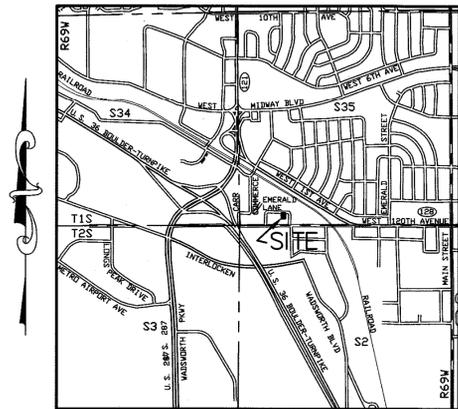


PATZER SUBDIVISION FILING NO. 1 MINOR PLAT

A PARCEL OF LAND BEING A PART OF UNPLATTED TRACT 7, AND PART OF
 BLOCK 3, ELLIOTT SUBDIVISION, SITUATED IN THE SOUTHWEST ONE-QUARTER OF
 SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

VICINITY MAP

SCALE: 1"=2000'

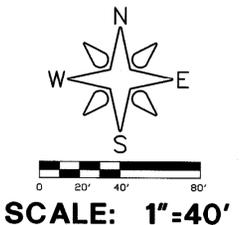


- GENERAL NOTES:**
- THE BASIS FOR BEARINGS IS BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS "NGS F413 AND "NGS JEFFCO RESET" AS PREVIOUSLY SHOWN IN THE PLAT OF EMERALD HILL FILING NO. 1 AND SHOWN HEREON, HAVING A BEARING OF SOUTH 78°43'58" WEST (GRID BEARING), A DISTANCE OF 4322.23 FEET (MODIFIED). 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.
 - THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON MODIFIED (GROUND) STATE PLANE COORDINATES UNLESS OTHERWISE NOTED HEREON. LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT. THIS PLAT WAS PREPARED USING STATE PLANE NORTH ZONE (0501) STATE PLANE (NAD 83/92) MODIFIED (GROUND) COORDINATES AND DISTANCES. A COMBINED FACTOR OF 0.99971483 AND MEAN PROJECTION ELEVATION OF 5340.00 FEET WAS USED FOR THIS PROJECT AS SHOWN IN THE PLAT OF EMERALD HILL FILING NO. 1.
 - 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.
 - 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON GUARDIAN TITLE AGENCY, LLC, COMMITMENT NO. 3115218-00525, EFFECTIVE DATE: JANUARY 09, 2017 AT 7:00 A.M.
 - C.R.S. 18-4-508: ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY 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 OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

- GENERAL NOTES: CONTINUED**
- 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.
 - THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS OR PRODUCTION SITES OR ANY FORMER OIL AND GAS PRODUCTION LOCATED WITHIN 200 FEET OF SUCH BOUNDARIES ON ABUTTING PROPERTIES.
 - DATE OF FIELD WORK: JANUARY 18, 2018
 - 8 FOOT (FRONT), 5 FOOT (SIDES) AND 10 FOOT (REAR) OF LOT UTILITY EASEMENTS ARE HEREBY GRANTED AS SHOWN HEREON.
 - FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PER F.E.M.A., FLOOD INSURANCE RATE MAP NUMBER 0807300076, MAP REVISED OCTOBER 2, 2013. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE OF FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-020(S), B.M.C.

MONUMENT DESCRIPTION

ITEM	DESIGNATION	DESCRIPTION
#1	NGS "F413"	FOUND STAINLESS STEEL ROD ENCASED IN A PIPE WITH A 5-INCH LOGG CAP SET FLUSH WITH GROUND
#2	NGS "JEFFCO RESET"	FOUND 3-INCH BRASS CAP IN A CONCRETE BASE, FLUSH WITH GROUND STAMPED JEFFCO-PARTIALLY ILLEGIBLE
#3	S.W. COR. SEC. 35, T.1S., R.69W.	SET 3-1/4" ALUMINUM CAP, DN #6 REBAR, STAMPED BAYER, P.L.S. 6973, 2018, 1.5' BELOW GROUND
#4	S. 1/4 COR. SEC. 35,	FOUND 3-1/4" ALUMINUM CAP, BAYER & ASSD., P.L.S. 6973, 1994, FLUSH W/GROUND, IN RANGE BOX
#5	S.W. PROP. CORNER	FOUND #5 REBAR & 1-1/2" YELLOW PLASTIC CAP, BAYER, P.L.S. 6973
#6	N.W. PROP. CORNER	FOUND #4 REBAR & PARTIAL-ILLEGIBLE PLASTIC CAP
#7	N.E. PROP. CORNER	FOUND #5 REBAR & 1-1/2" YELLOW PLASTIC CAP, BAYER, P.L.S. 6973
#8	S.E. PROP. CORNER	FOUND #4 REBAR, NO CAP

