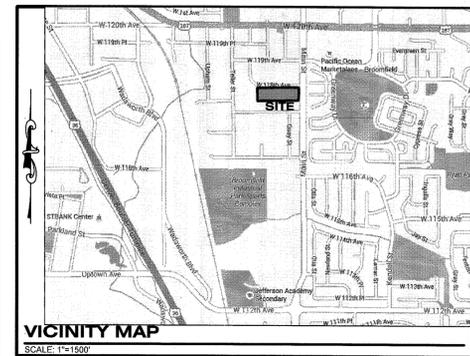


VISTA POINTE FILING NO. 1 REPLAT D

MINOR PLAT

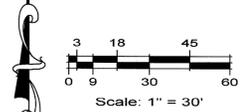
A REPLAT OF LOT 1, BLOCK 1, VISTA POINTE FILING NO. 1 REPLAT C
SITUATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

4.2775 ACRES



LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- TIE LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT CENTERLINE
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- REC. NO. RECEPTION NUMBER
- SECTION CORNER



26' EMERGENCY ACCESS EASEMENT

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	S00°32'52"E	125.63'
L2	S89°27'08"W	463.51'
L3	S77°44'24"W	41.59'
L4	S89°27'08"W	35.56'
L5	N00°32'52"W	42.38'
L6	N14°12'47"E	18.49'
L7	N00°32'52"W	34.87'
L8	N14°50'08"E	22.04'
L9	N00°32'52"W	4.74'
L10	S00°32'52"E	125.63'
L11	S89°27'08"W	252.53'
L12	N00°24'13"W	130.79'
L13	N20°14'38"E	26.74'
L14	N00°32'52"W	19.84'

26' EMERGENCY ACCESS EASEMENT

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	CHG BEARING	CHG LENGTH
C1	90°00'00"	76.00'	119.38'	S44°27'08"W	157.48'
C2	11°42'44"	20.00'	4.09'	S83°35'46"W	4.08'
C3	11°42'44"	65.00'	13.29'	S83°35'46"W	13.26'
C4	90°00'00"	50.00'	47.12'	N45°32'52"E	42.43'
C5	14°45'39"	65.00'	16.78'	N08°49'58"E	16.70'
C6	14°45'39"	65.00'	16.75'	N08°49'58"E	16.70'
C7	16°23'00"	50.00'	13.42'	N07°08'38"E	13.38'
C8	16°23'00"	54.00'	14.50'	N07°08'38"E	14.46'
C9	90°00'00"	50.00'	78.54'	S44°27'08"W	70.71'

DRAINAGE EASEMENT

LINE DATA TABLE

COURSE	BEARING	LENGTH
L45	S89°27'08"W	83.78'
L46	S00°32'52"E	60.44'
L47	S89°27'08"W	25.79'
L48	N00°25'08"W	6.00'
L49	S89°27'08"W	14.98'
L50	S00°32'52"E	16.60'
L51	N89°27'08"E	73.79'
L52	S00°25'08"E	25.40'

DRAINAGE EASEMENT

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	CHG BEARING	CHG LENGTH
C10	90°00'00"	100.00'	157.08'	S44°27'08"W	141.42'

UTILITY EASEMENT

LINE DATA TABLE

COURSE	BEARING	LENGTH
L15	S00°32'52"E	87.32'
L16	S89°27'08"W	9.00'
L17	S00°32'52"E	10.00'
L18	N89°27'08"E	9.00'
L19	S00°32'52"E	101.44'
L20	S45°32'52"E	26.27'
L21	N89°27'08"E	171.00'
L22	S00°32'52"E	11.00'
L23	N89°28'52"E	10.00'
L24	N00°32'59"W	11.00'
L25	N89°27'08"E	266.89'
L26	S00°23'38"E	11.00'
L27	N89°27'08"E	10.00'
L28	N00°23'38"W	11.00'
L29	N89°27'08"E	13.35'
L30	S00°32'28"E	11.00'
L31	N89°27'32"E	10.00'
L32	N00°32'28"W	11.00'
L33	N89°27'08"E	104.29'
L34	N44°27'04"E	59.38'
L35	N00°32'54"W	156.86'
L36	S00°32'52"E	170.48'
L37	S45°32'52"E	10.10'
L38	N89°27'08"E	568.82'
L39	N44°27'04"E	42.78'
L40	N00°32'54"W	116.13'
L41	S89°25'10"W	7.00'
L42	N00°34'50"W	10.00'
L43	N89°25'10"E	7.00'
L44	N00°32'42"W	21.25'
L45	S01°39'56"E	6.97'
L46	N89°23'04"E	10.00'
L47	N01°36'56"E	6.79'
L48	S01°36'56"E	7.52'
L49	N89°23'04"E	10.00'
L50	N01°36'56"W	7.39'

