKNOWLEDGEMENT:

STATE OF COLORADO)
 COUNTY OF Douglas)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jeffrey Quakeri AS V.P. Operations Power OF MELODY HOMES, INC., A DELAWARE CORPORATION THIS 27 DAY OF January 2017

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 2024, 2018

Lori Marie Kusky
 NOTARY PUBLIC



VICINITY MAP
 SCALE: 1" = 1000'

ATTORNEY'S CERTIFICATE:

I, Carolyn Mitchell, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNERS 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature] REGISTRATION NO. 32161 DATE: January 27, 2017

CITY AND COUNTY OF BROOMFIELD, APPROVALS:

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS 30 DAY OF January 2017

[Signature] 2/1/17
 CITY AND COUNTY MANAGER
[Signature] 1-3-17
 COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

I, WILLIAM F. HESSELBACH, JR., 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.

25369
 COLORADO LICENSE NO.
 DATE 1-20-17

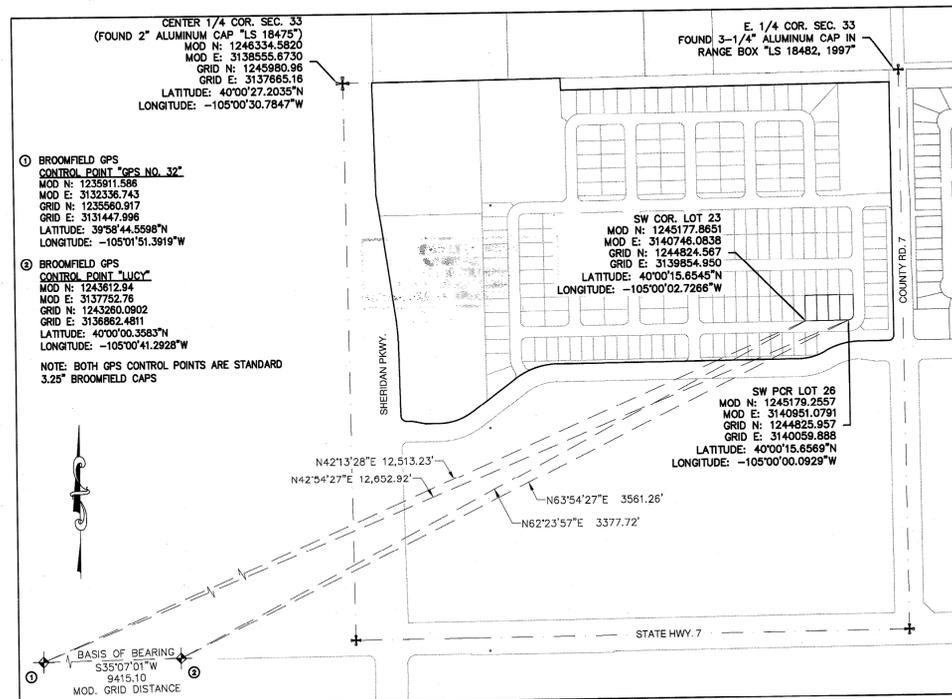


GEODETIC NOTES:

- THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/92). THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "LUCY" AND "GPS NO. 32" SHOWN HEREON IS S35°07'01"W, 9415.10 FEET MODIFIED GRID DISTANCE. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-1, 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.
- ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS.
- "GRID" = STATE PLANE GRID
 "MOD" = MODIFIED STATE PLANE GRID

NOTES:

- THERE ARE FOUR (4) LOTS AND ONE (1) TRACT WITHIN THE HIGHLANDS FILING NO. 1 REPLAT C.
- BEARINGS ARE BASED UPON THE CONSIDERATION THAT THE GRID DISTANCE BEARING BETWEEN BROOMFIELD CONTROL POINT "GPS NO. 32" AND CONTROL POINT "LUCY", BEARS S 35°07'01" W, A DISTANCE OF 9415.10'.
- PROJECT BENCHMARK: BROOMFIELD CONTROL POINT "LUCY" HAVING A PUBLISHED ELEVATION OF 5297.00 FEET, NAVD 88 DATUM.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABN70517359 WITH AN EFFECTIVE DATE OF OCTOBER 07, 2016 AT 5:00 P.M.
- 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 18-4-508, C.R.S.
- TRACT M TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 26.
- TRACT M IN ITS ENTIRETY IS AN 8 FOOT WIDE DRAINAGE AND UTILITY EASEMENT.



GEODETIC TIES
 SCALE: 1" = 400'

TRACT SUMMARY CHART

TRACT	AREA	USE	OWNER	MAINTENANCE
M	865 S.F./0.020 AC.	HOMEOWNER & DRAINAGE/UTILITY ESMT.	OWNER OF LOT 26	OWNER OF LOT 26

ENGINEER/SURVEYOR

CVL Consultants of Colorado, Inc.
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

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SHEET 2 OF 3

2017001445 PL 02/01/2017 01:04 PM
Page: 2 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

OWNER:

LORI K. KARL, AS TO LOT 25

BY: [Signature]
AS: Attorney-in-fact

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF Douglas)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature] AS Attorney-in-fact THIS 27 DAY OF January, 2017.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: Feb 24, 2018

[Signature]
NOTARY PUBLIC



MORTGAGEE:

DHI MORTGAGE, LTD., AS TO LOT 25

BY: [Signature]
AS: Branch Manager

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF Douglas)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature] AS Branch Manager OF DHI MORTGAGE, LTD. THIS 27 DAY OF January, 2017.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: Feb 24, 2018

[Signature]
NOTARY PUBLIC



OWNERS:

