

ASPEN CREEK FILING NO. 8

FINAL PLAT

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 10

202107298 PL 04/13/2021 09:16 AM
Page 1 of 10 (See Fee Schedule Page 2)
City & County of Broomfield
COUNTY OF BROOMFIELD

LEGAL DESCRIPTION AND DEDICATION.

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT CERTAIN PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS, BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011), BETWEEN BROOMFIELD CONTROL POINT "GPS NO. 3" AND BROOMFIELD CONTROL POINT "GS V411" WHICH BEARS SOUTH 14°07'11" EAST, A DISTANCE OF 10,642.00 FEET.

PARCEL A (SOUTH):

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24;
THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 09°03'36" EAST, A DISTANCE OF 67.90 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL 29-C ROW AS RECORDED UNDER RECEPTION NO. 2019022518 IN THE CLERK AND RECORDER'S RECORDS OF BROOMFIELD COUNTY, STATE OF COLORADO AND THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 07°03'36" EAST, A DISTANCE OF 2124.40 FEET TO THE NORTHERLY BOUNDARY OF ASPEN CREEK FILING NO. 5 AS RECORDED UNDER RECEPTION NO. 20194368 IN THE CLERK AND RECORDER'S RECORDS OF BROOMFIELD COUNTY, STATE OF COLORADO;
THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°50'53" WEST, A DISTANCE OF 1300.29 FEET TO THE EASTERLY RIGHT-OF-WAY OF ASPEN STREET AS RECORDED UNDER RECEPTION NO. 1412159 IN SAID RECORDS OF BOULDER COUNTY;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°06'35" WEST, A DISTANCE OF 1276.19 FEET TO THE SOUTHERLY LINE OF THE FARMERS RESERVOIR AND IRRIGATION COMPANY (FRICO) DITCH RECORDED IN BOOK 465 PAGE 459 IN SAID BOULDER COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES:

1. NORTH 76°50'44" EAST, A DISTANCE OF 51.00 FEET;
2. NORTH 89°00'32" EAST, A DISTANCE OF 242.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°34'32" AN ARC LENGTH OF 150.75 FEET;
4. NORTH 62°26'00" EAST, A DISTANCE OF 448.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'15" AN ARC LENGTH OF 100.72 FEET;
6. NORTH 33°34'45" EAST, A DISTANCE OF 622.36 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL 29-C ROW AS RECORDED UNDER RECEPTION NO. 2019022518 IN SAID RECORDS OF BROOMFIELD COUNTY;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°30'27" EAST, A DISTANCE OF 48.78 FEET TO THE **POINT OF BEGINNING**;
CONTAINING AN AREA OF 45.847 ACRES, (1,997,110 SQUARE FEET), MORE OR LESS.

PARCEL B (NORTH):

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24;
THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, SOUTH 00°06'35" EAST, A DISTANCE OF 105.14 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89°32'24" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL 29-A ROW AS RECORDED UNDER RECEPTION NO. 2019022518 IN SAID RECORDS OF BROOMFIELD COUNTY, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 45°10'04" EAST, A DISTANCE OF 24.38 FEET;
 2. SOUTH 89°30'27" EAST, A DISTANCE OF 416.77 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN MILE HIGH WATER COMPANY PARCEL AS RECORDED UNDER RECEPTION NO. 688312 IN BOOK 1211 AT PAGE 16 IN SAID RECORDS OF BOULDER COUNTY;
- THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARY OF SAID MILE HIGH WATER COMPANY PARCEL THE FOLLOWING THREE (3) COURSES:
1. SOUTH 09°29'33" WEST, A DISTANCE OF 42.50 FEET;
 2. SOUTH 09°30'27" EAST, A DISTANCE OF 100.00 FEET;
 3. NORTH 00°28'33" EAST, A DISTANCE OF 42.50 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL 29-B ROW AS RECORDED UNDER RECEPTION NO. 2019022518 IN SAID BROOMFIELD COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°30'27" EAST, A DISTANCE OF 223.86 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN UNITED STATES OF AMERICA PARCEL 1 AS RECORDED UNDER RECEPTION NO. 01800198 IN SAID RECORDS OF BOULDER COUNTY;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°29'33" WEST, A DISTANCE OF 240.85 FEET;
2. SOUTH 89°30'27" EAST, A DISTANCE OF 279.18 FEET TO THE NORTHERLY LINE OF SAID FARMERS RESERVOIR AND IRRIGATION COMPANY (FRICO) DITCH;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES:

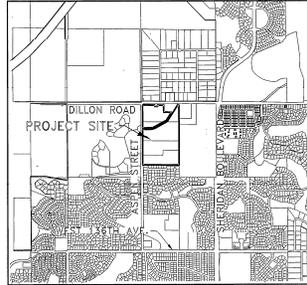
1. SOUTH 33°34'45" WEST, A DISTANCE OF 302.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'15", AN ARC LENGTH OF 75.54 FEET;
3. SOUTH 62°26'00" WEST, A DISTANCE OF 448.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 275.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°34'32", AN ARC LENGTH OF 127.55 FEET;
5. SOUTH 89°00'32" WEST, A DISTANCE OF 247.43 FEET;
6. SOUTH 76°50'44" WEST, A DISTANCE OF 44.74 FEET TO SAID EASTERLY RIGHT-OF-WAY OF ASPEN STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°06'35" WEST, A DISTANCE OF 787.33 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 13.857 ACRES, (603,627 SQUARE FEET), MORE OR LESS.
TOGETHER CONTAINING AN AREA OF 59.704 ACRES, (2,600,737 SQUARE FEET), MORE OR LESS

THE OWNER HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ASPEN CREEK FILING NO. 8 AND BY THESE PRESENTS DEDICATES AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD THE STREETS, RIGHTS-OF-WAY, PUBLIC WAYS AND ALL EASEMENTS AS SHOWN 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.

