

SUNSHINE SUBDIVISION FILING NO. 1 FINAL PLAT

A REPLAT OF A PORTION OF PLOT 57, WILCOX SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 4.334 ACRES

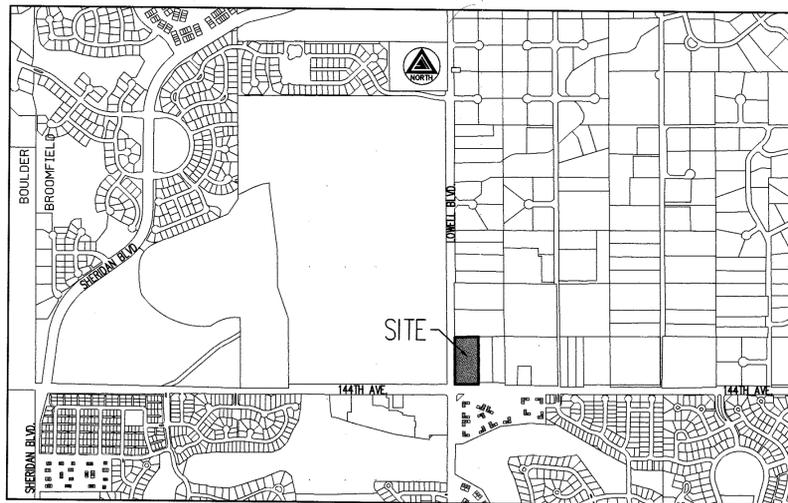
2018011081 PL 10/04/2018 10:09 AM
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
 City and County of Broomfield

LEGAL DESCRIPTION AND DEDICATION:

A PARCEL OF LAND BEING A PORTION OF PLOT 57, WILCOX SUBDIVISION, RECORDED IN BOOK 1 AT PAGE 9AA IN THE RECORDS OF THE BROOMFIELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17
 THENCE NORTH 44°25'58" EAST, A DISTANCE OF 56.36 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 00°46'40" WEST, A DISTANCE OF 620.74 FEET TO THE NORTHERLY BOUNDARY OF PLOT 57, WILCOX SUBDIVISION, RECORDED IN BOOK 1 AT PAGE 9AA IN SAID RECORDS;
 THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°40'32" EAST, A DISTANCE OF 304.25 FEET;
 THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°45'56" EAST, A DISTANCE OF 600.53 FEET;
 THENCE SOUTH 89°38'10" WEST, A DISTANCE OF 304.12 FEET TO THE POINT OF BEGINNING.
 CONTAINING AN AREA OF 4.334 ACRES, (188,782 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SUNSHINE SUBDIVISION FILING NO. 1, 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 THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS 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.



VICINITY MAP
 SCALE 1" = 1000'

SHEET INDEX

SHEET 1 - COVER SHEET
 SHEET 2 - FINAL PLAT

GENERAL NOTES:

- THE PURPOSE OF REPLAT SUNSHINE SUBDIVISION FILING NO. 1 IS TO DIVIDE 1 LOT INTO 2 LOTS AND A RIGHT-OF-WAY DEDICATION
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BETWEEN BROOMFIELD CONTROL POINT "NGS PONY" AND BROOMFIELD CONTROL POINT "GPS No. 3" WHICH BEARS NORTH 67°18'04" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. THE COMBINED SCALE FACTOR USED TO CONVERT STATE PLANE COORDINATES TO GROUND COORDINATES IS 0.999718845. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:
 PROJECT NORTHING = (STATE PLANE NORTHING / 0.999718845)
 PROJECT EASTING = (STATE PLANE EASTING / 0.999718845)
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. 5511-2952297, WITH AN EFFECTIVE DATE OF FEBRUARY 06, 2018 AT 5:00 P.M. 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 HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- FLOOD ZONE: THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 0850730083G, WITH A REVISED DATE OF OCTOBER 2, 2013.
- A UTILITY EASEMENT IS DEDICATED AS SHOWN ON THIS PLAT.
- A DRAINAGE EASEMENT IS DEDICATED AS SHOWN ON THIS PLAT.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
- 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.
- NOTE: THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATE:

I, DON R. HULSEY, 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.

