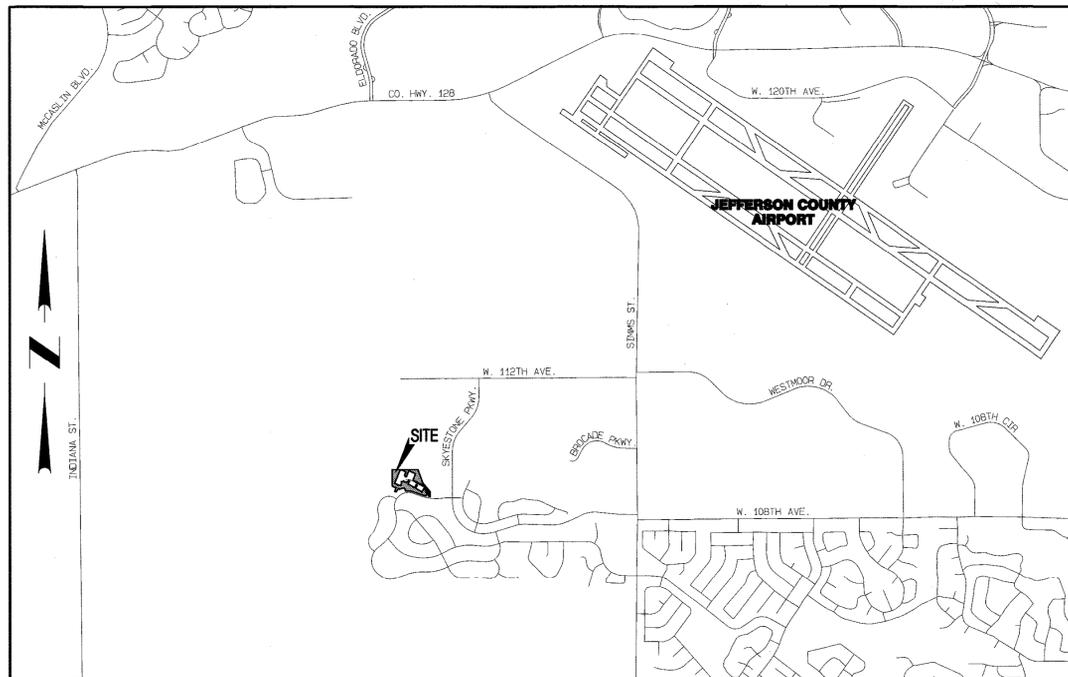


**GENERAL NOTES**

1. THERE IS 3 LOTS AND 2 TRACTS WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT N.
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 AVIGATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212
8. TRACT "UU" AND "VV" 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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMPLETS 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. NGS-492495-CO EFFECTIVE JUNE 9, 2011 AT 9:00 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 METER 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.
14. NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**GREAT WESTERN PARK FILING NO.4  
 REPLAT N, 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**



**VICINITY MAP**  
 NTS

**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 23699"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "9329 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
- (R4) RECORD PLAT OF GREAT WESTERN PARK FILING NO. 4, REPLAT M REC. NO. 2017014060

**OWNER "TRACTS UU & VV":  
 SKYESTONE COMMUNITY ASSOCIATION, INC.  
 C/O ADVANCE HOA MANAGEMENT  
 3600 S. YOSEMITE STREET, SUITE 400  
 DENVER, CO 80237**

**OWNER "LOT 45, 46, 47, BLOCK 1" / 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) 713-1886  
 Fax: (303) 713-1887  
 www.aztecconsultants.com

**LEGAL DESCRIPTION**

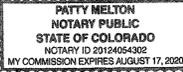
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS AS FOLLOWS:  
 TAYLOR MORRISON OF COLORADO, INC. BEING THE OWNER OF LOTS 45, 46, AND 47 OF BLOCK 1 OF GREAT WESTERN PARK - FILING NO. 4, REPLAT H AS RECORDED IN RECEPTION NO. 2017001615 AND THAT SKYESTONE COMMUNITY ASSOCIATION, INC. BEING THE OWNER OF TRACT UU OF GREAT WESTERN PARK - FILING NO. 4, REPLAT M AS RECORDED IN RECEPTION NO. 2017014060 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 3.109 ACRES, (135,424 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 N" 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: *Ricarda Dietsch*  
 RICARDA DIETSCH, PRESIDENT  
 STATE OF COLORADO )  
 COUNTY OF ARAPAHOE )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF FEBRUARY, 2018 BY RICARDA DIETSCH, PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION.  
 WITNESS MY HAND AND OFFICIAL SEAL.