TRACTS B, K, N, X, S, X, BB, CC, FF, GG, NN, OO, PP, SS, AND WW ARE CONVEYED BY THIS PLAT IN FFF SIMPLIF TO THE CITY AND COUNTY OF BROOMFIELD. **remove O; add R & QQ**
See affidavit of correction - Reception No 2021007298



VICINITY MAP
SCALE 1" = 200'

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - GENERAL NOTES & TRACT TABLE
SHEET 3 - OVERALL BOUNDARY SHEET
SHEETS 4-10 - LOT DETAIL SHEETS

SURVEYOR'S CERTIFICATE:

I, SHAUN D. LEE, 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 REGULATIONS SET FORTH IN CHAPTER 16-70 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.

I ATTEST THE ABOVE ON THIS 28 DAY OF March, 2021

SHAUN D. LEE, PLS NO. 38158
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
308 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



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.

NOTE: THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

OWNER AND SUBDIVIDER:

AS TO PARCEL A (SOUTH):

JAMES K. AWEIDA AND MARLENE J. AWEIDA & ASPEN STREET LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: J. A. AS: James K. Aweida

BY: M. J. A. AS: Marlene J. Aweida

BY: M. J. A. AS: Member of Aspen Street Land LLC

STATE OF COLORADO
COUNTY OF Broomfield) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF March, 2021

BY Ryan Aweida OF ASPEN STREET LAND LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Sept 05 23 NOTARY PUBLIC

AS TO PARCEL B (NORTH):

ASPEN STREET LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Ryan Aweida AS: Member

STATE OF COLORADO
COUNTY OF Broomfield) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF March, 2021

BY Ryan Aweida AS member OF ASPEN STREET LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Sept 05 23 NOTARY PUBLIC

ATTORNEY'S CERTIFICATE:

I, Russell N. Wattenberg, Jr., AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON 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 AND ENCUMBRANCES, EXCEPT AS DISCLOSED BY TITLE COMMITMENT NO. 150-1105747-025-012 WITH AN EFFECTIVE DATE OF 3/1/2021 AT 12:00 P.M., PREPARED BY HERITAGE TITLE COMPANY AND THAT THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NO. 28881 DATE: 3/27/2021

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION

THIS 28 DAY OF November, 2020

CHAIRMAN: Shawn D. Silvers SECRETARY: Yannette Medina

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ON THIS 11th DAY OF February, 2021

CITY CLERK: Heather Hill

YUANLEI WU, USA-FRANCO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 2019032992
MY COMMISSION EXPIRES SEPT 5, 2023

REVISION NO.	REVISED BY	DATE
NO.1	RBA	2020/10/28
NO.2	SQL	2020/12/21

AZTEC
CONSULTANTS, INC.

308 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Tel: (303) 751-1100
Fax: (303) 751-1897
www.aztecinc.com

Aztec Proj. No. 54819-22

Drawn By: RBA

OWNER
ASPEN STREET LAND, LLC
14100 ASPEN STREET
BROOMFIELD, CO 80020

DATE OF PREPARATION	07-09-2019
SCALE	N/A
SHEET 1 OF 10	

ASPEN CREEK FILING NO. 8

FINAL PLAT

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 10

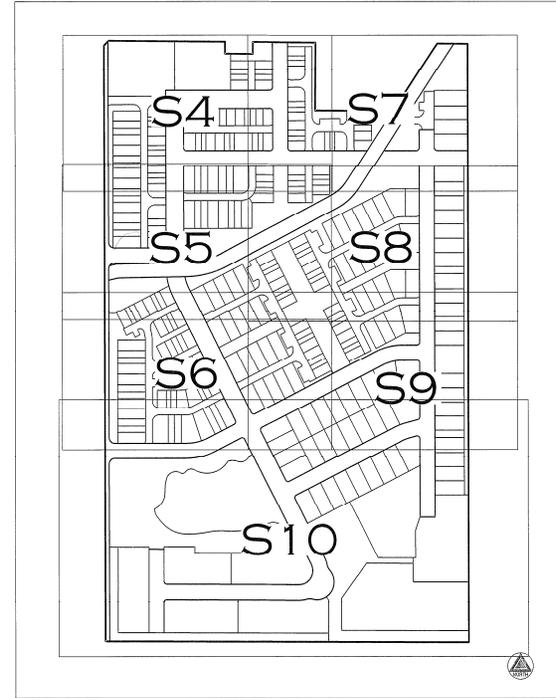
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2021 7:42:10 The Plan Set Date
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GENERAL NOTES:

