

FIORE SUBDIVISION FILING NO. 1 REPLAT A, MINOR PLAT A FURTHER REPLAT OF FIORE SUBDIVISION FILING NO. 1 BEING A PART OF THE SW 1/4 OF SECTION 17, T. 1 S., R. 68 W. OF THE 6TH P. M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF LOT 1 AND LOT 2, FIORE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AS ORIGINALLY RECORDED IN ADAMS COUNTY RECORDS ON DECEMBER 6, 1993, AT FILE NUMBER 17, MAP NUMBER 186 AND RECEPTION B1199266 IN THE OFFICE OF THE CLERK AND RECORDER, ADAMS COUNTY COLORADO.

FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (S 1/4) CORNER OF SAID SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PM, THENCE N00°41'16"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 17, A DISTANCE OF 658.98 FEET TO A POINT; THENCE S 89°40'18" W, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF FEDERAL BLVD., POINT BEING THE SOUTHEAST CORNER OF SAID FIORE SUBDIVISION FILING NO. 1 AND BEING THE POINT OF BEGINNING; THENCE CONTINUING S 89°40'18" W ALONG THE SOUTH LINE OF SAID FIORE SUBDIVISION, FILING NO. 1, A DISTANCE OF 628.64 FEET TO THE SOUTHWEST CORNER OF SAID FIORE SUBDIVISION FILING NO. 1; THENCE N 00°42'44"W, ALONG THE WEST LINE OF SAID FIORE SUBDIVISION FILING NO. 1, A DISTANCE OF 329.12 FEET TO THE NORTHWEST CORNER OF SAID FIORE SUBDIVISION; THENCE N 89°38'05"E, ALONG THE NORTH LINE OF SAID FIORE SUBDIVISION, FILING NO. 1, A DISTANCE OF 628.78 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF FEDERAL BLVD.; THENCE S 00°41'16" E, PARALLEL TO AND 30.00 FEET WEST OF THE AFOREMENTIONED EAST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 17 AND ALONG SAID WEST RIGHT OF WAY LINE OF FEDERAL BLVD., A DISTANCE OF 329.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 207,043.5 SQUARE FEET, (4.753 ACRES MORE OR LESS)

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF FIORE SUBDIVISION FILING NO. 1 - REPLAT "A", MINOR PLAT 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 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 THE USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

NOTES:

1. BASIS OF BEARINGS: ALL BEARINGS HEREON SHOWN ARE BASED ON FIELD MEASUREMENT OF A LINE THAT BEARS S76°16'42"E (USING GPS INSTRUMENTATION, AS LOCALIZED TO GROUND COORDINATES AS SHOWN ON THE THOMPSON SUBDIVISION FILING NO. 1 MINOR PLAT AS RECORDED AT RECEPTION NUMBER 2007006207 IN THE CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF BROOMFIELD), A COMBINED SCALE FACTOR LISTED IN ITEM 3 BELOW WITH TIED GROUND DISTANCES BETWEEN FOUND BROOMFIELD "GIS" CONTROL MONUMENTS #26 AND #30 AS SHOWN HEREON, AND FURTHER BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS. ALL OTHER BEARINGS SHOWN ON THIS REPLAT "A", MINOR PLAT ARE RELATIVE TO THIS BASIS OF BEARINGS.

2. SITE BENCHMARK: THE CITY AND COUNTY OF BROOMFIELD GIS POINT #26 BEING A STANDARD BROOMFIELD LOGO CAP BEING ELEVATION 5279.142 (NAVD 88) AS PUBLISHED BY BROOMFIELD DATA SHEETS FOUND ON THE CITY AND COUNTY GIS WEBSITE.

