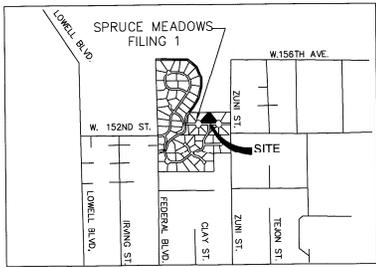


SPRUCE MEADOWS FILING NO. 1 REPLAT E MINOR PLAT

A REPLAT OF LOT 1 OF SPRUCE MEADOWS FILING NO. 1 REPLAT B
A PART OF THE SOUTHEAST 1/4 OF SECTION 8, T.1S., R.68W., OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

202008095 PL 05/11/2020 08:28 AM
CITY OF BROOMFIELD
ADDRESS: 275 SPRUCE MEADOWS DRIVE, BROOMFIELD, CO 80020



NOTES:
1. THE BASIS OF BEARING FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM. THE GRID BEARING BETWEEN CITY OF BROOMFIELD GIS LAND POSITION GPS #3 AND CITY OF BROOMFIELD LAND POSITION GPS #32 IS S30°11'28" W. THE COMBINED FACTOR USED IS 0.99944213.

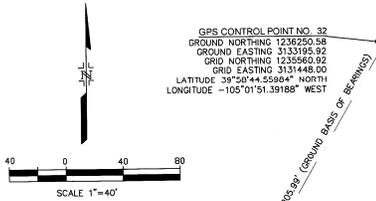
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER CLASS 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

3. ACCORDING TO STATE LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT OF THIS SURVEY BE COMMENCED MORE THAN 10 YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

4. ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS: 10.00' ALONG REAR LOT LINES; 5.00' ALONG SIDE LOT LINES. UTILITY EASEMENTS ALONG FRONT LOT LINES, ADJACENT TO PUBLIC STREETS, HAVE BEEN DEDICATED BY SEPARATE INSTRUMENTS AS SHOWN.

5. NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY AND COUNTY OF BROOMFIELD IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

6. THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ENSURING THE REGULAR MAINTENANCE AND INSPECTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE PERCOLATION RATE AND NUMBER OF BEDROOMS SHALL DETERMINE THE SIZE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.



● INDICATES FOUND #5 REBAR W/YELLOW PLASTIC CAP BY PLS 35487

GPS CONTROL POINT NO. 3
GROUND NORTING 1230367.78
GROUND EASTING 3129773.34
GRID NORTING 1232660.92
GRID EASTING 3131448.00
LATITUDE 39°58'44.5268" NORTH
LONGITUDE -105°01'51.3918" WEST

POINT OF COMMENCEMENT
NORTHWEST CORNER SE 1/4 SECTION 8 - 2" ALUMINUM CAP ON NO. 6 REBAR BY PLS 35597
GROUND NORTING 1236431.96
GROUND EASTING 3134819.19
GRID NORTING 1235742.20
GRID EASTING 3133070.36
LATITUDE 39°58'46.2860" NORTH
LONGITUDE -105°01'51.3918" WEST

POINT OF BEGINNING
GROUND NORTING 1234527.28
GROUND EASTING 3136655.90
GRID NORTING 1233583.57
GRID EASTING 3134906.06
LATITUDE 39°58'37.3555" NORTH
LONGITUDE -105°01'07.0898" WEST

GPS CONTROL POINT NO. 3
GROUND NORTING 1230367.78
GROUND EASTING 3129773.34
GRID NORTING 1232660.92
GRID EASTING 3131448.00
LATITUDE 39°58'44.5268" NORTH
LONGITUDE -105°02'35.7228" WEST

TRACT B - SPRUCE MEADOWS FILING NO. 1 REPLAT B
10' REAR LOT LINE UTILITY EASEMENT CITY AND COUNTY OF BROOMFIELD RECEPTION NO. 2002007283

ABANDONED WELL - BROOMFIELD-8-16 (491-05-04--0928)
The owner shall disclose to prospective purchasers of lots the owner shall disclose to prospective purchasers of lots the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement, and (3) the purpose for the well maintenance and workover easement.

