

# KABERT FILING NO. 1

## MINOR SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

201900387 PL 01/11/2019 04:34 PM

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201900387 PL 01/11/2019 04:34 PM

### PROPERTY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned, being the owner of the following described parcel:  
PROPERTY DESCRIBED AS SURVEYED:

A parcel of land described in Beneficiary Deed recorded on August 25, 2016 at Reception No. 2016010449 in the Broomfield County, Colorado Clerk and Recorder's Office, except the westerly twenty (20.00) feet as described in Resolution and Deed recorded April 21, 1971 in the Adams County, Colorado Clerk and Recorder's Office, all being in the Southwest Quarter of Section 31, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 31, whence the Southwest corner of said Section 31 bears S00°14'32"E a distance of 2637.95 feet;  
THENCE S00°14'32"E along the westerly line of said Section 31 a distance of 1319.24 feet;  
THENCE N89°52'53"E a distance of 20.00 feet to the POINT OF BEGINNING;

THENCE the following five (5) courses along the southerly line of COUNTRY VISTA, FILING NO. 1, according to the plat thereof recorded April 17, 1994 in File 17, Map 225, at Reception No. B1236925 in the Adams County, Colorado Clerk and Recorder's Office:

1. N89°52'53"E a distance of 317.66 feet;
2. THENCE S89°49'55"E a distance of 136.11 feet;
3. THENCE N89°37'17"E a distance of 61.48 feet;
4. THENCE N89°51'25"E a distance of 299.40 feet;
5. THENCE N89°34'47"E a distance of 101.48 feet;

THENCE S00°14'12"E along the westerly line of ALLMER NATIONAL SELF STORAGE SUBDIVISION according to the plat thereof recorded February 9, 1982 in Plat File 14, Map 825, at Reception No. B364173 in the Adams County, Colorado Clerk and Recorder's Office a distance of 100.01 feet;  
THENCE S89°53'31"W along the northerly line of SCHWEITZER TRACT according to the plat thereof recorded February 2, 1970 in File No. 12, Map No. 185, at Reception No. 883381 in the Adams County, Colorado Clerk and Recorder's Office a distance of 916.11 feet;  
THENCE N00°14'32"W along a line being 20.00 feet easterly of and parallel with said westerly line of Section 31 a distance of 99.58 feet to the POINT OF BEGINNING.

Containing 2.092 Acres, more or less.

Has laid out, plotted, and subdivided the above described land, under the name and style of Kabert Filing No. 1 Minor Subdivision; 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 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 uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.

### CURRENT OWNER(S) AND PURCHASER/SUBDIVIDER:

Karl Kabert  
By: Karl Kabert  
Name: KARL KABERT  
Title: OWNER

ATTEST  
STATE OF COLORADO )  
)ss.  
COUNTY OF BROOMFIELD)



The foregoing instrument was acknowledged before me this 30th day of November, A.D., 2018, by the above party.

Witness my hand and official seal. [Signature] My commission expires Jan. 9th, 2021  
Notary Public

Vladimir Kabert  
By: Vladimir Kabert  
Name: Vladimir Kabert  
Title: Owner

ATTEST  
STATE OF COLORADO )  
)ss.  
COUNTY OF BROOMFIELD)



The foregoing instrument was acknowledged before me this 30th day of November, A.D., 2018, by the above party.

Witness my hand and official seal. [Signature] My commission expires Jan. 9th, 2021

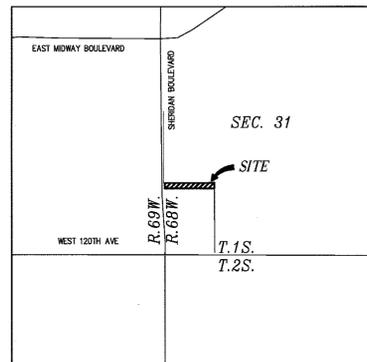
Mary A. Recob  
By: Mary Ann Recob  
Name: MARY ANN RECOB  
Title: OWNER

ATTEST  
STATE OF COLORADO )  
)ss.  
COUNTY OF BROOMFIELD)



The foregoing instrument was acknowledged before me this 30th day of November, A.D., 2018, by the above party.