SCOTT CHRISTOPHER MAYER AND CANDICE MARIE MAYER, AS TO LOT 26

BY: [Signature] AND [Signature]
AS: Attorney-in-fact AS: Attorney-in-fact

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF Douglas)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature] AS Attorney-in-fact AND BY [Signature] AS Attorney-in-fact THIS 27 DAY OF January, 2017.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: Feb 24, 2018

[Signature]
NOTARY PUBLIC



MORTGAGEE:

CASTLE AND COOKE MORTGAGE, LLC., AS TO LOT 26

BY: [Signature]
AS: Branch Manager

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF Denver)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature] AS Branch Manager OF CASTLE AND COOKE MORTGAGE, LLC. THIS 30th DAY OF January, 2017.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 2/24/2017

[Signature]
NOTARY PUBLIC



ENGINEER/SURVEYOR

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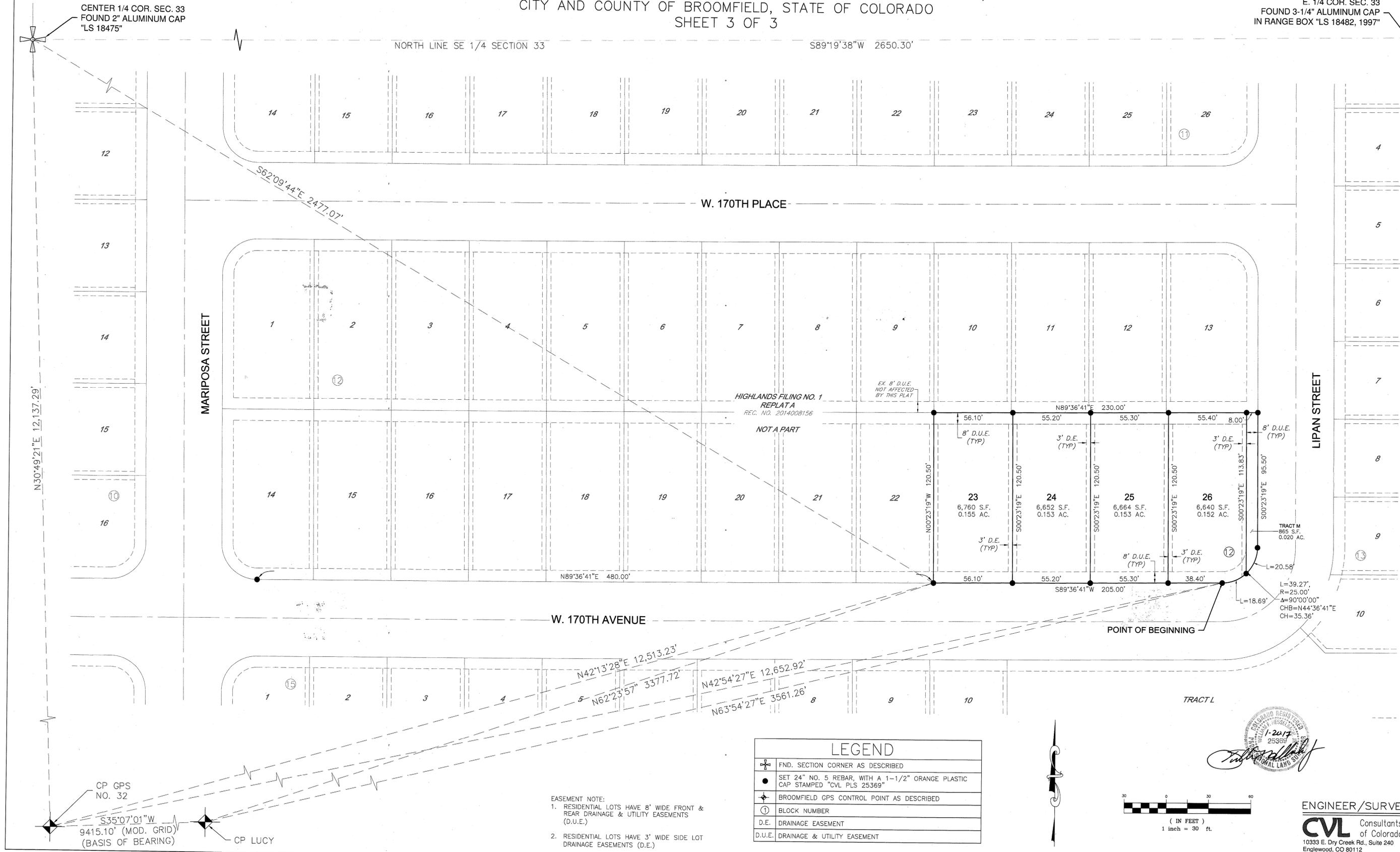
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SHEET 3 OF 3

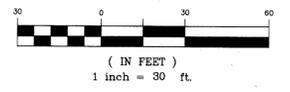
2017001445 PL 02/01/2017 01:04 PM
Page: 3 of 3 Rec. Fee \$8.00 Doc Fee \$
City and County of Broomfield

E. 1/4 COR. SEC. 33
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX "LS 18482, 1997"



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET 24" NO. 5 REBAR, WITH A 1-1/2" ORANGE PLASTIC CAP STAMPED "CVL PLS 25369"
	BROOMFIELD GPS CONTROL POINT AS DESCRIBED
	BLOCK NUMBER
	DRAINAGE EASEMENT
	DRAINAGE & UTILITY EASEMENT

EASEMENT NOTE:
1. RESIDENTIAL LOTS HAVE 8' WIDE FRONT & REAR DRAINAGE & UTILITY EASEMENTS (D.U.E.)
2. RESIDENTIAL LOTS HAVE 3' WIDE SIDE LOT DRAINAGE EASEMENTS (D.E.)



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