1. THERE ARE 315 LOTS AND 48 TRACTS WITHIN ASPEN CREEK FILING NO. 8.
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011), BETWEEN BROOMFIELD CONTROL POINT GPS NO. 3 AND BROOMFIELD CONTROL POINT NGS V411 WHICH BEARS SOUTH 14°07'11" EAST, A DISTANCE OF 10,642.88 FEET.
3. THE PROPERTY SHOWN HEREIN LIES WITHIN FLOOD AREAS - ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X" (SHADED), AREAS DETERMINED TO BE WITHIN THE LIMITS OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOODPLAIN DESIGNATION IS PER FEMA ISSUED LETTER OF MAP REVISION (LDMR) DETERMINATION DOCUMENT (CASE NO. 15-03-1046P), WHICH BECAME EFFECTIVE ON JULY 6, 2020 (THE "EFFECTIVE DATE").
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHT-OF-WAYS, AND EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING OWNERSHIP, RIGHT-OF-WAYS, AND EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. PBT06023871.1295653, WITH AN EFFECTIVE DATE OF JULY 7, 2019 AT 5:00 P.M. PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMISS A CLASS TWO (2) MISULMANUK PURSUANT TO STATE STATUTE 18-4-506, OF THE COLORADO REVISED STATUTES.
6. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 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. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. STATE PLANE COORDINATES ARE DERIVED FROM PROJBLU1 COORDINATES USING THE FOLLOWING FORMULAS:
STATE PLANE NORTHING = PROJECT NORTHING + 0.99971633
STATE PLANE EASTING = PROJECT EASTING + 0.99971633
9. THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS FINAL PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ADJACENT PROPERTY ACCORDING TO THE COGCC WEBSITE.
10. TRACTS G, E, G, H, J, L, P, Y, Y, AND MM ARE SUBJECT TO A PUBLIC ACCESS AND UTILITY EASEMENT.
11. UPON COMPLETION OF THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS INTENDED THEREON PURSUANT TO A SEPARATE AGREEMENT WITH THE PROPERTY OWNER OF RECORD, THE ASPEN STREET METROPOLITAN DISTRICT WILL ACCEPT THE TRACTS SHOWN HEREON PURSUANT TO A SEPARATE DEED THEREFOR, AND, AT THAT POINT, WILL ACCEPT ONGOING MAINTENANCE RESPONSIBILITIES FOR THOSE IMPROVEMENTS AS NOTED IN THE TRACT TABLE HEREON UNTIL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AND CONVEYANCE OF THE TRACTS, THE TRACTS AND ANY IMPROVEMENTS LOCATED THEREON WILL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER OF RECORD.
12. ALL RANGE POINTS SHOWN HEREON ARE TO BE SET AFTER THE CONSTRUCTION OF THE INTERNAL ROAD AND STREETS.
13. ALL 8-FOOT AND WIDER TRAILS SHALL ALLOW FOR PUBLIC ACCESS IF NOT ALREADY IN A PUBLICLY OWNED TRACT.
14. REFER TO DITCH EASEMENT AGREEMENT RECORDED AT RECEPTION NUMBER 2021007133 IN THE OFFICIAL RECORDS OF BROOMFIELD COUNTY, COLORADO. CLERK AND RECORDER FOR ADDITIONAL INFORMATION AND RESTRICTIONS REGARDING THIS EASEMENT.
15. LOTS SOUTH OF THE FRITO DITCH ARE SUBJECT TO A SEEPAGE EASEMENT AGREEMENT RECORDED AT RECEPTION NUMBER 2021002233 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF BROOMFIELD COUNTY, COLORADO.
16. SUBJECT TO APPROVAL OF ORDINANCE 2142, THE APPROVAL OF THIS SITE SPECIFIC DEVELOPMENT PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-69-103, C.R.S., FOR A PERIOD OF THREE YEARS OR GREATER FROM THE EFFECTIVE DATE OF THE ORDINANCE APPROVING THIS SITE SPECIFIC DEVELOPMENT PLAN. THIS SITE SPECIFIC DEVELOPMENT PLAN IS SUBJECT TO ALL CONDITIONS OF APPROVAL IMPOSED BY THE BROOMFIELD CITY COUNCIL.