Witness my hand and official seal. [Signature] My commission expires Jan. 9th, 2021



VICINITY MAP  
(NOT TO SCALE)

### CITY APPROVAL

This Minor Subdivision Plat is hereby approved and accepted by the City and County of Broomfield, Colorado, on this

26th day of December, 2018

By: [Signature]  
Director of Community Development

By: [Signature]  
City Manager

### NOTES:

#### 1. LOTS AND TRACTS

This plat contains 1 lot and 0 tracts.

#### 2. STATUTE OF LIMITATIONS

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.

#### 3. FLOODPLAIN

The property is in ZONE X, determined to be outside the 1% annual chance floodplain per FEMA flood insurance rate map number 08013C0463J. (Not Printed). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from 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.

#### 4. BASIS OF BEARINGS

All bearings are grid bearings of the Colorado State Plane Coordinate System, North Zone, North American Datum-1983(92). The basis of grid bearing is the line between City of Broomfield GPS Control Points NGS Y411 and NGS A413 as bearing N84°44'23"E a distance of 2442.49 feet between the monuments shown hereon. Distances shown hereon are ground (modified) distances in U.S. Survey Feet. To convert the modified coordinates shown on this survey to Colorado North Zone State Plane Coordinates multiply the modified coordinates by a combined factor of 0.999724776.

#### 5. COMBINED SCALE FACTOR

0.999724776

#### 6. COLORADO COORDINATE SYSTEM

COLORADO NORTH ZONE (NAD 83/92).

#### 7. OIL AND GAS WELLS

The Colorado Oil and Gas Conservation Commission online records do not disclose, as of the date of surveyor's approval of this plat, any plugged and abandoned oil and gas wells, production sites, or any former oil and gas production sites located within the boundaries of the minor subdivision or within 200 feet of such boundaries on abutting property, pursuant to Broomfield Municipal Code (BMC) section 16-22-020(O).

#### 8. STANDARD OF ACCURACY

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.

#### 9. UNIT OF MEASUREMENT

The unit of measurement used in this survey is U.S. Survey Feet.

#### 10. TITLE COMMITMENT NOTE

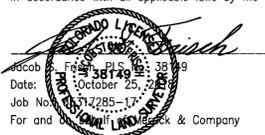
This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Title Commitment Number 100-N0016425-020-PN, Amendment No. 2, prepared by FIDELITY NATIONAL TITLE INSURANCE COMPANY, dated JULY 12, 2018 at 7:00 A.M.

#### 11. DATE OF SURVEY

The field work for this survey was completed on August 26, 2018.

### SURVEYORS STATEMENT

I, Jacob S. Frisch, 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.



REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY



5070 Greenwood Plaza Blvd., Greenwood Village, CO 80111

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MERRICK	SIGNATURE	DATE
DOWN	SCB	9/27/18
DESIGNED		
OC REVIEW		
APPROVED	JSF	10/25/18
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
DWG FILE NAME	KABERT MINOR SUB.dwg	

MINOR SUBDIVISION PLAT	
Karl Kabert	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	6531728517
SCALE:	

TITLE		
KABERT FILING NO. 1 MINOR SUBDIVISION		
A PORTION OF THE SW 1/4		
OF SEC. 31, T1S, R68W, 6TH P.M.		
CITY AND COUNTY OF BROOMFIELD		
STATE OF COLORADO		
REVISION	DRAWING NO.	SHEET NO.
	KABERT MINOR SUB.DWG	1 OF 2

