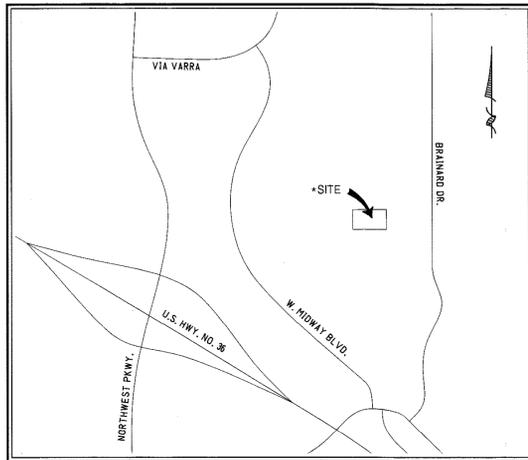


VICINITY MAP



MONARCH SUBDIVISION REPLAT B

A MINOR SUBDIVISION PLAT

A SUBDIVISION OF OUTLOT A, MONARCH SUBDIVISION REPLAT A. SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2017013543 PL 11/01/2017 11:58 AM
Page: 1 of 1 Rec Fee \$5.00 Doc Fee \$ City and County of Broomfield

SCALE: 1" = 40 U.S. SURVEY FEET

VARRA SOUTH FILING NO. 1
REC. NO. 201600785 (CCB)
BLOCK 1
LOT 1

MONARCH SUBDIVISION REPLAT A
REC. NO. 200701520 6(CCB)
BLOCK 1
LOT 1

15' UTILITY EASEMENT
REC. NO. 2007015206(CCB)

15' UTILITY EASEMENT
REC. NO. 2007015206(CCB)

MONARCH SUBDIVISION REPLAT A
REC. NO. 200701520 6(CCB)
BLOCK 1
LOT 2

30' ACCESS EASEMENT
REC. NO. 2003003269(CCB)

CONSERVATION EASEMENT
REC. NO. 2001001031(CCB)
REC. NO. 2001001143(CCB)
REC. NO. 2003007797(CCB)

VARRA SOUTH FILING NO. 1
REC. NO. 201600785(CCB)
BLOCK 1
LOT 1

NOT PLATTED
CITY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION
REC. NO. 2063508
(BOULDER COUNTY CLERK & RECORDER'S OFFICE)

NOT PLATTED
CITY OF BROOMFIELD, A MUNICIPAL CORPORATION
REC. NO. 2001000705 (CCB)

GENERAL NOTES

- 1.) THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS 10 AND 14 SHOWN HEREON AND HAVING A BEARING OF SOUTH 07°38'52" EAST, A DISTANCE OF 3021.26 FEET. BEARINGS ARE BASED ON GEODETIC NORTH AS DETERMINED BY SAID BROOMFIELD GPS CONTROL POINTS. THE BEARINGS OF ALL OTHER LINES SHOWN ON THIS SURVEY WERE CALCULATED WITH PLANE GEOMETRY METHODS RELATIVE TO SAID LINE WITH NO ALLOWANCE MADE FOR CONVERGENCE OF THE MERIDIAN CAUSED BY THE SPHERICAL SURFACE OF THE EARTH. THEREFORE, NO OTHER BEARINGS SHOWN HEREON ARE TO BE CONSIDERED GEODETIC BEARINGS.
- 2.) STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 12-80-105, C.R.S.: NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME 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.
- 3.) ALL COPYRIGHTS TO PUBLICATIONS BY FORESIGHT WEST SURVEYING, INC. ARE RESERVED. ADDITIONALLY, ALL FIELD BOOKS, NOTES, SKETCHES AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF FORESIGHT WEST SURVEYING, INC.
- 4.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT (DEFINED AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS) OR ANY LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
- 5.) OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.
- 6.) ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING, INC. FOR DETERMINATION OF (A) RIGHT OF TITLE, (B) CHAIN OF TITLE/ABSTRACT, (C) THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES AND (D) EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM.
- 7.) LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT. THIS PLAT WAS PREPARED USING STATE PLANE GRID DISTANCES MODIFIED TO A MEAN PROJECT ELEVATION ABOVE SEA LEVEL AND A MEAN SCALE FACTOR OF 0.999718587915 FOR THE PROJECT. ONLY ONE COMBINED FACTOR WAS USED FOR THE ENTIRE SURVEY.
- 8.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 9.) DATE OF FIELD WORK: MAY 30 & JUNE 2, 2017.
- 10.) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1 1:10,000, 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.
- 11.) THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS OR PRODUCTION SITES OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN 200 FEET OF SUCH BOUNDARIES ON ADJUTING PROPERTIES.