DON R. HULSEY, PLS NO. 38291
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 EAST MINERAL AVENUE, SUITE 1
 LITTLETON, CO 80122

ATTORNEY'S CERTIFICATE:

I, Max Zimmerman, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY 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 THE PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

Max Zimmerman REGISTRATION NO. 240088332 DATE: SEPTEMBER 20, 2018

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 15 DAY OF August, 2018.

Thomas A. Silvers CHAIRMAN
Walt SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 25 DAY OF September, 2018.

James Henzle MAJOR
James Henzle CITY CLERK, Deputy



COVER SHEET

OWNER:

TRANQUILINO LOVATO & VICKI L. LOVATO
 14490 LOWELL BOULEVARD
 BROOMFIELD CO, 80023

BY: Tranquilino Lovato BY: Vicki L. Lovato

STATE OF COLORADO)
 COUNTY OF Broomfield)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, 2018

BY Tranquilino Lovato AND Vicki L. Lovato

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11/27/2023 Michael Corbin Oller
 NOTARY PUBLIC



SUBDIVIDER

LS BROOMFIELD DEVELOPMENT, LLC
 5040 TENNYSON PARKWAYS
 PLANO, TX 75024

BY: Stephen Brown AS: MANAGER

STATE OF Texas)
 COUNTY OF Collin)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September, 2018

BY Stephen Brown, AS Manager OF LS Broomfield Development

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: May 3, 2020 Blanca J. Osarell
 NOTARY PUBLIC



