

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

202209883 PL 08/22/2022 08:32 AM
 Page 1 of 22 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield


A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

LOTS 2, 3, 4 AND TRACT A
 GREAT WESTERN PARK FILING NO. 5 - MINOR SUBDIVISION PLAT,
 CITY AND COUNTY OF BROOMFIELD,
 STATE OF COLORADO.

TOGETHER WITH:

LOTS 1 AND 4, AND TRACT A
 GREAT WESTERN PARK FILING NO. 1,
 CITY AND COUNTY OF BROOMFIELD,
 STATE OF COLORADO.

CONTAINING 89.13 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF GREAT WESTERN PARK FILING NO. 6 FINAL PLAT; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREET, 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 THE PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

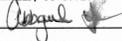
OWNER CERTIFICATE:

ST. JOHN PROPERTIES
 420 CORPORATE CIRCLE, SUITE A
 GOLDEN, COLORADO, 80401

CITY AND COUNTY OF BROOMFIELD
 ONE DESCOMBES DRIVE
 BROOMFIELD, CO 80020

BROCADE COMMUNICATION SYSTEMS LLC
 4 BROCADE PARKWAY
 BROOMFIELD, CO, 80021

BY: 
 BRANDON JENKINS, PARTNER

BY: 

BY: 
 Chief Financial Officer

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE 2022.

BY: BRANDON JENKINS AS PARTNER
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES 01/29/2023



LENDER'S CERTIFICATE:

THE UNDERSIGNED MORTGAGEE/LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND TO THE EXECUTION AND RECORDING OF THIS PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Chris Zeller Vice President
 [NAME, TITLE]

COMPANY: CP6 Bank

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May 2022.

BY: Chris Zeller AS VP
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES 8-22-24



ATTORNEY'S CERTIFICATE:

I, AMANDA H. HALSTEAD, AN ATTORNEY AT LAW LICENSED TO PRACTICE 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 AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

35477 AMANDA H. HALSTEAD
 CO ATTORNEY REGISTRATION # NAME

LAND USE REVIEW COMMISSION CERTIFICATE:

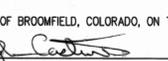
THIS GREAT WESTERN PARK FILING NO. 6 FINAL PLAT ARE SUBJECT TO A RECOMMENDATION FROM LAND USE REVIEW COMMISSION AND FINAL APPROVAL FROM CITY COUNCIL.

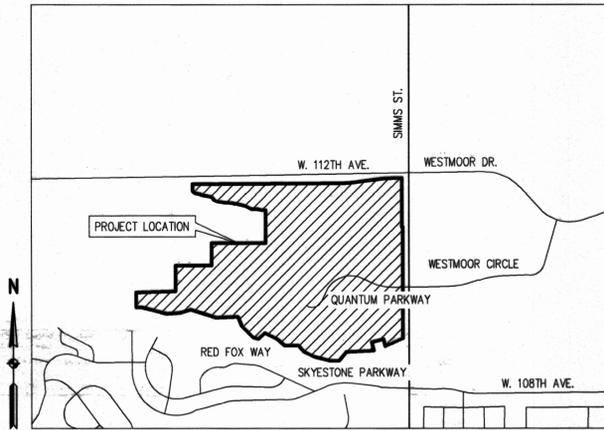
OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 10 DAY OF January 2022.

CHAIRMAN: 
 SECRETARY: Maanette Makin

CITY COUNCIL CERTIFICATE

THIS GREAT WESTERN PARK FILING NO. 6 FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 26 DAY OF April 2022.

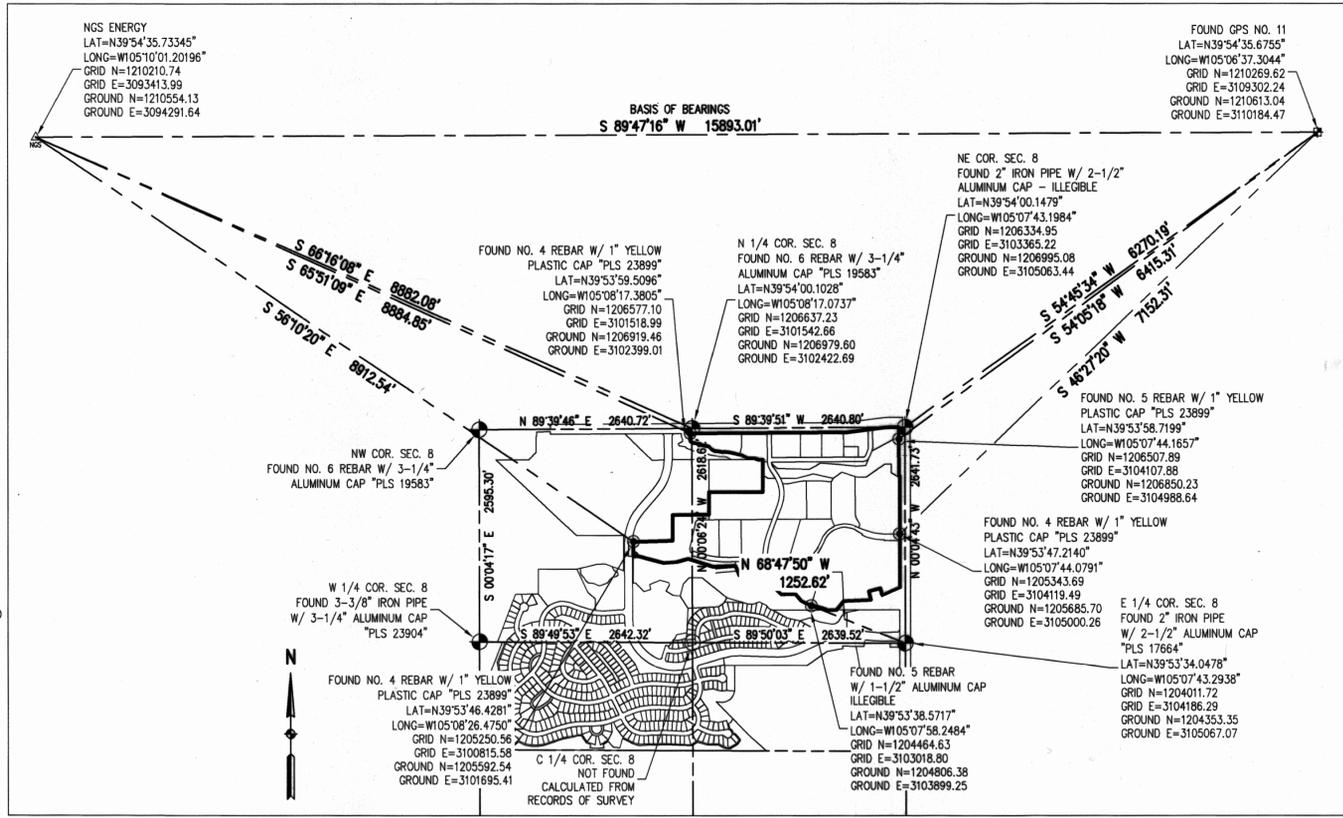
MAYOR: 
 CITY CLERK: _____



VICINITY MAP
 SCALE: 1" = 1000'

PLAT NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON A LINE BETWEEN THE CITY OF BROOMFIELD GIS STATIONS "NGS ENERGY" AND "GPS NO. 11" AS SHOWN HEREON. SAID LINE BEARS NORTH 89°47'16" EAST A DISTANCE OF 15893.01 FEET.
- TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER NCS-999840A-MD61, DATED FEBRUARY 12, 2021 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- THE COORDINATES SHOWN HEREON ARE MODIFIED STATE PLANE (NAD 83 CO STATE PLANE NORTH ZONE) TO REDUCE TO GRID STATE PLANE COORDINATES, MULTIPLY BY 0.99971634 (1.00028374) ABOUT THE ORIGIN 0,0.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 1:1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATION FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THIS PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVENUE, LOVELAND CO 80537.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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.
- CONTAINS A CALCULATED AREA OF 89.13 ACRES.
- A CROSS PARKING AGREEMENT WILL BE UTILIZED WITHIN THE BOUNDARIES OF THE FINAL PLAT.
- MINIMUM 10-FOOT WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- THE 10' UTILITY EASEMENT ALONG THE BOUNDARY OF LOTS 2, 3 AND 4 OF GREAT WESTERN PARK FILING NO. 5 AS RECORDED UNDER RECEPTION NO. 2019008411 IS HEREBY VACATED BY THIS PLAT.
- TRACT H IS HEREBY DEDICATED AS OPEN SPACE TO THE CITY AND COUNTY OF BROOMFIELD FOR OWNERSHIP AND MAINTENANCE.



SURVEY CONTROL DIAGRAM
 SCALE: 1" = 1000'

SURVEYOR CERTIFICATE:

I, AARON ALVIN DEMO, 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 REQUIREMENTS SET FORTH IN CHAPTER 18-20 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.



