

# LYNCH SUBDIVISION FILING NO. 1 REPLAT A

2021018041 PL 09/30/2021 11:02 AM

Page: 1 of 2 Rec Fee \$9.00 Doc Fee \$  
City & County of Broomfield

## FINAL PLAT

A Replat Of Lot 2 and Lot 3, Lynch Subdivision Filing No. 1

Located in The Southwest Quarter Of Section 34, Township 1 South, Range 69 West Of The 6th P.M.,  
City and County Of Broomfield, State Of Colorado

### DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED LAND:

LOT 2 AND LOT 3 OF LYNCH SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT RECORDED SEPTEMBER 9, 2013 AT RECEPTION NO. 2013013107 WITHIN THE RECORDS OF BROOMFIELD COUNTY CLERK AND RECORDER, EXCEPT THAT PORTION OF LOT 3 AS DESCRIBED IN WARRANTY DEED TO THE COUNTY OF BROOMFIELD PER EXHIBIT "A" DATED 1/15/2020, SITUATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP ONE SOUTH (T-1S.), RANGE SIXTY-NINE WEST (R.69W.) OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 1.75 ACRES OR 76,050 SQ. FT., MORE OR LESS (±).

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF LYNCH SUBDIVISION FILING NO. 1 REPLAT A, AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS TRACT A 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 THIS 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 BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES AS SHOWN ON THE PLAT.

### OWNER CERTIFICATE

WV LEGACY LLC, A COLORADO LIMITED LIABILITY COMPANY  
8444 WEST 106TH AVENUE  
WESTMINSTER, CO 80021

BY: Dennis J. Shea  
Dennis J. Shea, Manager

BY: Cindy M. Shea  
Cindy M. Shea, Manager

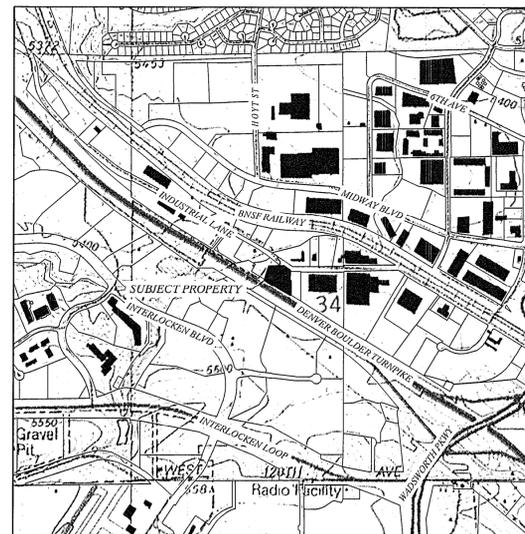
STATE OF Colorado,  
COUNTY OF Jefferson,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF September, 2021 BY  
Dennis Shea as Manager  
Cindy Shea as Manager  
WITNESS MY HAND AND SEAL.

Rebecca Tubaya  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/16/2023

REBECCA TUBAYA  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20044023058  
My Commission Expires 4/16/2023



VICINITY MAP  
(NOT TO SCALE)

### APPROVALS

#### LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 23<sup>RD</sup> DAY OF August, 2021, SUBJECT TO CITY COUNCIL CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

[Signature] CHAIRMAN [Signature] SECRETARY

#### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PER CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

#### SURVEYOR'S STATEMENT

I, BRIAN S. ROTTINGHAUS, 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.



SHEET 1 OF 2

BRIAN S. ROTTINGHAUS COLORADO P.L.S. #38571  
ON BEHALF OF LAT40, INC.  
6250 W 10TH STREET, UNIT #2,  
GREELEY, CO 80634