LAND SUMMARY TABLE					
DESCRIPTION	AREA (SQFT)	AREA (AC ±)	USE	OWNERSHIP	MAINTAINED BY
RIGHT OF WAY	457,959	10,513	ACCESS	COOB	COOB
RESIDENTIAL LOTS	1,181,732	27,139	RESIDENTIAL	PRIVATE	PRIVATE
COMMERCIAL LOT/LOT 42, BLK 1	46,162	1,050	COMMERCIAL	DISTRICT	DISTRICT
TRACT A	6,530	0.150	LANDSCAPING	DISTRICT	DISTRICT
TRACT B	32,135	0.739	PARK	COOB	COOB
TRACT C	2,884	0.066	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT D	7,942	0.182	LANDSCAPING	DISTRICT	DISTRICT
TRACT E	21,855	0.502	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT F	1,155	0.027	LANDSCAPING	DISTRICT	DISTRICT
TRACT G	8,079	0.184	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT H	39,100	0.899	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT I	17,320	0.398	LANDSCAPING	DISTRICT	DISTRICT
TRACT J	6,604	0.150	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT K	41,121	0.944	OPENLANDS	COOB	COOB
TRACT L	3,974	0.090	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT M	402	0.009	LANDSCAPING	DISTRICT	DISTRICT
TRACT N	11,324	0.260	OPENLANDS	COOB	COOB
TRACT O	12,749	0.293	OPENLANDS	District	District
TRACT P	21,088	0.553	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT Q	5,328	0.122	LANDSCAPING	DISTRICT	DISTRICT
TRACT R	27,098	0.622	PARKS	COOB	DISTRICT
TRACT S	8,736	0.224	OPENLANDS	COOB	DISTRICT
TRACT T	1,431	0.033	LANDSCAPING	DISTRICT	DISTRICT
TRACT U	1,431	0.033	LANDSCAPING	DISTRICT	DISTRICT
TRACT V	28,842	0.662	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT W	2,053	0.048	LANDSCAPING	DISTRICT	DISTRICT
TRACT X	41,449	0.951	OPENLANDS	COOB	DISTRICT
TRACT Y	31,148	0.715	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT Z	2,703	0.062	LANDSCAPING	DISTRICT	DISTRICT
TRACT AA	1,839	0.043	LANDSCAPING	DISTRICT	DISTRICT
TRACT BB	11,011	0.252	OPENLANDS	COOB	DISTRICT
TRACT CC	38,714	0.882	OPENLANDS	COOB	COOB
TRACT DD	2,017	0.046	LANDSCAPING	DISTRICT	DISTRICT
TRACT EE	11,547	0.263	DRAINAGE	DISTRICT	DISTRICT
TRACT FF	2,730	0.063	OPENLANDS	COOB	DISTRICT
TRACT GG	68,831	1.579	OPEN SPACE	COOB	COOB
TRACT HH	48,181	1.109	ACCESS/DRAINAGE	DISTRICT	DISTRICT
TRACT II	1,347	0.031	LANDSCAPING	DISTRICT	DISTRICT
TRACT MM	7,174	0.165	ACCESS/UTILITIES	DISTRICT	DISTRICT
TRACT NN	29,865	0.681	OPENLANDS	COOB	COOB
TRACT OO	27,933	0.634	OPENLANDS	COOB	COOB
TRACT PP	2,708	0.062	OPENLANDS	COOB	DISTRICT
TRACT QQ	90,346	2.074	DETENTION	COOB	DISTRICT
TRACT RR	6,355	0.145	DRAINAGE	DISTRICT	COOB
TRACT SS	150,879	3.439	PARKS	COOB	COOB
TRACT TT	3,118	0.072	LANDSCAPING	DISTRICT	DISTRICT
TRACT UU	6,357	0.145	LANDSCAPING	DISTRICT	DISTRICT
TRACT WW	6,608	0.150	OPENLANDS	COOB	DISTRICT
TRACT XX	1,160	0.027	LANDSCAPING	DISTRICT	DISTRICT
TRACT YY	1,391	0.032	LANDSCAPING	DISTRICT	DISTRICT
TRACT ZZ	2,218	0.051	LANDSCAPING	DISTRICT	DISTRICT
TOTAL	2,900,737	66,704			

TRACTS III-JJ AND TRACT VV ARE INTENTIONALLY NOT USED IN THIS PLAT
COOB = CITY AND COUNTY OF BROOMFIELD
DISTRICT = THE ASPEN STREET METROPOLITAN DISTRICT (SEE NOTE 11)



INDEX MAP
SCALE: 1" = 200'



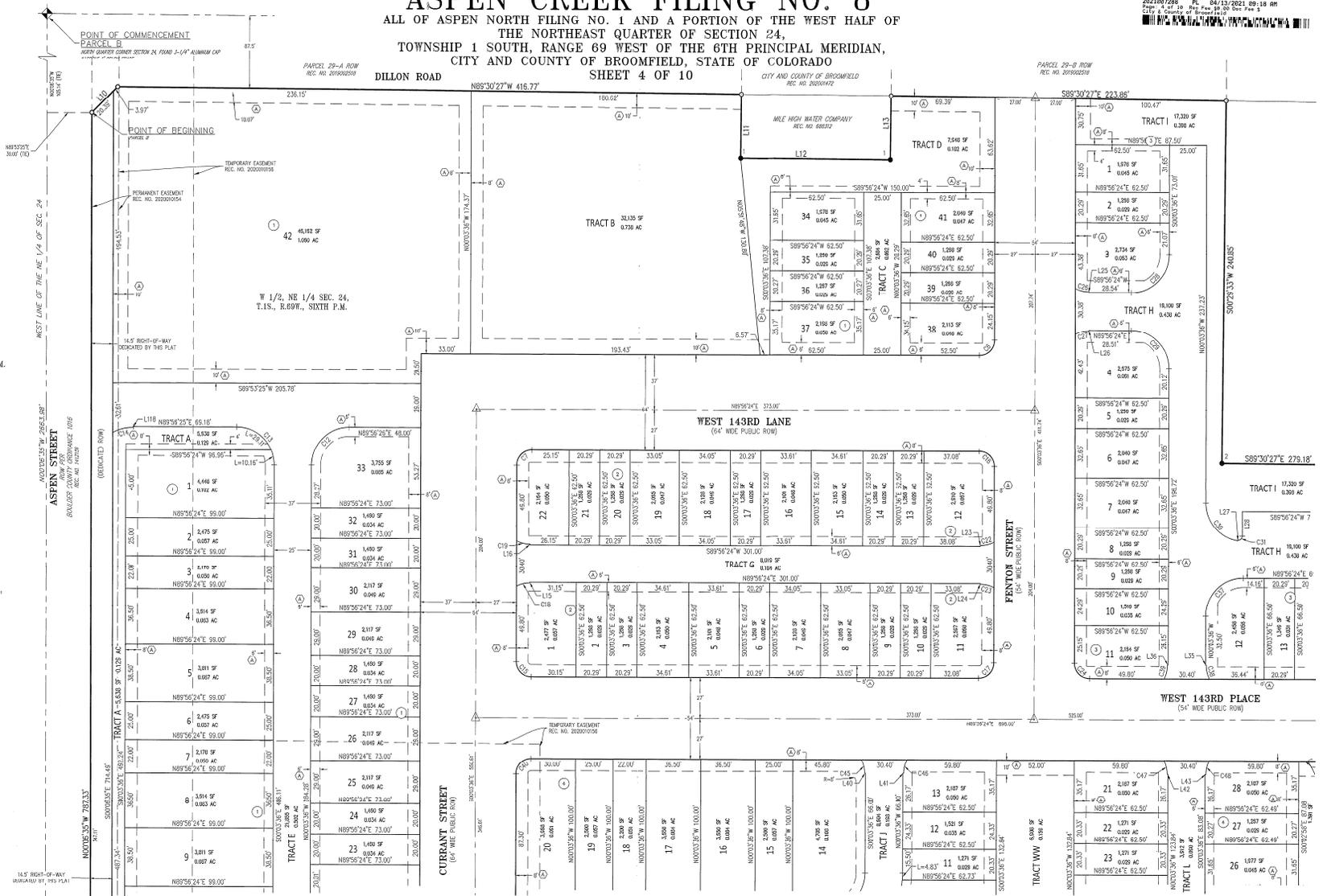
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