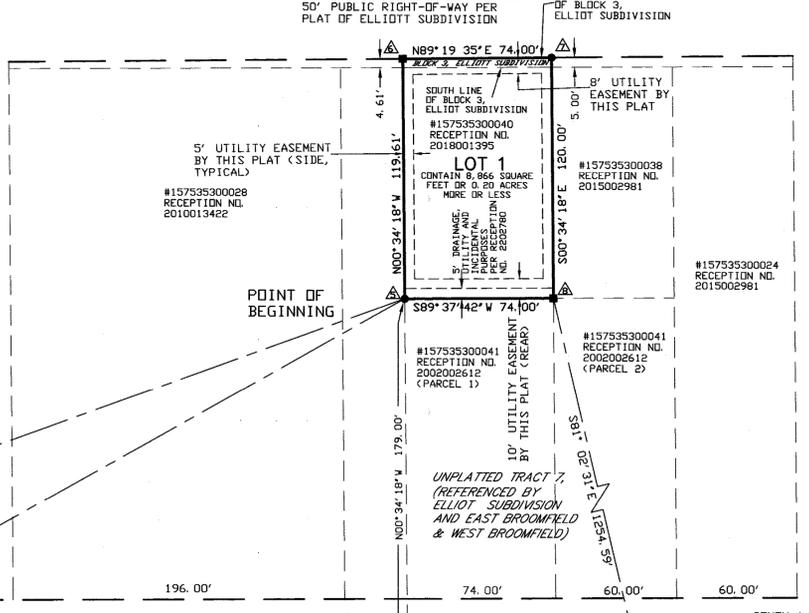


MONUMENT CONTROL AND COORDINATE INFORMATION
 GRID - COLORADO NORTH ZONE NAD 83/92 - SEE BASIS FOR BEARINGS NOTE

ITEM	DESIGNATION	LATITUDE	LONGITUDE	GRID NORTHING	GRID EASTING	GROUND NORTHING	GROUND EASTING
#1	NGS "F413"	N-39°54'51.2040"	W-105°04'55.9217"	N-1211876.84	E-3117194.82	N-1212223.13	E-3118085.55
#2	NGS "JEFFCO RESET"	N-39°54'43.0540"	W-105°05'50.3567"	N-1211032.56	E-3112957.13	N-1211378.62	E-3113846.62
#3	S.W. COR. SEC. 35, T.1S., R.69W.	N-39°54'51.4023"	W-105°05'26.2578"	N-1211885.88	E-3114831.02	N-1212232.18	E-3115721.07
#4	S. 1/4 COR. SEC. 35, T.1S., R.69W.	N-39°54'51.4498"	W-105°04'58.3928"	N-1211903.00	E-3117469.67	N-1212249.30	E-3118360.48
#5	S.W. CORNER LOT 1	N-39°54'53.1901"	W-105°15'12.7597"	N-1212071.65	E-3115881.91	N-1212418.00	E-3116772.26
#8	S.E. CORNER LOT 1	N-39°54'53.1914"	W-105°05'11.8104"	N-1212072.13	E-3115955.88	N-1212418.48	E-3116846.26

BLOCK 3, ELLIOTT SUBDIVISION
 PLAT BOOK 3, PAGE 80

EMERALD LANE



EMERALD LANE

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF:
 PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD (FORMERLY BOULDER COUNTY), STATE OF COLORADO; THENCE N89°37'42"E ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1053.00 FEET; THENCE N00°34'18"W A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°34'18"W A DISTANCE OF 119.61 FEET, TO THE NORTH LINE OF BLOCK 3, ELLIOTT SUBDIVISION; THENCE N89°19'35"E ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 74.00 FEET; THENCE S00°34'18"E A DISTANCE OF 120.00 FEET; THENCE S89°37'42"W, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING. CONTAINS 8,866 SQUARE FEET OR 0.203 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF PATZER SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND/OR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD.

OWNER: *Sigfried Patzer*
 SIGFRIED PATZER

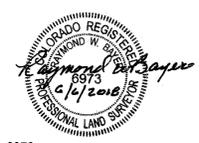
OWNER: *Diana Patzer*
 DIANA PATZER

(STATE OF COLORADO)
 (CITY AND COUNTY BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF June, A.D., 2018, BY SIGFRIED PATZER AND DIANA PATZER.

WITNESS MY HAND AND OFFICIAL SEAL:
Mary J. Kramer
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/23/21

SURVEYOR'S CERTIFICATE:
 I, RAYMOND W. BAYER, 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 BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.



RAYMOND W. BAYER, P.L.S. NO. 6973
 2090 EAST 104TH AVENUE, S-200
 THORNTON, COLORADO 80233
 303-452-4433 RWBSURVEYING@HOTMAIL.COM

CITY APPROVALS:
 THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY CITY AND COUNTY OF BROOMFIELD, ON THIS 11th DAY OF June, A.D., 2018.

David Sumner
 DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
 CITY MANAGER

CAD FILE: P18027/P18027.DWG REVISIONS: 04-13-2018 PER 1ST COMMENTS / 05-16-2018 PER 3RD COMMENTS / 06-06-2018 CHG'D NOTES	SCALE: 1"=40'	DATE: FEB. 28, 2018	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO: 2018-027
BOOK: 696	PAGE: 67	FILE NO: 35-1S.69-152L	SHEET: 1 OF 1		