

**ZUNI LTD. TRACT, REPLAT A
FINAL PLAT
BEING A SUBDIVISION OF PART OF LOT 4 BLOCK 1 ZUNI LTD. TRACT
LOCATED IN THE SE 1/4 SECTION 8, T-1-S, R-68-W OF THE SIXTH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO**

2022002676 PL 03/04/2022 08:12 AM
Page: 1 of 1 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

LEGAL DESCRIPTION
BY THESE PRESENTS, the undersigned, being the owner of THAT PART OF LOT 4, BLOCK 1, ZUNI LTD. TRACT BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE N 89°45'50" W 1070.81 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S 12°45'15" W ALONG WEST LINE OF SAID LOT 195.66 FEET; THENCE S 89°45'50" E 1114.01 FEET; THENCE NORTH 191.01 FEET TO THE POINT OF BEGINNING. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
Containing 4.7902 Acres, more or less.
Has laid out, platted, and subdivided the above described land, under the name and style of Krishna Zuni Subdivision; and by these presents dedicates, grants, and conveys 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 the 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.

OWNER CERTIFICATE
Golla Venkata, Krishna and Renuka
15405 Zuni Street Broomfield, CO 80023
303-320-8838
By: Golla Venkata, Krishna and Renuka
Owner

NOTARY CERTIFICATE
STATE OF Colorado
COUNTY OF Broomfield
The foregoing instrument was acknowledged before me this 28 day of January, 2022, by Golla Venkata, Krishna and Renuka as OWNERS.
Witness my hand and official seal. Golla, Renuka
Notary Public
My commission expires 06/29/2024.



Closure Report:
Azimuth Of Error: 159°21'07"
North Error : -0.00010
East Error : 0.00004
Hz Dist Error : 0.00010
Traverse Lines : 4
Courses:
1) N 12°45'15" E 195.66'
2) S 89°45'50" E 1070.81'
3) S 00°00'00" E 191.01'
4) N 89°45'50" W 1114.01'
Perimeter = 2571.494'
Closure Precision: 1 in 24886523

SURVEYOR'S CERTIFICATE
I, Peter M. Palombo, 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.

Peter M. Palombo PLS
President Tripod Geometrics Surveying
3604 Swan Lane
Fort Collins, CO 80524

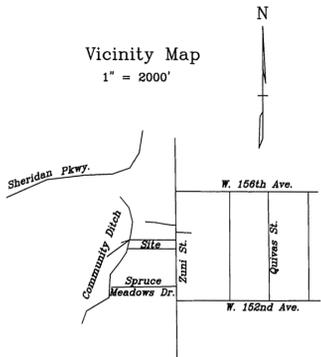
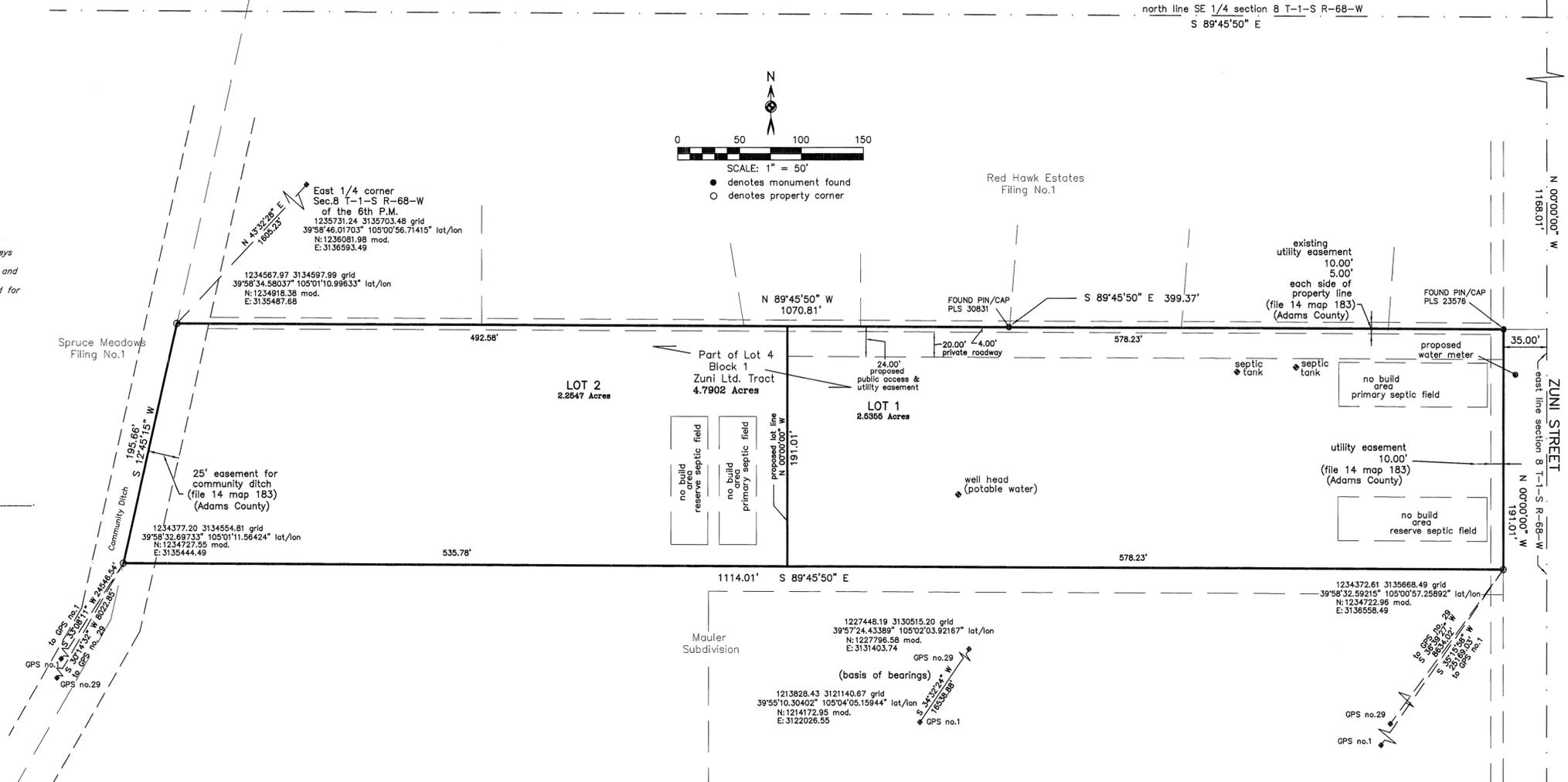


