

THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT C

FINAL PLAT

BEING A REPLAT OF LOT 2, THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT B,
 LOCATED IN NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 4

2017022566 PL 02/28/2017 03:57 PM
 Page: 1 of 4 Rec Fee \$38.00 Doc Fee \$
 City and County of Broomfield

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF:

LOT 2, THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT B AS RECORDED ON NOVEMBER 23, 2015 AT RECEPTION NO. 2015014834 IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING AN AREA OF 7.232 ACRES, (315,018 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF **THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT C**; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE TRACTS H, L AND N AS PUBLIC LANDS, AS SHOWN ON THIS PLAT 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 COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER:

RIDGE PARKWAY LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY
 37 SOUTH OGDEN STREET
 DENVER, CO 80209

BY: Mark Stolte

NAME: Mark Stolte

TITLE: Manager

STATE OF COLORADO)
 COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF OCTOBER 2016

BY MARK STOLTE AS MANAGER OF RIDGE PARKWAY LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10-20-2020

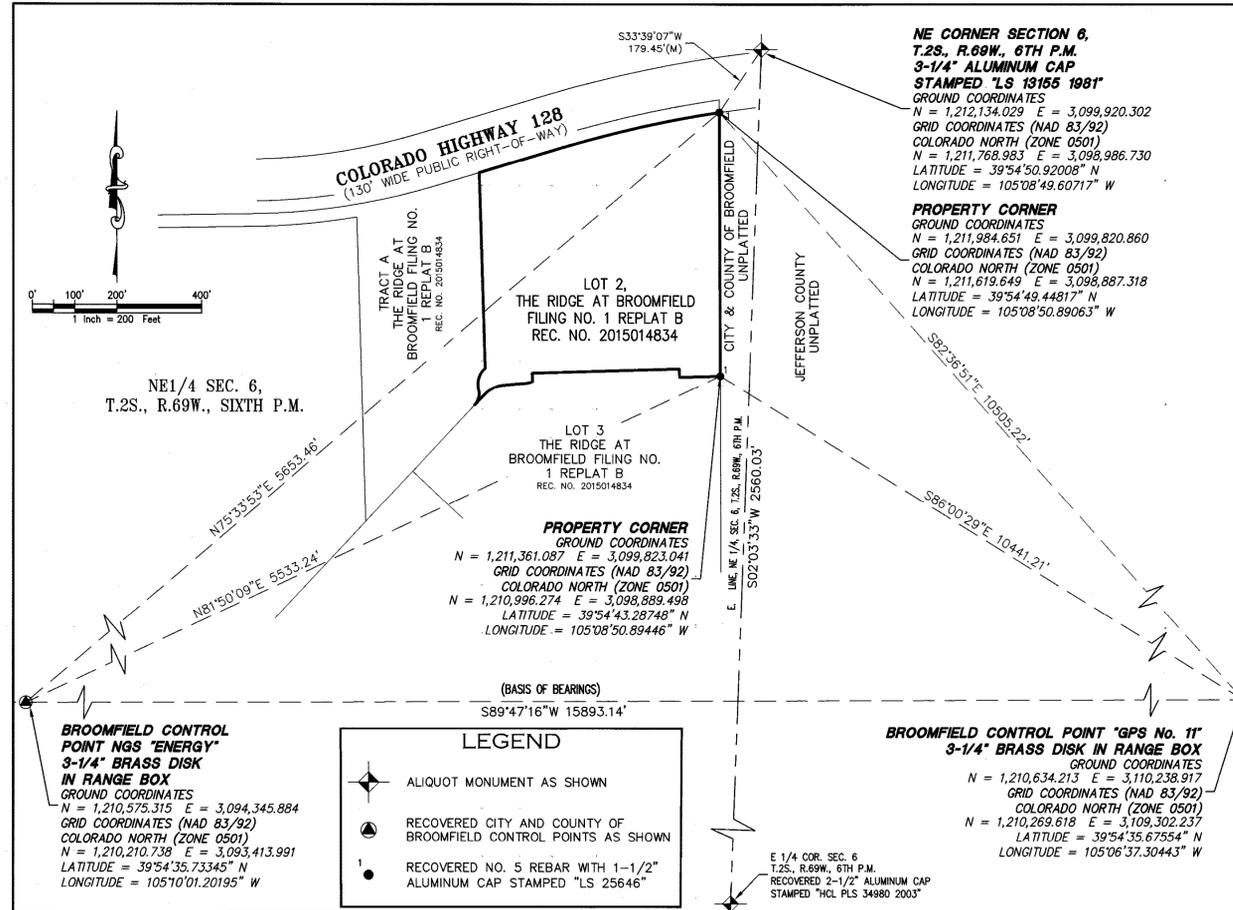
MOLLY JANE DEIBEL
 Notary Public
 State of Colorado
 Notary ID # 70184046178
 My Commission Expires 10-20-2020