- GENERAL NOTES**
- THE PURPOSE OF THIS REPLAT IS TO VACATE THE 26' EMERGENCY ACCESS EASEMENT AND 20' UTILITY EASEMENT DEDICATED WITH THE VISTA POINTE FILING NO. 1 REPLAT C FINAL PLAT, RECORDED FEBRUARY 8, 2017 AT RECEPTION NO. 2017001790, AND DEDICATE A NEW 26' EMERGENCY ACCESS EASEMENT AND 20' UTILITY EASEMENT AS SHOWN HEREON.
 - THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER NCS-758755-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 26, 2017 AT 9:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
 - BEARINGS ARE BASED ON GRID BEARING OF S00°51'04"E, BETWEEN CITY OF BROOMFIELD CONTROL POINTS NGS 8413 AND GPS NO. 8 AS DEFINED IN THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE 5001 AT A MODIFIED DISTANCE OF 2732.81 FEET.
 - THE MODIFICATION FACTOR FOR COORDINATE CONVERSION BETWEEN PUBLISHED COLORADO STATE PLANE COORDINATE VALUES AND MODIFIED STATE PLANE VALUES IS 0.9997141581.
 - THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C2-1 ORDER, CLASS 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 GEOIDETIC CONTROL NETWORKS" BY THE FEDERAL GEOIDETIC CONTROL COMMITTEE.
 - BENCHMARK: CITY AND COUNTY OF BROOMFIELD CONTROL POINT GPS NO. 8 - 3 1/4" DIAMETER ALUMINUM CAP AT THE NORTHEAST CORNER OF MAIN STREET AND WEST 116TH AVENUE. ELEVATION: 5554.244 FEET (NAVD 1988 DATUM).
 - BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 8507300870 LAST REVISED OCTOBER 2, 2013. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
 - DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
 - 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMBATS A CLASS TWO (2) MIDDLE-MANOR, PURSUANT TO STATE STATUTE 18-4-509 OF THE COLORADO REVISED STATUTES.

PROPERTY OWNER
PS MOUNTAIN WEST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

DEVELOPER
PS MOUNTAIN WEST, LLC
701 WESTERN AVENUE
GLENDALE, CA 91201

LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS THE UNDERSIGNED, BEING OWNER OF A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, VISTA POINTE FILING NO. 1 REPLAT C RECORDED FEBRUARY 8, 2017 AT RECEPTION NO. 2017001790, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, CONTAINING (186,329 SQUARE FEET) 4.2775 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF VISTA POINTE FILING NO. 1, REPLAT D, AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT, FOR PUBLIC AND MUNICIPAL USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES NOT PREVIOUSLY DEDICATED.

OWNER
PS MOUNTAIN WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *Timothy Stanley* NAME
SVP - Development

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2017 BY _____ OF PS MOUNTAIN WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERS ATTORNEY'S CERTIFICATE

I, _____ AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SURVEYOR DEDICATING ANY STREET, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS PROVIDED HEREIN, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NO. _____ DATE _____
See First American's Owner Policy No. 5011408 - planning file.
VISTA POINTE FILING NO. 1

DEVELOPER
PS MOUNTAIN WEST, LLC

NAME: *Timothy Stanley*
TITLE: *SVP - Development*

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Page 1 of 1 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF *Los Angeles*) S.S.