AARON ALVIN DEMO, PLS
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
 FOR AND ON BEHALF OF BASELINE CORPORATION
 4007 S. LINCOLN AVE. STE 405, LOVELAND COLORADO, 80537
 (970) 303-7600



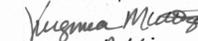
A Notary Public or other officer completing this certificate certifies that the identity of the individual who signed the document to which this certificate is attached and not the truth, fitness, accuracy, or validity of that document

State of California) ss.
 County of Santa Clara)

On June 8, 2022, before me, Virginia Matus, Notary Public, personally appeared Kirsten Spears, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal


 Notary Public
 State of California
 Commission # 2361501
 My commission expires June 16, 2025

BASELINE
 Engineering - Planning - Surveying
 4007 S. LINCOLN AVENUE, SUITE 405 - LOVELAND, COLORADO 80537
 P: 970.303.7600 F: 970.303.7601 www.baselinecorp.com

DESIGNED BY: MC
 DRAWN BY: DAW
 CHECKED BY: AAD

REVISION DESCRIPTION

CITY OF BROOMFIELD
 COUNTY OF BROOMFIELD
 GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
 SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COVER

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL
 DRAWING SIZE: 24" X 36"
 SURVEY FROM: SURVEY DATE: BASELINE 11/12/2021
 JOB NO.: C03452
 DRAWING NAME: 3452 - PLAT.dwg
 SHEET 1 OF 22

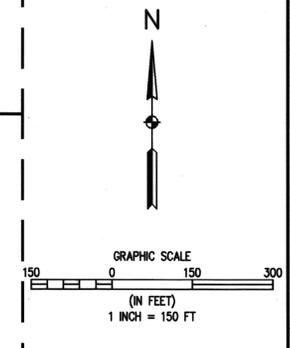
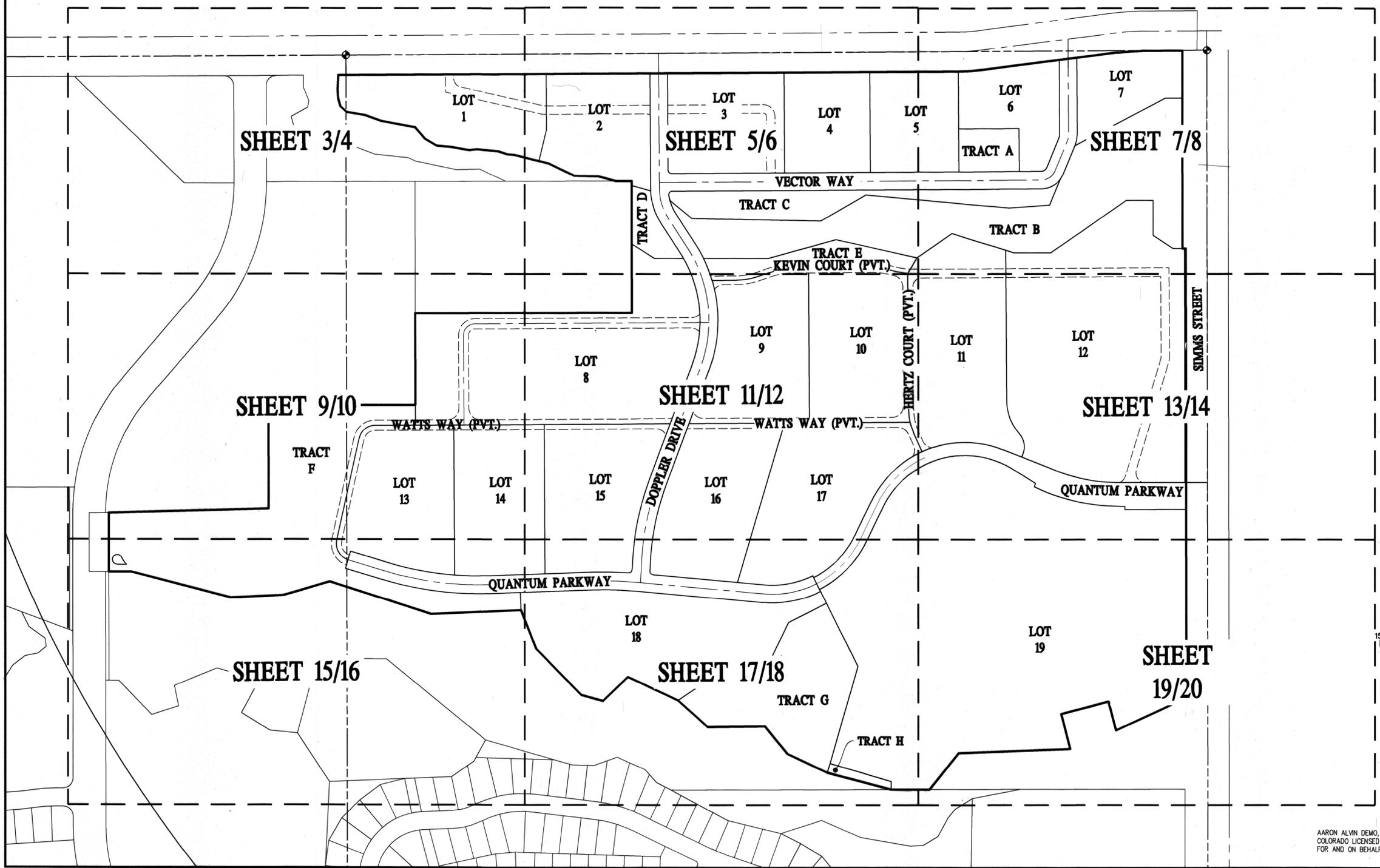
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

2022099883 PL 09/22/2022 08:32 AM
Page: 2 of 22 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

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DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD



AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

REVISION DESCRIPTION	DATE	PREPARED BY

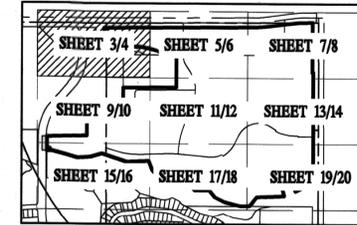
SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
CITY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
SHEET INDEX

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE BASELINE 11/12/2021
JOB NO. C03452
DRAWING NAME 5452 - PLAT.dwg
SHEET 2 OF 22

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
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City & County of Broomfield



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DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

PREPARED BY: DATE

REVISION DESCRIPTION

CITY OF BROOMFIELD
COUNTY OF BROOMFIELD

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL

DRAWING SIZE: 24" X 36"

SURVEY FIRM: SURVEY DATE: 11/12/2021

JOB NO.: 003452

DRAWING NAME: 3452 - PLAT.dwg

SHEET 3 OF 22



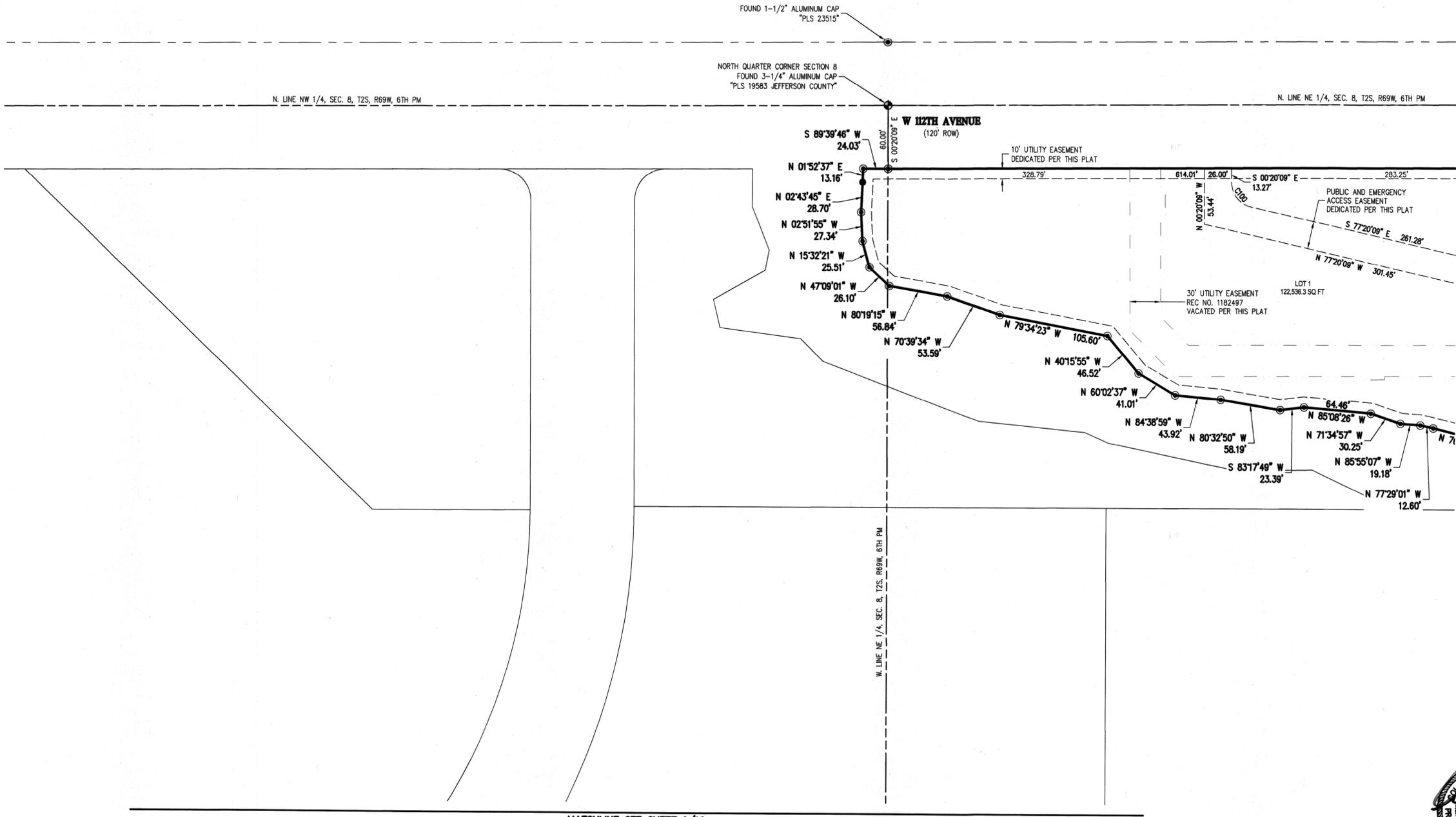
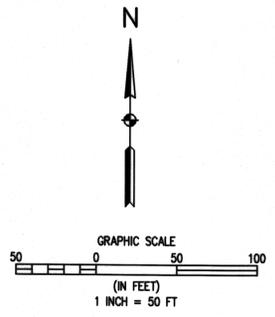
AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