GENERAL NOTES:

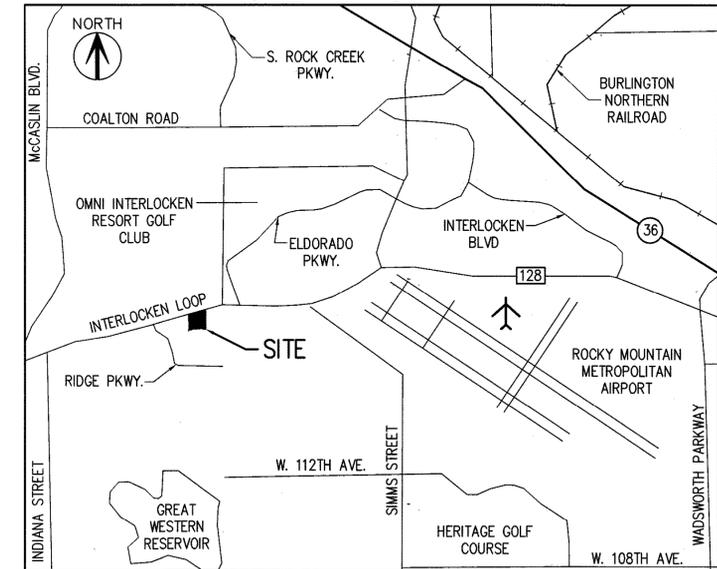
- THERE ARE 62 LOTS AND 14 TRACTS WITHIN THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT C.
- BEASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BEING REFERENCED TO A LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "GPS NO. 11" AND "GPS ENERGY" TAKEN TO BEAR SOUTH 89°47'16" WEST, WITH A MODIFIED STATE PLANE DISTANCE OF 15,893.14 FEET.
- THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.99969884. STATE PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES = (GROUND COORDINATES * 0.99969884).
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS C ORDER CLASS 2-11, 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. 15000310346 WITH AN EFFECTIVE DATE OF DECEMBER 3, 2015 AT 5:30 P.M. PREPARED BY STEWART TITLE GUARANTY COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
- 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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- FLOOD ZONE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, COLORADO, PANEL 67 OF 125, MAP NUMBER 0850730067F, EFFECTIVE DATE AUGUST 18, 2004, THIS PARCEL IS LOCATED WITHIN ZONE X - OTHER AREAS, DESCRIBED IN THE LEGEND OF ABOVE MENTIONED MAP AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE PLATTED PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 1980 AT PAGE 723 (JEFFERSON COUNTY, COLORADO RECORDS) AND AMENDED UNDER RECEPTION NO. _____
- TRACTS H & N ARE TO BE PUBLICLY OWNED AND MAINTAINED.
- TRACT L IS TO BE PUBLICLY OWNED WITH PUBLICLY AND PRIVATELY MAINTAINED AREAS.
- TRACTS A, B, C, D, E, F, G, I, J, K AND M ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- A PUBLIC ACCESS EASEMENT, UTILITY EASEMENT AND DRAINAGE EASEMENT ARE HEREBY GRANTED OVER AND ACROSS ALL OF TRACTS A, B, C, D AND G.
- A UTILITY EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL OF TRACT F, L AND N.
- A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL OF TRACTS I, J, AND M.
- A PUBLIC ACCESS EASEMENT AND UTILITY EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL OF TRACTS E AND K.
- AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER AND ACROSS TRACT A.
- A NON-EXCLUSIVE THREE-FOOT (3') WIDE SIDE YARD USE EASEMENT (SYUE) IS HEREBY GRANTED ON EACH LOT, AS SHOWN HEREON, BY THIS PLAT FOR THE PURPOSES OF MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE IMPROVEMENTS LOCATED ON EACH ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, EACH LOT OWNER MAY USE SUCH EASEMENT AREA FOR ALL PURPOSES THAT ARE NOT INCONSISTENT WITH SUCH EASEMENT; PROVIDED, HOWEVER, THAT IN NO EVENT SHALL ANY OWNER OR ITS PERMITTEES UNREASONABLY INTERFERE WITH OR OBSTRUCT THE USE AND ENJOYMENT OF SUCH EASEMENT AREA FOR THE PURPOSES INDICATED HEREIN, NOR CONSTRUCT ANY IMPROVEMENT THEREON THAT COULD PRECLUDE THE USE OF SUCH EASEMENT AREA FOR THE PURPOSES INDICATED HEREIN. IN THE EVENT THAT THE SIDE YARD USE EASEMENT CROSSES INTO AN ACCESS EASEMENT, IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION FOR SURFACE MAINTENANCE OF THAT EASEMENT AREA.

