

GREAT WESTERN PARK FILING NO.4 REPLAT K, 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

2017007012 PL 06/09/2017 10:24 AM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

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 27, 28, 31, AND 32 OF BLOCK 1 OF GREAT WESTERN PARK - FILING NO. 4, REPLAT H AS RECORDED IN RECEPTION NO. 2017001615 AND TRACT UU OF GREAT WESTERN PARK - FILING NO. 4, REPLAT J AS RECORDED IN RECEPTION NO. 2017007012 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 3.330 ACRES, (145,068 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 K", 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)
) SS.
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF MAY, 2017 BY G. THOMAS HENNESSY, PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC - STATE OF COLORADO
Notary Identification #00154018506
My Commission Expires: 5/31/2019

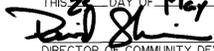
ATTORNEY'S CERTIFICATE

I, Jason Brinkley, 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.


DIRECTOR OF COMMUNITY DEVELOPMENT

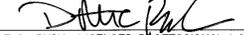
CITY AND COUNTY MANAGER

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. 11 AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.

I ATTEST THE ABOVE ON THIS 8th 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.



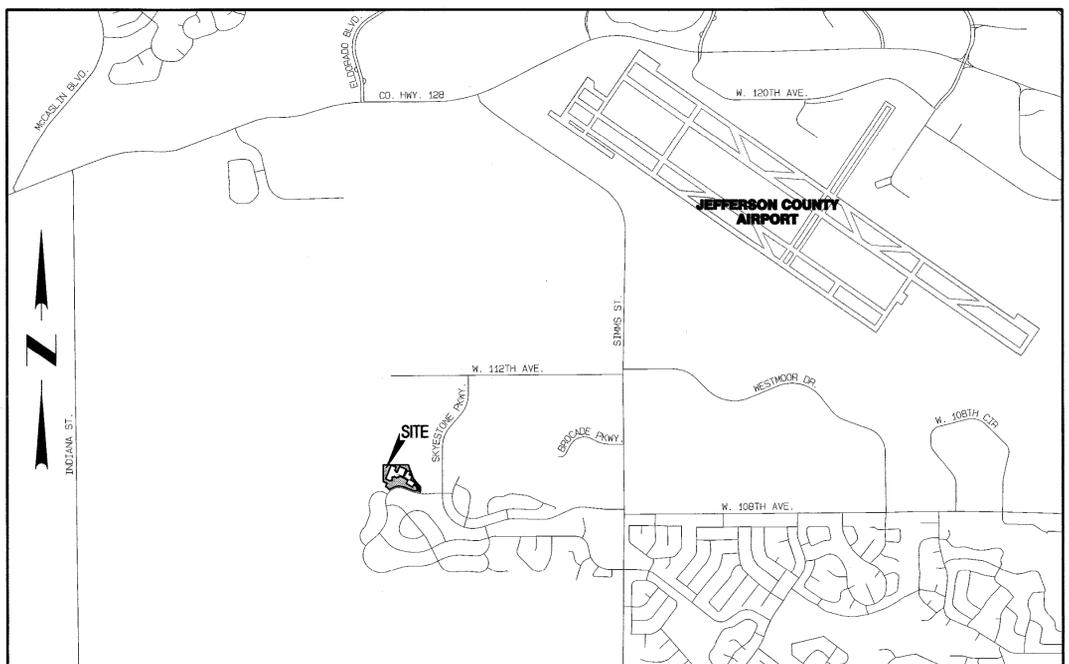
PREPARED BY:

**GOODWIN &
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
8400 EAST PRENTICE AVENUE, SUITE 1500
GREENWOOD VILLAGE, COLORADO 80111
(303) 459-4861

GENERAL NOTES

1. THERE ARE 4 LOTS AND 1 TRACT WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT K.
2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. 11 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. TRACT "UU" IS 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 18-4-505, 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-492495-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.



