

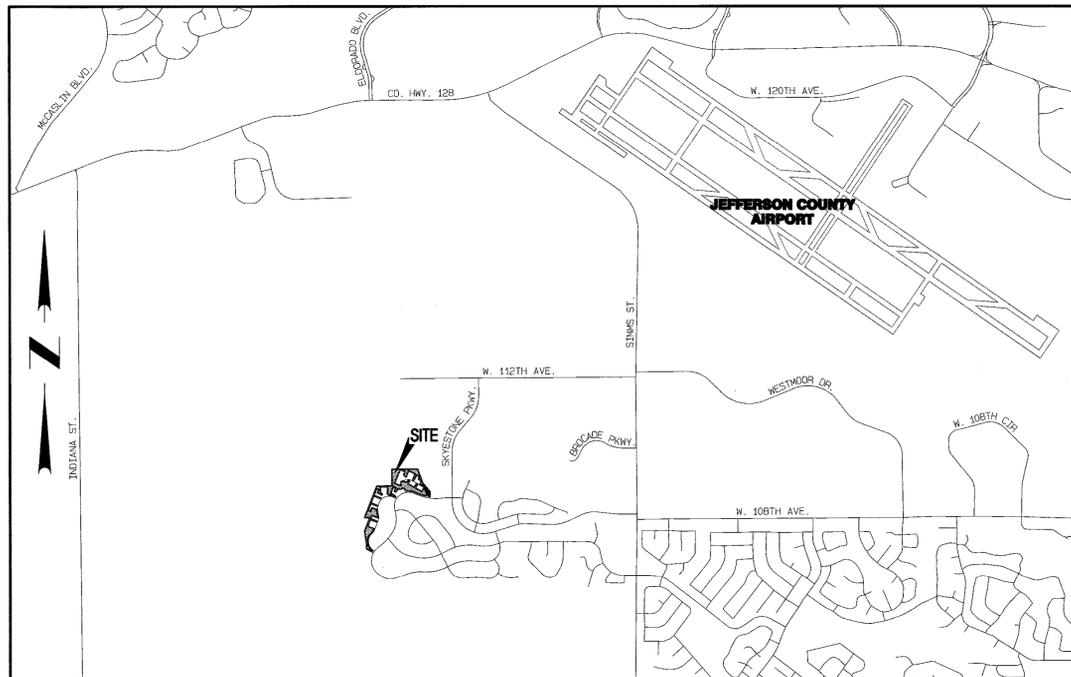
GREAT WESTERN PARK FILING NO.4 REPLAT J, MINOR SUBDIVISION (SKYESTONE)

SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2017001615 PL 06/09/2017 10:19 AM
Page: 1 of 4 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

GENERAL NOTES

1. THERE ARE 3 LOTS AND 2 TRACTS WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT J.
2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. II AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.
3. 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 CERTIFICATION SHOWN HEREON.
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1 ORDER, CLASS C, 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.
5. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.99970680. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
6. ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
7. PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212
8. TRACTS "A2", AND "UU" ARE FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. NOR GOODWIN AND MARSHALL, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. AND GOODWIN AND MARSHALL, INC. RELIED UPON TITLE COMMITMENT NO. NCS-492496-CO EFFECTIVE JUNE 9, 2011 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
11. EIGHT (8) AND SIX (6) FOOT WIDE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS IN THIS SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
12. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
13. TRAILS AND SIDEWALKS SHOWN ON THE SITE DEVELOPMENT PLAN OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL HAVE A PUBLIC ACCESS EASEMENT EXTENDING 2-FOOT BEYOND THE TRAIL/SIDEWALK.