SHEET INDEX

SHEET 1 — LEGAL DESCRIPTION, CERTIFICATIONS, PARCEL TABLE, GEODETIC TIE MAP
 SHEET 2 — EXISTING PLATTED CONDITIONS & PROPOSED LOTS
 SHEETS 3 & 4 — PROPOSED LOTS, TRACTS AND EASEMENTS



TRACT TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	OWNERSHIP/MAINTENANCE	USAGE	
TRACT A	63,487	1.457	HOA / HOA	PUBLIC ACCESS, EMERGENCY ACCESS, DRAINAGE AND UTILITY EASEMENT, ALLEY & PARKING	
TRACT B	1,041	0.024	HOA / HOA	PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT, PRIVATE OPEN LANDS	
TRACT C	14,327	0.329	HOA / HOA	PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT, PRIVATE OPEN LANDS	
TRACT D	13,053	0.300	HOA / HOA	PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT, PRIVATE OPEN LANDS	
TRACT E	4,588	0.105	HOA / HOA	PUBLIC ACCESS AND UTILITY EASEMENT, PRIVATE OPEN LANDS	
TRACT F	6,497	0.149	HOA / HOA	UTILITY EASEMENT, PRIVATE OPEN LANDS	
TRACT G	1,813	0.042	HOA / HOA	PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT, PRIVATE OPEN LANDS	
TRACT H	53,180	1.221	CITY / CITY	PUBLIC OPEN LANDS DEDICATION	
TRACT I	1,018	0.023	HOA / HOA	PUBLIC ACCESS EASEMENT, PRIVATE OPEN LANDS	
TRACT J	24,649	0.566	HOA / HOA	PUBLIC ACCESS EASEMENT, PRIVATE OPEN LANDS	
TRACT K	3,438	0.079	HOA / HOA	PUBLIC ACCESS AND UTILITY EASEMENT, PRIVATE OPEN LANDS	
TRACT L	18,533	0.425	CITY / CITY & HOA*	UTILITY EASEMENT, PUBLIC OPEN LANDS DEDICATION	
TRACT M	1,186	0.027	HOA / HOA	PUBLIC ACCESS EASEMENT, PRIVATE OPEN LANDS	
TRACT N	958	0.022	CITY / CITY	UTILITY EASEMENT, PUBLIC OPEN LANDS DEDICATION	
TOTAL TRACT AREA	207,772	4.770	CITY = CITY AND COUNTY OF BROOMFIELD		
TOTAL RES. LOT AREA	107,246	2.462	HOA = HOME OWNERS ASSOCIATION		
TOTAL SITE AREA	315,018	7.232	* = TRACT L WILL BE CITY MAINTAINED FROM THE WEST EDGE OF THE 8' TRAIL TO THE EASTERN PROPERTY LINE. THE HOA WILL MAINTAIN THE AREA WEST OF THE 8' TRAIL TO THE WESTERN TRACT BOUNDARY.		



VICINITY MAP
 SCALE: 1" = 5000'

ATTORNEY'S CERTIFICATE:

I, David V. Wadsworth, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD 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.

DAVID V. WADSWORTH, REGISTRATION NO., 32066 DATE: 10/27/16

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 27 DAY OF November, 2016.

[Signature] MAYOR
[Signature] CITY CLERK
 [Seal]

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 22nd DAY OF August, 2016.

[Signature] CHAIRMAN
[Signature] SECRETARY

SURVEYOR'S CERTIFICATE:

I, DEREK S. BROWN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT 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.

I ATTEST THE ABOVE ON THIS 26th DAY OF OCTOBER, 2016.

[Signature]
 DEREK S. BROWN
 LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 38064

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER RICHMOND AMERICAN HOMES</p> <p>4350 SOUTH MONACO STREET DENVER, CO 80237</p>	DATE OF PREPARATION:	03-25-2016
		SCALE:	1" = 200'
<p>LAST REVISED 2016-10-17 AzTec Proj. No.: 21416-08</p>		<p>SHEET 1 OF 4</p>	

