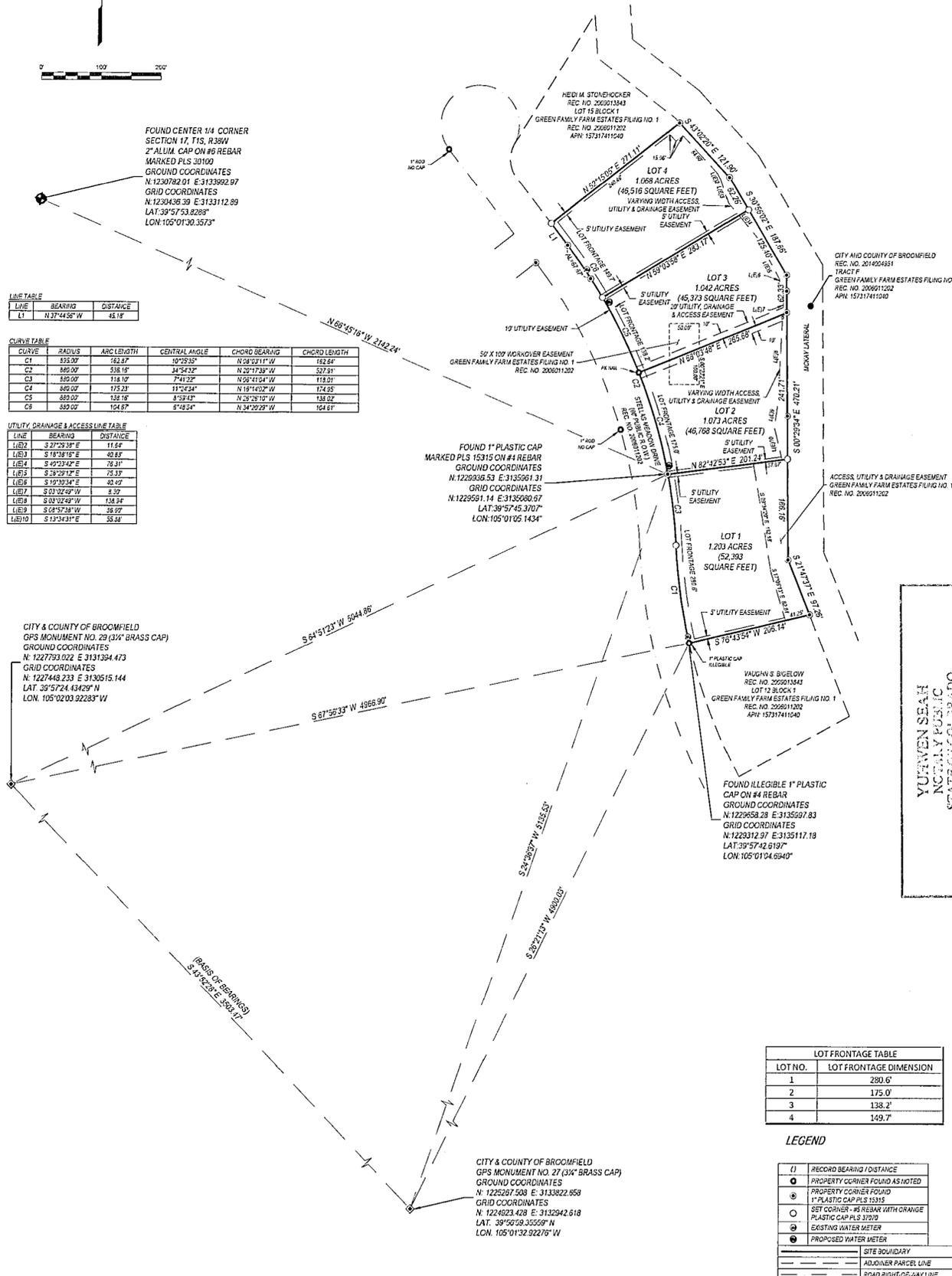


re-recorded to add surveyor's certification GREEN FAMILY FARM ESTATES, FILING NO. 1 REPLAT A, MINOR PLAT  
A REPLAT OF LOTS 13 AND 14, BLOCK 1, OUTLOT 'A' AND OUTLOT 'B,' GREEN FAMILY FARM ESTATES FILING NO. 1,  
LOCATED IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°44'56" W	45.18'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	555.00'	162.87'	16°29'35"	N 58°23'11" W	162.84'
C2	862.00'	338.18'	34°54'37"	N 29°17'35" W	327.91'
C3	862.00'	118.19'	7°41'27"	N 58°45'54" W	118.01'
C4	862.00'	175.23'	11°24'34"	N 19°14'02" W	174.95'
C5	862.00'	158.18'	8°58'43"	N 28°18'12" W	158.02'
C6	862.00'	104.87'	5°48'24"	N 34°29'27" W	104.81'