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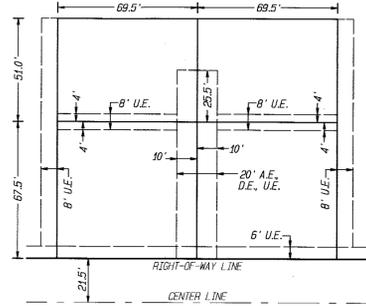
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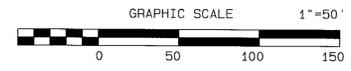
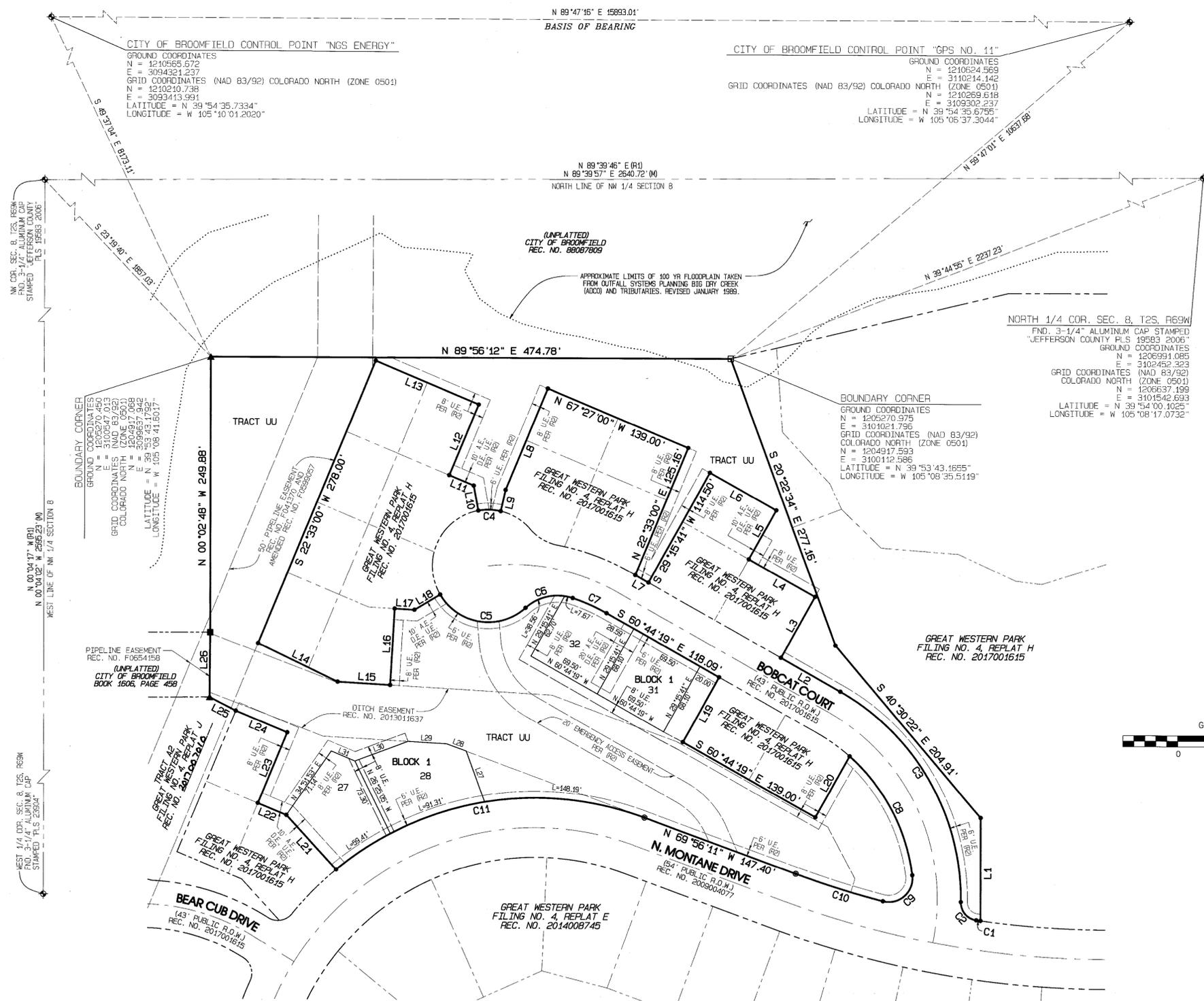
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	823.00	0°46'21"	3.92		N81°56'18"W	3.92
C2	18.50	82°14'06"	23.68		N40°41'04"W	21.70
C3	215.50	51°10'08"	231.15		N33°09'16"W	220.32
C4	51.00	23°12'34"	20.66		N88°46'36"W	20.52
C5	51.00	101°17'01"	90.15		S81°26'37"E	78.87
C6	44.00	60°11'44"	46.23		N78°00'46"E	44.13
C7	173.50	11°09'04"	33.77		S66°18'51"E	33.71
C8	173.50	41°17'43"	125.05		S28°04'37"E	122.36
C9	21.50	111°40'41"	41.91		S48°24'35"W	36.58
C10	823.00	5°48'54"	83.53		N72°50'38"W	83.48
C11	267.00	99°40'26"	298.91		S80°13'37"W	286.58

LINE	BEARING	DISTANCE
L1	S00°06'04"E	69.44
L2	N60°44'19"W	62.33
L3	N29°15'41"E	63.50
L4	N60°44'19"W	69.50
L5	N29°15'41"E	51.00
L6	N60°44'19"W	69.50
L7	N60°44'19"W	13.76
L8	S22°33'00"W	69.71
L9	S12°49'42"W	20.00
L10	N10°22'52"E	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	60.48
L15	S86°43'39"E	46.03
L16	N03°16'21"E	69.50
L17	S86°43'39"E	18.11
L18	N69°11'54"E	27.26
L19	S29°15'41"W	67.50
L20	N29°15'41"E	63.70
L21	N42°49'14"W	66.98
L22	N67°27'00"W	28.21
L23	N22°33'00"E	69.50
L24	N67°27'00"W	51.00
L25	N62°57'30"W	26.94
L26	N00°22'44"E	58.53
L27	N20°24'11"W	49.48
L28	N69°16'11"W	19.15
L29	N86°43'38"W	35.06
L30	N69°16'49"E	51.68
L31	N67°27'00"W	23.39

LOT	(SQ. FT.)	(ACRES)
27	5562	0.128
28	6290	0.144
31	4733	0.109
32	4665	0.107



TYPICAL LOT BASEMENT DETAIL
N.T.S.



OWNER / DEVELOPER:

taylor morrison



Homes Inspired By You

1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 796-3600

SURVEY BY:

AZTEC
CONSULTANTS, INC.

300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

PREPARED BY:

GOODWIN & MARSHALL

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