BASIS OF BEARINGS: STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE

THE BASIS OF BEARINGS OF THIS SURVEY IS THE LINE BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON, THE LINE BETWEEN BROOMFIELD GPS NO. 29 AND BROOMFIELD GPS NO. 1. BEARS S 34°32'24" W AND MEASURES 16538.88 FEET.

Modification Factor = 0.99971625

The Colorado Coordinate System hereon shown is defined as FIRST order, class G, 1:100,000 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.



LAND USE REVIEW COMMISSION CERTIFICATE

This Final Plat is hereby approved by the City and County of Broomfield Land Use Review Commission this 13th day of December, 2021, subject to City Council call up provisions established within Ordinance No. 2138.
Chairman: [Signature] Secretary: [Signature]

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: _____

- NOTES:**
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO ESTABLISH CORRECT AND ACCURATE BOUNDARY CORNERS AND LINES AS WELL AS POSITION OF EXISTING IMPROVEMENTS FOR SUBDIVISION OF THE SUBJECT PROPERTY.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PETER M. PALOMBO P.L.S.
 - 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 18-4-506,C.R.S.
 - ACCORDING TO COLORADO STATE 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.
 - PROPERTY CORNERS SET ARE 18" LONG NO.5 REBAR WITH 1 1/2" ALLUM. CAP STAMPED 33197. IN THE EVENT THAT A CORNER TO BE SET FALLS ON SOLID ROCK OR CONCRETE A 2" CONCRETE NAIL AND WASHER STAMPED 33197 WILL BE SET.
 - THE DISTANCE MEASUREMENTS USED HEREON ARE IN US SURVEY FEET.
 - UTILITIES SHOWN BASED ON VISIBLE EVIDENCE.
 - APPROVED AS PART OF THIS FINAL PLAT IS A VARIANCE FROM SECTION 16-28-100 OF THE BROOMFIELD MUNICIPAL CODE TO ALLOW FOR A FLAG LOT WITHOUT A FUD PLAN.
 - 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 CORRALS. 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.

TRIPOD GEOMETRICS SURVEYING LLC
3604 SWAN LANE
FORT COLLINS, COLORADO 80524

PETER M. PALOMBO
PLS 33197 (720) 849-7509

DWG.: 15405_final_11_10_21.dwg DATE: 11-10-21 1 OF 1