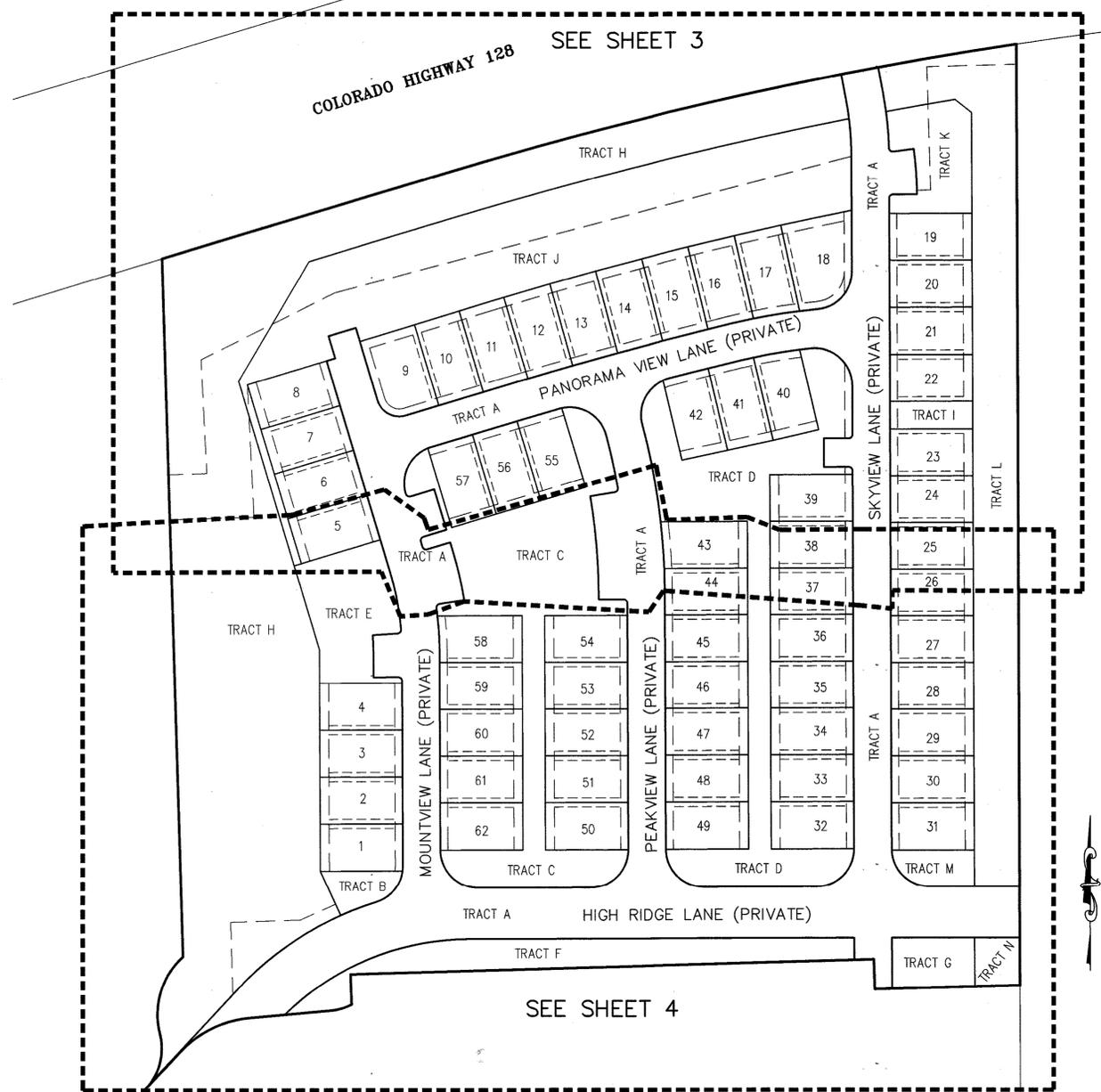
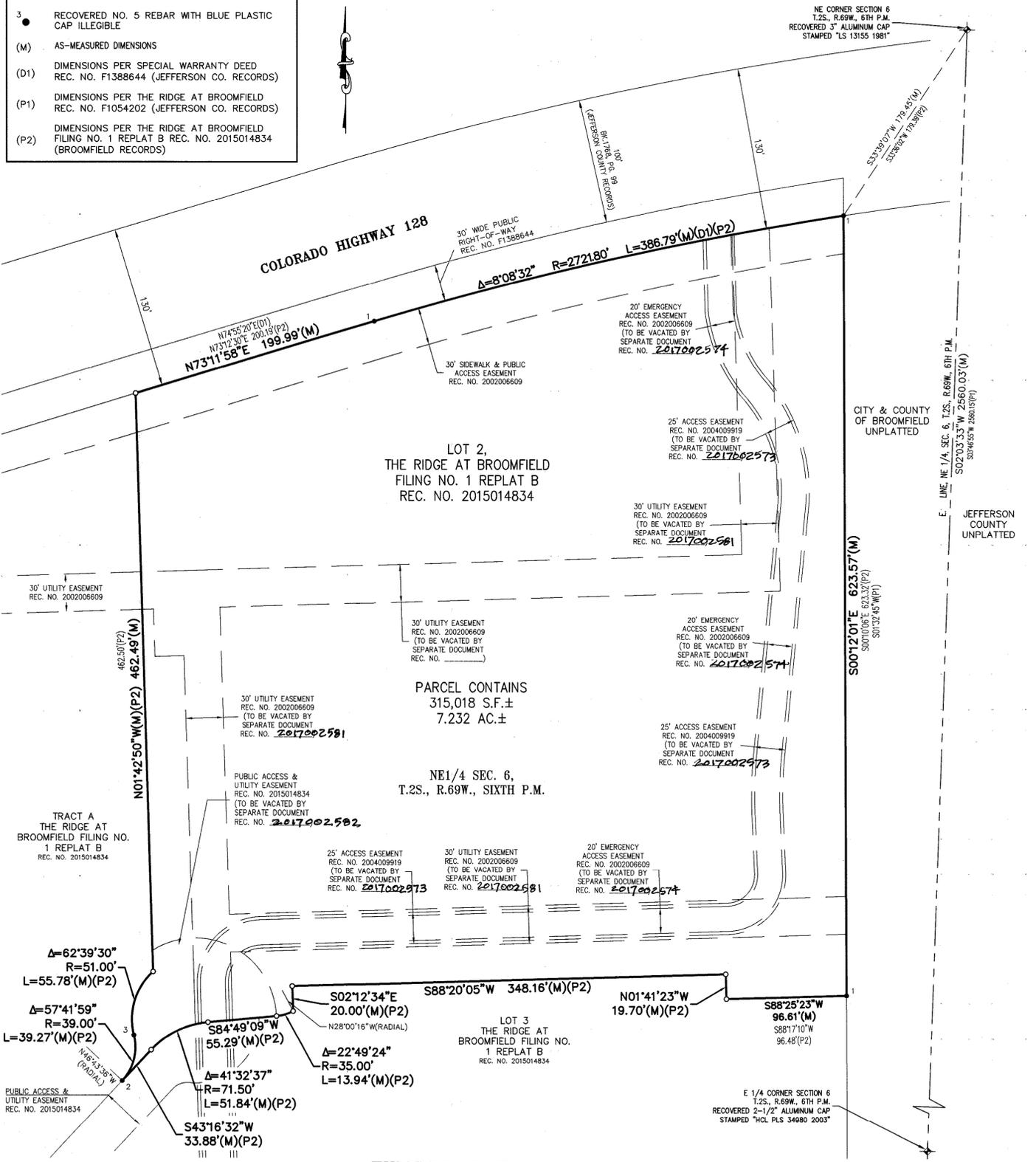
THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT C