On *October 24* 2017 before me, *Tema Rimentel*, a Notary Public in and for said County and State, personally appeared, *Timothy Stanley*, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature: *Tema Rimentel*

SURVEYOR'S CERTIFICATE

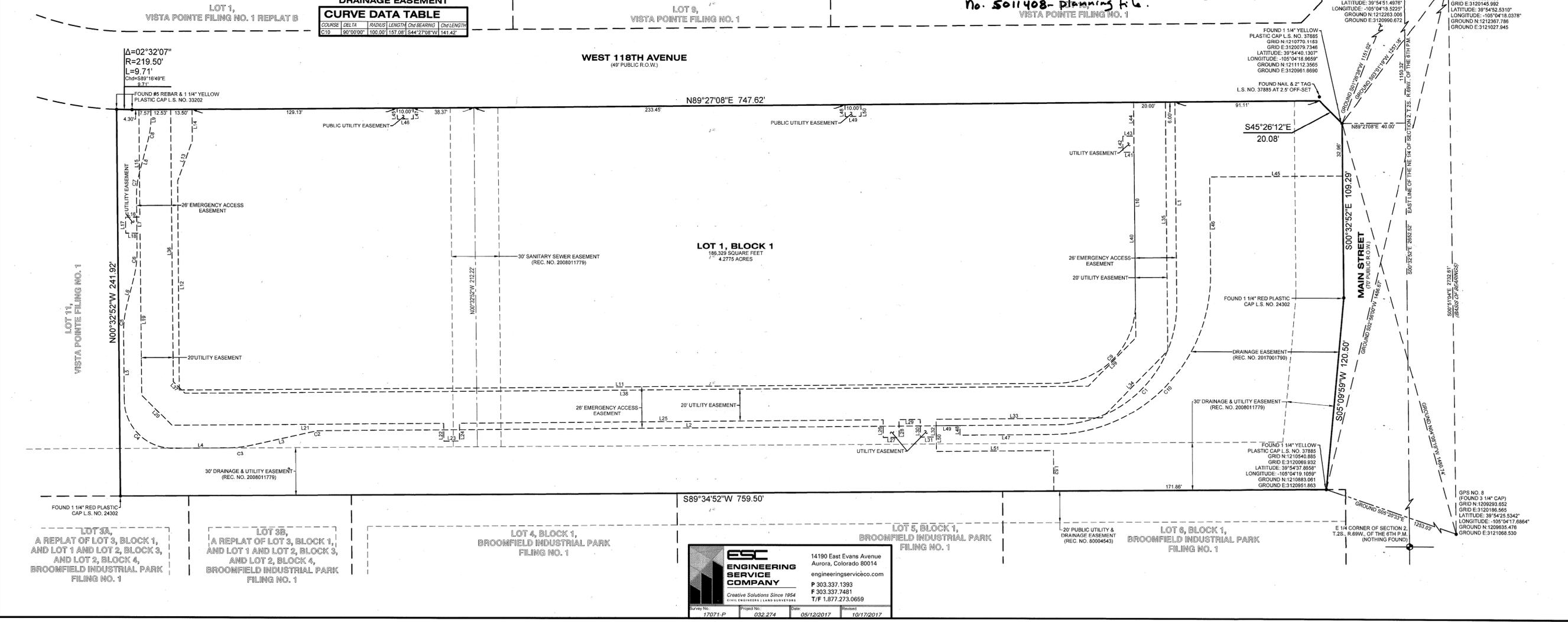
I, CHARLES N. BECKSTROM, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BE IT UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202

APPROVAL

Paul Shuman 11/3/17
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

Chel Jahn 11/6/17
CITY AND COUNTY MANAGER DATE



ESC ENGINEERING SERVICE COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escservice.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No. 17071-P Project No. 032-274 Date 08/12/2017 Revised 10/17/2017

SACFO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 8552 PERMITTED USE OF PRINT ON THIS LINE