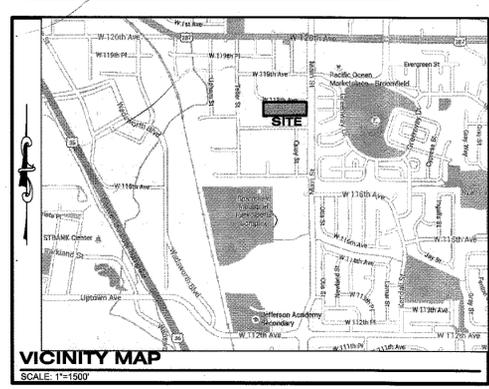


# VISTA POINTE FILING NO. 1 REPLAT C

## FINAL PLAT

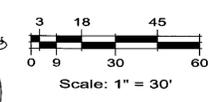
A REPLAT OF LOTS 12, 13 & 14, VISTA POINTE FILING NO. 1  
 SITUATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

4.2775 ACRES



**LEGEND**

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- TIE LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT CENTERLINE
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- REC. NO. RECEPTION NUMBER
- SECTION CORNER



**26' EMERGENCY ACCESS EASEMENT**

**LINE DATA TABLE**

COURSE	BEARING	LENGTH
L1	S00°32'52"E	126.63'
L2	S89°27'08"W	463.61'
L3	S77°44'24"W	41.53'
L4	S89°27'08"W	35.68'
L5	N00°32'52"W	34.53'
L6	N14°04'54"E	29.29'
L7	N00°32'52"W	34.86'
L8	N14°50'08"E	14.77'
L9	N00°32'52"W	13.09'
L10	S00°32'52"E	126.63'
L11	S89°27'08"W	550.21'
L12	N00°32'52"W	130.79'
L13	N18°09'05"E	26.10'
L14	N00°32'52"W	19.84'

**UTILITY EASEMENT**

**LINE DATA TABLE**

COURSE	BEARING	LENGTH
L15	S00°32'52"E	67.32'
L16	S89°27'08"W	7.00'
L17	S00°32'52"E	10.00'
L18	N89°27'08"E	7.00'
L19	S00°32'52"E	101.44'
L20	S45°32'52"E	26.27'
L21	N89°27'08"E	171.09'
L22	S00°32'52"E	11.00'
L23	N89°26'52"E	10.00'
L24	N00°32'59"W	11.00'
L25	S45°32'52"E	26.27'
L26	S00°32'52"E	11.00'
L27	N89°27'08"E	10.00'
L28	N00°32'59"W	11.00'
L29	N89°27'08"E	13.35'
L30	S00°32'28"E	11.00'
L31	N89°27'32"E	10.00'
L32	N00°32'28"E	11.00'
L33	N89°27'08"E	104.29'
L34	N44°27'04"E	59.35'
L35	S00°32'54"W	156.66'
L36	S00°32'52"E	170.48'
L37	S45°32'52"E	10.10'
L38	N89°27'08"E	568.82'
L39	N44°27'04"E	42.78'
L40	N00°32'54"W	116.13'
L41	S89°25'10"W	7.00'
L42	N00°34'50"E	10.00'
L43	N89°25'10"E	7.00'
L44	N00°32'42"W	21.25'

**26' EMERGENCY ACCESS EASEMENT**

**CURVE DATA TABLE**

COURSE	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	90°00'00"	76.00'	116.38'	S44°27'08"W	107.48'
C2	11°42'44"	20.00'	4.08'	S83°35'46"W	4.08'
C3	11°42'44"	65.00'	13.29'	S83°35'46"W	13.26'
C4	90°00'00"	30.00'	47.12'	N45°32'54"W	42.43'
C5	14°45'39"	65.00'	16.79'	N06°49'58"E	16.70'
C6	12°09'21"	65.00'	13.79'	N05°51'46"E	13.76'
C7	19°23'00"	50.00'	13.42'	N07°08'38"E	13.38'
C8	19°23'00"	50.00'	13.42'	N07°08'38"E	13.38'
C9	90°00'00"	50.00'	78.54'	S44°27'08"W	70.71'

**DRAINAGE EASEMENT**

**LINE DATA TABLE**

COURSE	BEARING	LENGTH
L45	S89°27'08"W	83.76'
L46	S00°32'52"E	60.44'
L47	S89°27'08"W	58.79'
L48	N00°28'08"E	6.00'
L49	S89°27'08"W	14.96'
L50	S00°32'36"E	16.00'
L51	N89°27'08"E	173.73'
L52	S00°28'08"E	25.40'

**DRAINAGE EASEMENT**

**CURVE DATA TABLE**

COURSE	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C10	90°00'00"	100.00'	157.08'	S44°27'08"W	141.42'

- GENERAL NOTES**
- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER NCS-789755-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 30, 2016 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
  - BEARINGS ARE BASED ON GRID BEARING OF S00°51'04"E, BETWEEN CITY OF BROOMFIELD CONTROL POINTS NGS B413 AND GPS NO. 8 AS DEFINED IN THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE 5801 AT A MODIFIED DISTANCE OF 2732.61 FEET.
  - THE MODIFICATION FACTOR FOR COORDINATE CONVERSION BETWEEN PUBLISHED COLORADO STATE PLANE COORDINATE VALUES AND MODIFIED STATE PLANE VALUES IS 0.99971141681.
  - THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C21 ORDER CLASS 1:50,000 AS DESCRIBED IN THE "GEODETIC 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.
  - BENCHMARK: CITY AND COUNTY OF BROOMFIELD CONTROL POINT GPS NO. 8 - 3 1/4" DIAMETER ALUMINUM CAP AT THE NORTHEAST CORNER OF MAIN STREET AND WEST 118TH AVENUE. ELEVATION: 5354.244 FEET (NAVD 1988 DATUM).
  - BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0850730081G LAST REVISED OCTOBER 2, 2013. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
  - DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
  - 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, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

**PROPERTY OWNER**  
 SPALLONE AND SCHAFER VENTURES, LLC  
 4 GARDEN CENTER, SUITE 200  
 BROOMFIELD, CO 80020

**DEVELOPER**  
 PS MOUNTAIN WEST, LLC  
 701 WESTERN AVENUE  
 GLENDALE, CA 91201

**LEGAL DESCRIPTION & DEDICATION**

BY THESE PRESENTS THE UNDERSIGNED, BEING OWNER OF A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 12, LOT 13 & LOT 14, VISTA POINTE FILING NO. 1, RECORDED OCTOBER 7, 2008 AT RECEPTION NO. 2008011779, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING (186,329 SQUARE FEET) 4.2775 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF VISTA POINTE 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 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 USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES NOT PREVIOUSLY DEDICATED.

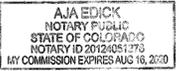
**OWNER**  
 SPALLONE AND SCHAFER VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY

**ATTORNEY-IN-FACT**  
 TIM SCHAFER  
 ATTORNEY-IN-FACT, SPALLONE AND SCHAFER VENTURES, LLC

**ACKNOWLEDGEMENT**  
 STATE OF COLORADO )  
 COUNTY OF BROOMFIELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF January, 2017 BY TIM SCHAFER OF SPALLONE AND SCHAFER VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES: 8/16/20



**NOTARY PUBLIC**  
 AJA EDICK

**OWNER'S ATTORNEY'S CERTIFICATE**  
 I, Kenneth W. Boudreau, ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER 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, EXCEPT AS PROVIDED HEREIN, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Kenneth W. Boudreau REGISTRATION NO. 22090 DATE: 1-18-17