3. THIS PLAT WAS PREPARED USING MODIFIED STATE PLANE GRID DISTANCES MODIFIED TO A MEAN PROJECT ELEVATION ABOVE SEA LEVEL. TO CONVERT GROUND COORDINATES AS SHOWN ON THIS PLAT TO THE STATE PLANE COORDINATE SYSTEM COLORADO NORTH ZONE 0501 US SURVEY FEET ELLIPSOID GEODETIC REFERENCE SYSTEM OF 1980, USE THE COMBINED SCALE FACTOR OF 0.999718397

4. 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.

5. THE REASON FOR THE VACATION OF THE CUL-DE-SAC BULB AS SHOWN HEREON IS NECESSARY BECAUSE OF A BUILDING ENCROACHMENT. THE NEWLY DEDICATED CUL-DE-SAC BULB IS AS SHOWN HEREON.

6. ALL DIMENSIONS SHOWN ON THIS PLAT ARE AT GROUND DISTANCES UNLESS OTHERWISE NOTED.

7. THERE EXISTS TWO (2) OIL AND GAS WELLS WITHIN 1320 FEET OF SUBJECT HEREIN DESCRIBED PROPERTY AS FOLLOWS:

A. GREEN #MA 17-15, API # 05-014-09174 LOCATED AT LAT/LONG 39.959068/-105.023163 AND IS 575' FROM THE SOUTH EAST CORNER OF LOT 2 FIORE SUB. FILING NO. 1 AS HEREIN DESCRIBED.

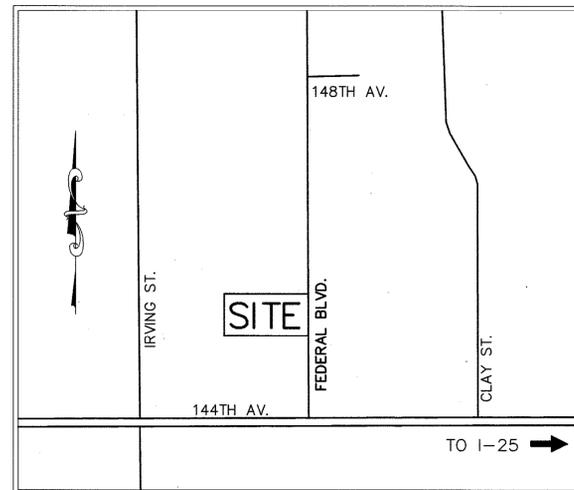
B. FEDOROWICZ 1-17, API # 05-014-090174 LOCATED AT LAT/LONG: 39.96213/-105.02852 AND IS LOCATED 690 FEET FROM THE NORTHWEST CORNER OF LOT 1 AS HEREIN DESCRIBED.

8. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 3RD 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. (SEE TRIAL BOUNDARY CLOSURE AND ADJUSTED BOUNDARY CLOSURE ON THIS SHEET 1 FOR ADDITIONAL CONFIRMATION OF ADJUSTING SYSTEMATIC ERRORS IN MEASUREMENTS DURING THIS SURVEY.)

9. MULTIPLE MONUMENTS WERE FOUND FOR THE BOUNDARY OF THE HEREIN DESCRIBED SUBDIVISION. THIS SURVEYOR ELECTED NOT TO ADD TO THE CONFUSION OF EACH OF THE BOUNDARY CORNERS BY NOT SETTING (IN MOST CASES) A THIRD MONUMENT. INSTEAD THIS SURVEYOR DECIDED TO SHOW A DETAIL OF EACH OF THE FOUR BOUNDARY CORNERS OF THIS "MINOR SUBDIVISION" AS SHOWN HEREON.