FINAL PLAT

BEING A REPLAT OF LOT 2, THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT B,
 LOCATED IN NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 2 OF 4

2017082586 PL 02/28/2017 03:57 PM
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 City and County of Broomfield

- LEGEND**
- ALÍQUOT MONUMENT AS SHOWN
 - SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
 - RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 25646"
 - RECOVERED NO. 5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 38162"
 - RECOVERED NO. 5 REBAR WITH BLUE PLASTIC CAP ILLEGIBLE
 - (M) AS-MEASURED DIMENSIONS
 - (D1) DIMENSIONS PER SPECIAL WARRANTY DEED REC. NO. F1388644 (JEFFERSON CO. RECORDS)
 - (P1) DIMENSIONS PER THE RIDGE AT BROOMFIELD FILING NO. F1054202 (JEFFERSON CO. RECORDS)
 - (P2) DIMENSIONS PER THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT B REC. NO. 2015014834 (BROOMFIELD RECORDS)



PROPOSED LOTTING

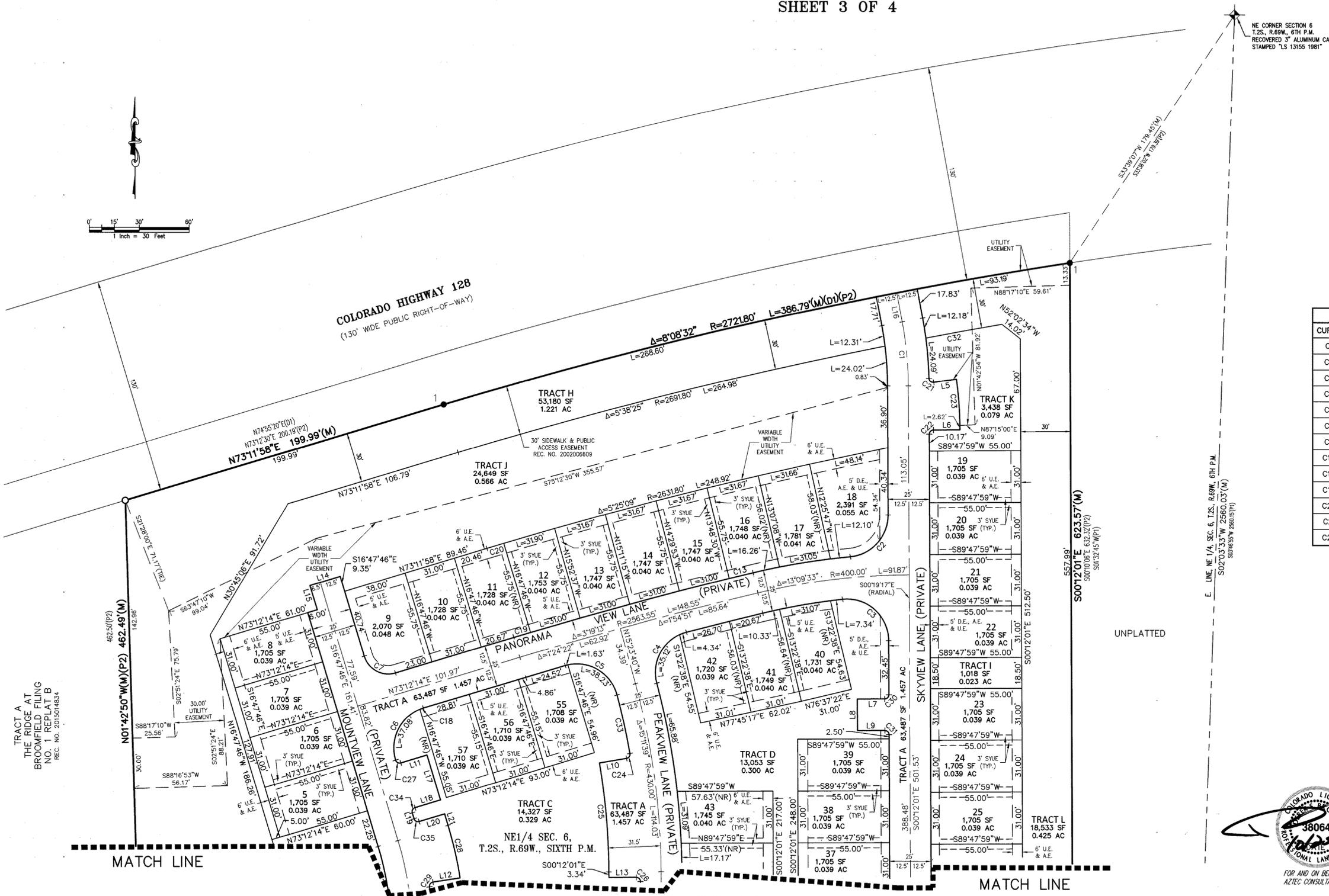
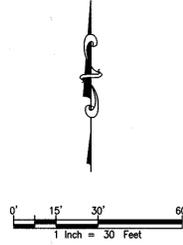
0' 25' 50' 100'
1 Inch = 50 Feet

<p style="font-size: 8px;">300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER</p> <p>RICHMOND AMERICAN HOMES</p> <p>4350 SOUTH MONACO STREET DENVER, CO 80237</p>	<p>DATE OF PREPARATION: 03-25-2016</p> <p>SCALE: 1"=50'</p>
	<p>Aztec Proj. No: 21416-08</p> <p style="font-size: 8px;">SHEET 2 OF 4</p>	

THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT C

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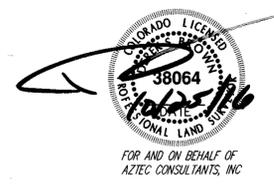
LINE TABLE		
LINE	BEARING	LENGTH
L5	N82°15'12"E	13.84'
L6	S89°47'59"W	16.00'
L7	S89°47'59"W	16.50'
L8	S00°12'01"E	19.00'
L9	N89°47'59"E	16.50'
L10	S80°22'23"W	16.49'
L11	N73°12'14"E	16.50'
L12	N81°14'39"E	16.51'
L13	N89°47'59"E	16.50'
L14	N73°12'14"E	19.00'
L15	N16°47'46"W	15.17'
L16	N10°36'22"W	17.80'
L17	S16°47'46"E	28.00'
L18	S73°12'14"W	16.00'
L19	S16°47'46"E	3.69'
L20	N73°12'14"E	16.00'
L21	S16°47'46"E	7.12'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°24'21"	212.50'	38.59'
C2	84°58'19"	25.00'	37.08'
C3	96°04'19"	25.00'	41.92'
C4	90°26'08"	25.00'	39.46'
C5	91°20'42"	25.00'	39.86'
C6	90°00'00"	25.00'	39.27'
C7	90°00'00"	15.00'	23.56'
C13	0°19'41"	2576.05'	14.75'
C18	5°00'52"	25.00'	2.19'
C19	0°13'47"	2576.05'	10.33'
C20	0°13'46"	2631.80'	10.54'
C21	96°22'33"	2.50'	4.21'
C22	90°00'00"	2.50'	3.93'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	7°48'09"	223.50'	30.44'
C24	90°20'43"	2.50'	3.94'
C25	9°25'35"	398.50'	65.56'
C26	90°00'00"	2.50'	3.93'
C27	90°00'00"	2.50'	3.93'
C28	8°02'42"	231.50'	32.51'
C29	89°20'02"	2.50'	3.90'
C30	90°00'00"	2.50'	3.93'
C31	90°00'00"	2.50'	3.93'
C32	0°59'23"	2691.80'	46.50'
C33	4°55'42"	417.50'	35.91'
C34	90°00'00"	2.50'	3.93'
C35	90°00'00"	2.50'	3.93'

