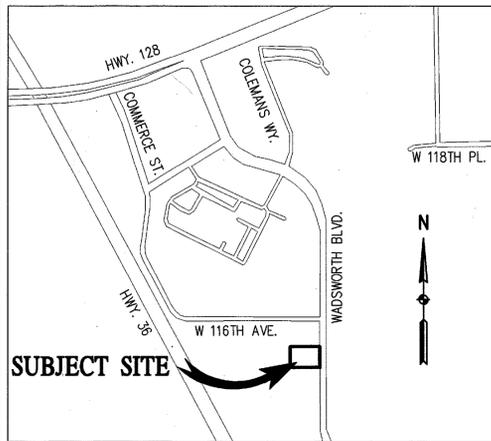


WADSWORTH SUBDIVISION FILING NO. 1

FINAL PLAT

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



VICINITY MAP
 SCALE: 1" = 1000'

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTH 200 FEET OF THE NORTH 588 FEET OF THE WEST 400 FEET OF THE EAST 430 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BROOMFIELD, STATE OF COLORADO, EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN DOCUMENT RECORDED AT RECEPTION NUMBER 2011012268.

CONTAINING 1.79 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WADSWORTH SUBDIVISION FILING NO. 1.

OWNER CERTIFICATE:

OWNER: J & C FOUNDATIONS, INC., A COLORADO CORPORATION
 BLAIR L. FOSTER, PRESIDENT

BY: *Blair L. Foster*
 BLAIR L. FOSTER, PRESIDENT

NOTARY CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF BROOMFIELD }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JULY, 2019, BY BLAIR L. FOSTER AS PRESIDENT OF J & C FOUNDATIONS, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
Julie Lynn Dianne
 NOTARY PUBLIC

JULIE LYNN DIANNIE
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20024034603
 MY COMMISSION EXPIRES OCTOBER 23, 2022

MY COMMISSION EXPIRES 10/23/2022

LIENHOLDER CERTIFICATE:

THE UNDERSIGNED MORTGAGEE OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: *Jerry M. Swofford*
 JERRY M. SWOFFORD

BY: *Carol L. Swofford*
 CAROL L. SWOFFORD

NOTARY CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF Broomfield }

THE ABOVE AND FOREGOING INSTRUMENT OF WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JULY, 2019, BY JERRY M. SWOFFORD AND CAROL L. SWOFFORD.

WITNESS MY HAND AND OFFICIAL SEAL
Julie Lynn Dianne
 NOTARY PUBLIC

JULIE LYNN DIANNIE
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20024034603
 MY COMMISSION EXPIRES OCTOBER 23, 2022

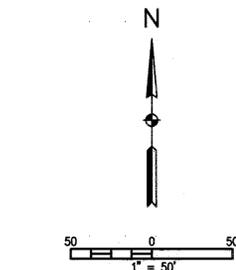
MY COMMISSION EXPIRES 10/23/2022

LINETYPE LEGEND

- SUBJECT BOUNDARY
- - - - LOT/TRACT LINE
- ALIQUOT LINE
- PROPERTY LINE

SYMBOL LEGEND

- ⊕ ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP "STICE LS 36072"
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



PLAT NOTES

- BASIS OF BEARINGS: BEARINGS ARE BASED ON A LINE BETWEEN THE CITY OF BROOMFIELD GIS STATIONS "JEFFCO AZ MK" AND "GPS NO. 8" AS SHOWN HEREON. SAID LINE BEARS NORTH 73°44'09" EAST A DISTANCE OF 7010.10 FEET.
- TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER ABC70612355, DATED MARCH 13, 2019 AT 5:00 P.M. AS PREPARED BY LAND TITLE GUARANTEE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- THE COORDINATES SHOWN HEREON ARE MODIFIED STATE PLANE (NAD 83 CO STATE PLANE NORTH ZONE) TO REDUCE TO GRID STATE PLANE COORDINATES, MULTIPLY BY 0.99972039 (1.0002796882) ABOUT THE ORIGIN 0,0.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 1:1-50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATION FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THIS PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVENUE, LOVELAND CO 80537.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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.
- CONTAINS A CALCULATED AREA OF 78,000 SQ. FT. OR 1.79 ACRES.
- TRACT A IS FOR THE FUTURE DEDICATION OF RIGHT-OF-WAY.
- AN EASEMENT EASEMENT SHALL BE DEDICATED BY SEPARATE INSTRUMENT AS REQUESTED BY ROCKY MOUNTAIN METROPOLITAN AIRPORT.

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 10th DAY OF JUNE, 2019.

Thomas P. Sch... CHAIRMAN
West SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD THIS 9th DAY OF JULY, 2019.