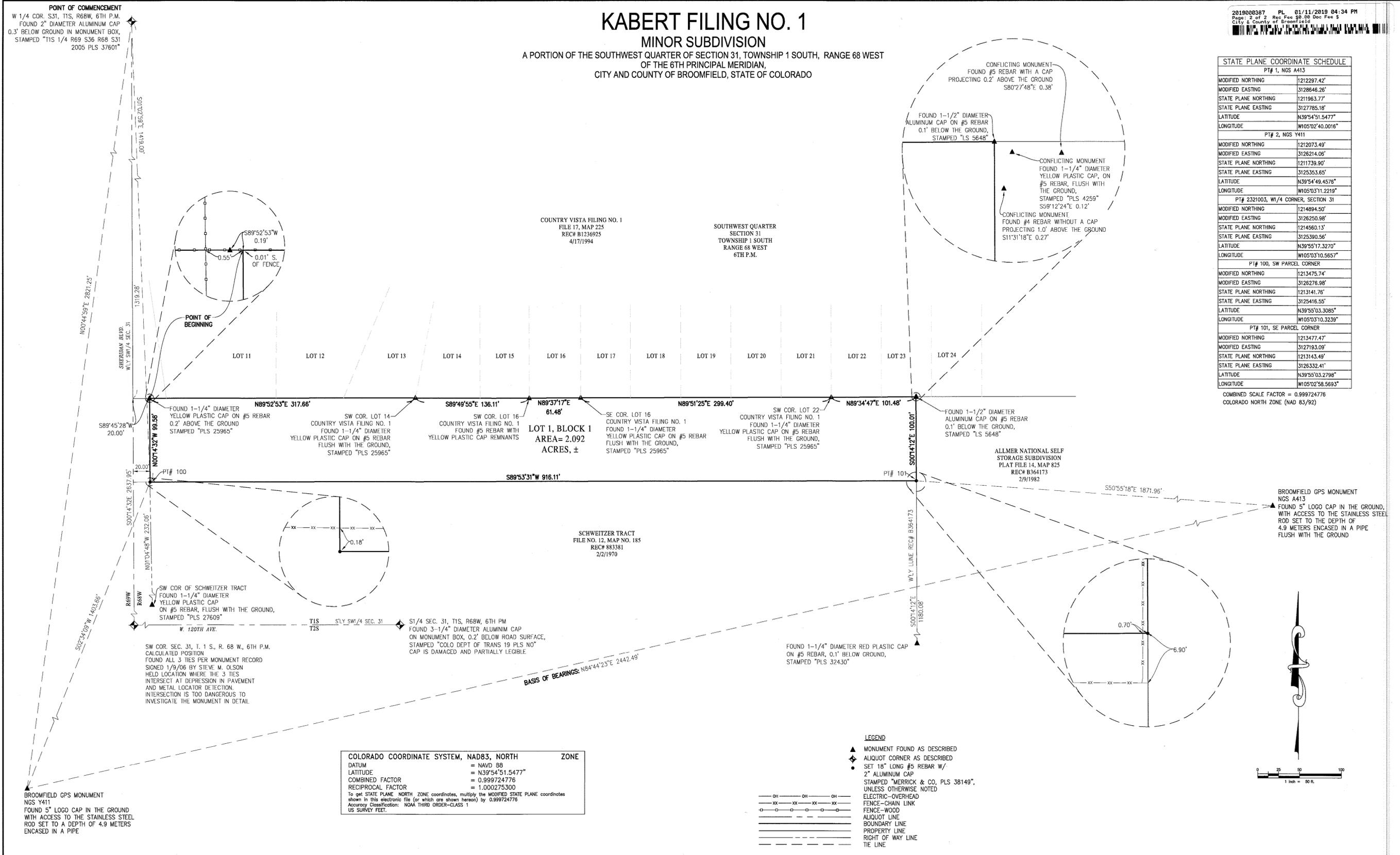
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2019000387 PL 01/11/2019 04:34 PM  
Page: 2 of 2 Rev Fee \$8.00 Doc Fee \$  
City & County of Broomfield