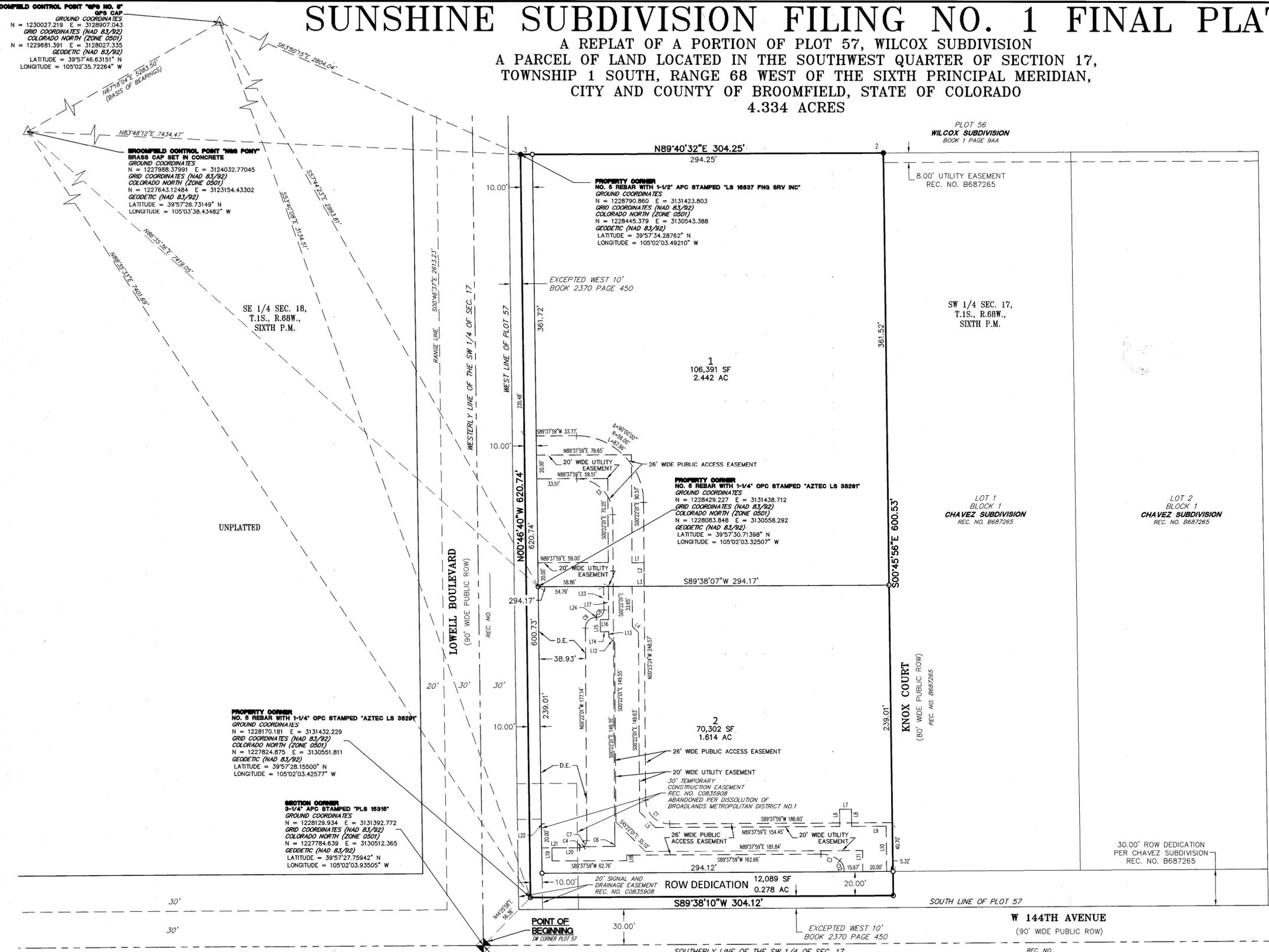
LAST REVISED: 09/05/2018

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER KIMLEY-HORN & ASSOCIATES</p> <p>4582 S. ULSTER STREET, SUITE 1500 DENVER, CO 80237 (303) 524-9118</p>	DATE OF PREPARATION:	03-26-2018
		SCALE:	N/A
AZTEC Proj. No.: 4818-05 BAM		SHEET 1 OF 2	

SUNSHINE SUBDIVISION FILING NO. 1 FINAL PLAT

A REPLAT OF A PORTION OF PLOT 57, WILCOX SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 4.334 ACRES

2018011081 PL 10/04/2018 10:09 AM
 Page: 2 of 2 Rec Fee \$8.00 Doc Fee \$
 City and County of Broomfield



LEGEND

- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 5457 DRM"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 16837 FNG SRV INC"
- D.E. DRAINAGE EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°37'59"E	10.00'
L2	S00°20'58"E	19.69'
L3	N89°38'07"E	9.99'
L4	S45°46'08"E	7.02'
L5	S45°22'01"E	18.53'
L6	N00°22'01"W	14.50'
L7	N89°37'59"E	10.00'
L8	S00°22'01"E	14.50'
L9	N89°37'59"E	29.11'
L10	N00°22'01"W	37.70'
L11	N00°22'01"W	17.70'
L12	S45°46'08"E	7.02'
L13	S00°22'01"E	4.18'
L14	N89°37'59"E	7.00'
L15	S00°22'01"E	10.00'
L16	S89°37'59"W	7.00'
L17	S00°22'01"E	27.83'
L18	S00°22'01"E	4.58'
L19	N00°22'01"W	11.00'
L20	N89°37'59"E	23.26'
L21	N89°37'59"E	31.80'
L22	S89°37'59"W	2.68'
L23	N00°52'24"W	19.70'
L24	S89°37'59"W	0.60'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	89°58'38"	20.00'	31.41'
C2	58°58'16"	10.00'	10.29'
C3	38°54'32"	25.00'	16.98'
C4	33°33'26"	6.00'	3.51'
C5	90°00'00"	30.00'	47.12'
C6	14°57'31"	10.00'	2.61'
C7	90°00'00"	6.00'	9.42'
C8	90°35'14"	6.00'	9.49'
C9	90°00'00"	9.00'	14.14'



FINAL PLAT

<p>AZTEC Proj. No: 4818-05 BAM</p>	DEVELOPER KIMLEY-HORN & ASSOCIATES 4582 S. ULSTER STREET, SUITE 1500 DENVER, CO 80237 (303) 524-9118	DATE OF PREPARATION: 03-26-2018 SCALE: 1" = 40' SHEET 2 OF 2
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	