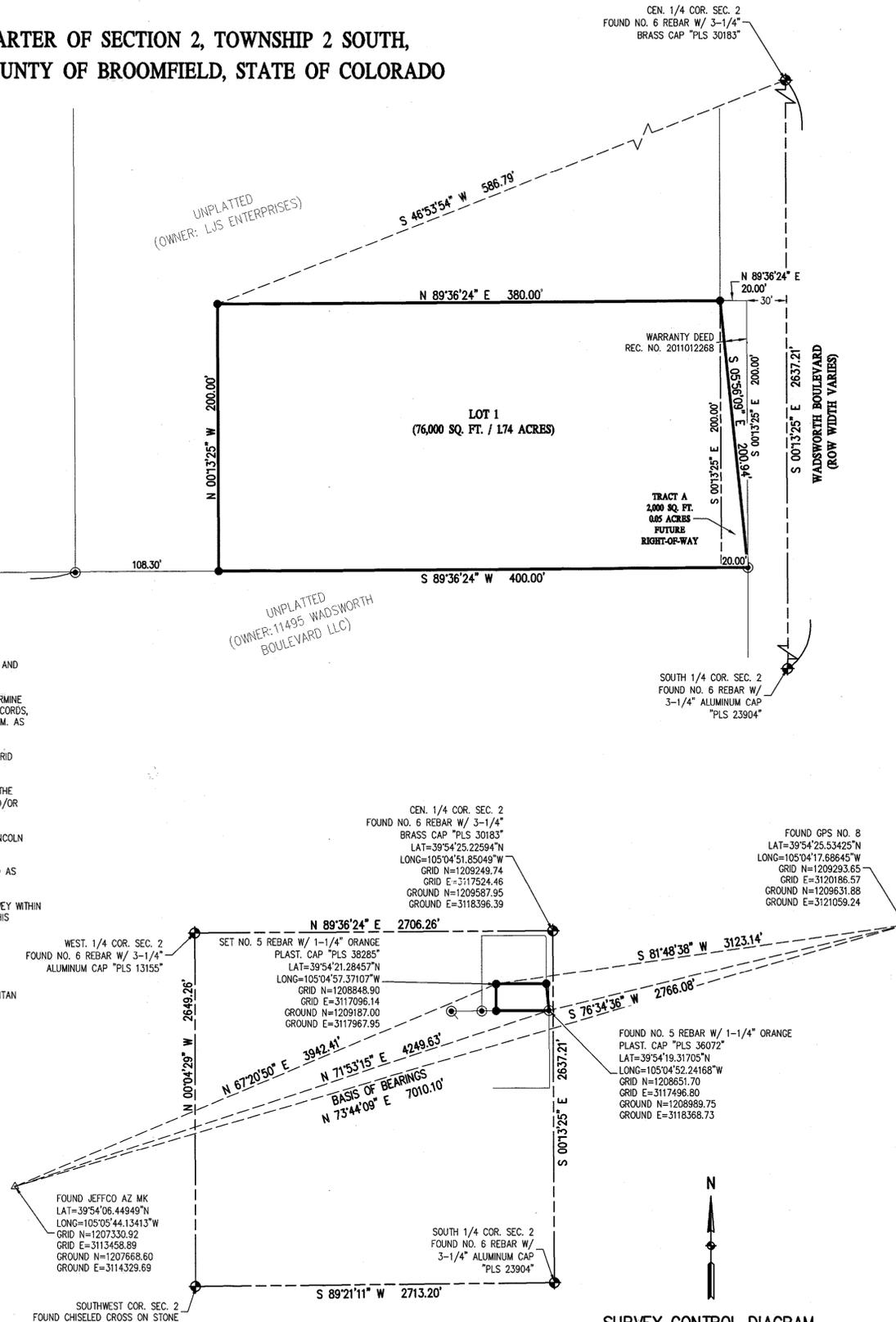
Carol L. Swofford MAYOR
Damee Brumfield CITY CLERK
Deputy

SURVEYOR CERTIFICATE

I, AARON ALVIN DEMO, 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.

BEARINGS ARE BASED ON A LINE BETWEEN THE CITY OF BROOMFIELD GIS STATIONS "GPS NO. 8" AND "JEFFCO AZ MK" AS SHOWN HEREON.

38285
 COLORADO LICENSE NO.
 DATE: 7/17/19
 REGISTERED LAND SURVEYOR



SURVEY CONTROL DIAGRAM
 SCALE: 1" = 500'



DATE	5/23/19
PREPARED BY	NUN
REVISION DESCRIPTION	PER CITY COMMENTS
DRAWN BY	BDS
CHECKED BY	AAD

J & C FOUNDATIONS, INC.
 CITY AND COUNTY OF BROOMFIELD
 WADSWORTH SUBDIVISION, FILING NO. 1
 SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO

DRAWING SIZE	24" X 36"
DRAWING NO.	3364
DRAWING NAME	3364 - PLAT.dwg
SHEET	1 OF 1