VICINITY MAP
NTS

TRACT SUMMARY TABLE

TRACT / OUTLOT	OWNERSHIP (CITY OR PRIVATE)	SQ. FT.	ACRES	DESCRIPTION / ALLOCATION (ACRES)				RESPONSIBLE FOR MAINTENANCE	
				PARKS	OPEN SPACE / FLOODPLAIN	OPEN LANDS	OPEN LANDS / DRAINAGE	CITY	PRIVATE
A2	PRIVATE	76217	1.750			X			X
UU	PRIVATE	124290	2.853			X			X

LEGEND	
•	SET NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 33204"
+	FOUND CONTROL POINT AS NOTED
•	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
▲	FOUND YELLOW PLASTIC CAP STAMPED "R NOBBE PLS 23899"
□	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "289329 RMC"
■	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 9652 ESC"
○	FOUND NO. 4 REBAR
△	FOUND NO. 5 REBAR
A.E., D.E., U.E.	ACCESS EASEMENT, DRAINAGE EASEMENT, UTILITY EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
(M)	MEASURED
(R1)	RECORD PLAT OF GREAT WESTERN PARK FILING NO. 4, REC. NO. 2009004077
(R2)	RECORD PLAT OF GREAT WESTERN PARK FILING NO. 4, REPLAT H REC. NO. 2017001615

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS AS FOLLOWS:
TAYLOR MORRISON OF COLORADO, INC. BEING THE OWNER OF LOTS 1, 2, AND 3 OF BLOCK 1, AND TRACT A2 OF GREAT WESTERN PARK - FILING NO. 4, REPLAT H AS RECORDED IN RECEPTION NO. 2017001615 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
CONTAINING AN AREA OF 4.905 ACRES, (213,651 SQUARE FEET), MORE OR LESS.
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "GREAT WESTERN PARK FILING NO. 4 REPLAT J" AND GRANTS 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 FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER'S CERTIFICATE

TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION
BY:
G. THOMAS HENNESSY, PRESIDENT

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF MAY, 2017 BY G. THOMAS HENNESSY, PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

AMY N. GIFFNEY
NOTARY PUBLIC IN
MY COMMISSION EXPIRES: 5/14/2019



ATTORNEY'S CERTIFICATE

I, Jason Bricker, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHT-OF-WAYS TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

46071
ATTORNEY REGISTRATION NO.
LICENSED ATTORNEY FOR APPLICANT

APPROVALS

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ON THIS 25th DAY OF May, 2017.

DAVID SHUMAN
DIRECTOR OF COMMUNITY DEVELOPMENT

CHRIS GORK
CITY AND COUNTY MANAGER

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, 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.

BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. II AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.

I ATTEST THE ABOVE ON THIS 12th DAY OF MAY, 2017.

DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



OWNER / DEVELOPER:

taylor
morrison

Homes Inspired By You

1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 798-3500



SURVEY BY:

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PREPARED BY:

GOODWIN &
MARSHALL

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GREENWOOD VILLAGE, COLORADO 80111
(303) 459-4861

SHEET 1 OF 4

GREAT WESTERN PARK FILING NO.4 REPLAT J, MINOR SUBDIVISION (SKYESTONE)

