2019003092 PL 04/01/2019 01:02 PM
Page: 1 of 1 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

LAC AMORA FILING NO. 2 REPLAT A
MINOR PLAT

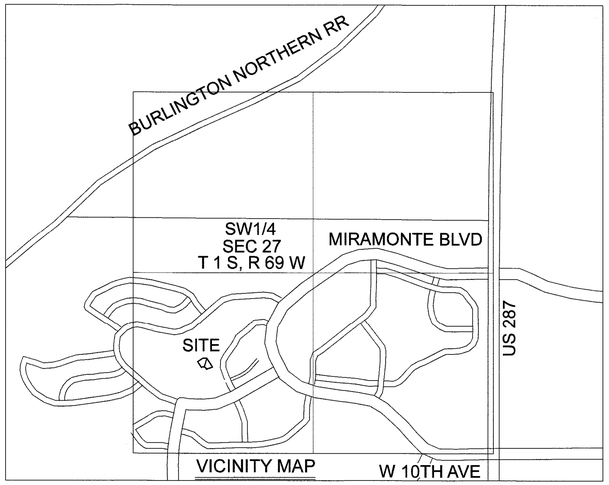
A REPLAT OF LOT 190 AND LOT 191, LAC AMORA FILING NO. 2,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO
SHEET 1 OF 1

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF
LOT 190 AND LOT 191, LAC AMORA FILING NO. 2, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF LAC AMORA FILING NO.2 REPLAT A, 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-WAYS, AND OTHER 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 OF FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE OF PUBLIC AND PRIVATE UTILITIES.

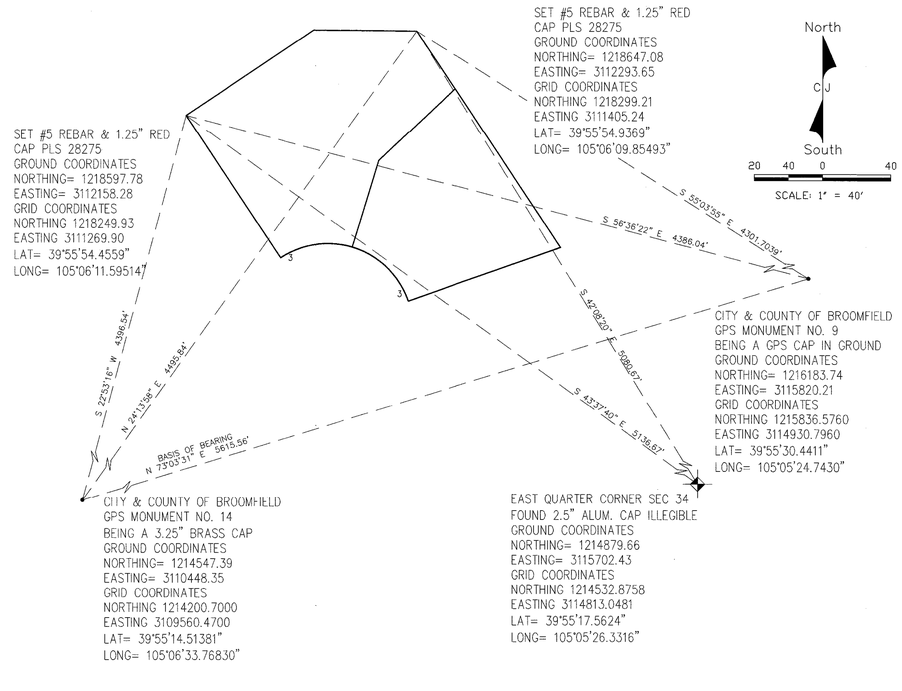
LOT 1 CONTAINING 12177 SQ FT OR 0.280 ACRES, MORE OR LESS.
LOT 2 CONTAINING 8214 SQ FT OR 0.189 ACRES, MORE OR LESS.