STATE PLANE COORDINATE SCHEDULE	
PT# 1, NGS A413	
MODIFIED NORTHING	1212297.42'
MODIFIED EASTING	3128646.26'
STATE PLANE NORTHING	1211963.77'
STATE PLANE EASTING	3127785.18'
LATITUDE	N39°54'51.5477"
LONGITUDE	W105°02'40.0016"
PT# 2, NGS Y411	
MODIFIED NORTHING	1212073.49'
MODIFIED EASTING	3128214.06'
STATE PLANE NORTHING	1211739.90'
STATE PLANE EASTING	3125353.65'
LATITUDE	N39°54'49.4578"
LONGITUDE	W105°03'11.2219"
PT# 2321003, W1/4 CORNER, SECTION 31	
MODIFIED NORTHING	1214894.50'
MODIFIED EASTING	3128250.98'
STATE PLANE NORTHING	1214560.13'
STATE PLANE EASTING	3125390.56'
LATITUDE	N39°55'17.3270"
LONGITUDE	W105°03'10.5657"
PT# 100, SW PARCEL CORNER	
MODIFIED NORTHING	1213475.74'
MODIFIED EASTING	3128276.98'
STATE PLANE NORTHING	1213141.76'
STATE PLANE EASTING	3125416.55'
LATITUDE	N39°55'03.3085"
LONGITUDE	W105°03'10.3239"
PT# 101, SE PARCEL CORNER	
MODIFIED NORTHING	1213477.47'
MODIFIED EASTING	3127193.09'
STATE PLANE NORTHING	1213143.49'
STATE PLANE EASTING	3126332.41'
LATITUDE	N39°55'03.2798"
LONGITUDE	W105°02'58.5693"

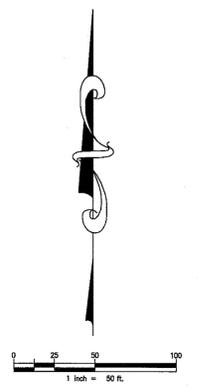
COMBINED SCALE FACTOR = 0.999724776  
COLORADO NORTH ZONE (NAD 83/92)



COLORADO COORDINATE SYSTEM, NAD83, NORTH ZONE	
DATUM	= NAVD 88
LATITUDE	= N39°54'51.5477"
COMBINED FACTOR	= 0.999724776
RECIPROCAL FACTOR	= 1.000275300

To get STATE PLANE NORTH ZONE coordinates, multiply the MODIFIED STATE PLANE coordinates shown in this electronic file (or which are shown hereon) by 0.999724776  
Accuracy Classification: NOAA THIRD ORDER-CLASS 1  
US SURVEY FEET.

**BROOMFIELD GPS MONUMENT**  
NGS Y411  
FOUND 5" LOGO CAP IN THE GROUND  
WITH ACCESS TO THE STAINLESS STEEL  
ROD SET TO A DEPTH OF 4.9 METERS  
ENCASED IN A PIPE



REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

**PROFESSIONAL LAND SURVEYOR**  
MERRICK & COMPANY  
Date: 9/27/18  
Job No: 65317285-17  
For and on behalf of: MERRICK & COMPANY

**MERRICK & COMPANY**  
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

DATE	SIGNATURE	DATE
9/27/18	SCB	9/27/18
9/27/18	JSF	9/27/18

DATE FILE NAME: KABERT MINOR SUB.dwg

**MINOR SUBDIVISION PLAT**  
KARL Kabert, ET. AL.

CLIENT PROJECT NO. \_\_\_\_\_  
MERRICK PROJECT NO. 6531728517

SCALE: 1" = 50'

**KABERT FILING NO. 1 MINOR SUBDIVISION**  
A PORTION OF THE SW. 1/4  
OF SEC. 31, T1S, R68W, 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD  
STATE OF COLORADO

REVISION: \_\_\_\_\_ DRAWING NO: KABERT MINOR SUB.DWG SHEET NO: 2 OF 2