10. THE NO-BUILD ZONE, (N.B.Z.) IS FOR THE EXCLUSIVE USE OF AN ONSITE WASTEWATER TREATMENT SYSTEM SERVING A SINGLE LOT. NOTHING SHALL BE PLACED OR CONSTRUCTED ON THE SOIL TREATMENT AREA THAT WOULD SEAL THE SURFACE OF THE SOIL OR CAUSE COMPACTION, SUCH AS, BUT NOT LIMITED TO, CONCRETE (WALKWAYS AND DRIVEWAYS ETC), ASPHALT, POOLS, AND CORRALS. THE NO-BUILD AREA IS GRAPHICALLY SHOWN ON THE PLAT. THE ACTUAL SIZE HAS BEEN DETERMINED BY A DESIGN ENGINEER AND REVIEWED BY A BROOMFIELD HEALTH AND HUMAN SERVICES AS PART OF THE APPLICATION PROCESS. APPROVAL OR REJECTION OF THE APPLICATION IS BASED ON THE APPLICATION REVIEW AND COMPLIANCE WITH CITY AND COUNTY OF BROOMFIELD REGULATIONS.

11. AS REQUIRED BY SECTION 16-28-180 OF THE BROOMFIELD MUNICIPAL CODE. NOTICE IS HEREBY GIVEN THAT FIORE SUBDIVISION FILING NO. 1 REPLAT "A", MINOR PLAT CONTAINS, OR IN THE FUTURE COULD CONTAIN, A DWELLING UNIT OR PUBLIC OR PRIVATE SCHOOL WITHIN 1,320 FEET OF A PRODUCING OR PROPOSED OIL OR GAS WELL. FOR MORE INFORMATION CONTACT THE CITY AND COUNTY OF BROOMFIELD OR THE COLORADO OIL AND GAS CONSERVATION COMMISSION.



SCALE IN USFEET
VICINITY MAP

LIEN HOLDER CERTIFICATE:

THE UNDERSIGNED _____ OF THE HEREIN DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS MINOR REPLAT "A" AND TO THE EXECUTION AND RECORDING OF THIS REPLAT "A" MINOR PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

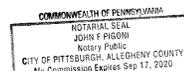
BY: Adam Lott
 (PRINT NAME) Adam Lott
 COMPANY: Mesa as Nominee for Cherry Creek Mortgage Co

NOTARY CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF BROOMFIELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June 2019 BY CHRIS BAIRRINGTON AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

John F. Pigion
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 09/17/2020



MAP CLOSURE DETAILS n.t.s.

TRIAL BOUNDARY CLOSURE:	
PLAT BDY: RAW TRAVERSE TRIAL CLOSURE	
P.O.B. Course: S 89-40-18 W	Distance: 628.57
Course: N 00-42-44 W	Distance: 329.13
Course: N 89-38-05 E	Distance: 628.56
Course: S 00-41-16 E	Distance: 329.45
Perimeter: 1915.71	
Area: 206978.38	4.75 acres
Mapcheck Closure - (Uses ADJUSTED ANGLES & AS MEASURED DISTANCES)	
Error of Closure: 0.171	Course: S 60-43-31 E
Precision 1: 11213.56	

ADJUSTED BOUNDARY CLOSURE:	
PLAT BOUNDARY: ADJUSTED TRAVERSE:	
P.O.B. Course: S 89-40-18 W	Distance: 628.64
Course: N 00-42-44 W	Distance: 329.12
Course: N 89-38-05 E	Distance: 628.77
Course: S 00-41-16 E	Distance: 329.53
Perimeter: 1916.06	
Area: 207043.50	4.75 acres
Mapcheck Closure - (Uses listed courses & COGO Units)	
Error of Closure: 0.010	Course: S 55-12-24 W
Precision 1: 198208.27	

ATTORNEY CERTIFICATE:

I, _____ AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, 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 THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

LICENSE NUMBER: _____

LAND SURVEYOR'S CERTIFICATE:

I, DEAN F. GLORSO, 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.



