

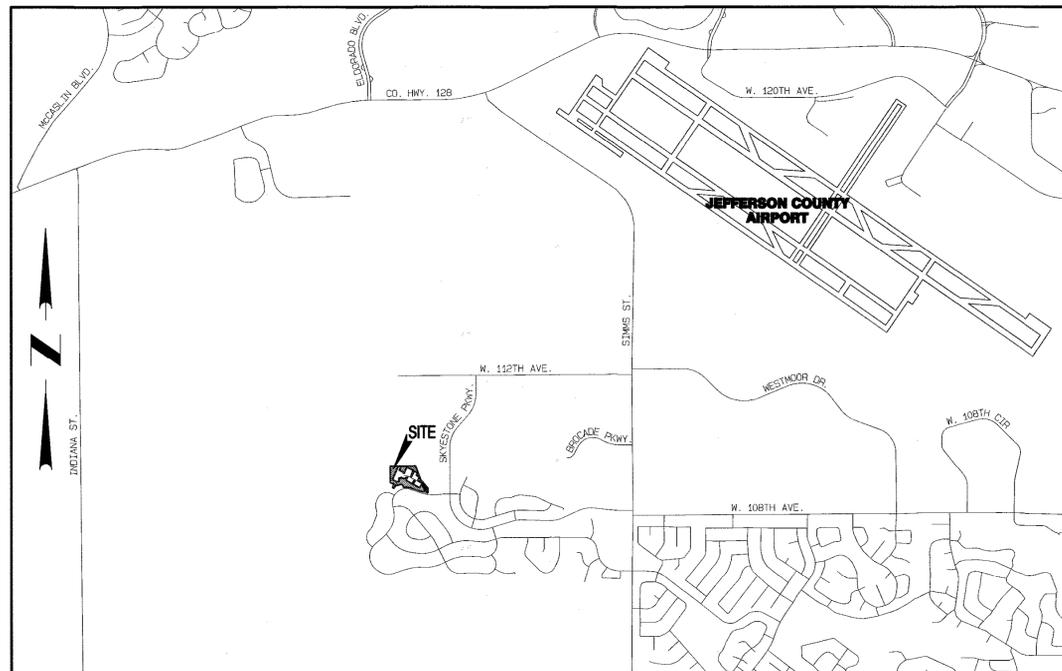
GREAT WESTERN PARK FILING NO.4 REPLAT M, MINOR SUBDIVISION (SKYESTONE)

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

2017014060 PL. 11/14/2017 11:29 AM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

GENERAL NOTES

1. THERE IS 1 LOT AND 1 TRACT WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT M.
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 BE 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, 1150, 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 COMMITMENTS 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-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.



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
UU	PRIVATE	123053	2.825			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 FMC"
■	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
(R3)	RECORD PLAT OF GREAT WESTERN PARK FILING NO. 4, REPLAT K REC. NO. 2017007012

OWNER "TRACT UU":
SKYESTONE COMMUNITY ASSOCIATION, INC.
C/O ADVANCE HOA MANAGEMENT
3600 S. YOSEMITE STREET, SUITE 200
DENVER, CO 80237

OWNER "LOT 40, BLOCK 1" / DEVELOPER:

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

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

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 LOT 40 OF BLOCK 1 OF GREAT WESTERN PARK - FILING NO. 4, REPLAT H AS RECORDED IN RECEPTION NO. 2017001615 AND THAT SKYESTONE COMMUNITY ASSOCIATION, INC. BEING THE OWNER OF TRACT UU OF GREAT WESTERN PARK - FILING NO. 4, REPLAT K 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 2.924 ACRES, (127,362 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 M" 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: *Thomas Hennessy*
THOMAS HENNESSY, PRESIDENT
Peter J. Klymkow, Vice President
STATE OF COLORADO)
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF NOVEMBER, 2017 BY *Thomas Hennessy*, *Peter J. Klymkow* PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Samantha M. Williams
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID #2017401311
MY COMMISSION EXPIRES 3/27/2021

SKYESTONE COMMUNITY ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION

BY: *Phillip R. Cross*
PHILLIP R. CROSS, PRESIDENT

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF NOVEMBER, 2017 BY PHILLIP R. CROSS, PRESIDENT OF SKYESTONE COMMUNITY ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Samantha M. Williams
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID #2017401311
MY COMMISSION EXPIRES 3/27/2021

ATTORNEY'S CERTIFICATE

I, *Jason B. Brubaker*, 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. *Jason B. Brubaker* 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 13th DAY OF NOVEMBER, 2017.

David R. ...
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 26th DAY OF October, 2017.

Dale C. Rush
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