<p>AZTEC CONSULTANTS, INC. 309 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone (303) 713-1818 Fax (303) 713-1887 www.aztecconsultants.com</p>	<p>OWNER ASPEN STREET LAND, LLC</p>	<p>DATE OF PREPARATION 07-09-2019</p>
	<p>14110J ASPEN STREET, L BROOMFIELD, CO 80022</p>	<p>SCALE N/A</p>
<p>Aztec Proj No: 54819-22 Drawn By: RBA</p>	<p>SHEET 2 OF 10</p>	

ASPEN CREEK FILING NO. 8

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 4 OF 10

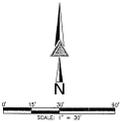
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City & County of Broomfield
City & County of Broomfield
City & County of Broomfield



NW 1/4 SEC. 24,
T.1S., R.69W., SIXTH P.M.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



SEE SHEET 3
FOR LINE
AND CURVE
TABLES

LEGEND	
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	RANGE POINT (SEE NOTE 12 SHEET 2)

SEE SHEET 5

SEE SHEET 7

AZTEC
CONSULTANTS, INC.
100 East Mineral Ave., Suite 1
Littleton, Colorado 80120
Phone: (303) 713-1198
Fax: (303) 714-8497
www.aztecconsultants.com

OWNER
ASPEN STREET LAND, LLC
14100 ASPEN STREET
BROOMFIELD, CO 80020

DATE OF PREPARATION:	07-09-2019
SCALE:	1" = 30'
SHEET 4 OF 10	

Aztec Proj. No.: 54689-22

Drawn By: RBA

ASPEN CREEK FILING NO. 8

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

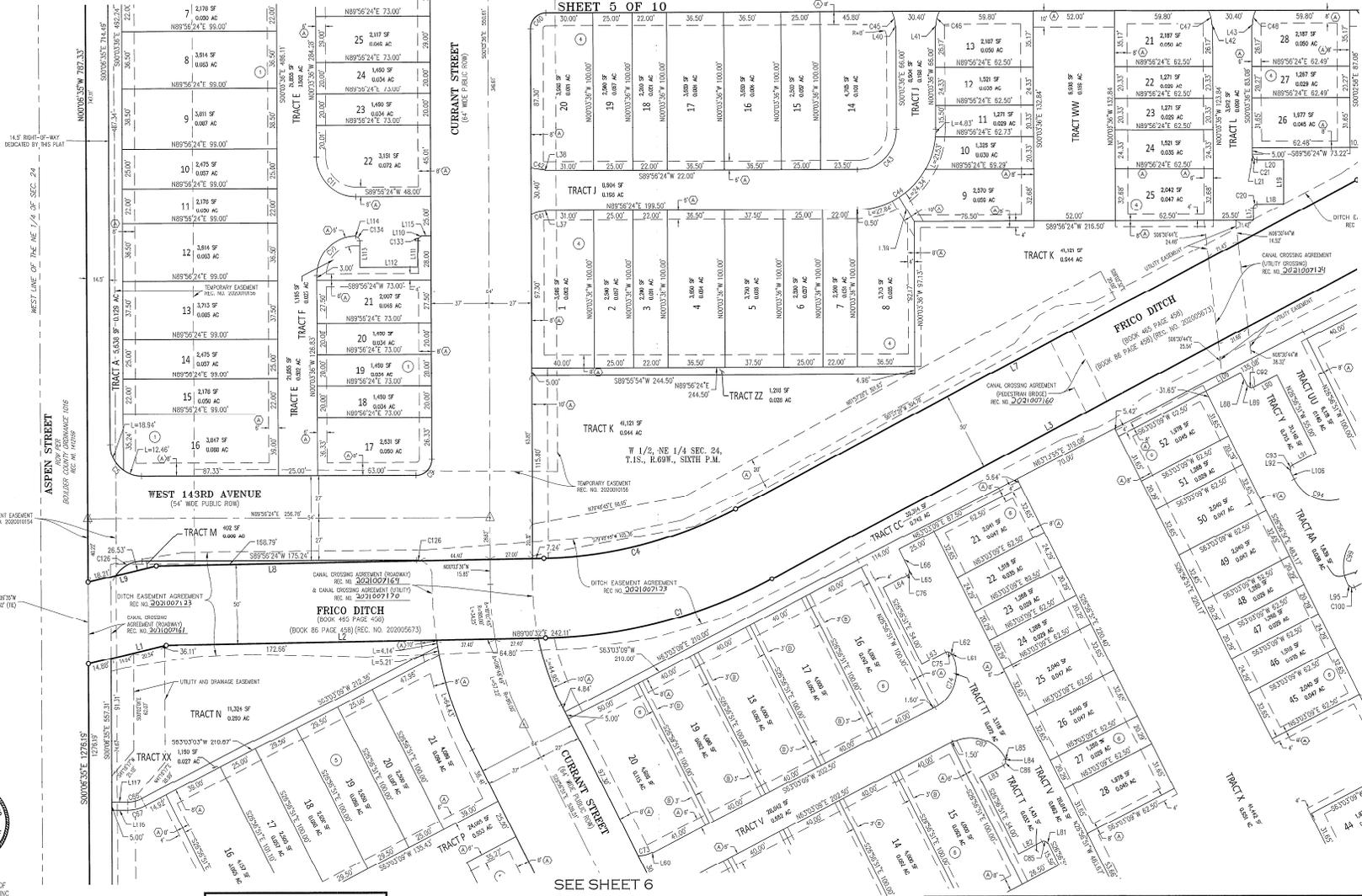
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SEE SHEET 4

