

# HIGHLANDS FILING NO. 1 REPLAT D

## MINOR SUBDIVISION PLAT

A RESUBDIVISION OF LOTS 1-5, BLOCK 2 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 2

**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 1, 2, 3, 4 AND 5, BLOCK 2 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 38,958 SQUARE FEET (0.894 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 D", 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 5 DAY OF Jan A.D. 2017.

**OWNER:**

MELODY HOMES, INC., A DELAWARE CORPORATION, AS TO LOTS 1 THROUGH 5, BLOCK 2

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

**ACKNOWLEDGEMENT:**

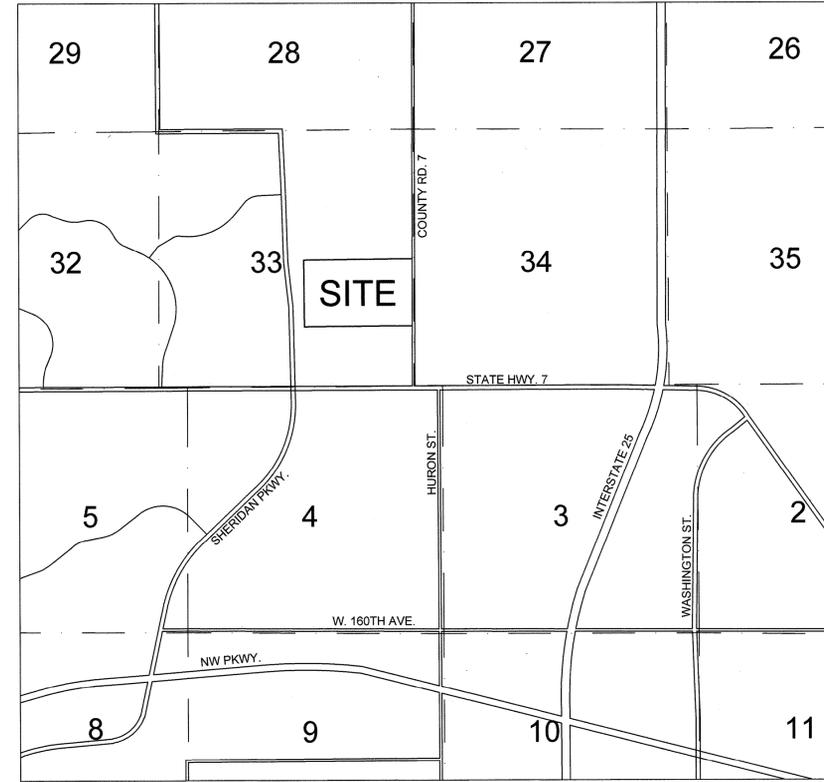
STATE OF COLORADO }  
 COUNTY OF Broomfield } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jeffrey Zutteri AS V.P. of Operations OF MELODY HOMES, INC., A DELAWARE CORPORATION THIS 5<sup>th</sup> DAY OF January, 2017.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 12/09/2019

[Signature]  
 NOTARY PUBLIC



**VICINITY MAP**  
 SCALE: 1" = 1000'

**ATTORNEY'S CERTIFICATE:**

I, Caroline 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 6, 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 5 DAY OF January, 2017.

[Signature] CITY AND COUNTY MANAGER DATE: 1/10/17  
[Signature] COMMUNITY DEVELOPMENT DIRECTOR DATE: 1/10/17

**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. REGISTERED LAND SURVEYOR  
1-4-17 DATE

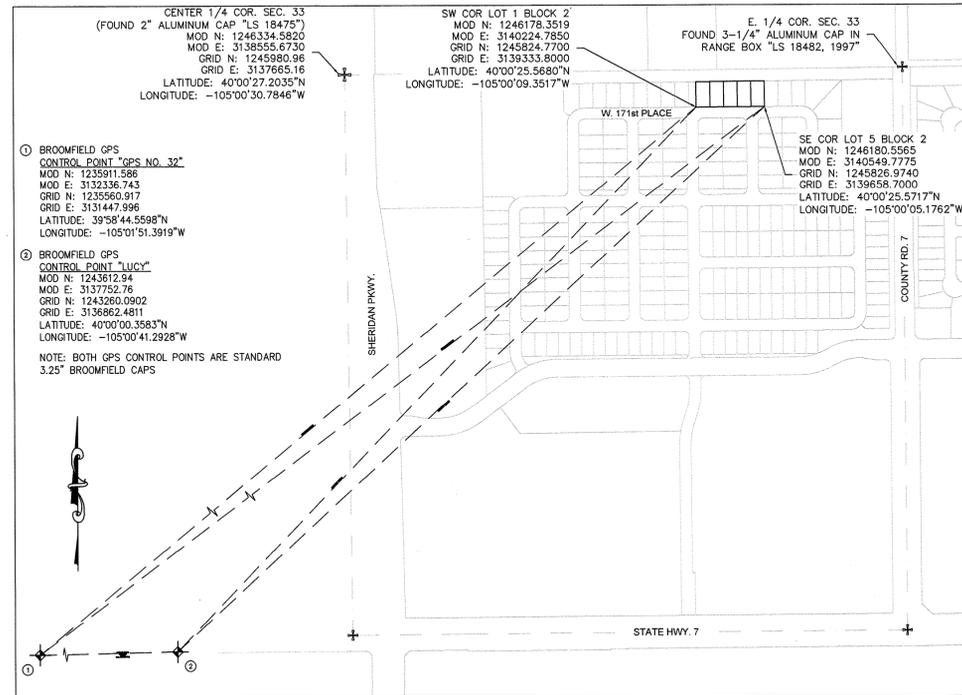


**GEODETTIC NOTES:**

1. 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.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETTIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETTIC CONTROL NETWORKS" BY THE FEDERAL GEODETTIC CONTROL COMMITTEE.
3. ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS.
4. "GRID" = STATE PLANE GRID  
 "MOD" = MODIFIED STATE PLANE GRID