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 14th DAY OF FEBRUARY, 2018 BY PHILLIP R. CROSS, PRESIDENT OF SKYESTONE COMMUNITY ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION.  
 WITNESS MY HAND AND OFFICIAL SEAL.



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 27 DAY OF February, 2018.  
*David J. ...*  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
*Chad ...*  
 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 15th DAY OF FEBRUARY, 2018.

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

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 Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$  
 City and County of Broomfield

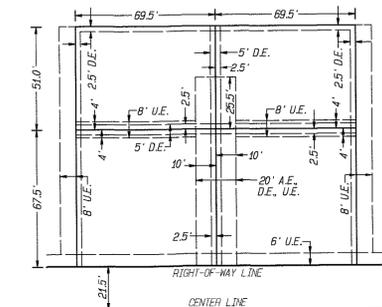
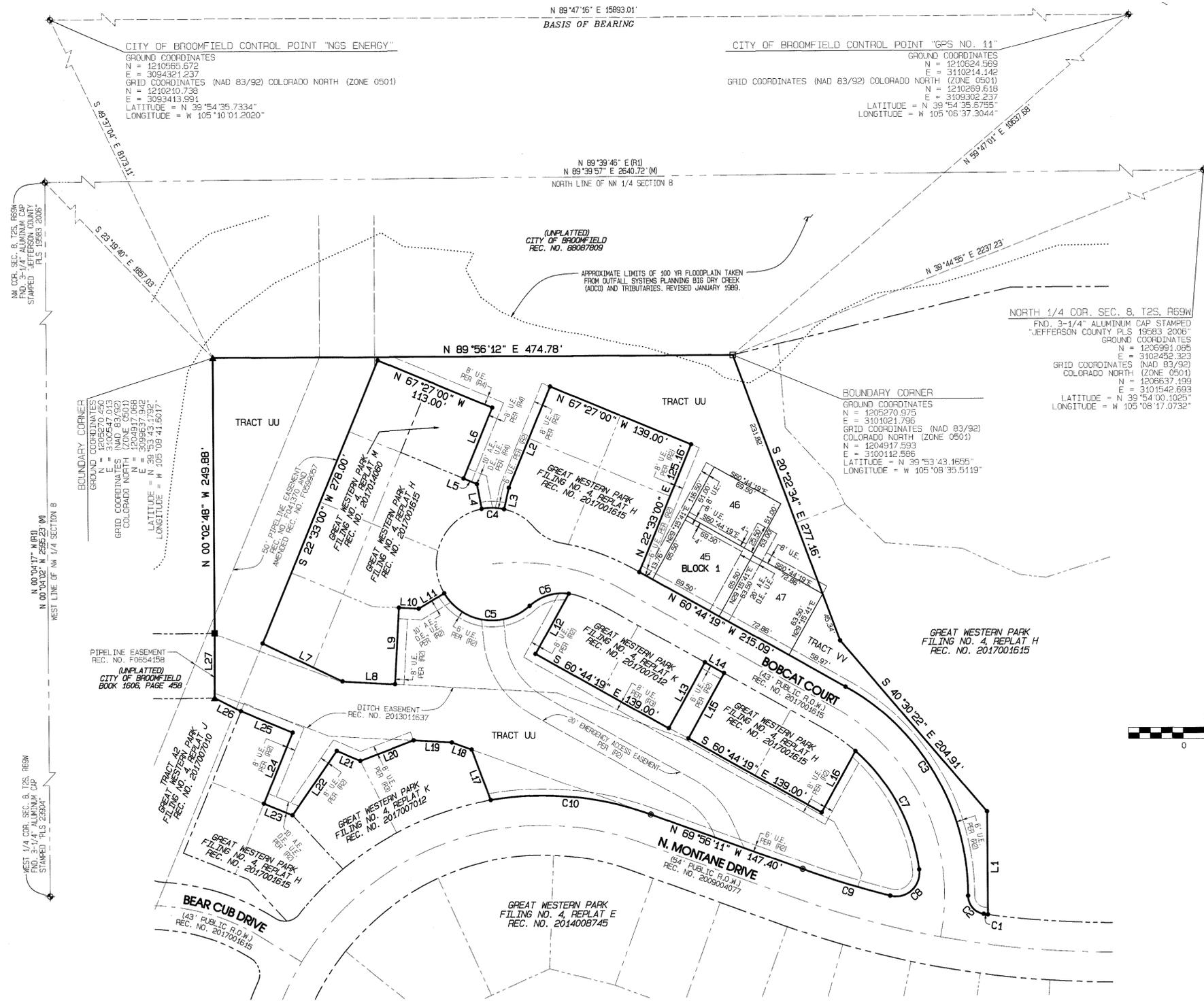
# GREAT WESTERN PARK FILING NO.4 REPLAT N, MINOR SUBDIVISION (SKYESTONE)

