

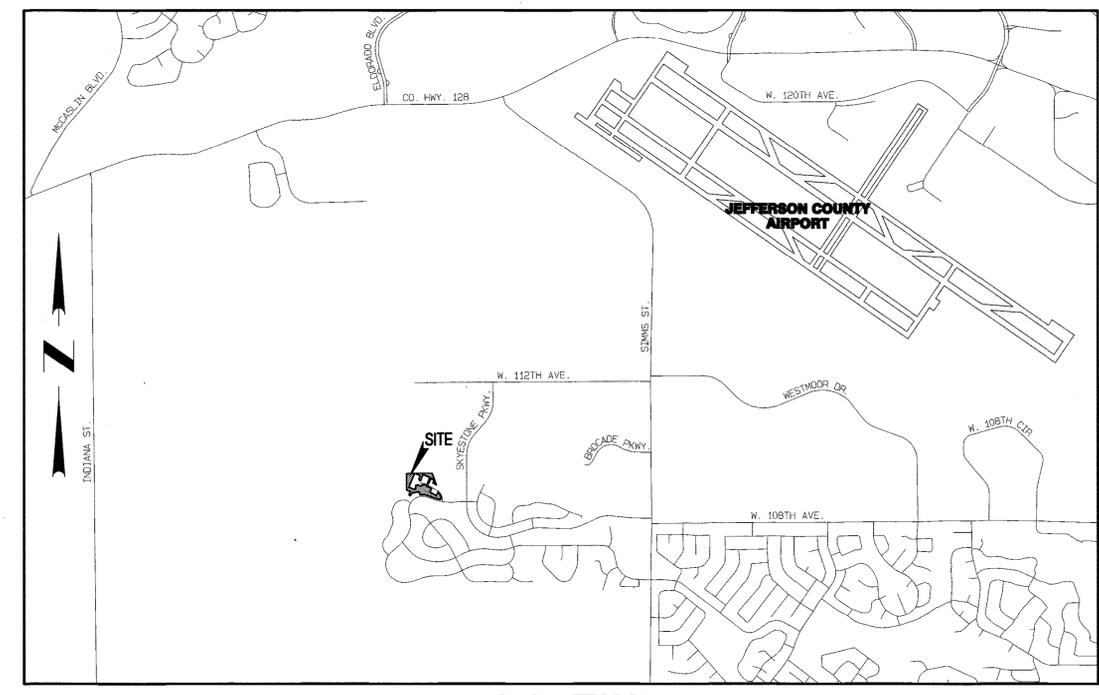


**GENERAL NOTES**

1. THERE IS 2 LOTS AND 1 TRACT WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT O.
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" 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 COMMITS 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.
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 O, 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

**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	115419	2.650			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 23699"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "9329 RMC"
- 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. 2017014050
- (R5) RECORD PLAT OF GREAT WESTERN PARK FILING NO. 4, REPLAT N REC. NO. \_\_\_\_\_

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

**OWNER "LOTS 31, 32, 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) 713-1898  
 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 LOTS 31 AND 32 OF BLOCK 1 OF GREAT WESTERN PARK - FILING NO. 4, REPLAT K AS RECORDED IN RECEPTION NO. 2017007012 AND THAT SKYESTONE COMMUNITY ASSOCIATION, INC. BEING THE OWNER OF TRACT UU OF GREAT WESTERN PARK - FILING NO. 4, REPLAT N AS RECORDED IN RECEPTION NO. 2019002319, 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 2.875 ACRES, (125,216 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 O" 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 )  
 ) S.S.  
 COUNTY OF ARAPAHOE )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF FEBRUARY, 2018 BY RICARDA DIETSCH, PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 PATTY MELTON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20124054302  
 MY COMMISSION EXPIRES AUGUST 17, 2020  
 SKYESTONE COMMUNITY ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION  
 BY: Phillip R. Cross  
 PHILLIP R. CROSS, PRESIDENT  
 STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF ARAPAHOE )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th 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.  
 PATTY MELTON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20124054302  
 MY COMMISSION EXPIRES AUGUST 17, 2020