### PROJECT CONTACTS

OWNER/DEVELOPER:  
WV LEGACY, LLC  
8444 WEST 106TH AVE.  
WESTMINSTER, CO 80021  
MANAGER: DENNIS J. SHEA

ENGINEER:  
CIVIL RESOURCES, LLC  
323 5TH STREET  
FREDERICK, CO 80530  
PH: (303)833-1416  
JIM BRZOSTOWICZ, PE

SURVEYOR:  
LAT40, INC.  
6250 W. 10TH STREET UNIT 2  
GREELEY, CO 80634  
PH: (970)515-5284  
BRIAN S. ROTTINGHAUS, PLS

### NOTES

1. THE PURPOSE OF THIS LYNCH SUBDIVISION FILING NO. 1 REPLAT A, IS TO REMOVE THE LOT LINE BETWEEN LOT 2 AND LOT 3 AND ALSO TO REMOVE THAT PORTION OF LOT 3 AS DESCRIBED IN WARRANTY DEED TO THE COUNTY OF BROOMFIELD.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LAT40, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORDS, LAT40, INC. RELIED UPON TITLE COMMITMENT NUMBER H0385752-036-CN3 DATED JANUARY 27, 2014, AS PREPARED BY HERITAGE TITLE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
3. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)
4. BASIS OF BEARINGS: ASSUMING THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NO. 9 AND NO. 14 MONUMENTED AS SHOWN HEREON WITH THE LINE BEARING SOUTH 73°03'31" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A MODIFIED STATE PLANE DISTANCE OF 5615.54 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
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. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99971920 (1.00028080) ABOUT THE ORIGIN 0,0.
9. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
10. FLOOD ZONE: THE ENTIRE PROPERTY IS IN FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP NUMBER 0850730086H, EFFECTIVE ON 8/15/2019.
11. ACCORDING TO THE COLORADO OIL AND GAS CONSERVATION COMMISSION WEBSITE ON JANUARY 26, 2021 THERE ARE NO PLUGGED AND ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTIONS SITES LOCATED WITHIN THE BOUNDARIES OF THE SITE DEVELOPMENT PLAN OR WITHIN 200' OF SUCH BOUNDARIES ON ADJUTING PROPERTY.
12. FIELD SURVEY COMPLETED JANUARY 20, 2021.

RECEIVED  
SEP 21 2021

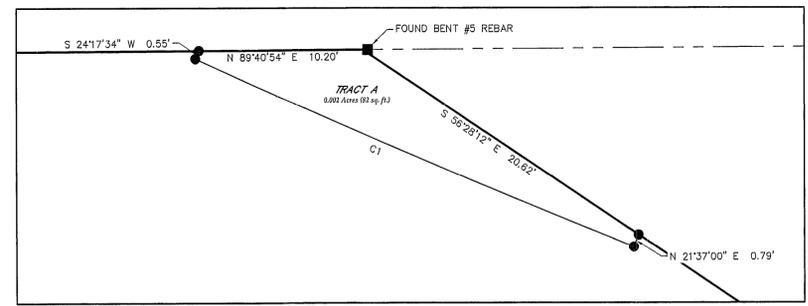
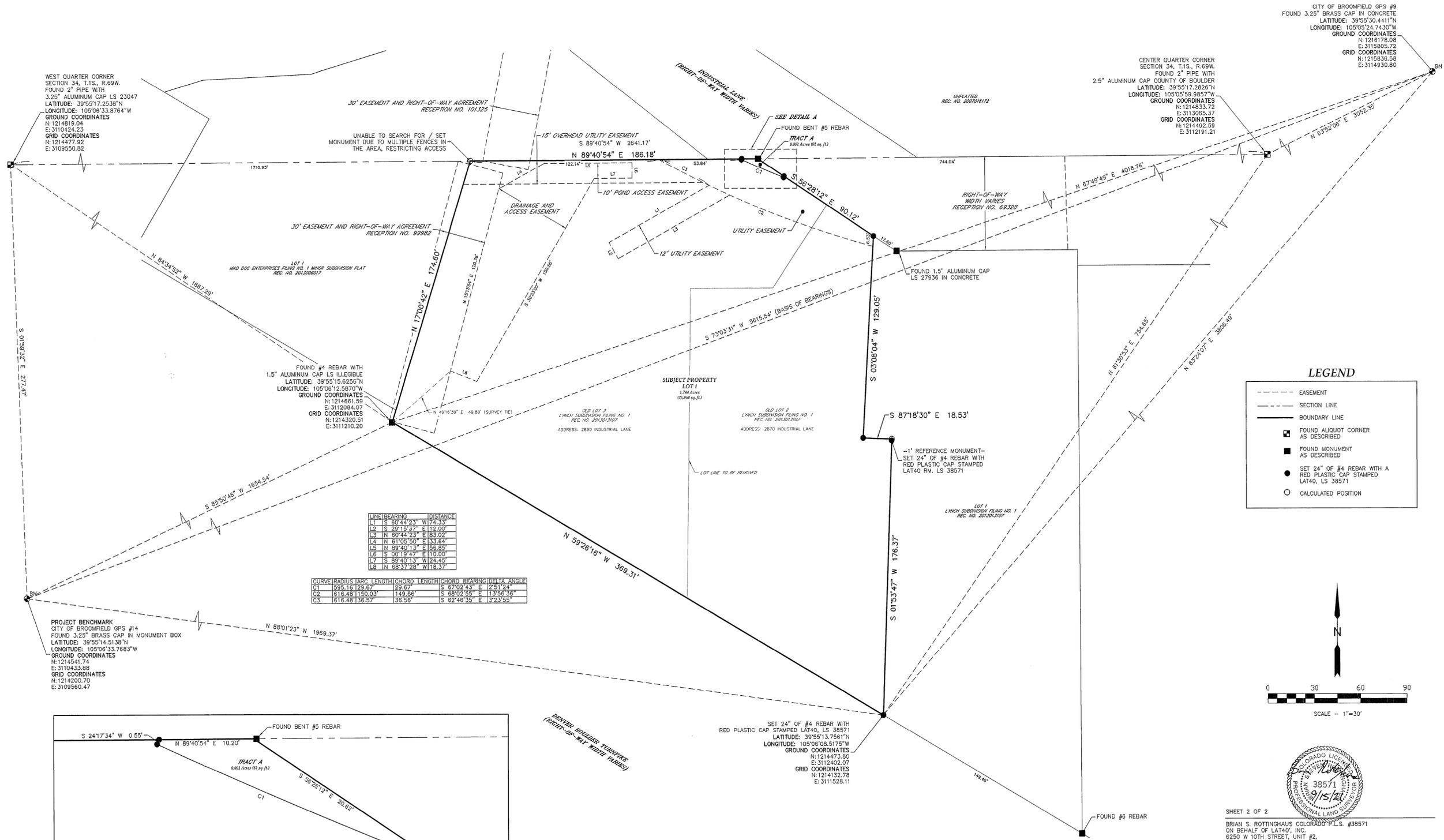
	DATE: 1/28/2021 REVISIONS: SIGN & SEAL CITY & COUNTY OF BROOMFIELD COMMENTS CITY & COUNTY OF BROOMFIELD COMMENTS		FILE NAME: 2020227PLAT DRAWN BY: MJW DATE: 9/14/2021 DATE: 6/3/2021 DATE: 4/13/2021		CHECKED BY: BSR SCALE: AS NOTED PROJECT #: 2020227
	FINAL PLAT FOR CIVIL RESOURCES 323 5TH STREET FREDERICK, CO 80530				<b>1</b> SHEET 1 OF 2
	Lat40, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, CO 80634 0: 970-515-5294				
	DATE: 1/28/2021 FILE NAME: 2020227PLAT DRAWN BY: MJW CHECKED BY: BSR SCALE: AS NOTED PROJECT #: 2020227				

