

WHISTLEPIG FILING NO. 1, REPLAT B

MINOR SUBDIVISION PLAT
BEING A RE-SUBDIVISION OF TRACT C-1, WHISTLEPIG FILING NO. 1
SITUATED IN THE NORTHWEST 1/4 SECTION 24
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 1

201706943 PL 06/07/2017 03:37 PM
Page: 1 of 1 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C-1, WHISTLEPIG FILING NO. 1
CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO

SAID PARCEL CONTAINING 5.92 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WHISTLEPIG FILING NO. 1, REPLAT B, AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS

WHISTLEPIG PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Byron L. Roderick
BYRON L. RODERICK, MEMBER/MANAGER

BY: John A. May
JOHN A. MAY, MEMBER/MANAGER

BY: Gregory K. Merlatt
4K'S LIMITED LIABILITY PARTNERSHIP,
MEMBER/MANAGER, BY GREGORY K.
MERLATT, MANAGER

NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF June 2017 BY WHISTLEPIG PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY BY ITS MEMBER/MANAGERS, JOHN A. MAY, 4K'S BY GREGORY K. MERLATT, MANAGER OF 4K'S LIMITED LIABILITY PARTNERSHIP, AND BYRON L. RODERICK.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY: Carla Thomas ADDRESS: 4 Garden Center Dr
Broomfield, CO
80020

EXECUTED THIS 2 DAY OF June 2017

NOTES

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON A LINE BETWEEN TWO BROOMFIELD GPS CONTROL MONUMENTS, "PONY" AND NGS "H413". THE BEARING BETWEEN SAID MONUMENTS IS S30°46'02"W, MONUMENTED AS SHOWN.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME IN REGARDS TO OWNERSHIP OR EASEMENTS OF RECORD. I RELIED ON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. 70525603, DATED DECEMBER 16, 2016 FOR THOSE ITEMS.
3. DISTANCES ON THIS SUBDIVISION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ALL EASEMENTS NOTED ARE FROM THE ORIGINAL WHISTLEPIG FILING NO. 1 PLAT AT RECEPTION NO. 2001000018, EXCEPT AS NOTED.
5. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
6. THIS PLAT USED A COMBINED SCALE FACTOR OF 0.99970990 TO REDUCE GROUND MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES.
7. STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 2ND ORDER, CLASS 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.
8. ZONING FOR THE PROPERTY IS SET FORTH IN THE WHISTLEPIG PUD PLAN.

KARINA M THOMAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994027598
MY COMMISSION EXPIRES SEP 30, 2019

WEST 1/4 CORNER SECTION 24, T1S, R69W
FOUND 2" ALUMINUM CAP
PLS13487
MONUMENT RECORD 12/30/94
BROOMFIELD GPS DATUM
GROUND MODIFIED: N=1225469.50, E=3120946.94
STATE PLANE: N=1225113.03, E=3120041.54
LATITUDE: 39°57'01.8377" N
LONGITUDE: 105°04'18.56720" W

GROUND MODIFIED: N=1226153.57, E=3121791.32
STATE PLANE: N=1225797.86, E=3120885.73
LATITUDE: 39°57'08.6055" N
LONGITUDE: 105°04'07.6845" W

GROUND MODIFIED: N=1225468.55, E=3121790.55
STATE PLANE: N=1225113.03, E=3120884.96
LATITUDE: 39°57'01.8377" N
LONGITUDE: 105°04'07.7372" W