LINETYPE LEGEND

- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- - - PROPERTY LINE ADJUSTMENT
- - - EASEMENT EXISTING
- - - EASEMENT VACATED BY THIS PLAT
- - - EASEMENT DEDICATED BY THIS PLAT

SYMBOL LEGEND

- ⊕ ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 16" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



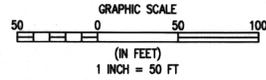
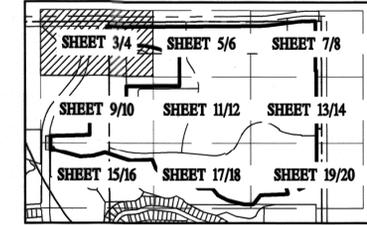
MATCHLINE SEE SHEET 5/6

MATCHLINE SEE SHEET 9/10

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page: 4 of 22 Rec Fee 50.00 Doc Fee \$
City & County of Broomfield

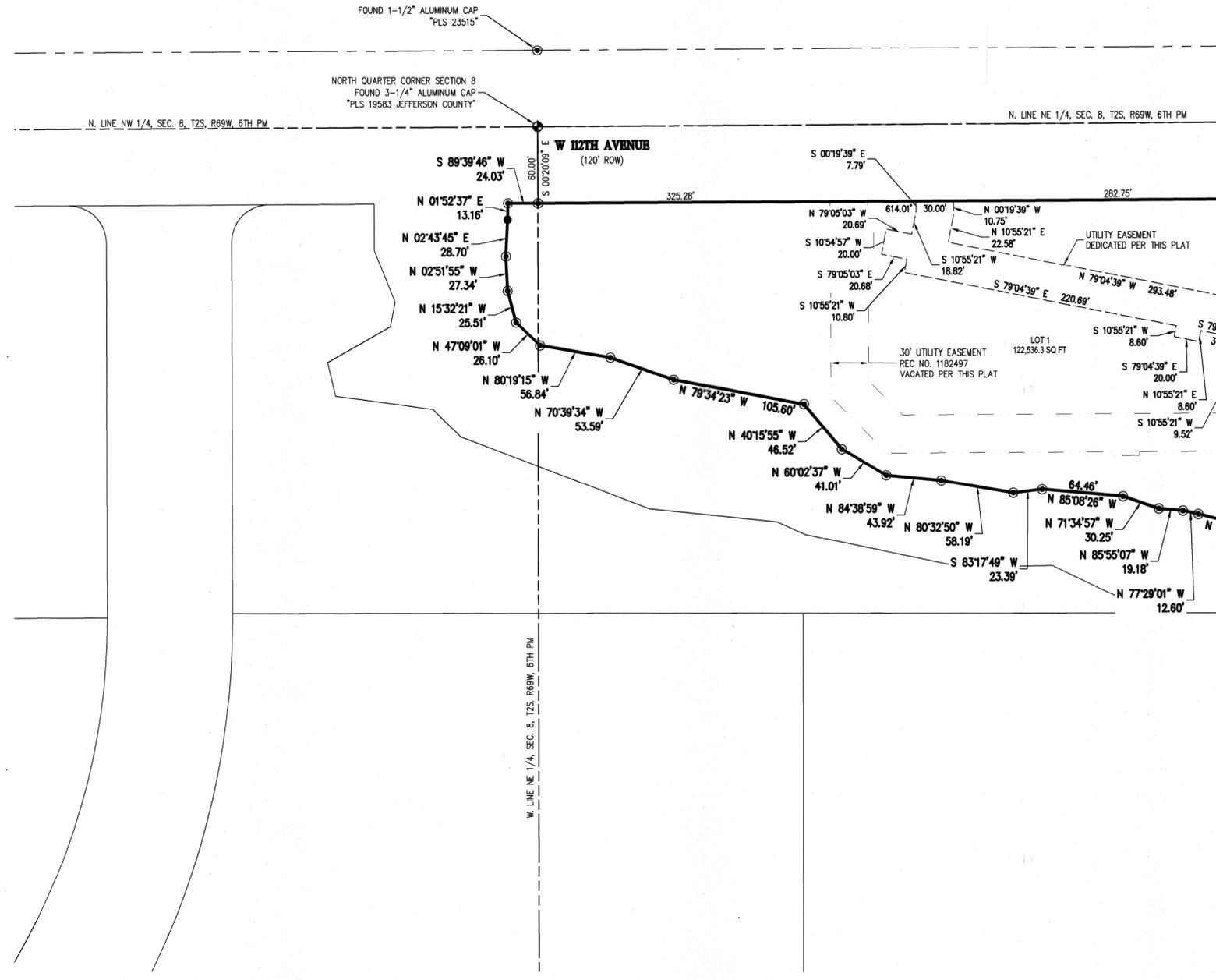


LINETYPE LEGEND

- ALIQUOT LINE
- ===== SUBJECT BOUNDARY
- ===== PROPERTY LINE
- ===== PROPERTY LINE ADJUSTMENT
- EASEMENT EXISTING
- EASEMENT VACATED BY THIS PLAT
- EASEMENT DEDICATED BY THIS PLAT

SYMBOL LEGEND

- ⊕ ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 5/6

MATCHLINE SEE SHEET 9/10

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P: 970.532.7600 • F: 966.679.4664 • www.baselinecorp.com

DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

PREPARED BY: DATE:

REVISION DESCRIPTION	DATE

SIMMS VENTURES, LLC
CITY OF BROOMFIELD
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF:

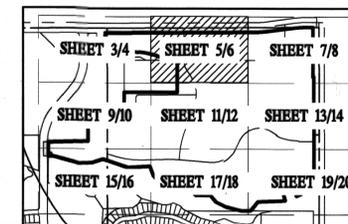
FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE: 24" X 36"
SURVEY FIRM: SURVEY DATE: 11/12/2021
BASELINE
JOB NO.: C03452
DRAWING NAME: 3452 - PLAT.dwg
SHEET 4 OF 22

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

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P: 303.537.8200 F: 303.674.4664 www.baselinecorp.com

DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

DATE: _____

PREPARED BY: _____

REVISION DESCRIPTION: _____

CITY OF BROOMFIELD

COUNTY OF BROOMFIELD

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF

SIMMS VENTURES, LLC

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL

DRAWING SIZE: 24" X 36"