UTILITY DRAINAGE & ACCESS LINE TABLE

LINE	BEARING	DISTANCE
U1	S 27°29'38" E	11.54'
U2	S 16°38'15" E	40.83'
U3	S 4°02'10" E	78.31'
U4	S 25°29'12" E	25.33'
U5	S 12°32'34" E	40.42'
U6	S 03°32'49" W	8.22'
U7	S 02°12'00" W	138.34'
U8	S 28°57'38" W	26.27'
U9	S 19°34'31" E	55.48'

CITY & COUNTY OF BROOMFIELD  
GPS MONUMENT NO. 29 (3/4" BRASS CAP)  
GROUND COORDINATES  
N: 1227733.022 E: 3131354.473  
GRID COORDINATES  
N: 1227448.233 E: 3130515.144  
LAT: 39°57'24.43429" N  
LON: 105°02'03.92283" W

FOUND 1" PLASTIC CAP  
MARKED PLS 15315 ON #4 REBAR  
GROUND COORDINATES  
N: 1229268.53 E: 3135591.31  
GRID COORDINATES  
N: 1229591.14 E: 3135090.67  
LAT: 39°57'45.3707" N  
LON: 105°01'05.1434" W

LOT FRONTAGE TABLE

LOT NO.	LOT FRONTAGE DIMENSION
1	280.6'
2	175.0'
3	138.2'
4	149.7'

LEGEND

( )	RECORD BEARING / DISTANCE
●	PROPERTY CORNER FOUND AS NOTED
⊙	PROPERTY CORNER FOUND
⊕	1" PLASTIC CAP PLS 15315
⊖	SET CORNER - #6 REBAR WITH ORANGE PLASTIC CAP PLS 3702
⊗	EXISTING WATER METER
⊘	PROPOSED WATER METER
---	SITE BOUNDARY
---	ADJOINER PARCEL LINE
---	ROAD RIGHT-OF-WAY LINE

CITY & COUNTY OF BROOMFIELD  
GPS MONUMENT NO. 27 (3/4" BRASS CAP)  
GROUND COORDINATES  
N: 1225267.508 E: 3133822.658  
GRID COORDINATES  
N: 1224623.428 E: 3132942.618  
LAT: 39°05'08.35599" N  
LON: 105°01'32.92275" W

LEGAL DESCRIPTION:  
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCELS AS FOLLOWS:  
HEIDI M. STONEHOCKER BEING THE OWNER OF LOT 14, BLOCK 1, AND OUTLOT A, AS PER RECEPTION NOS. 2012013554 AND 2014011988 RESPECTIVELY, AND MARK AND TRACY STONEHOCKER BEING THE OWNERS OF LOT 13, BLOCK 1, AND OUTLOT B, AS PER RECEPTION NOS. 2014033001 AND 2014030000 RESPECTIVELY OF GREEN FAMILY FARM ESTATES FILING NO. 1 AS RECORDED IN RECEPTION NO. 2006011202 OF BROOMFIELD COUNTY, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
CONTAINING AN AREA OF 4.369 ACRES (191,050 SQUARE FEET) MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF 'GREEN FAMILY FARM ESTATES, FILING NO. 1 REPLAT A, MINOR PLAT' AND GRANTS THE CITY AND COUNTY OF BROOMFIELD 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.

OWNERS' CERTIFICATE:  
HEIDI M. STONEHOCKER  
BY: Heidi M Stonehocker  
HEIDI M. STONEHOCKER

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF November A.D., 2021

STATE OF Colorado  
CITY OF Broomfield  
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 18 DAY OF November A.D., 2021

MY COMMISSION EXPIRES: 12/22/2021

WITNESS MY HAND AND OFFICIAL SEAL  
Mark Stonehocker  
NOTARY PUBLIC

MARK STONEHOCKER  
BY: Mark Stonehocker  
MARK STONEHOCKER

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF November A.D., 2021

STATE OF Colorado  
CITY OF Broomfield  
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 13 DAY OF November A.D., 2021

MY COMMISSION EXPIRES: 12/22/2021

WITNESS MY HAND AND OFFICIAL SEAL  
Tracy Stonehocker  
NOTARY PUBLIC

TRACY STONEHOCKER  
BY: Tracy Stonehocker  
TRACY STONEHOCKER

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF November A.D., 2021

STATE OF Colorado  
CITY OF Broomfield  
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 18 DAY OF November A.D., 2021

