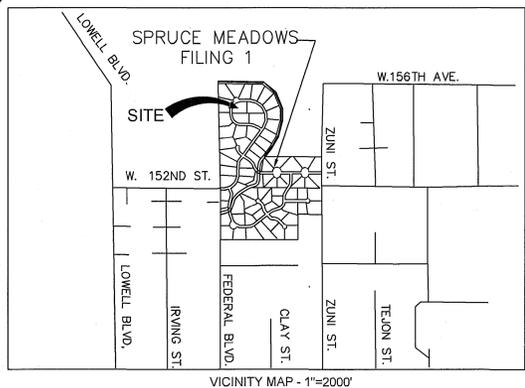


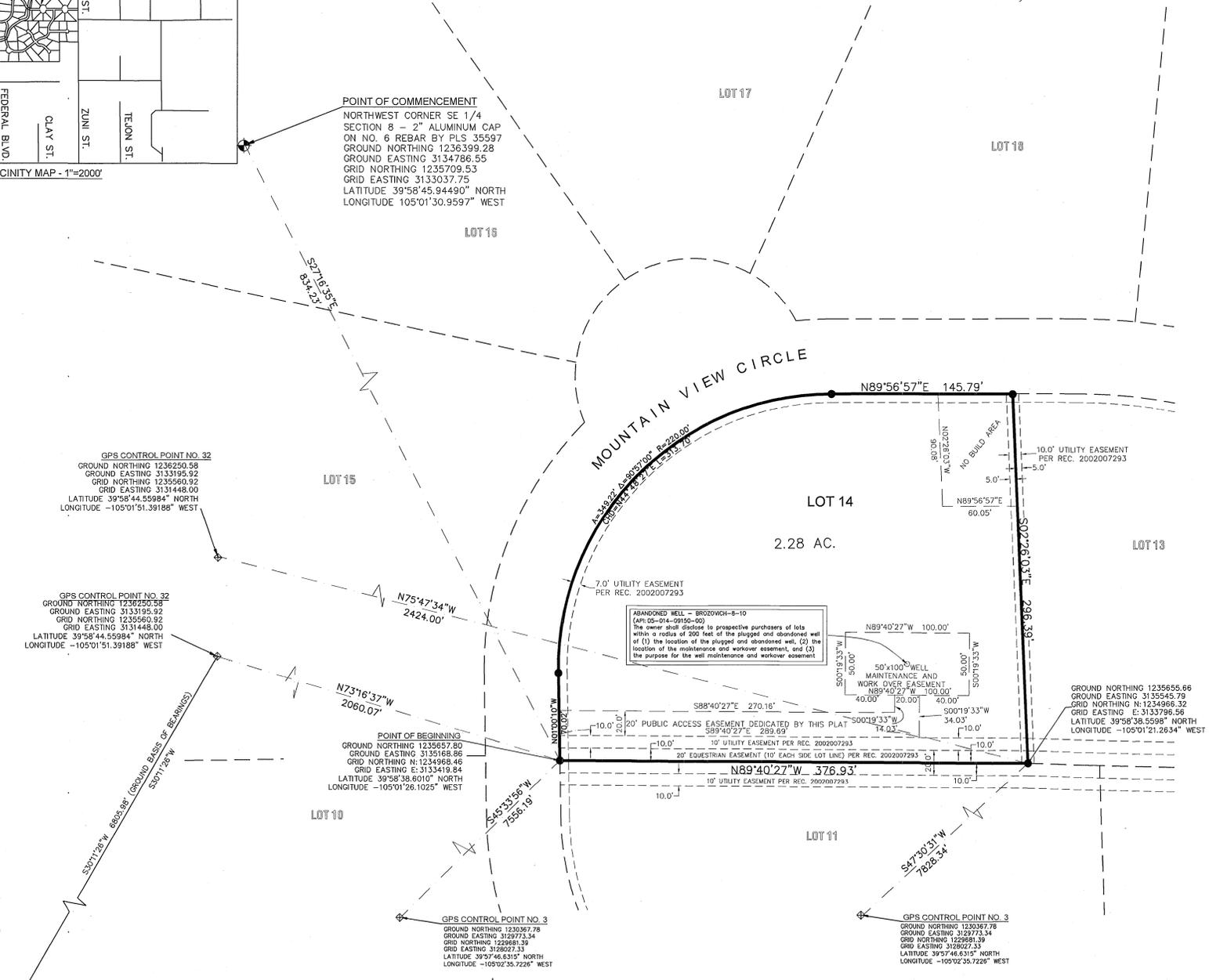
# SPRUCE MEADOWS FILING NO. 1 REPLAT F

A MINOR REPLAT OF LOT 14 OF SPRUCE MEADOWS FILING NO. 1  
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

202200624 PL 01/14/2022 02:16 PM  
Page 1 of 1 Rec Fee \$8.00 Doc Fee \$  
City & County of Broomfield  
PL 01/14/2022 02:16 PM



VICINITY MAP - 1"=2000'



GPS CONTROL POINT NO. 32  
GROUND NORTHING 1236230.58  
GROUND EASTING 3133195.92  
GRID NORTHING 1235560.92  
GRID EASTING 3131448.00  
LATITUDE 39°58'44.55984" NORTH  
LONGITUDE -105°01'51.39188" WEST

GPS CONTROL POINT NO. 32  
GROUND NORTHING 1236230.58  
GROUND EASTING 3133195.92  
GRID NORTHING 1235560.92  
GRID EASTING 3131448.00  
LATITUDE 39°58'44.55984" NORTH  
LONGITUDE -105°01'51.39188" WEST

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GROUND NORTHING 1236230.58  
GROUND EASTING 3133195.92  
GRID NORTHING 1235560.92  
GRID EASTING 3131448.00  
LATITUDE 39°58'44.55984" NORTH  
LONGITUDE -105°01'51.39188" WEST