SURVEY FIRM: SURVEY DATE: 11/12/2021

JOB NO.: C03452

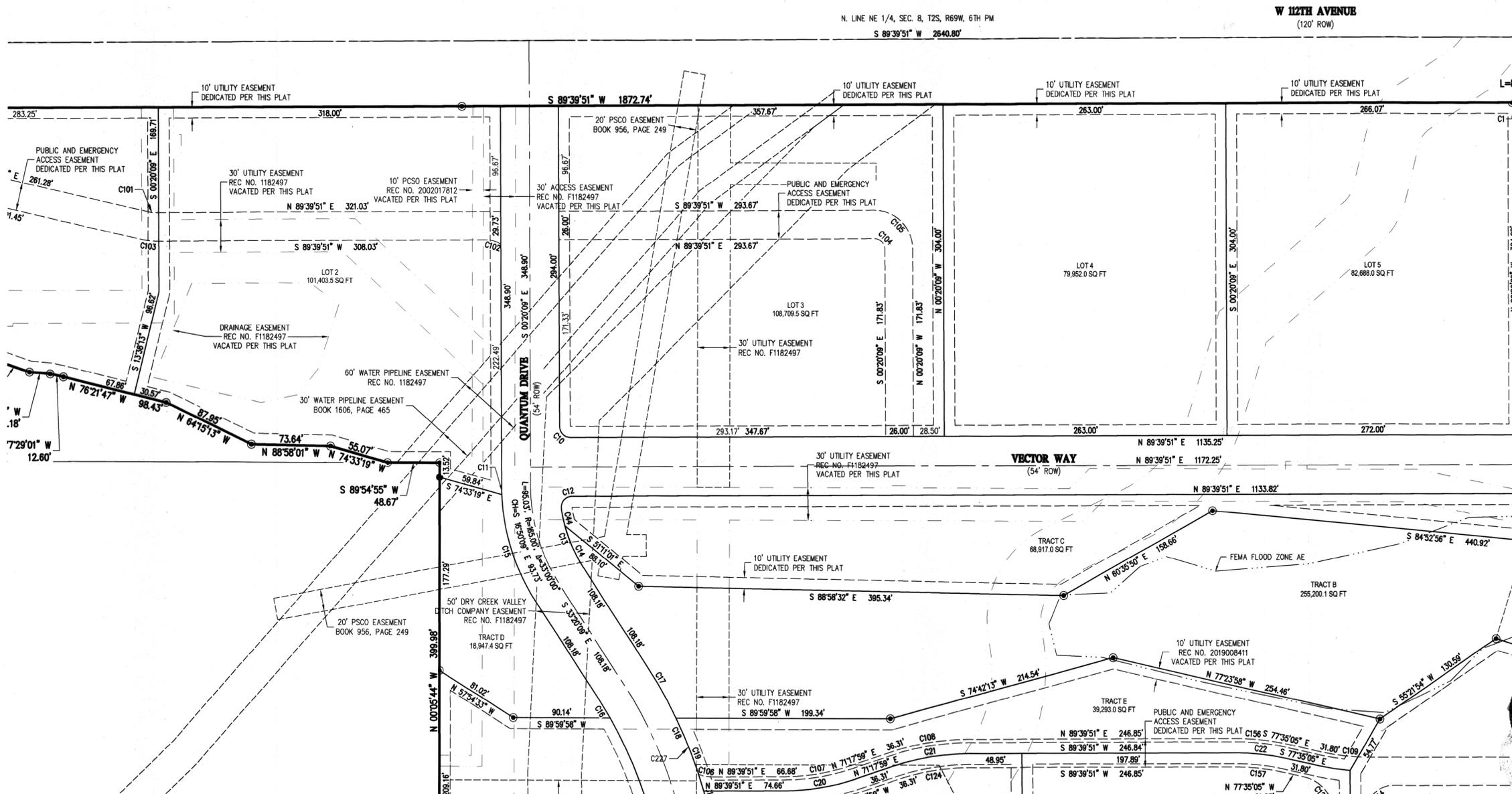
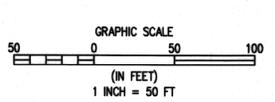
DRAWING NAME: 3452 - PLAT.dwg

SHEET 5 OF 22



AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

- LINETYPE LEGEND**
- ALIQUOT LINE
 - SUBJECT BOUNDARY
 - PROPERTY LINE
 - PROPERTY LINE ADJUSTMENT
 - EASEMENT EXISTING
 - EASEMENT VACATED BY THIS PLAT
 - EASEMENT DEDICATED BY THIS PLAT
 - FEMA FLOOD ZONE AE
- SYMBOL LEGEND**
- ⊕ ALIQUOT CORNER AS DESCRIBED
 - ⊙ FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
 - SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 3/4

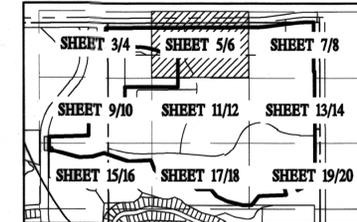
MATCHLINE SEE SHEET 7/8

MATCHLINE SEE SHEET 11/12

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

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P: 970.332.7600 • F: 970.332.7600 • www.baselinecorp.com

DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

PREPARED BY: DATE

REVISION DESCRIPTION

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE SURVEY DATE: 11/12/2021
JOB NO.: C03452
DRAWING NAME: 3452 - PLAT.dwg
SHEET 6 OF 22

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FOR AND ON BEHALF OF BASELINE CORPORATION

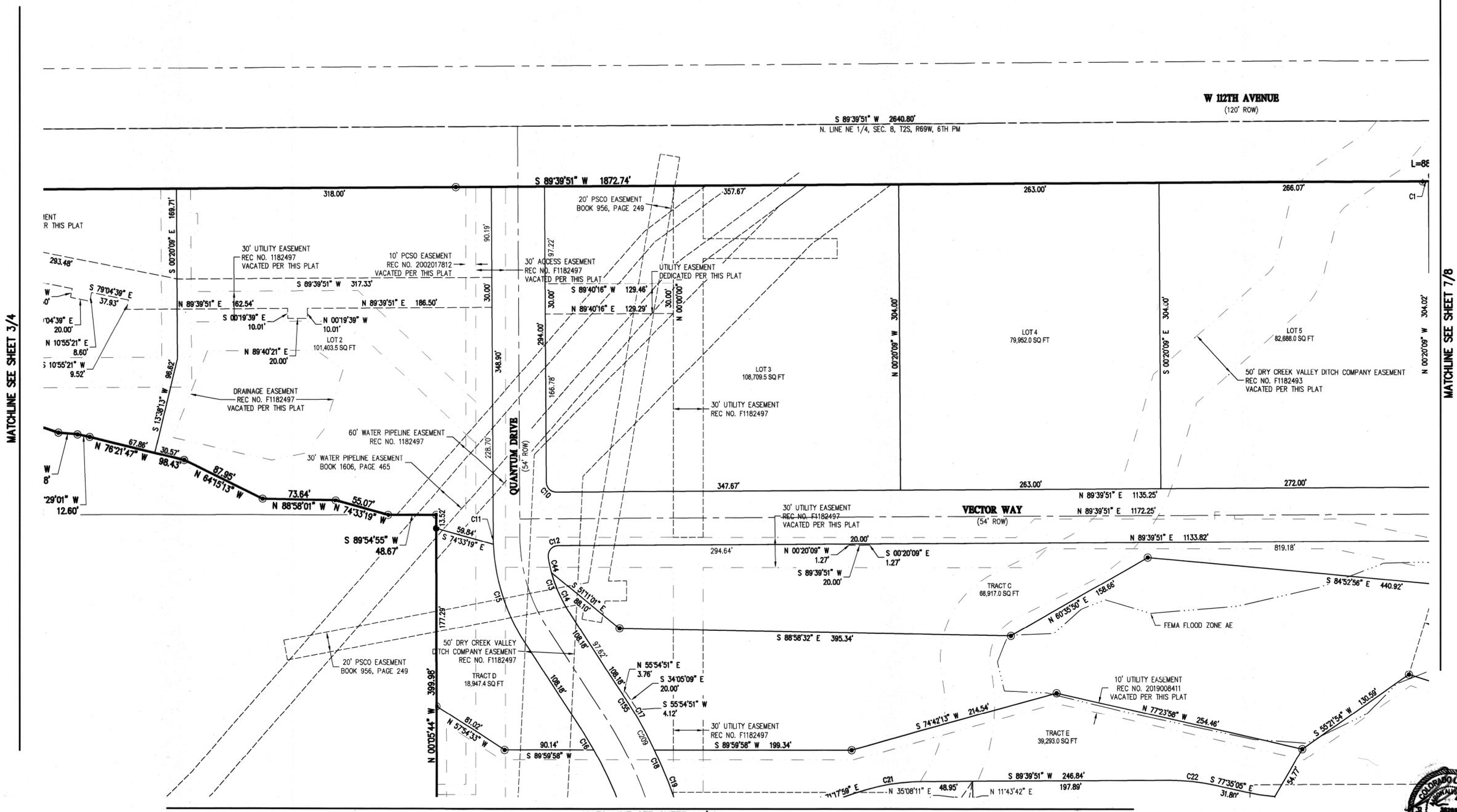
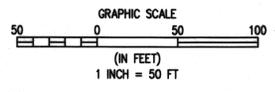


LINETYPE LEGEND

- ALIQUOT LINE
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- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- EASEMENT EXISTING
- EASEMENT VACATED BY THIS PLAT
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- FEMA FLOOD ZONE AE