**NOTES:**

1. THERE ARE FOUR (5) LOTS WITHIN THE HIGHLANDS FILING NO. 1 REPLAT D.
2. 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'.
3. PROJECT BENCHMARK: BROOMFIELD CONTROL POINT "LUCY" HAVING A PUBLISHED ELEVATION OF 5297.00 FEET, NAVD 88 DATUM.
4. 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.
5. 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 ABC70519659 WITH AN EFFECTIVE DATE OF OCTOBER 28, 2016 AT 5:00 P.M.
6. 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.
7. 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.



**GEODETTIC TIES**  
 SCALE: 1" = 400'

**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

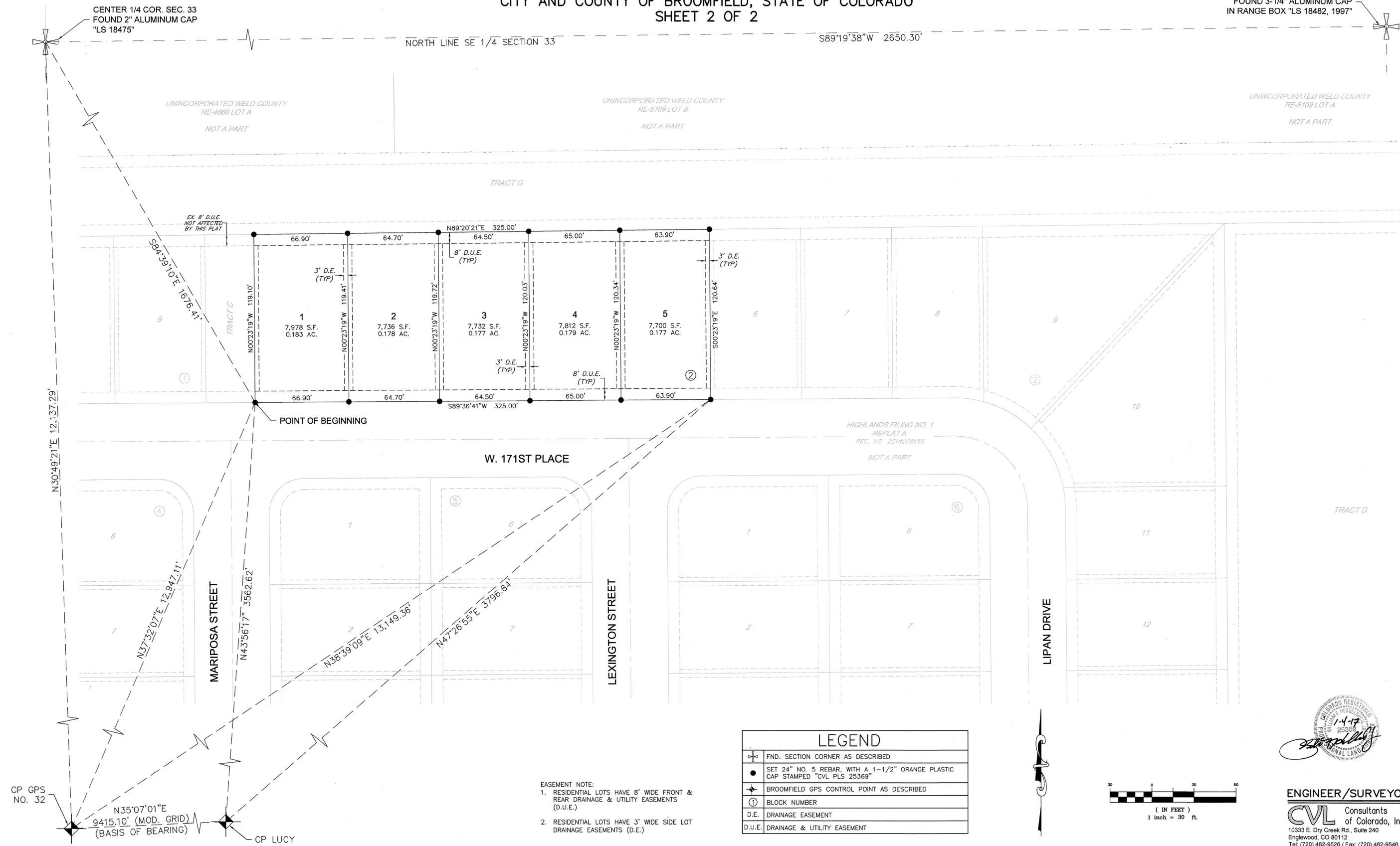
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SHEET 2 OF 2

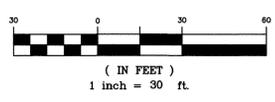
2017000356 PL 01/11/2017 08:58 AM  
Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield  
UNINCORPORATED WELD COUNTY

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



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.)

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
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT



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