DEAN F. GLORSO, COLORADO PLS #16109
 MANAGER GLORSO MAPPING SERVICES, LLC
 2620 S. VAUGHN WAY, UNIT "D"
 AURORA, CO 80014

SEE SHEET 2 OF 2 FOR ADDITIONAL SURVEYOR'S NOTES

OWNERSHIP CERTIFICATE:

CHRIS BAIRRINGTON
 14517 FEDERAL BLVD.
 303-877-5239
 CHRISBAIRRINGTON@GMAIL.COM

BY: Chris Bairrington
 CHRIS BAIRRINGTON, OWNER

NOTARY CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF BROOMFIELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

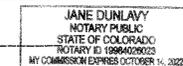
ME THIS 17th DAY OF June 2019

BY CHRIS BAIRRINGTON AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

Jane Dunlavy
 NOTARY PUBLIC

MY COMMISSION EXPIRES 10/14/2022



CITY APPROVAL CERTIFICATE:

THIS REPLAT "A" MINOR PLAT IS HERE BY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO

THIS 17th DAY OF June 2019

Kate
 DIRECTOR OF COMMUNITY DEVELOPMENT

THIS 24th DAY OF June 2019

Chad Gohs
 CITY MANAGER

SHEET 1 OF 2

REVISIONS: #1, DATED 5/12/2019
 #2, DATED 6/01/2019
 #3, DATED 6/03/2019

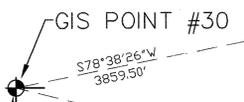