SYMBOL LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 3/4

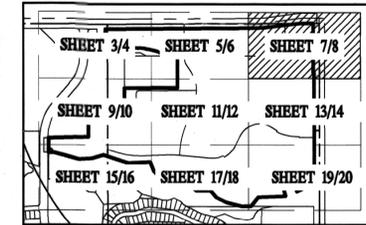
MATCHLINE SEE SHEET 7/8

MATCHLINE SEE SHEET 11/12

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

2022099883 PL 08/22/2022 08:32 AM
Page 7 of 22 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

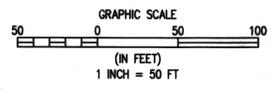


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DESIGNED BY	DATE	REVISION DESCRIPTION
MC		
DAW		
AAD		

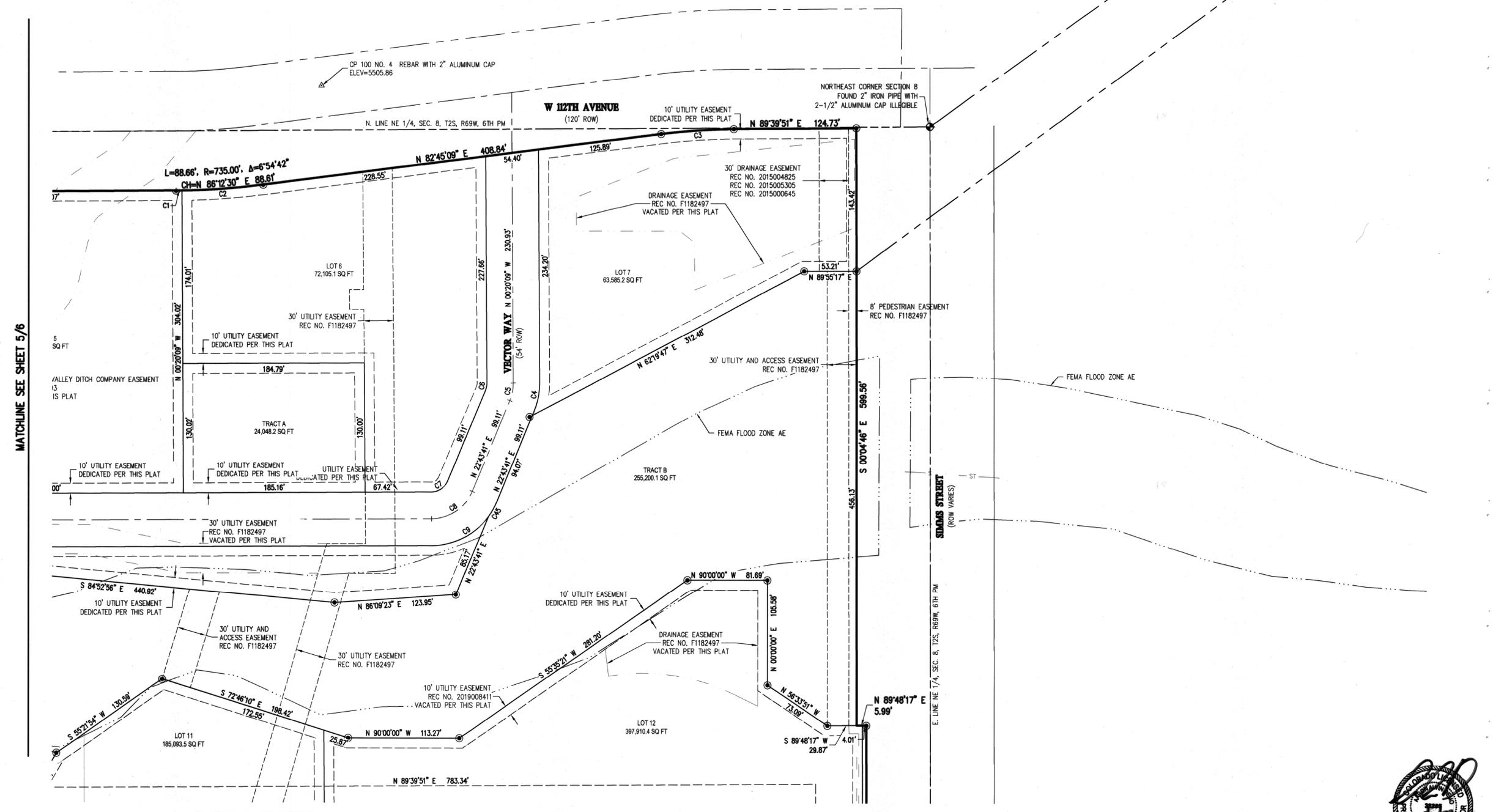
SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

FOR AND ON BEHALF OF	DATE
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FROM	11/12/2021
SURVEY DATE	11/12/2021
JOB NO.	C03452
DRAWING NAME	3452 - PLAT.DWG
SHEET	7 OF 22



- LINETYPE LEGEND**
- ALIQUOT LINE
 - SUBJECT BOUNDARY
 - PROPERTY LINE
 - PROPERTY LINE ADJUSTMENT
 - - - EASEMENT EXISTING
 - - - EASEMENT VACATED BY THIS PLAT
 - - - EASEMENT DEDICATED BY THIS PLAT
 - - - FEMA FLOOD ZONE AE

- SYMBOL LEGEND**
- ⊕ ALIQUOT CORNER AS DESCRIBED
 - ⊙ FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
 - SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"
 - △ CONTROL POINT



MATCHLINE SEE SHEET 5/6

MATCHLINE SEE SHEET 13/14

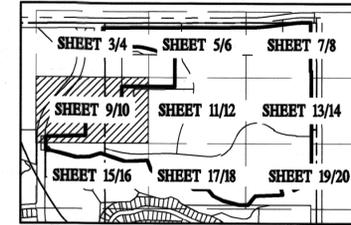
AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION



GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page: 9 of 22 Rec Fee \$9.00 Doc Fee \$
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MC		
DAW		
AAD		

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

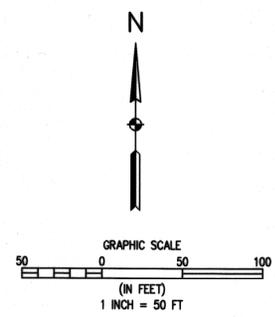
FOR AND ON BEHALF OF	DATE
BASELINE CORPORATION	
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	11/12/2021
JOB NO.	C03452
DRAWING NAME	3452 - PLAT.dwg
SHEET	9 OF 22

LINETYPE LEGEND

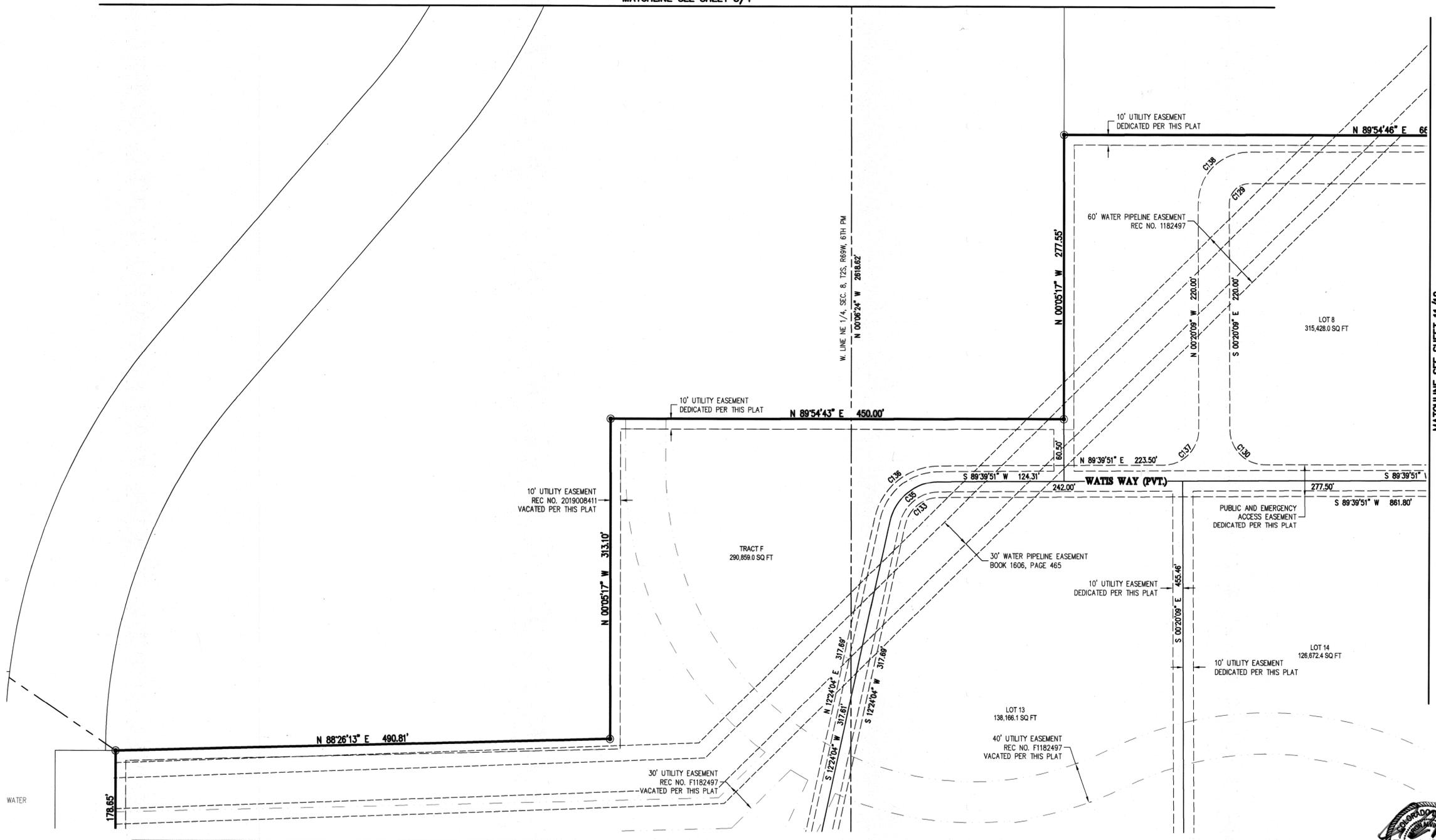
- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- - - EASEMENT EXISTING
- - - EASEMENT VACATED BY THIS PLAT
- - - EASEMENT DEDICATED BY THIS PLAT