LEGEND

-  ALIQUOT MONUMENT AS SHOWN
-  SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38064" OR 1" BRASS TAG STAMPED "AZTEC LS 38064"
-  1. RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 25646"
-  2. RECOVERED NO. 5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 38162"
-  3. RECOVERED NO. 5 REBAR WITH BLUE PLASTIC CAP ILLEGIBLE
- (M) AS-MEASURED DIMENSIONS
- (D1) DIMENSIONS PER SPECIAL WARRANTY DEED REC. NO. F1388644 (JEFFERSON CO. RECORDS)
- (P1) DIMENSIONS PER THE RIDGE AT BROOMFIELD REC. NO. F1054202 (JEFFERSON CO. RECORDS)
- (P2) DIMENSIONS PER THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT B REC. NO. 2015014834 (BROOMFIELD RECORDS)
- U.E. UTILITY EASEMENT (TYPICAL)
- D.E. DRAINAGE EASEMENT (TYPICAL)
- A.E. ACCESS EASEMENT (TYPICAL)
- SYUE SIDE YARD USE EASEMENT (TYPICAL) (SEE GENERAL NOTE NO. 21)
- (NR) NON-RADIAL



AZTEC
 CONSULTANTS, INC.
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 www.aztecconsultants.com

DEVELOPER
 RICHMOND AMERICAN HOMES
 4350 SOUTH MONACO STREET
 DENVER, CO 80237

DATE OF PREPARATION: 03-25-2016
 SCALE: T=30'
 SHEET 3 OF 4

SEE SHEET 4

MATCH LINE

MATCH LINE

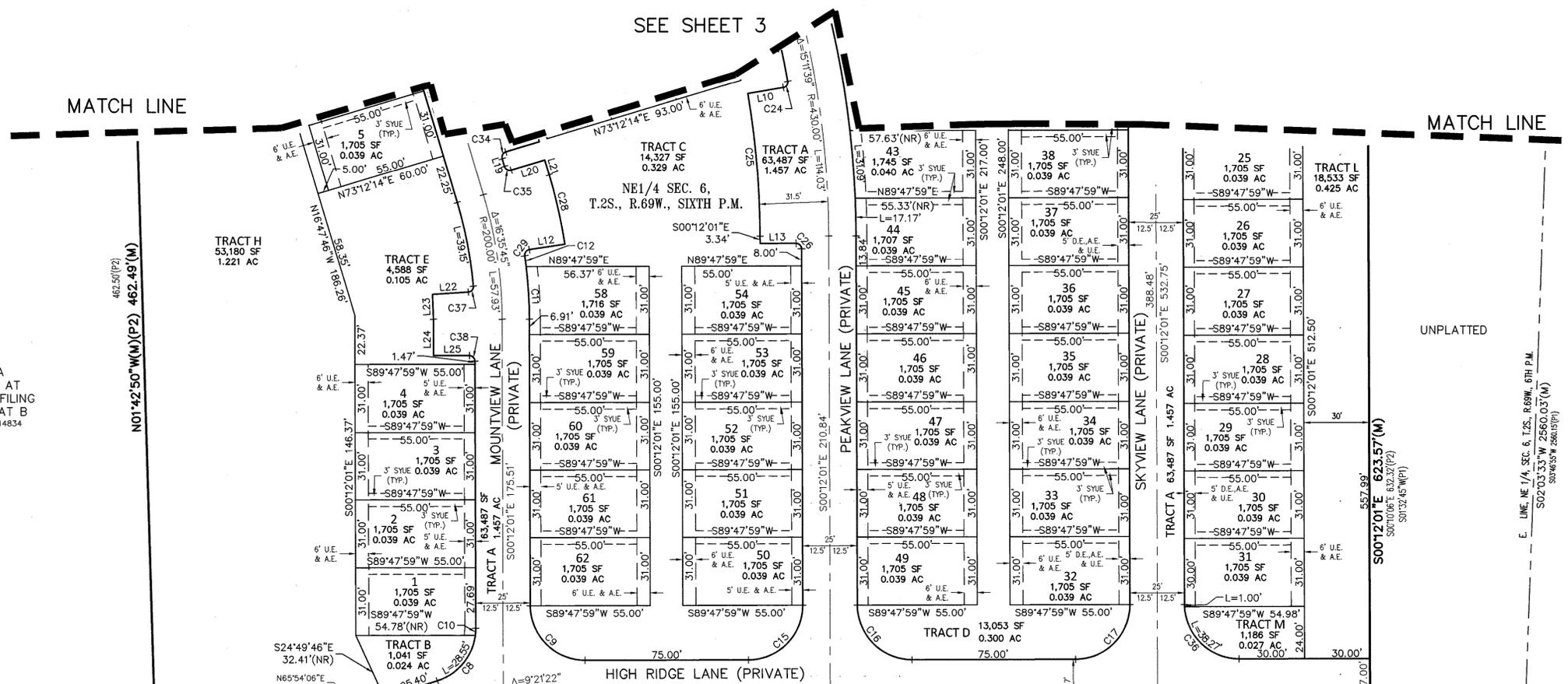
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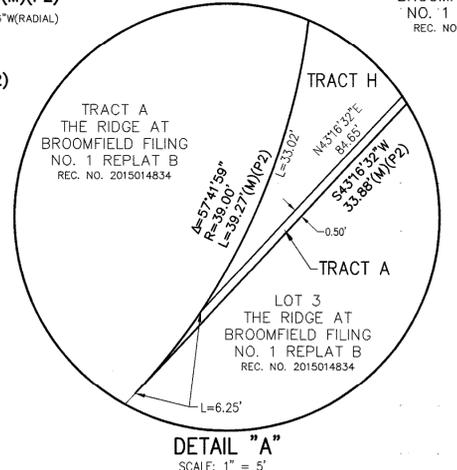
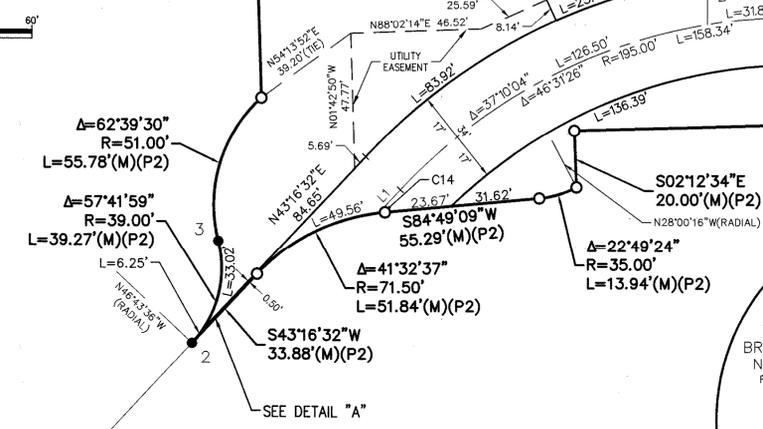
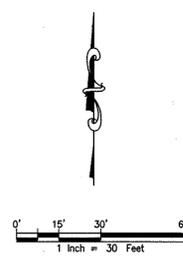
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 City and County of Broomfield
 11111 N. W. 3rd Ave., Suite 100, Broomfield, CO 80020