SHEET 5 OF 10

SEE SHEETS 8

SEE SHEET 6



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LEGEND	
(A)	UTILITY EASEMENT
(B)	DRAINAGE EASEMENT
(C)	ACCESS AND UTILITY EASEMENT
(D)	RANGE POINT

SEE SHEET 3
FOR LINE
AND CURVE
TABLES

	309 East Mineral Ave., Suite 1 Littleton, Colorado 80120 Phone: (303) 713-1000 Fax: (303) 713-1007 www.aztecconsultants.com	OWNER ASPEN STREET LAND, LLC 14100 ASPEN STREET BROOMFIELD, CO 80020	DATE OF PREPARATION: 07-08-2019 SCALE: 1" = 30' SHEET 5 OF 10
	Aztec Proj No: 54819-22 Drawn By: RBA		

ASPEN CREEK FILING NO. 8

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

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 City & County of Broomfield Doc Page 5


SEE SHEET 5

SHEET 6 OF 10

SEE SHEET 5

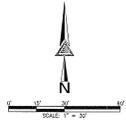
NW 1/4 SEC. 24,
T.1S., R.69W., SIXTH P.M.



SCALE: 1" = 1000'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



LEGEND

-  UTILITY EASEMENT
-  DRAINAGE EASEMENT
-  RANGE POINT (SEE NOTE 12 SHEET 2)



SEE SHEET 10

SEE SHEET 3
FOR LINE
AND CURVE
TABLES

AZTEC
CONSULTANTS, INC.
 200 East Mineral Ave., Suite 1
 Littleton, Colorado 80120
 Phone: (303) 742-1199
 Fax: (303) 742-8887
 www.aztecconsultants.com

OWNER
ASPEN STREET LAND, LLC
 14100 ASPEN STREET
 BROOMFIELD, CO 80020

DATE OF PREPARATION:	07-09-2019
SCALE:	1" = 30'
SHEET 6 OF 10	

Aztec Proj. No.: 24819-22

Drawn By: RBA

SEE SHEET 9

ASPEN CREEK FILING NO. 8

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 7 OF 10

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City & County of Broomfield, CO
CITY & COUNTY OF BROOMFIELD, COLORADO



W 1/2, NE 1/4 SEC. 24,
T.1S., R.69W., SIXTH P.M.

U.S.A. PARCEL 1
REC. NO. 01020198
(NOT A PART)

THE FARMERS RESERVATION AND PROVISION
COMPANY REC. NO. 2020004411

U.S.A. PARCEL 2
REC. NO. 01020198
(NOT A PART)

BERNARD K. WITTEC AND
PAMELA G. WITTEC
REC. NO. 20000008

E 1/2, NE 1/4 SEC. 24,
T.1S., R.69W., SIXTH P.M.