DEDICATION AND OWNERSHIP
BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, KNOWN AS LOT 1 OF SPRUCE MEADOWS FILING NO. 1 REPLAT B, AS RECORDED IN CITY AND COUNTY OF BROOMFIELD ON 3/29/2005 AT RECEPTION #2005002874, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE S 44°57'33" E, 28.46 FEET TO NORTHWEST CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING; THENCE S 89°42'15" E, 36.51 FEET TO A POINT; THENCE S 42°18'40" E, 369.61 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 63.16 FEET, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 34°27'47", THE CHORD OF WHICH BEARS S 17°13'57" W FOR A DISTANCE OF 67.21 FEET TO A POINT; THENCE S 89°56'26" W, 499.70 FEET TO A POINT; THENCE N 00°00'00" W, 6.48 FEET TO A POINT; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 62.21 FEET, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 33°56'30", THE CHORD OF WHICH BEARS N 10°58'15" W FOR A DISTANCE OF 61.30 FEET TO A POINT; THENCE N 42°28'39" E, 371.37 FEET TO THE POINT OF BEGINNING, CONTAINING 2.56 ACRES, 111.435 SQ.FT., MORE OR LESS, HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SPRUCE MEADOWS FILING NO. 1, REPLAT E MINOR PLAT, AND BY THESE PRESENTS 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:
By: Flatiron Development and Custom Homes LLC
Zach Griffith, President
State of Colorado }
Broomfield County } SS

Subscribed and sworn to before me this 11th day of May, 2020, by Zach Griffith, president of Flatiron Development and Custom Homes LLC

WITNESS my hand and official seal.
Kathleen Patrick
NOTARY PUBLIC
STATE OF COLORADO
NOTARY # 01946002
MY COMMISSION EXPIRES 11/2022

My commission expires 11/19/2023
Notary Public Kathleen Patrick

APPROVALS
THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 2nd DAY OF May, 2020.

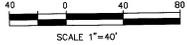
Zach Griffith
DIRECTOR OF COMMUNITY DEVELOPMENT
Zach Griffith
CITY AND COUNTY MANAGER

ATTORNEY CERTIFICATION
I, MICHAEL J. DEDECKER, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER HAS INDICATED ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY BEYOND THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

DATE: May 25, 2020
MICHAEL J. DEDECKER PLS CO. PLS NO. 20876
FOR AND ON BEHALF OF DEDECKER LAND SURVEYING, LLC

ATTORNEY REGISTRATION NO. DATE:

SPRUCE MEADOWS DRIVE
60' R-O-W



● INDICATES FOUND #5 REBAR W/YELLOW PLASTIC CAP BY PLS 35487

GPS CONTROL POINT NO. 3
GROUND NORTING 1230367.78
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GRID NORTING 1232660.92
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LATITUDE 39°58'44.5268" NORTH
LONGITUDE -105°01'51.3918" WEST

PUBLIC LAND DEDICATION SUMMARY		
OBLIGATION	METHODOLOGY	PLD PROV. CDD
(PLD Formula and Project Calculation)	(Applying PLD Obligation as PLD Plan Requirement)	
Summary:		Cash-in-Lieu:
The Public Land Dedication obligation is calculated at 24 acres per 1,000 residents.	0.070 ac x \$66,000 = \$4,620 cash in lieu contribution	0.070 ac x \$66,000 = \$4,620 cash in lieu contribution
Project Calculation:		
1 lot x 2.93 persons = 2.93 people		
2.93 persons x 24 ac / 1000 persons = 0.070 acres of PLD obligation		

GENERAL NOTES
The No-Build Area is for the exclusive use of an Onsite Wastewater Treatment System (OWTS) 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 curbs. The No-Build Area is graphically shown on the plat. The actual size will be determined by a design engineer and reviewed by Broomfield Public Health as part of the application process. Approval or rejection of the application will be based on the application review and compliance with City and County of Broomfield OWTS regulations.

The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement, and (3) the purpose for the well maintenance and workover easement.

SURVEYOR CERTIFICATION
I, MICHAEL J. DEDECKER, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT OF SPRUCE MEADOWS FILING NO. 1 REPLAT E MINOR PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DATE: May 25, 2020
MICHAEL J. DEDECKER PLS CO. PLS NO. 20876
FOR AND ON BEHALF OF DEDECKER LAND SURVEYING, LLC

ATTORNEY REGISTRATION NO. DATE:

RECORD OF ISSUE
DATE 10/02/2019
INITIAL ISSUE 01-05-2020
addressed Per final comments 02-06-2020
addressed Per final comments

BY: OK
MAD
MAD

DEDECKER LAND SURVEYING
4301 PAVAN TRAIL
LOVELAND, COLORADO 80537
C (970) 217-2331 F (970) 663-2913

FLATIRON DEVELOPMENT AND CUSTOM HOMES
MINOR SUBDIVISION SPRUCE MEADOWS FILING NO. 1 REPLAT E - BROOMFIELD CO.

DESIGNED: DRAWN: MAD
CHECKED: APPROVED: DATE: OCTOBER 9, 2019
SCALE: 1"=40'
PROJECT NO: 2019-273 REVISION NO:
DRAWING NO: SHEET 1 OF 1