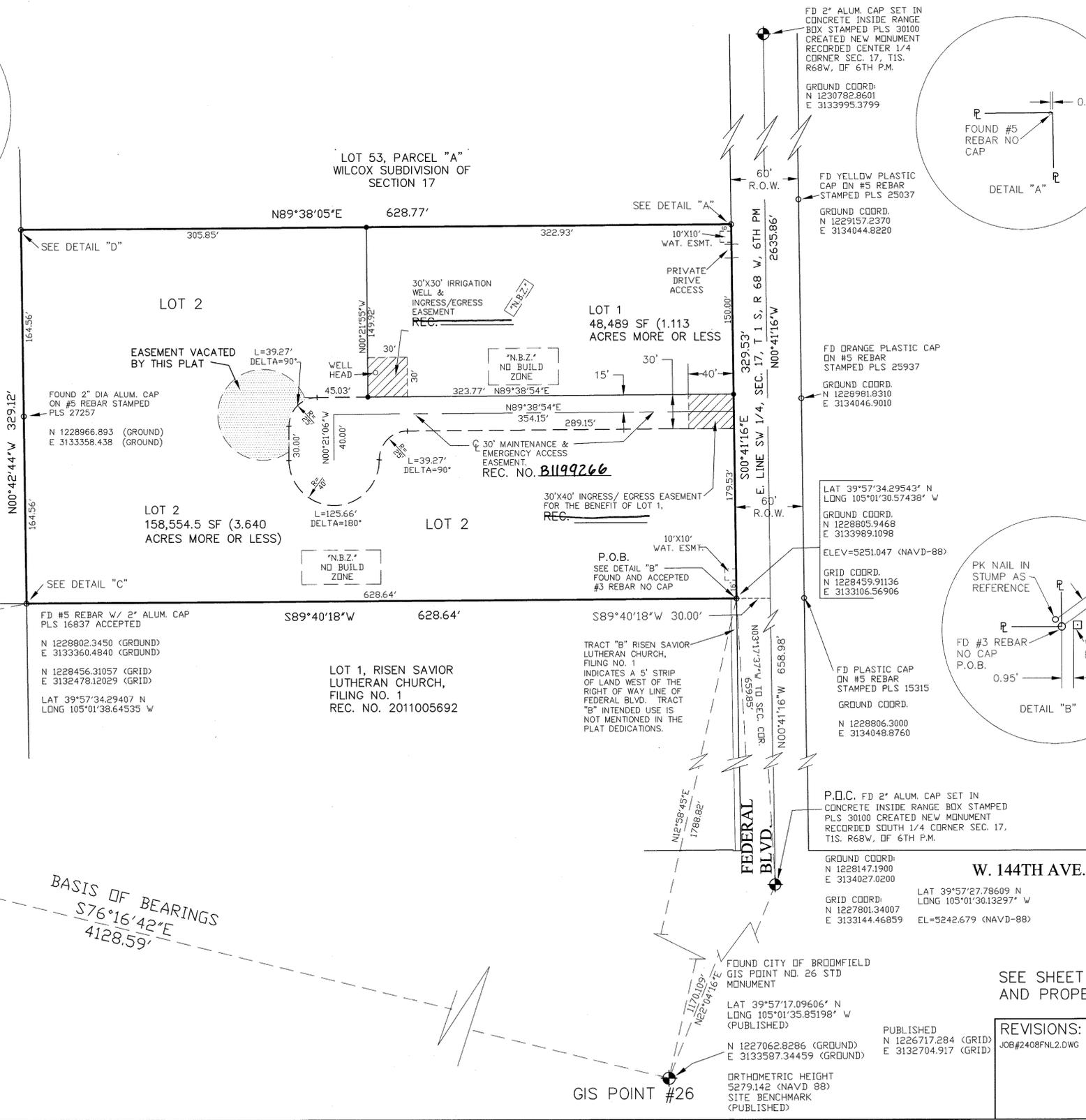
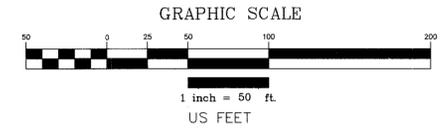
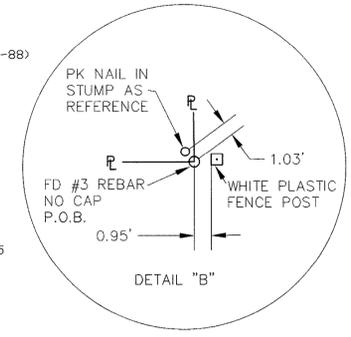
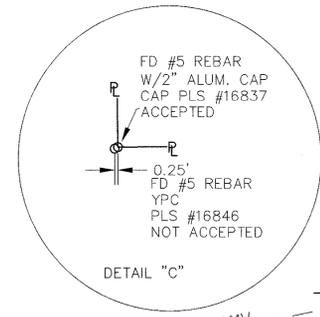
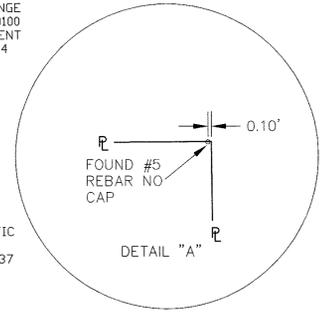
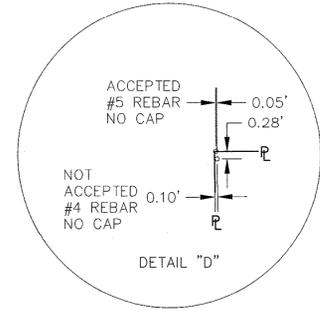
Glorso Mapping Services, LLC
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 AURORA, CO 80014
 DFLORSO@COMCAST.NET
 303-755-8300



FIORE SUBDIVISION FILING NO. 1 REPLAT A, MINOR PLAT

A FURTHER REPLAT OF FIORE SUBDIVISION FILING NO. 1

BEING A PART OF THE SW 1/4 OF SECTION 17, T. 1 S., R. 68 W. OF THE 6TH P. M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



BASIS OF BEARINGS
 S76°16'42\"/>

FOUND CITY OF BROOMFIELD
 GPS POINT NO. 30 STD
 MONUMENT
 LAT 39°57'26.98001\"/>

FOUND CITY OF BROOMFIELD
 GIS POINT NO. 26 STD
 MONUMENT
 LAT 39°57'17.09606\"/>



SEE SHEET 1 FOR NOTES
 AND PROPERTY DESCRIPTION.

SHEET 2 OF 2

REVISIONS: JOB#2408FNL2.DWG	#1, DATED 5/12/2019
	#2, DATED 6/01/2019
	#3, DATED 6/03/2019

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