BERNARD K. WITTEC AND
PAMELA G. WITTEC
REC. NO. 20000008

CITY AND COUNTY OF
BROOMFIELD
REC. NO. 20190000



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LEGEND

- (A) UTILITY EASEMENT
- (B) DRAINAGE EASEMENT
- (C) ACCESS AND UTILITY EASEMENT
- (D) RANGE POINT

SEE SHEET 3
FOR LINE
AND CURVE
TABLES

SEE SHEET 8



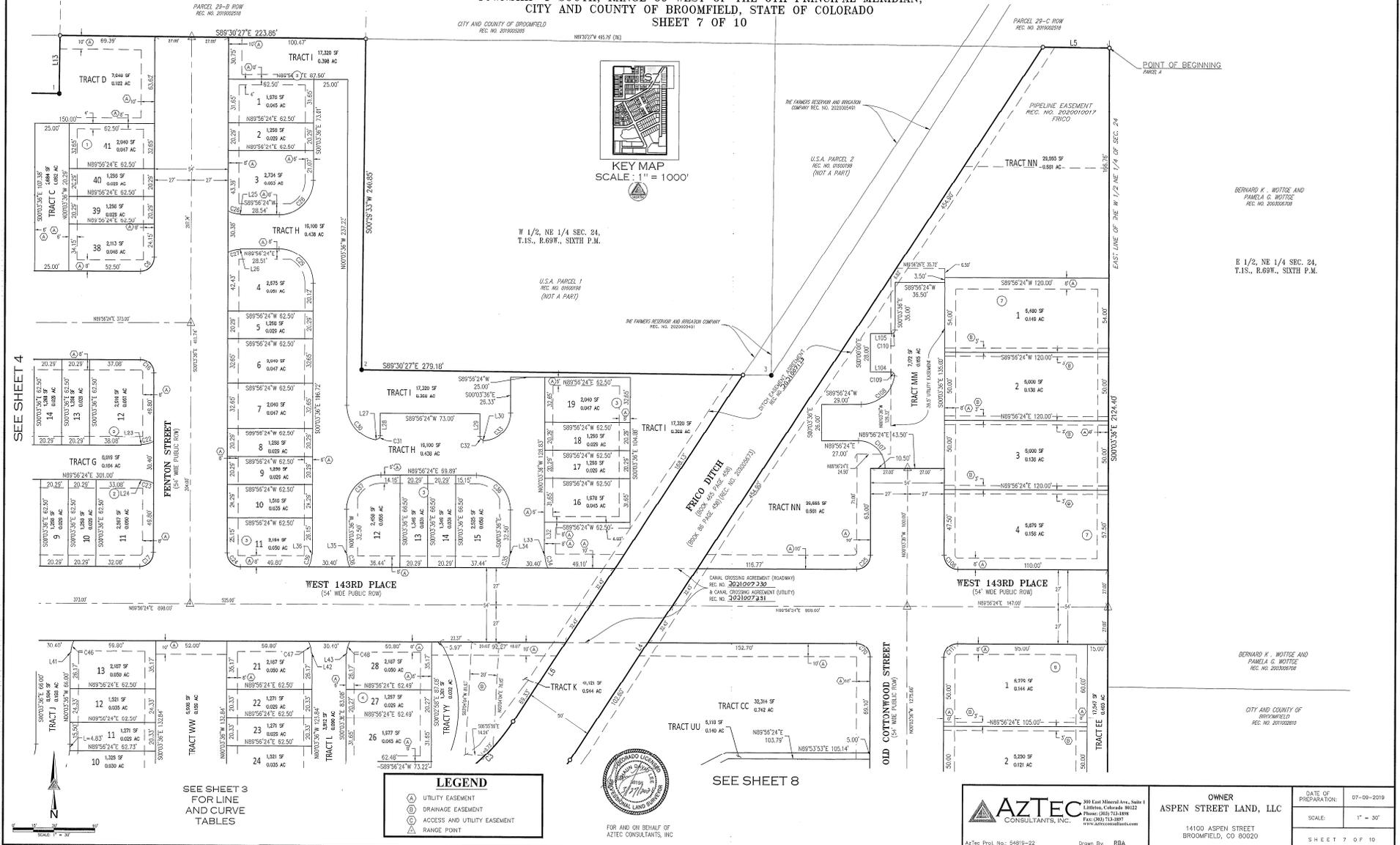
200 East Meeker Ave., Suite 1
Littleton, Colorado 80120
Phone (303) 714-1818
Fax (303) 714-1897
www.aztecconsultants.com

OWNER
ASPEN STREET LAND, LLC
14100 ASPEN STREET
BROOMFIELD, CO 80020

DATE OF PREPARATION:	07-09-2019
SCALE:	1" = 30'
SHEET 7 OF 10	

Aztec Proj. No.: 54819-22

Drawn By: RBA



ASPEN CREEK FILING NO. 8

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

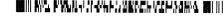
SHEET 8 OF 10

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Page 15 of 18 Site Plan No. 2021-04-1
CITY & COUNTY OF BROOMFIELD
REC. NO. 2021097268



ASPEN CREEK FILING NO. 8

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

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 Project: 202107288
 City & County of Broomfield


SEE SHEET 8

SHEET 9 OF 10

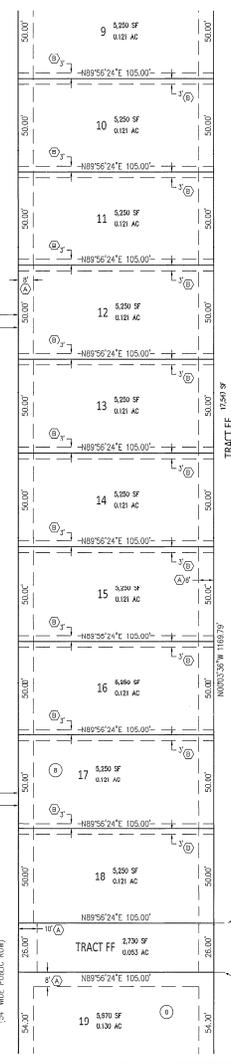


SEE SHEET 6

LEGEND
 (A) UTILITY EASEMENT
 (D) DRAINAGE EASEMENT
 (R) RANGE POINT (SEE NOTE 12 SHEET 2)

SEE SHEET 3
 FOR LINE
 AND CURVE
 TABLES

SEE SHEET 10



CITY AND COUNTY OF
 BROOMFIELD
 REC. NO. 20190800

E 1/2, NE 1/4 SEC. 24,
 T.1S., R.69W., SIXTH P.M.



SCALE: 1" = 1000'

CITY AND COUNTY OF
 BROOMFIELD
 REC. NO. 20190800

E 1/2, NE 1/4 SEC. 24,
 T.1S., R.69W., SIXTH P.M.