SYMBOL LEGEND

- ⊕ ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 3/4



MATCHLINE SEE SHEET 15/16

MATCHLINE SEE SHEET 11/12

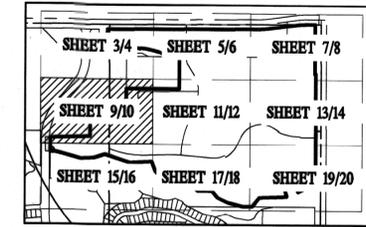


AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

2022098883 PL 08/22/2022 08:32 AM
Page 18 of 22 Rec Fee \$8.00 Dist Fee \$
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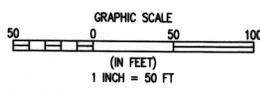


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REVISION DESCRIPTION	DATE	PREPARED BY	DATE	RECORD BY	DATE
				MC	
				DAW	
				AAJ	

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
CITY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE
SURVEY DATE: 11/12/2021
JOB NO.: C03452
DRAWING NAME: 3452 - PLAT.dwg
SHEET 10 OF 22



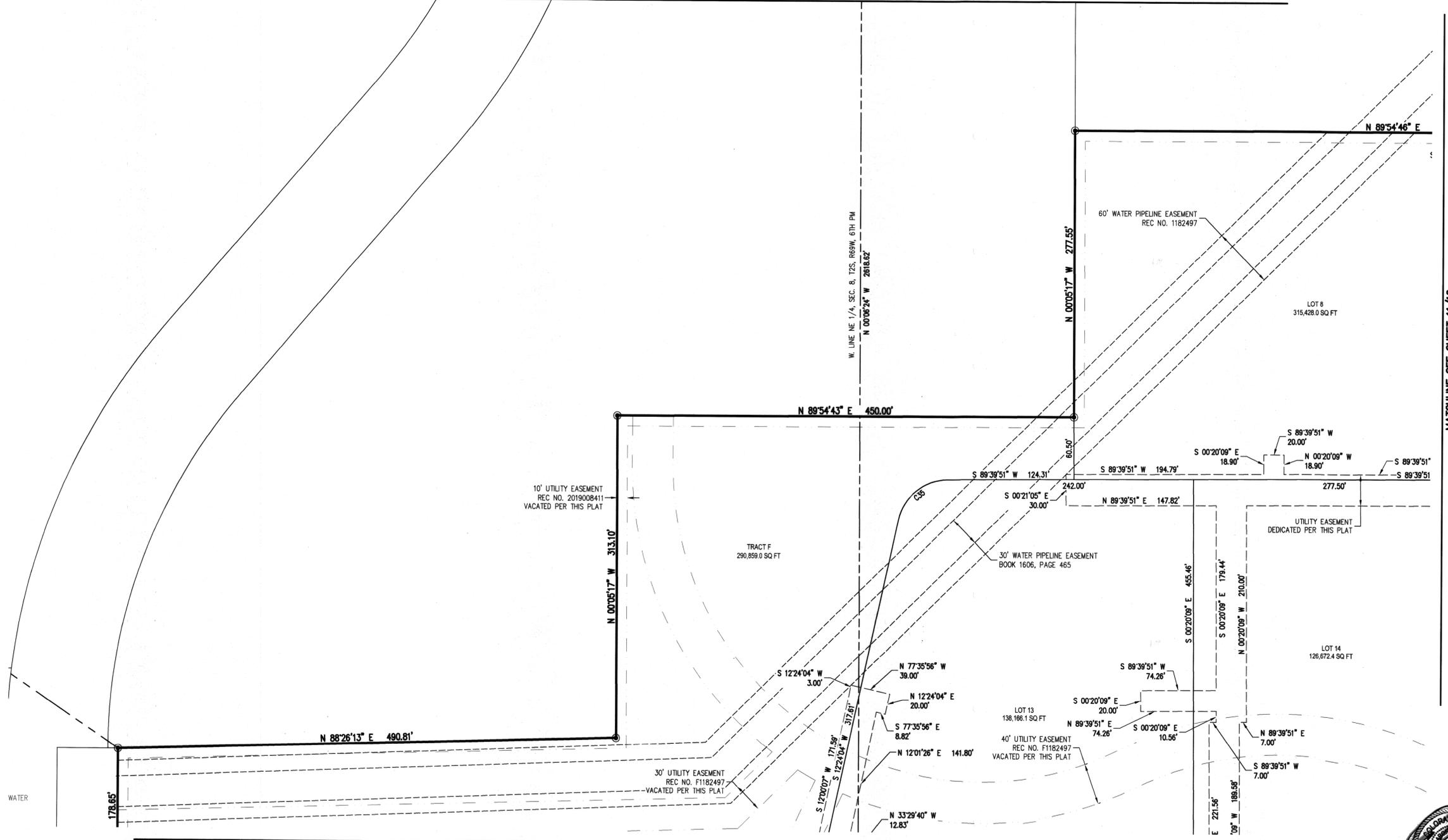
LINETYPE LEGEND

- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- - - EASEMENT EXISTING
- - - EASEMENT VACATED BY THIS PLAT
- - - EASEMENT DEDICATED BY THIS PLAT

SYMBOL LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

MATCHLINE SEE SHEET 3/4



MATCHLINE SEE SHEET 15/16

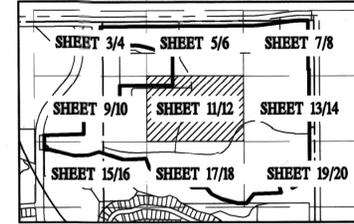


AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page: 11 of 22 Rec Fee \$0.00 Doc Fee \$
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DESIGNED BY	DATE
MC	

PREPARED BY	DATE

REVISION DESCRIPTION

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

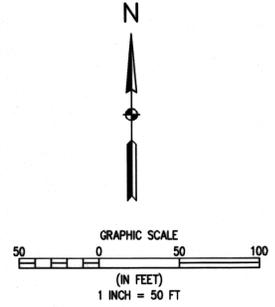
INITIAL SUBMITTAL
DRAWING SIZE 24" x 36"
SURVEY FIRM BASELINE SURVEY DATE 11/12/2021
JOB NO. CD3452
DRAWING NAME 3452 - PLAT.dwg
SHEET 11 OF 22

LINETYPE LEGEND

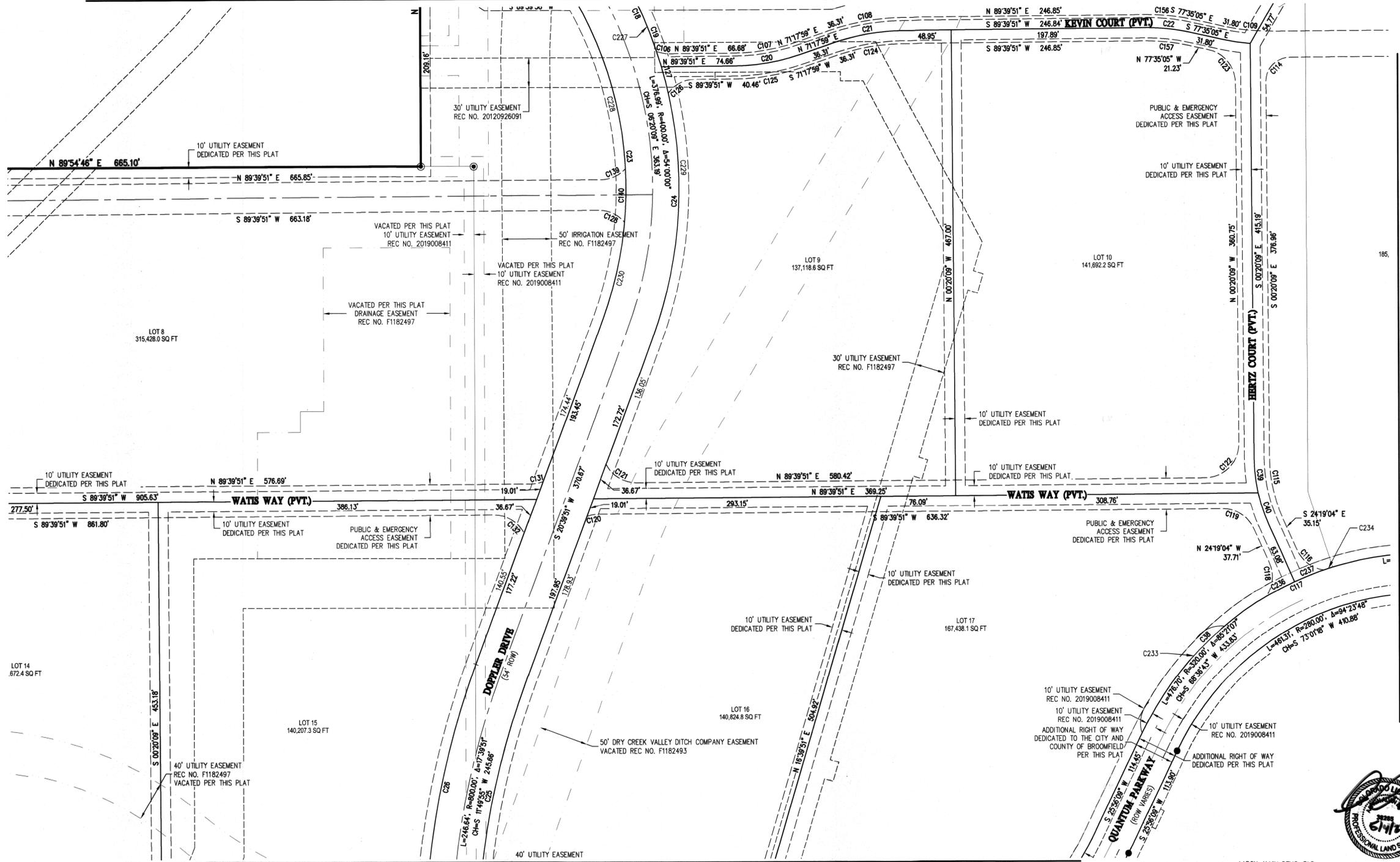
- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- EASEMENT EXISTING
- EASEMENT VACATED BY THIS PLAT
- EASEMENT DEDICATED BY THIS PLAT