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF:
OUTLOT A, MONARCH SUBDIVISION REPLAT A, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF **MONARCH SUBDIVISION REPLAT B**

OWNER: *Dolores J. Mastroianni*
DOLORES J. MASTROIANNI

OWNER: *Judith Varra*
JUDITH VARRA

STATE OF COLORADO)
) SS
COUNTY OF **BOULDER**)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 2017, BY *Dolores J. Mastroianni & Judith Varra*

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11-22-2020

MARY GRUDA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904005307
My Commission Expires Nov 22, 2020

Mary Gruda
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RY PATRICK RUSK, COLORADO PROFESSIONAL LAND SURVEYOR NO. 38226, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE ON MAY 30, 2017 AND JUNE 2, 2017 IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR LEGAL ENTITIES WITHOUT WRITTEN RECERTIFICATION EXPRESSLY NAMING SUCH PERSONS OR LEGAL ENTITIES. UNDER COLORADO LAW, THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SIGNATURE AND DATE THROUGH SEAL:
RY PATRICK RUSK, PLS
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303.504.4440
RRUSK@FORESIGHTWEST.COM
(REQUIRED BY COLORADO LAW)



APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 19th DAY OF October, 2017.

Pat Skinn
DIRECTOR OF COMMUNITY DEVELOPMENT
Debra
CITY MANAGER

MONUMENT DESCRIPTIONS

1. CITY & COUNTY OF BROOMFIELD CONTROL POINT : GPS 10 FOUND 3 1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD NO. 10 1995 GPS" IN CONCRETE
2. CITY & COUNTY OF BROOMFIELD CONTROL POINT : GPS 14 FOUND 3 1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD NO. 14 GPS" IN RANGE BOX
3. FOUND 1 1/2" ALUMINUM CAP STAMPED "D.B. & CO. PLS 23529", ACCEPTED. FOUND 1 1/2" YELLOW PLASTIC CAP STAMPED "RMC 9329" 3.09" NORTH OF CORNER, NOT ACCEPTED.
4. FOUND 1 1/2" ALUMINUM CAP STAMPED "D.B. & CO. PLS 23529"
5. CENTER QUARTER CORNER, SECTION 28: FOUND 3 1/2" ALUMINUM CAP, ILLEGIBLE
6. NORTH QUARTER CORNER, SECTION 28: FOUND 3 1/2" ALUMINUM CAP STAMPED "LS 19003 2000"
7. FOUND 1 1/2" ALUMINUM CAP STAMPED "D.B. & CO. PLS 23529"
8. FOUND 1 1/2" YELLOW PLASTIC CAP STAMPED "C&B PLS 24942"
9. FOUND 1 1/2" ALUMINUM CAP STAMPED "D.B. & CO. PLS 23529"

LEGEND

- SET #5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP STAMPED "FWS PLS 38226"
- ◆ FOUND PLS CORNER OR CITY & COUNTY OF BROOMFIELD CONTROL POINT AS NOTED
- FOUND MONUMENT AS NOTED
- (M) DENOTED MEASURED DISTANCE WHEN SIGNIFICANTLY DIFFERENT THAN RECORD DISTANCE
- (CCB) CITY AND COUNTY OF BROOMFIELD CLERK & RECORDER'S OFFICE

MONUMENT COORDINATE INFORMATION

1. CITY & COUNTY OF BROOMFIELD CONTROL POINT : GPS 10 COLORADO STATE PLANE, NORTH ZONE
NORTHING: 1217194.23' EASTING: 3109158.50'
STATE PLANE MODIFIED
NORTHING: 1217536.86' EASTING: 3110033.70'
LATITUDE: 39°55'44.1153"N LONGITUDE: 105°06'38.7589"W
2. CITY & COUNTY OF BROOMFIELD CONTROL POINT : GPS 14 COLORADO STATE PLANE, NORTH ZONE
NORTHING: 1214200.70' EASTING: 3109560.47'
STATE PLANE MODIFIED
NORTHING: 1214542.49' EASTING: 3110435.78'
LATITUDE: 39°55'14.5138"N LONGITUDE: 105°06'33.7683"W
3. SOUTHWEST CORNER OF TRACT A COLORADO STATE PLANE, NORTH ZONE
NORTHING: 1220088.76' EASTING: 3106322.35'
STATE PLANE MODIFIED
NORTHING: 1220432.20' EASTING: 3107196.75'
LATITUDE: 39°56'12.8423"N LONGITUDE: 105°07'15.0066"W
4. SOUTHEAST CORNER OF TRACT B COLORADO STATE PLANE, NORTH ZONE
NORTHING: 1220091.15' EASTING: 3106565.29'
STATE PLANE MODIFIED
NORTHING: 1220434.59' EASTING: 3107439.76'
LATITUDE: 39°56'12.8557"N LONGITUDE: 105°07'11.8876"W
5. CENTER QUARTER CORNER, SECTION 28 COLORADO STATE PLANE, NORTH ZONE
NORTHING: 1219794.42' EASTING: 3106907.61'
STATE PLANE MODIFIED
NORTHING: 1220137.78' EASTING: 3107782.18'
LATITUDE: 39°56'09.9087"N LONGITUDE: 105°07'07.5091"W

*MODIFIED STATE PLANE COORDINATES WERE CALCULATED BY SCALING AROUND AN ORIGIN POINT OF 0.0 USING A COMBINED SCALE FACTOR OF 0.999718587915 AND ARE INTENDED TO REPRESENT GROUND DISTANCES.

Revision	Date
0	06.15.17
1	09.01.17

Compiled By: J. Payne

FWS FORESIGHT WEST SURVEYING INC.
4955 Iris Street
Wheat Ridge, Colorado 80033
303.504.4440

Scaled for 24" x 36" Job No.: 2017075 Sheet: 1 of 1