MY COMMISSION EXPIRES: 12/22/2021

WITNESS MY HAND AND OFFICIAL SEAL  
Robert  
NOTARY PUBLIC

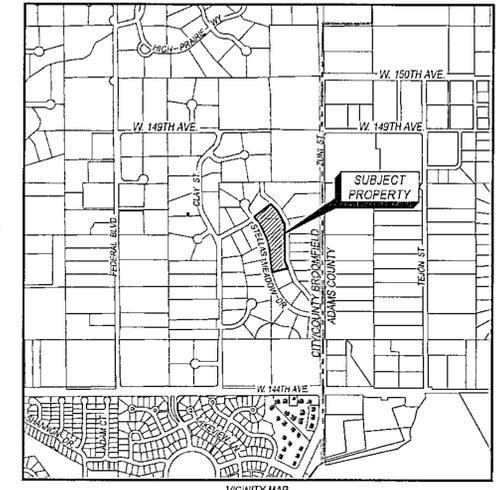
ATTORNEYS CERTIFICATE  
I, Robert, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHT-OF-WAYS TO THE CITY AND COUNTY OF BROOMFIELD DO OWN THEM IN SIMPLE FREE AND 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.

38654  
ATTORNEY REGISTRATION NO. LICENSED ATTORNEY FOR APPLICANT

APPROVALS  
THIS MINOR PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ON THIS THE 30 DAY OF November A.D., 2021

[Signature]  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY AND COUNTY MANAGER

YUHWEN SEAH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2009441592  
MY COMMISSION EXPIRES DECEMBER 22, 2021

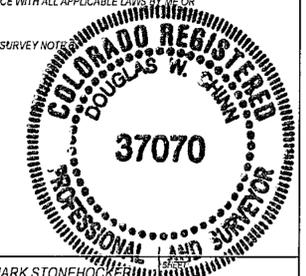


- SURVEY NOTES:
1. THIS PLAT CONTAINS FOUR (4) LOTS AND ZERO (0) TRACTS.
  2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
  3. NOTICE: 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.
  4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, ACKLAM, INC. RELIED ON TITLE COMMITMENT POLICY NUMBER K70733384, PREPARED BY LAND TITLE GUARANTY COMPANY, DATED JULY 28, 2021.
  5. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.99971918.
  6. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE" AND IS REFERENCED TO THE LINE BETWEEN TWO (2) OF BROOMFIELD'S GPS CONTROL POINTS, THE NORTHWEST POINT BEING BROOMFIELD'S GPS CONTROL POINT NO. 28, MONUMENTED BY A 3 1/4" BRASS CAP, AND ON THE SOUTH POINT BEING BROOMFIELD'S GPS CONTROL POINT NO. 27, MONUMENTED BY A 3 1/4" BRASS CAP AND BEARS SOUTH 43°52'28" EAST.
  7. ALL REFERENCES MADE HEREON TO BOOK & PAGE, RECEPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO.
  8. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
  9. FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 080100020000 REVISED OCTOBER 2, 2012. THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  10. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL (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.
  11. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS "C" ORDER, CLASS 2-1, 1,500,000 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 FEDERAL GEODETIC CONTROL COMMITTEE.
  12. THE PUBLIC LAND DEDICATION FEE WILL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A NEW DWELLING.

YUHWEN SEAH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2009441592  
MY COMMISSION EXPIRES DECEMBER 22, 2021

SURVEYOR'S CERTIFICATION:  
I, DOUGLAS W. CHINN, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED 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 THE CITY OF BROOMFIELD'S GPS CONTROL POINT SURVEY NOTES.  
[Signature]  
DOUGLAS W. CHINN  
COLORADO PROFESSIONAL LAND SURVEYOR  
NUMBER 37070



FOR AND ON BEHALF OF:  
ACKLAM, INC.  
133 S. 27TH AVENUE  
BRIGHTON, CO 80601  
(303) 659-6287

SCALE 1"=100'	CLIENT NAME: HEIDI STONEHOCKER & MARK STONEHOCKER	
DATE: 08/23/21	REV #	
JOB NO: 21033	REVISION DATE	
JOB NAME: STONEHOCKER BROOMFIELD	ADDRESS CCB3 COMMENTS - 09/21/2021	
DRAWN: JAH	CHK: DVC	ADDRESS CCB3 COMMENTS - 10/17/2021
REV: 0	DVC	
APP: 0		

ACKLAM, INC.  
133 S. 27th Avenue  
Brighton, CO 80601  
5001 County Road Dr., Ste. 300  
Austin, TX 78748  
Texas Filing #154111

1 OF 1