GPS CONTROL POINT NO. 3  
GROUND NORTHING 1230367.78  
GROUND EASTING 3129773.34  
GRID NORTHING 1229681.39  
GRID EASTING 3128027.33  
LATITUDE 39°57'46.8315" NORTH  
LONGITUDE -105°02'35.7226" WEST

GPS CONTROL POINT NO. 3  
GROUND NORTHING 1230367.78  
GROUND EASTING 3129773.34  
GRID NORTHING 1229681.39  
GRID EASTING 3128027.33  
LATITUDE 39°57'46.8315" NORTH  
LONGITUDE -105°02'35.7226" WEST

POINT OF COMMENCEMENT  
NORTHWEST CORNER SE 1/4  
SECTION 8 - 2" ALUMINUM CAP  
ON NO. 8 REBAR BY PLS 35597  
GROUND NORTHING 1236399.28  
GROUND EASTING 3134786.55  
GRID NORTHING 1235709.53  
GRID EASTING 3133037.75  
LATITUDE 39°58'45.94490" NORTH  
LONGITUDE 105°01'30.9597" WEST

POINT OF BEGINNING  
GROUND NORTHING 1235657.80  
GROUND EASTING 3135168.86  
GRID NORTHING N:1234968.46  
GRID EASTING E:3133419.84  
LATITUDE 39°58'38.8010" NORTH  
LONGITUDE -105°01'26.1025" WEST

GPS CONTROL POINT NO. 3  
GROUND NORTHING 1230367.78  
GROUND EASTING 3129773.34  
GRID NORTHING 1229681.39  
GRID EASTING 3128027.33  
LATITUDE 39°57'46.8315" NORTH  
LONGITUDE -105°02'35.7226" WEST

GPS CONTROL POINT NO. 3  
GROUND NORTHING 1230367.78  
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GRID EASTING 3128027.33  
LATITUDE 39°57'46.8315" NORTH  
LONGITUDE -105°02'35.7226" WEST

ABANDONED WELL - BRO2007293-10  
(API 05-014-09150-00)  
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

- NOTES:
1. THE BASIS OF BEARING FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, THE GRID BEARING AND DISTANCE BETWEEN CITY OF BROOMFIELD GIS LAND POSITION GPS #3 AND CITY OF BROOMFIELD LAND POSITION GPS #32 IS 53011'26"W. THE COMBINED FACTOR USED IS 0.99944213.
  2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C 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, 7.00'
  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 13487

**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 14 OF SPRUCE MEADOWS FILING NO. 1, AS RECORDED IN CITY AND COUNTY OF BROOMFIELD ON 5/24/2002 AT RECEPTION NUMBER 2002007293, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE S26°16'30"E, 834.23 FEET TO SOUTHWEST CORNER OF SAID LOT 17, BEING THE POINT OF BEGINNING;  
THENCE NORTH 00°00'00" WEST A DISTANCE OF 70.02 FEET;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°57'00", AND A RADIUS OF 220.00 FEET AN ARC LENGTH OF 349.22 FEET THE CHORD OF SAID CURVE BEARS NORTH 45°28'30" EAST, A DISTANCE OF 313.70 FEET;  
THENCE SOUTH 89°03'00" EAST A DISTANCE OF 145.79 FEET;  
THENCE SOUTH 01°26'00" EAST A DISTANCE OF 296.39 FEET;  
THENCE NORTH 88°40'24" WEST A DISTANCE OF 376.93 FEET TO THE POINT OF BEGINNING,  
CONTAINING 2.28 ACRES, 99,230 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 F; 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.

OWNERS:  
Todd A. Maul and Lisa Maul

State of Colorado  
Broomfield County  
Subscribed and sworn to before me this 17 day of July, 2022, by Todd A. Maul and Lisa Maul.

WITNESS my hand and official seal.  
Kathleen Patrick  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 203940292  
MY COMMISSION EXPIRES 11/18/2023

My commission expires 11/18/23  
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 14th DAY OF January, 2022.

DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY AND COUNTY MANAGER

**ATTORNEY CERTIFICATION**  
I, \_\_\_\_\_ 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 DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY ON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

ATTORNEY REGISTRATION NO. DATE:

**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 F TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DATE: July 14, 2022  
Michael J. Decker  
MICHAEL J. DEDECKER PLS CO. PLS NO. 20676  
FOR AND ON BEHALF OF  
DEDECKER LAND SURVEYING, LLC



DATE	RECORD OF ISSUE	BY	CHK
05-21-2020 <td>INITIAL ISSUE <td>MJD <td></td> </td></td>	INITIAL ISSUE <td>MJD <td></td> </td>	MJD <td></td>	
06-21-2020 <td>ADDRESSED COMMENTS <td>MJD <td></td> </td></td>	ADDRESSED COMMENTS <td>MJD <td></td> </td>	MJD <td></td>	
07-10-2020 <td>ROTATED TO MATCH GIS <td></td> <td></td> </td>	ROTATED TO MATCH GIS <td></td> <td></td>		

**DEDECKER**  
**LAND SURVEYING**  
4301 FAWN TRAIL  
LOVELAND, COLORADO 80537  
C (970) 217-2331 H (970) 663-2013

**FLATIRON DEVELOPMENT**  
**AND CUSTOM HOMES**  
PROJECT: MINOR SUBDIVISION SPRUCE MEADOWS FILING NO.1 REPLAT F - BROOMFIELD CO.

DESIGNED:	REVISION NO.
DRAWN: MJD	2019-279
CHECKED:	SHEET 24 of 30
APPROVED:	1 of 1
DATE: MAY 21, 2020	