**ATTORNEY'S CERTIFICATE**

I, Jason B. Barkley, 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. Barkley  
 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 23 DAY OF FEBRUARY, 2018.  
David Quinn  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
Chad Juki  
 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

W:\104555C - Skyestone\CCCO-REPLAT O-REPLAT O.prc Plotted - Mon Feb 12 10:00:44 2018

201802319 FL 03/06/2018 11:02 AM  
 Page 2 of 2 Rec Fee \$8.00 Doc Fee \$  
 City and County of Broomfield

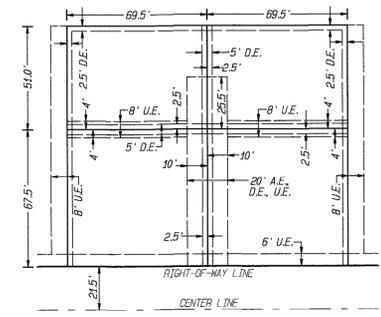
# GREAT WESTERN PARK FILING NO.4 REPLAT O, MINOR SUBDIVISION (SKYESTONE)

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	ARC	CHORD BEARING	CHORD
C1	51.00	23°12'34"	20.66	N88°46'35"W	20.92'
C2	51.00	101°17'01"	90.15	S81°26'37"E	78.87'
C3	44.00	60°11'44"	46.23	N78°00'45"E	44.13'
C4	173.50	11°09'04"	33.77	S65°18'51"E	33.71'
C5	173.50	41°17'43"	125.05	S28°04'37"E	122.36'
C6	21.50	111°40'41"	41.91	S48°24'35"W	35.58'
C7	823.00	5°48'54"	83.53	N72°50'38"W	83.49'
C8	287.00	23°35'04"	148.19	N84°43'43"W	146.55'

LINE	BEARING	DISTANCE
L1	N60°44'19"W	72.86'
L2	N29°15'41"E	53.00'
L3	N60°44'19"W	69.50'
L4	S29°15'41"W	116.50'
L5	N60°44'19"W	13.76'
L6	S22°33'00"W	99.71'
L7	S12°48'42"W	20.00'
L8	N10°23'53"W	23.21'
L9	N67°27'00"W	13.23'
L10	N22°33'00"E	69.50'
L11	S54°36'38"E	80.48'
L12	S86°43'39"E	48.03'
L13	N03°16'21"E	69.50'
L14	S86°43'39"E	18.11'
L15	N69°11'54"E	27.25'
L16	S29°15'41"W	67.50'
L17	N29°15'41"E	63.70'
L18	N20°24'11"W	49.18'
L19	N63°55'13"W	19.16'
L20	N68°43'39"E	26.06'
L21	S89°36'28"W	51.88'
L22	N67°27'00"W	23.33'
L23	S34°51'53"W	71.14'
L24	N67°27'00"W	28.21'
L25	N22°33'00"E	69.50'
L26	N67°27'00"W	51.00'
L27	N62°57'30"W	26.94'
L28	N00°22'44"E	58.53'