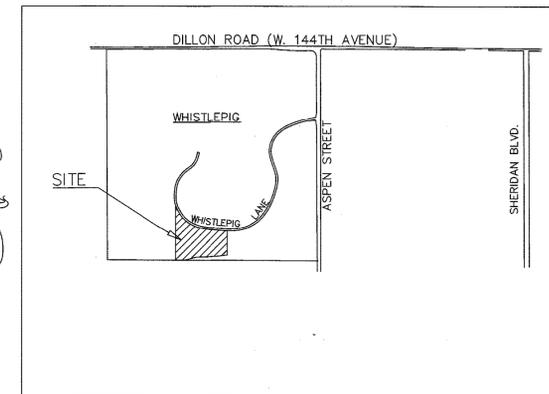
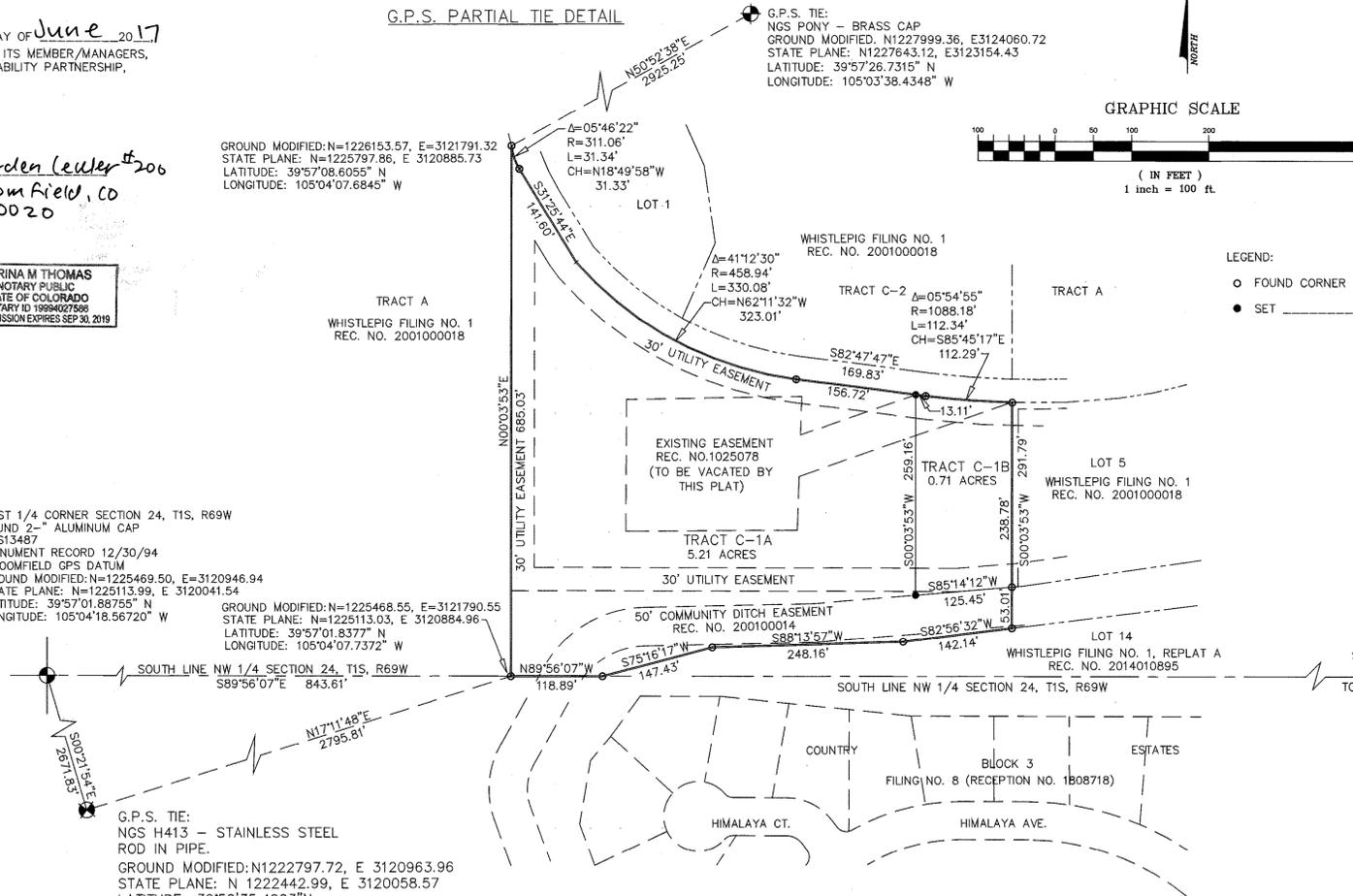
G.P.S. TIE:
NGS H413 - STAINLESS STEEL
ROD IN PIPE.
GROUND MODIFIED: N1222797.72, E 3120963.96
STATE PLANE: N 1222442.99, E 3120058.57
LATITUDE: 39°56'35.4903" N
LONGITUDE: 105°04'18.5143" W

G.P.S. TIE:
NGS PONY - BRASS CAP
GROUND MODIFIED: N1227999.36, E3124060.72
STATE PLANE: N1227643.12, E3123154.43
LATITUDE: 39°57'26.7315" N
LONGITUDE: 105°03'38.4348" W

G.P.S. TIE:
CENTER 1/4 CORNER SECTION 24, T1S, R69W
GROUND MODIFIED: N=1225466.51, E=3123596.93
STATE PLANE N=1225110.99, E=3122690.76
LATITUDE: 39°57'01.73009" N
LONGITUDE: 105°03'44.54975" W

G.P.S. TIE:
NGS PONY - BRASS CAP
GROUND MODIFIED: N1227999.36, E3124060.72
STATE PLANE: N1227643.12, E3123154.43
LATITUDE: 39°57'26.7315" N
LONGITUDE: 105°03'38.4348" W

G.P.S. PARTIAL TIE DETAIL



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, EDGAR B. JENNINGS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION

Edgar B. Jennings
EDGAR B. JENNINGS, P.E., P.L.S. NO. 11619



ATTORNEY'S CERTIFICATE

I, TIMOTHY J. SCHAFER, AN 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, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Timothy J. Schaffer
TIMOTHY J. SCHAFER, ATTORNEY
COLORADO REGISTRATION NO. 21409

6-5-17
DATE

APPROVAL

CITY AND COUNTY OF BROOMFIELD
ONE DESCOMBES DRIVE
BROOMFIELD, COLORADO 80020

Chad G. ...
CITY AND COUNTY MANAGER 6/7/17
DATE

Paul ...
DIRECTOR OF COMMUNITY DEVELOPMENT 6/5/17
DATE

LEGEND:

- FOUND 1" PLASTIC CAP ON REBAR. PLS NO. 27258
- SET 1" PLASTIC CAP ON NO. 4 REBAR. PLS NO. 11619

PREPARED: 2/27/17
NO. DATE
1 4/20/17
2 5/16/17

JCM DEVELOPMENT, LLC
LAND DEVELOPMENT / ENGINEERING
CONSTRUCTION MANAGEMENT

8300 GARLAND DRIVE
ARVADA, CO 80005

PHONE: 303 431-1921
FAX 303-431-1921