SYMBOL LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 5/6



MATCHLINE SEE SHEET 9/10

MATCHLINE SEE SHEET 13/14

MATCHLINE SEE SHEET 17/18

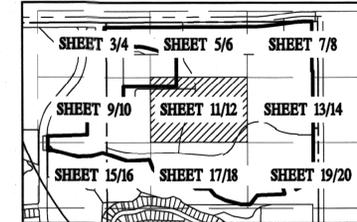


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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page: 12 of 22 Rec Fee \$9.00 Doc Fee \$
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DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

PREPARED BY: DATE

REVISION DESCRIPTION

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE SURVEY DATE: 11/12/2021
JOB NO.: C03452
DRAWING NAME: 3452 - PLAT.dwg
SHEET 12 OF 22



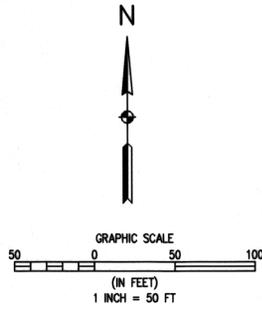
AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

LINETYPE LEGEND

- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- EASEMENT EXISTING
- EASEMENT VACATED BY THIS PLAT
- EASEMENT DEDICATED BY THIS PLAT

SYMBOL LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

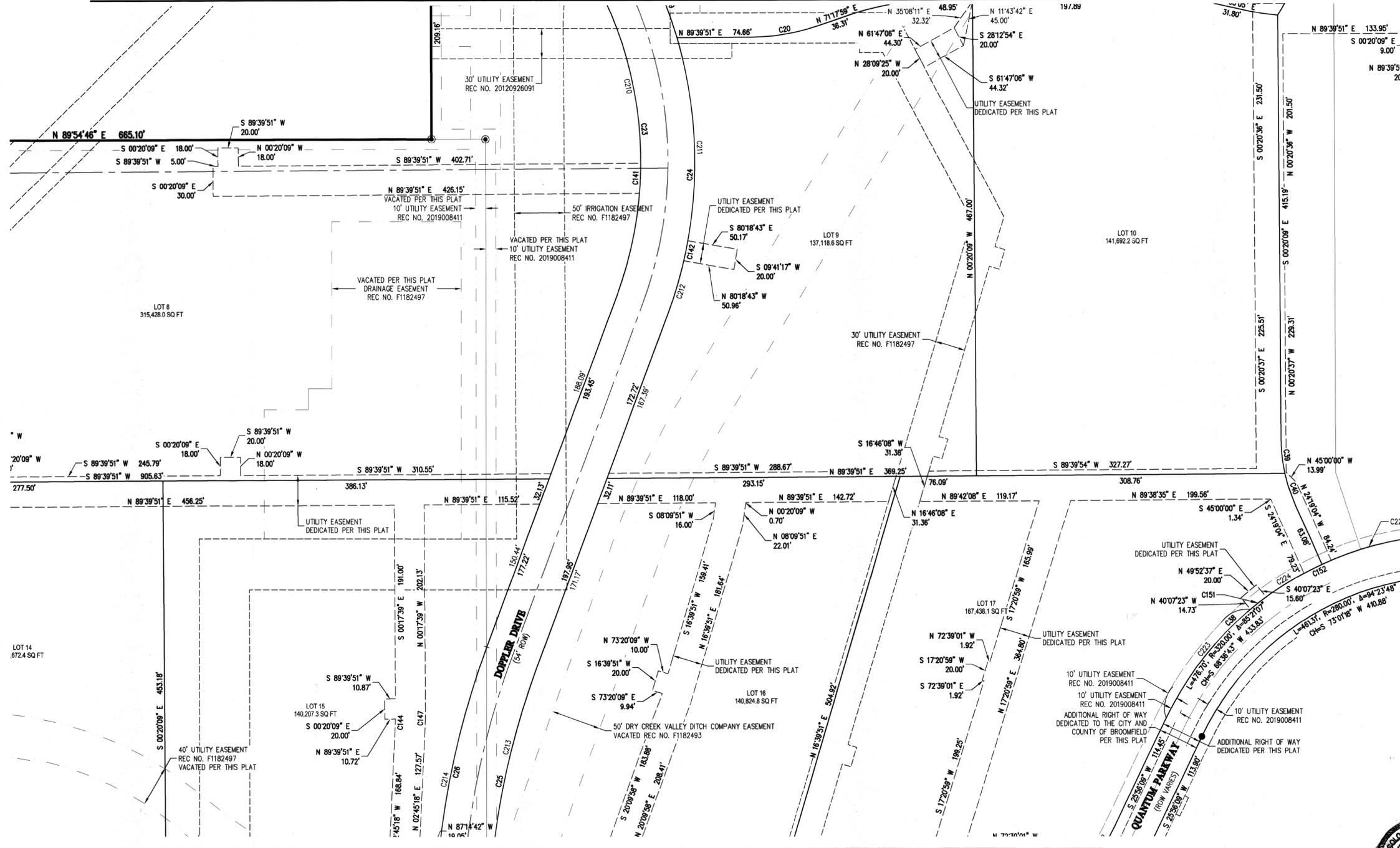


MATCHLINE SEE SHEET 5/6

MATCHLINE SEE SHEET 13/14

MATCHLINE SEE SHEET 9/10

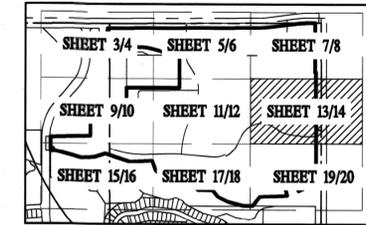
MATCHLINE SEE SHEET 17/18



GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page 13 of 22 Rec Fee \$0.00 Doc Fee \$
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REVISION DESCRIPTION	DATE	PREPARED BY	CHECKED BY

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
CITY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

FOR AND ON BEHALF OF	DATE
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	11/12/2021
JOB NO.	003452
DRAWING NAME	3452 - PLAT.dwg
SHEET	13 OF 22