# LYNCH SUBDIVISION FILING NO. 1 REPLAT A

## FINAL PLAT

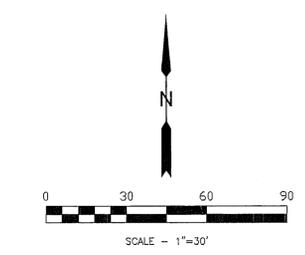
A Replat Of Lot 2 and Lot 3, Lynch Subdivision Filing No. 1  
 Located in The Southwest Quarter Of Section 34, Township 1 South, Range 69 West Of The 6th P.M.,  
 City and County Of Broomfield, State Of Colorado

2021018041 PL 09/30/2021 11:02 AM  
 Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$  
 City & County of Broomfield



**LEGEND**

- EASEMENT
- - - SECTION LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED LAT40, LS 38571
- CALCULATED POSITION



SHEET 2 OF 2  
 BRIAN S. ROTTINGHAUS COLORADO P.L.S. #38571  
 ON BEHALF OF LAT40, INC.  
 6250 W 10TH STREET, UNIT #2,  
 GREELEY, CO 80634

	Lat40, Inc. Professional Land Surveyors 6250 W. 10th Street, Unit 2 Greeley, CO 80634 0: 970-515-5294	DATE: 1/28/2021 FILE NAME: 2020227PLAT DRAWN BY: MJW CHECKED BY: BSR SCALE: AS NOTED PROJECT #: 2020227	REVISIONS:	DATE: 9/14/2021 6/3/2021 4/13/2021	FINAL PLAT FOR CIVIL RESOURCES 323 5TH STREET FREDERICK, CO 80530	<b>2</b> SHEET 2 OF 2