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

AZTEC
 CONSULTANTS, INC.
 298 East Mineral Ave., Suite 1
 Littleton, Colorado 80120
 Phone: (303) 733-8888
 Fax: (303) 733-8887

OWNER
 ASPEN STREET LAND, LLC
 14100 ASPEN STREET
 BROOMFIELD, CO 80020

DATE OF PREPARATION:	07-09-2019
SCALE:	1" = 30'
SHEET 9 OF 10	

Aztec Proj. No: 54819-22

Drawn By: RBA

ASPEN CREEK FILING NO. 8

ALL OF ASPEN NORTH FILING NO. 1 AND A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 10 OF 10

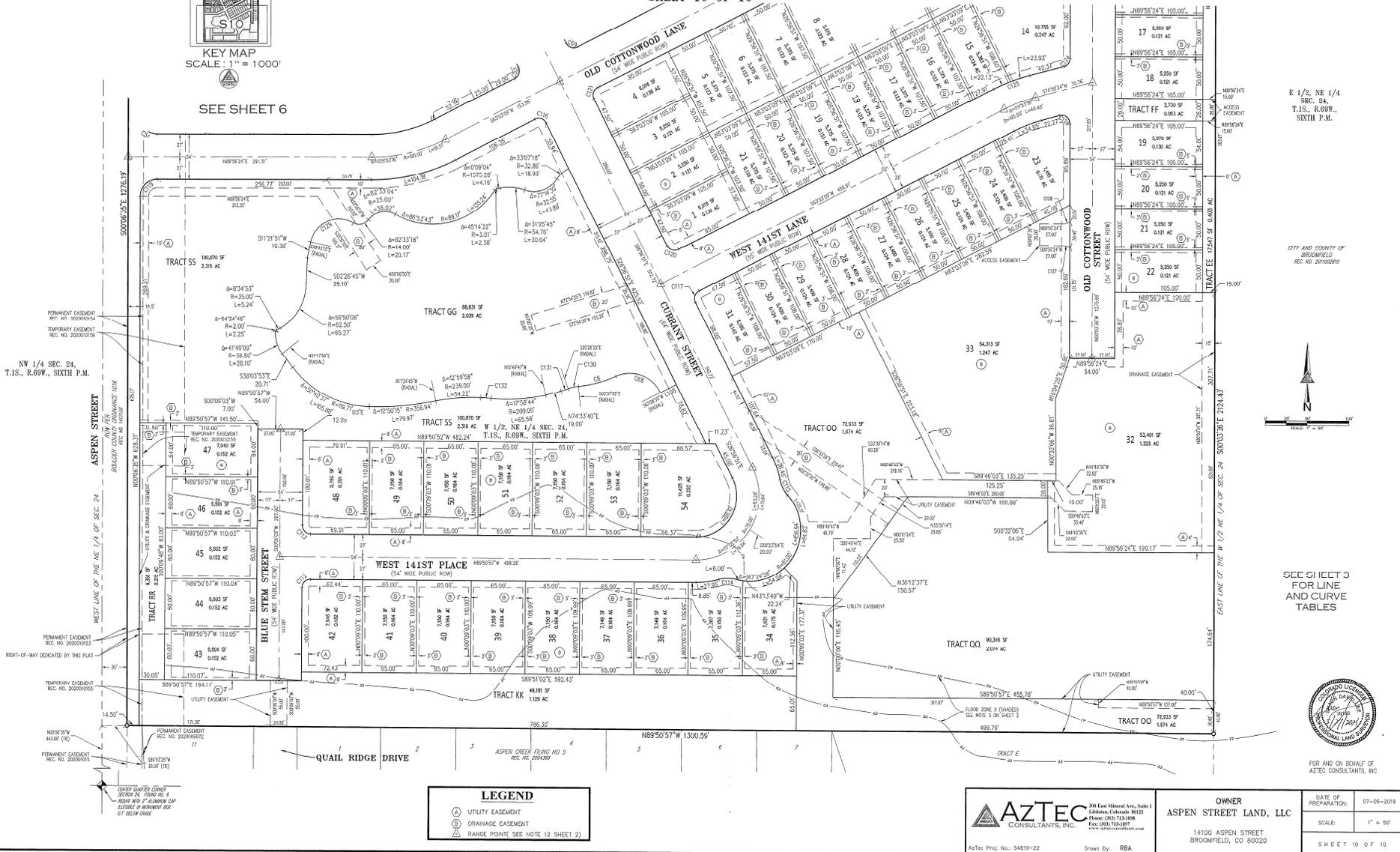
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CITY AND COUNTY OF BROOMFIELD
REG. NO. 2010000105



KEY MAP
SCALE: 1" = 1000'

SEE SHEET 9

SEE SHEET 6



E 1/2, NE 1/4
SEC. 24,
T.1S., R.69W.,
SIXTH P.M.

CITY AND COUNTY OF
BROOMFIELD
REG. NO. 2010000105



SEE SHEET 9
FOR LINE
AND CURVE
TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LEGEND	
(A)	UTILITY EASEMENT
(B)	DRAINAGE EASEMENT
(C)	RANGE POINT (SEE NOTE 12 SHEET 2)

AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80120
Phone: (303) 713-1898
Fax: (303) 713-8000
www.aztecinc.com

Aztec Proj. No.: 54819-22 Drawn By: RBA

OWNER
ASPEN STREET LAND, LLC
14100 ASPEN STREET
BROOMFIELD, CO 80020

DATE OF PREPARATION:	07-09-2019
SCALE:	1" = 50'
SHEET 10 OF 10	