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°16'32"E	11.31'
L3	S88°20'05"W	0.40'
L4	S88°20'05"W	12.91'
L10	S80°22'23"W	16.49'
L12	N81°14'39"E	16.51'
L13	N89°47'59"E	16.50'
L19	S16°47'46"E	3.69'
L20	N73°12'14"E	16.00'
L21	S16°47'46"E	7.12'
L22	N86°05'48"E	16.48'
L23	N02°08'13"W	11.39'
L24	N00°12'01"W	16.58'
L25	S89°47'59"W	16.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	73°01'23"	25.00'	31.86'
C9	90°00'00"	25.00'	39.27'
C10	7°35'54"	25.00'	3.32'
C11	6°30'31"	212.50'	24.14'
C12	1°22'50"	212.50'	5.12'
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C35	90°00'00"	2.50'	3.93'
C36	90°00'00"	25.00'	39.27'
C37	90°55'45"	2.50'	3.97'
C38	90°00'00"	2.50'	3.93'



TRACT A
 THE RIDGE AT
 BROOMFIELD FILING
 NO. 1 REPLAT B
 REC. NO. 2015014834



LEGEND	
	ALIQUOT MONUMENT AS SHOWN
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38064" OR 1" BRASS TAG STAMPED "AZTEC LS 38064"
1	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 25646"
2	RECOVERED NO. 5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 38162"
3	RECOVERED NO. 5 REBAR WITH BLUE PLASTIC CAP ILLEGIBLE
(M)	AS-MEASURED DIMENSIONS
(D1)	DIMENSIONS PER SPECIAL WARRANTY DEED REC. NO. F1388644 (JEFFERSON CO. RECORDS)
(P1)	DIMENSIONS PER THE RIDGE AT BROOMFIELD REC. NO. F1054202 (JEFFERSON CO. RECORDS)
(P2)	DIMENSIONS PER THE RIDGE AT BROOMFIELD FILING NO. 1 REPLAT B REC. NO. 2015014834 (BROOMFIELD RECORDS)
U.E.	UTILITY EASEMENT (TYPICAL)
D.E.	DRAINAGE EASEMENT (TYPICAL)
A.E.	ACCESS EASEMENT (TYPICAL)
SYUE	SIDE YARD USE EASEMENT (TYPICAL) (SEE GENERAL NOTE NO. 21)
(NR)	NON-RADIAL



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DATE OF PREPARATION: 03-25-2016
 SCALE: T-30'
 SHEET 4 OF 4