VICINITY MAP

LEGEND

- SET #5 REBAR W/1.25" RED PLASTIC CAP LS 28275
- SET CHISELED X IN SIDEWALK AT 3.0' OFFSET TO PROPERTY LINE
- FOUND CHISELED X IN SIDEWALK
- SECTION CORNER AS DESCRIBED
- CITY OF BROOMFIELD GPS CONTROL AS DESCRIBED



OWNERS CERTIFICATE

ERIC W. GRACE
3088 WEST 11TH AVENUE CIRCLE
BROOMFIELD, COLORADO 80022

BY: Eric W Grace
ERIC W. GRACE

TITLE: OWNER

ACKNOWLEDGEMENT

STATE OF Colorado)
COUNTY OF Broomfield)

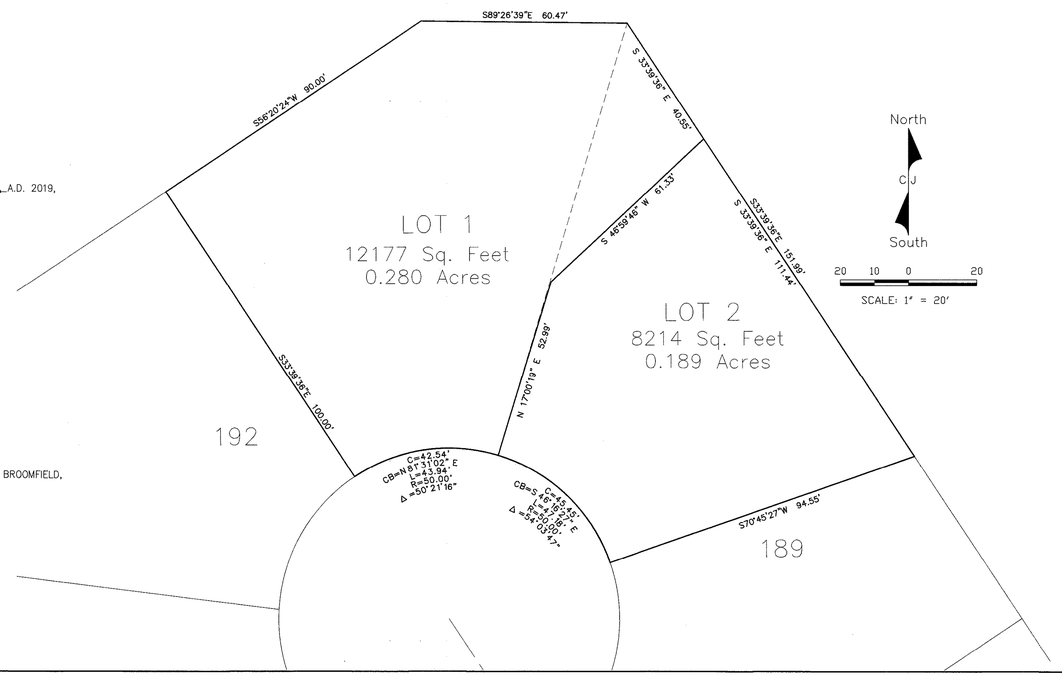
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF March A.D. 2019,

BY Kirsten Gunderson FOR ERIC W. GRACE

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2/6/2022

KIRSTEN GUNDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984002485
MY COMMISSION EXPIRES FEB. 6, 2022
NOTARY PUBLIC SEAL



CITY APPROVAL

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 25th DAY OF March A.D. 2019

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

NOTES:

1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DATE OF FIELD WORK: 4/18/2018. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

4. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON INFORMATION SUPPLIED BY THE FOUND MONUMENTS AROUND SUBJECT PROPERTY AND BY THE COUNTY RECORDS.

5. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NAD 83/92. THE LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO.14 BEING A 3.25"BRASS CAP AND GPS NO.9 BEING A GPS CAP IN GROUND BEARS NORTH 73°03'31" EAST A DISTANCE OF 5615.56 FEET AS SHOWN HEREON. BEARINGS CONSISTENT WITH CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.

6. 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.

7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS, "C ORDER, CLASS 2-I, 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.

8. THE COMBINED SCALE FACTOR, SCALED FROM 0,0 FOR THIS SITE = 0.999714548.

9. ANY PERSON WHO KNOWINGLY REMOVES., ALTERS, DESTROYS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND BOUNDARY MONUMENT OR BENCHMARK OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, CHANGES OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER SECTION CORNER SHALL BE FINED UNDER THE TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. 1858.

SURVEYOR'S CERTIFICATION:

I, CURTIS M. LANDRY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO ERIC GRACE THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THIS PLAT, WAS MADE BY ME ON 4/18/2018, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

COLORADO LICENSED
CURTIS M. LANDRY
28275
PROFESSIONAL LAND SURVEYOR
3/8/19

CURTIS M. LANDRY, PLS 28275
FOR AND ON BEHALF OF CJ SURVEYING, L.L.C

WO#: 622
REV: 01/28/19
REV: 6/30/18
DATE: 4/10/18
DRFT: JRH

CJ Surveying, LLC.
8879 Miners Drive
Highlands Ranch, CO 80126
303-928-0769