LOT	(SQ. FT.)	(ACRES)
31	4903	0.113
32	4893	0.112



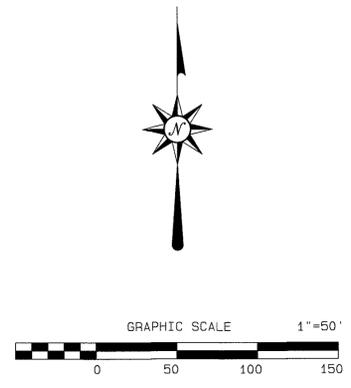
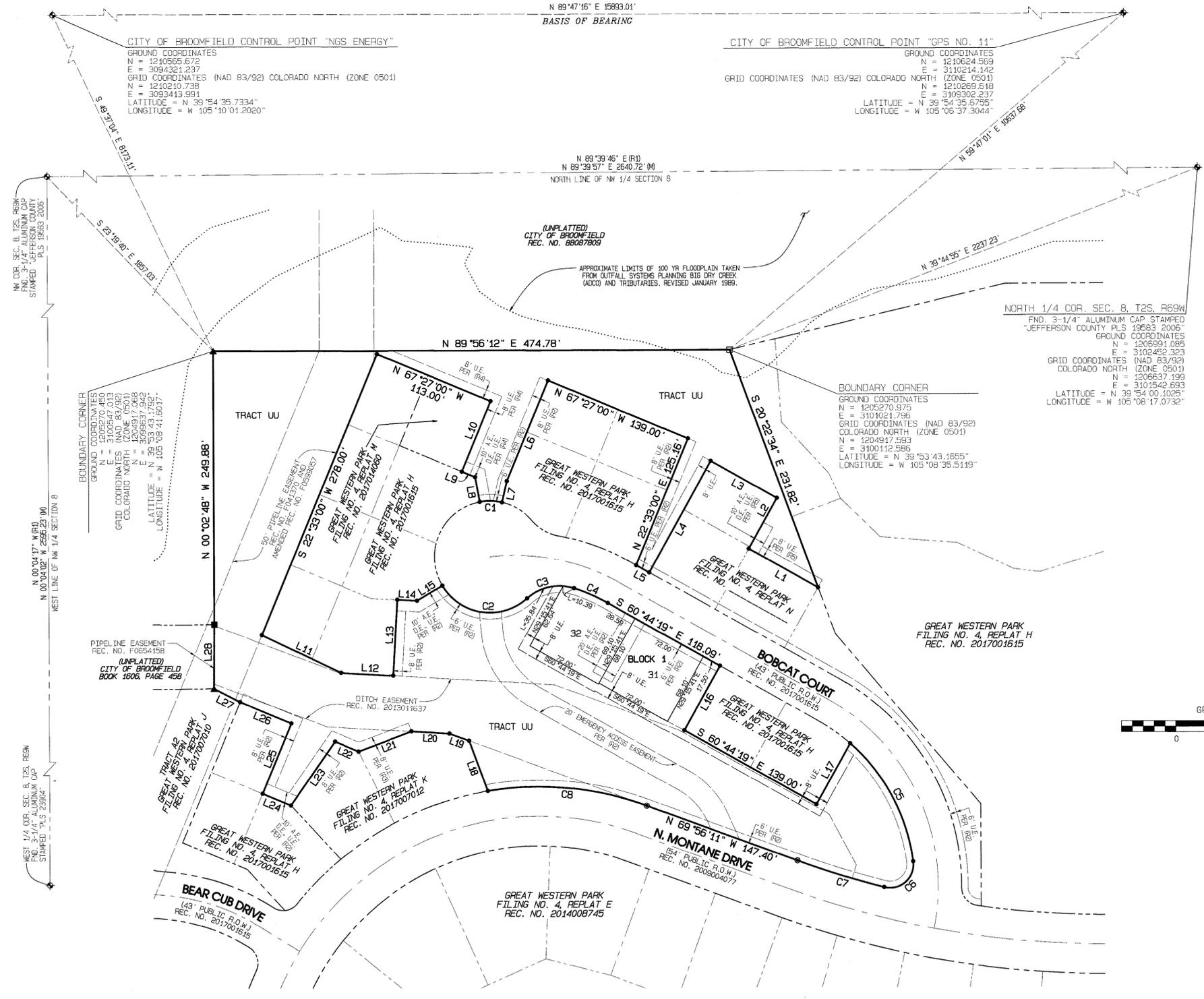
OWNER "TRACT UU":  
**SKYESTONE COMMUNITY ASSOCIATION, INC.**  
 C/O ADVANCE HOA MANAGEMENT  
 3600 S. YOSEMITE STREET, SUITE 400  
 DENVER, CO 80237

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 (303) 458-4861



City and County of Broomfield, State of Colorado  
 Surveyed and Platted by Taylor Morrison, Inc.  
 Surveyed and Platted by Aztec Consultants, Inc.  
 Surveyed and Platted by Goodwin & Marshall, Inc.  
 Surveyed and Platted by Skyestone Community Association, Inc.  
 Surveyed and Platted by Advance HOA Management, Inc.  
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