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

CURVE	RADIUS	DELTA	APC	CHORD BEARING	CHORD
C1	823.00	0°16'21"	3.92'	N81°56'18"W	3.92'
C2	16.50	82°14'06"	23.68'	N40°41'04"W	21.70'
C3	216.50	61°10'18"	231.15'	N30°09'10"W	220.32'
C4	51.00	23°12'34"	20.66'	N88°46'36"W	20.52'
C5	51.00	101°17'04"	90.15'	S81°26'37"E	78.87'
C6	44.00	50°12'25"	38.56'	N73°01'06"E	37.33'
C7	173.50	41°17'43"	125.05'	S28°04'37"E	122.36'
C8	21.50	111°40'41"	41.91'	S48°24'36"W	35.52'
C9	823.00	5°48'54"	83.53'	N72°50'36"W	83.49'
C10	287.00	29°35'04"	148.19'	N84°43'43"W	146.55'

LINE	BEARING	DISTANCE
L1	S00°08'04"E	93.44'
L2	S22°33'00"W	99.71'
L3	S12°49'42"W	20.00'
L4	N10°22'52"W	23.21'
L5	N67°27'00"W	13.23'
L6	N22°33'00"E	69.50'
L7	S64°35'39"E	60.48'
L8	S86°43'39"E	48.03'
L9	N03°16'21"E	69.50'
L10	S86°43'39"E	18.11'
L11	N69°11'54"E	27.25'
L12	S29°15'41"W	62.70'
L13	N29°15'41"E	68.10'
L14	S60°44'19"E	20.00'
L15	S29°15'41"W	67.50'
L16	N29°15'41"E	63.70'
L17	N20°24'11"W	49.18'
L18	N69°56'11"W	19.15'
L19	N85°43'39"W	35.06'
L20	S89°36'48"W	51.88'
L21	N67°27'00"W	23.39'
L22	S34°51'53"W	71.14'
L23	N67°27'00"W	28.21'
L24	N22°33'00"E	69.50'
L25	N67°27'00"W	51.00'
L26	N62°57'30"W	26.94'
L27	N00°22'44"E	58.53'

LOT	(SQ. FT.)	(ACRES)
45	4552	0.105
46	3545	0.081
47	4627	0.106



TYPICAL LOT EASEMENT DETAIL  
 N.T.S.

OWNER "TRACTS UU & VV":  
**SKYESTONE COMMUNITY ASSOCIATION, INC.**  
 C/O ADVANCE HOA MANAGEMENT  
 3600 S. YOSEMITE STREET, SUITE 400  
 DENVER, CO 80237

OWNER "LOT 45, 46, 47, BLOCK 1" / DEVELOPER:

**taylor morrison**

Homes Inspired By You  
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SURVEY BY:  
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