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CURVE TABLE

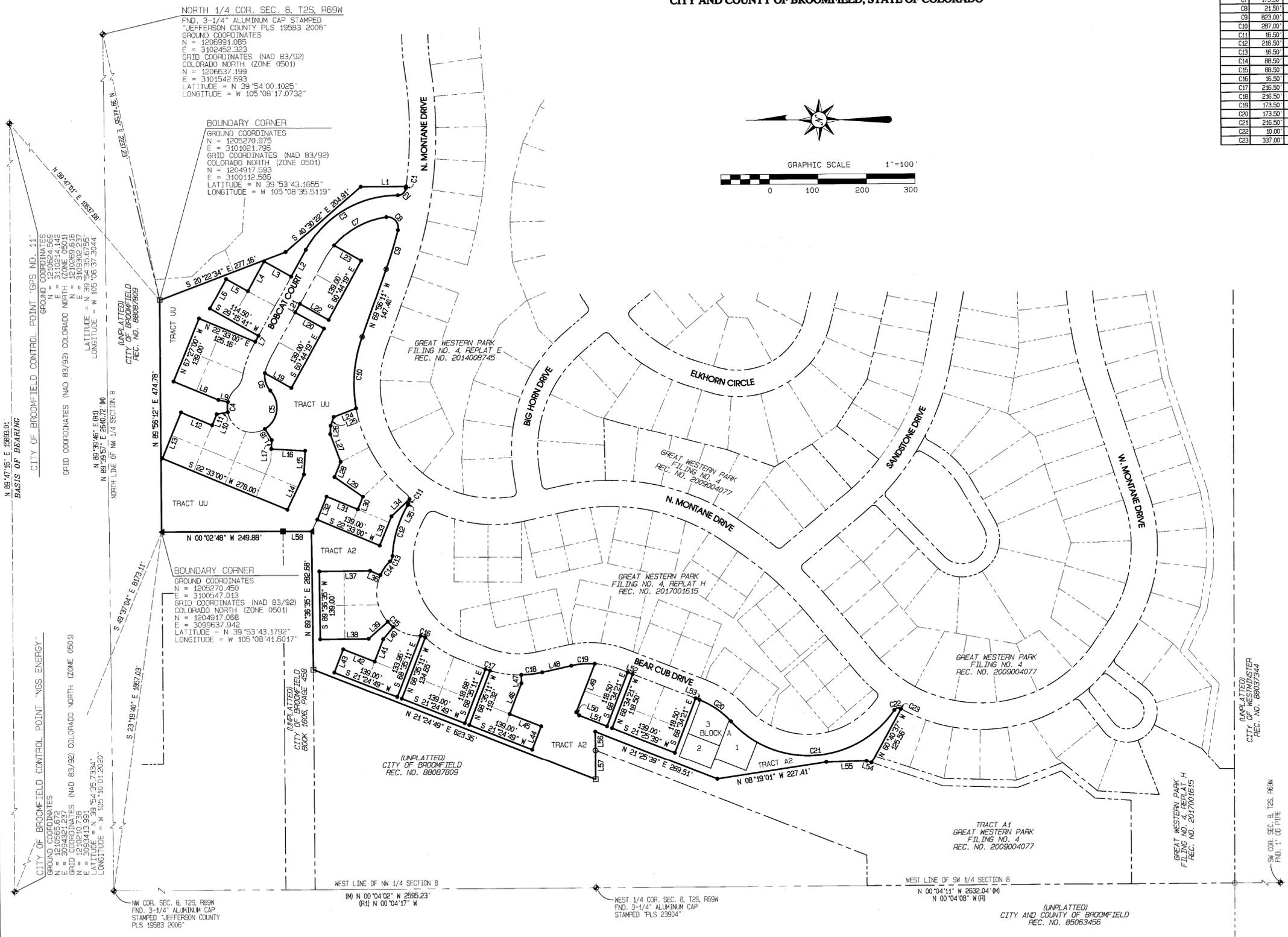
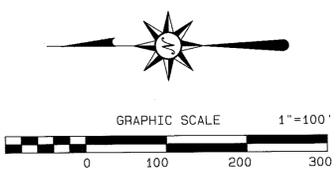
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	823.00	0°16'21"	3.92	N81°56'18"W	3.92
C2	16.50	82°14'06"	23.69	N40°11'04"W	21.70
C3	216.50	61°10'18"	231.15	N30°08'10"W	220.32
C4	51.00	23°12'34"	20.66	N88°46'35"W	20.82
C5	51.00	101°17'01"	90.15	S81°25'37"E	78.87
C6	44.00	50°12'25"	38.56	N73°01'05"E	37.33
C7	173.00	41°17'43"	125.65	S28°04'37"E	122.26
C8	21.50	111°40'41"	41.91	S48°24'35"W	35.58
C9	823.00	5°48'54"	83.53	N72°50'38"W	83.49
C10	287.00	29°35'04"	148.19	N84°43'43"W	146.55
C11	16.50	36°50'08"	10.61	N76°38'15"W	10.43
C12	216.50	28°53'52"	109.19	N72°40'07"W	108.04
C13	16.50	43°58'33"	12.66	N65°07'47"W	12.36
C14	88.50	22°28'05"	34.71	N64°22'34"W	34.48
C15	88.50	10°16'55"	15.88	S43°16'34"W	15.86
C16	16.50	35°21'51"	10.18	S17°30'32"W	10.02
C17	216.50	2°39'08"	10.82	S17°44'42"W	10.82
C18	216.50	11°32'54"	43.64	S35°33'35"E	43.56
C19	173.00	16°03'48"	48.84	S04°18'09"E	48.48
C20	173.00	26°06'28"	79.06	S34°28'53"W	78.38
C21	216.50	102°15'28"	386.39	S03°35'37"E	337.12
C22	10.00	84°11'48"	14.70	S12°37'27"E	13.41
C23	337.00	0°09'04"	0.89	S29°23'55"W	0.89

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°08'04"E	93.44
L2	N60°44'19"W	62.33
L3	N69°15'41"E	63.90
L4	N60°44'19"W	69.50
L5	N69°15'41"E	61.00
L6	N60°44'19"W	69.50
L7	N60°44'19"W	13.76
L8	S22°33'00"W	99.71
L9	S12°49'42"W	20.00
L10	N10°22'52"W	23.21
L11	N67°27'00"W	24.23
L12	N22°33'00"E	69.50
L13	N67°27'00"W	102.00
L14	S64°35'39"E	80.48
L15	S64°35'39"E	48.03
L16	N03°15'21"E	69.50
L17	S86°43'39"E	18.11
L18	N69°11'54"E	27.25
L19	S29°15'41"W	62.08
L20	N29°15'41"E	67.50
L21	N60°44'19"E	20.00
L22	S29°15'41"W	67.50
L23	N29°15'41"E	63.70
L24	N20°24'11"W	49.48
L25	N69°56'11"W	19.16
L26	N86°43'38"W	17.82
L27	S89°35'48"W	60.23
L28	N67°27'00"W	33.55
L29	S34°51'53"W	71.14
L30	N67°27'00"W	28.21
L31	N22°33'00"E	69.50
L32	N67°27'00"W	51.00
L33	S67°27'00"E	64.04
L34	S42°49'14"E	51.01
L35	N68°13'11"W	2.24
L36	N22°33'00"E	22.82
L37	N00°23'25"W	104.91
L38	S00°23'25"E	100.00
L39	S41°34'57"E	52.73
L40	N62°02'08"W	32.78
L41	N68°56'11"W	49.00
L42	N21°24'49"E	69.50
L43	N68°56'11"W	51.00
L44	S68°56'11"E	51.00
L45	N21°24'49"E	69.50
L46	S68°56'11"E	67.50
L47	N89°12'51"E	17.33
L48	S12°03'03"E	61.37
L49	N68°34'21"W	106.48
L50	S47°01'01"W	8.83
L51	S21°25'39"W	61.54
L52	S21°25'39"W	11.00
L53	S21°25'39"W	8.83
L54	N18°22'26"E	10.77
L55	N01°18'57"W	82.76
L56	S89°27'36"W	37.89
L57	N89°49'44"W	59.73
L58	N00°22'44"E	58.53
L59	N62°57'30"W	26.94

LOT SUMMARY TABLE "BLOCK 1"

LOT	(SQ. FT.)	(ACRES)
1	4994	0.115
2	3486	0.080
3	4665	0.107



OWNER / DEVELOPER:

taylor morrison



Homes Inspired By You
1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 798-3500

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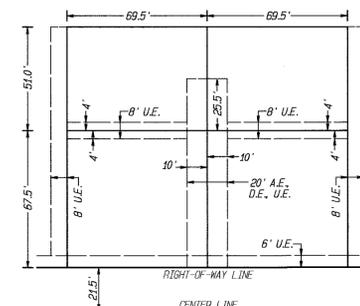
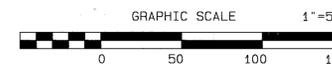
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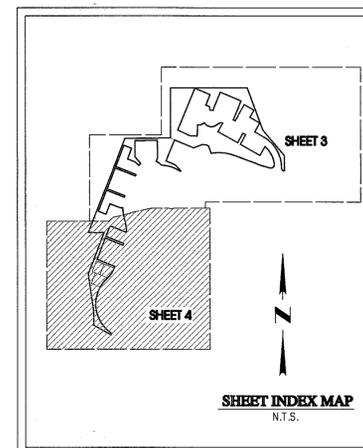
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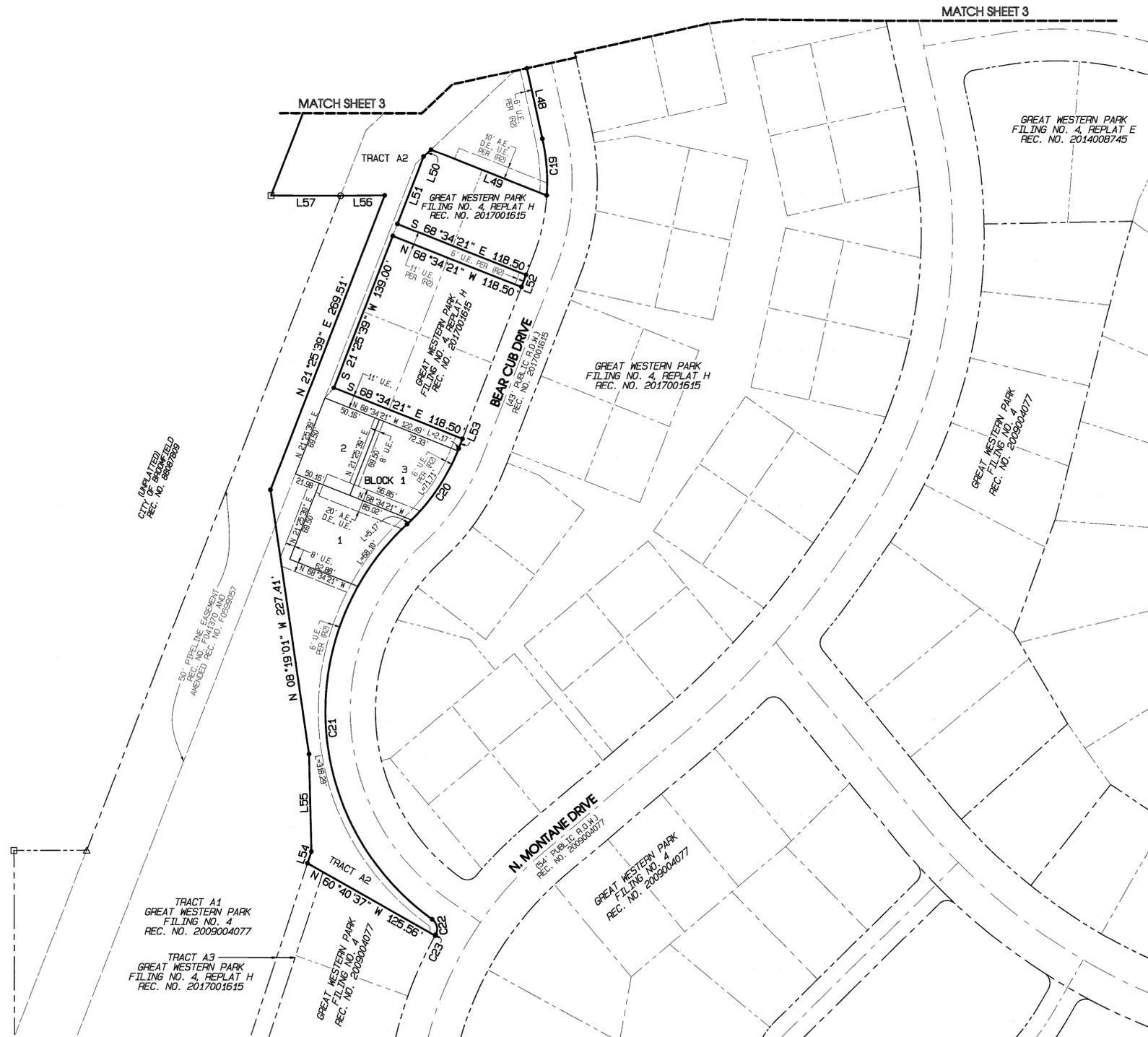
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TYPICAL LOT BASEMENT DETAIL
N.T.S.



SHEET INDEX MAP
N.T.S.



OWNER / DEVELOPER:

**taylor
morrison**



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SHEET 4 OF 4

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