LINETYPE LEGEND

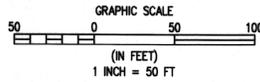
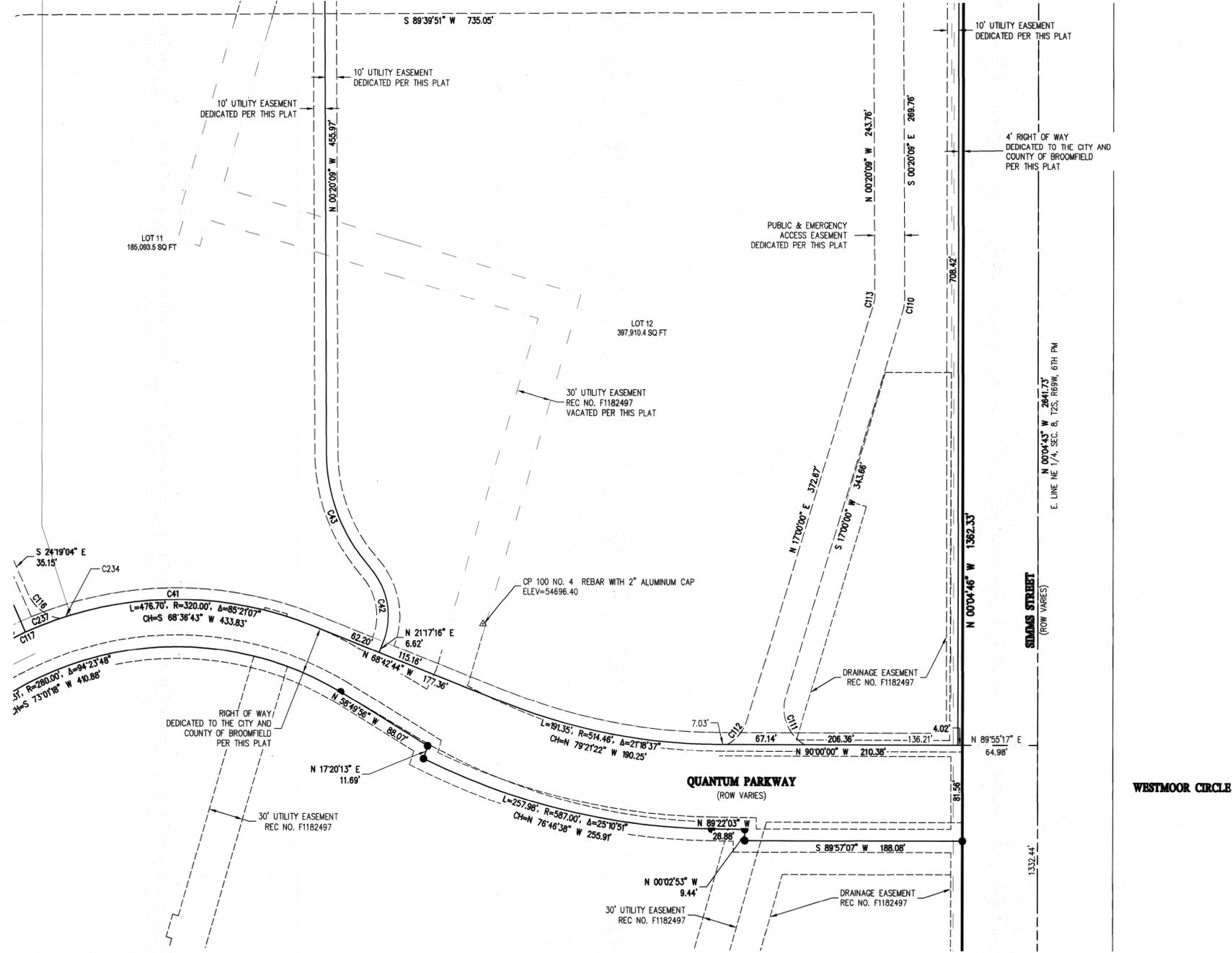
- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- - - EASEMENT EXISTING
- - - EASEMENT VACATED BY THIS PLAT
- - - EASEMENT DEDICATED BY THIS PLAT

SYMBOL LEGEND

- ⊕ ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

MATCHLINE SEE SHEET 7/8

MATCHLINE SEE SHEET 11/12

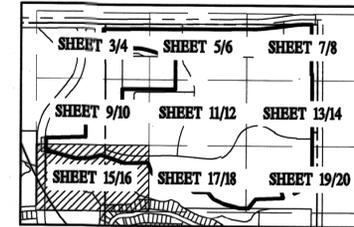


AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

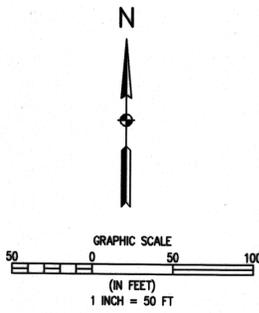
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

2022009883 PL 08/22/2022 08:32 AM
Page 15 of 22 Rec Fee \$0.00 Doc Fee \$
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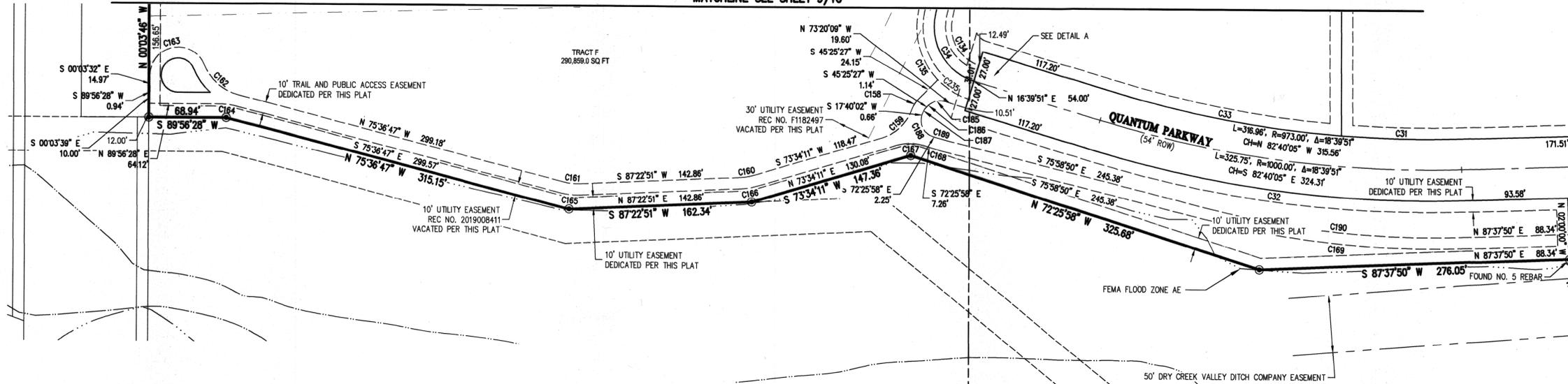
LINETYPE LEGEND

- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- EASEMENT EXISTING
- EASEMENT VACATED BY THIS PLAT
- EASEMENT DEDICATED BY THIS PLAT
- FEMA FLOOD ZONE AE
- FEMA FLOODWAY ZONE AE

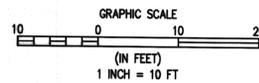
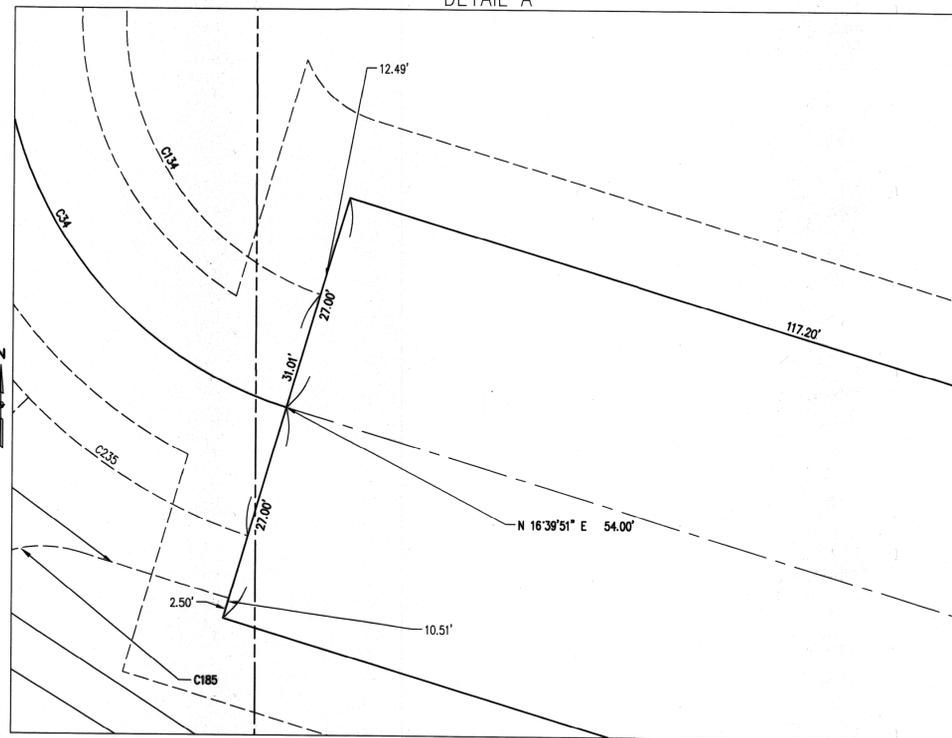
SYMBOL LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"

MATCHLINE SEE SHEET 9/10



DETAIL A



MATCHLINE SEE SHEET 17/18

REVISION	DATE	DESCRIPTION

DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF



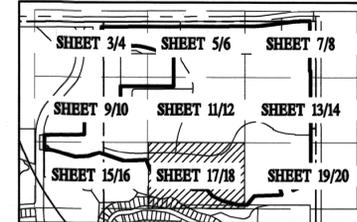
AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE: 24" X 36"
SURVEY FROM: SURVEY DATE: 11/12/2021
BASELINE
JOB NO.: C03452
DRAWING NAME: 3452 - PLAT.dwg
SHEET 15 OF 22

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

2022090883 PL 08/22/2022 08:32 AM
Page 17 of 22 Rec Fee \$0.00 Doc Fee \$
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DESIGNED BY MC
DRAWN BY DAW
CHECKED BY AAD

PREPARED BY DATE

REVISION DESCRIPTION

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE 24" X 36"
SURVEY FROM SURVEY DATE
BASELINE 11/12/2021
JOB NO. C03452
DRAWING NAME 3452 - PLAT.dwg
SHEET 17 OF 22



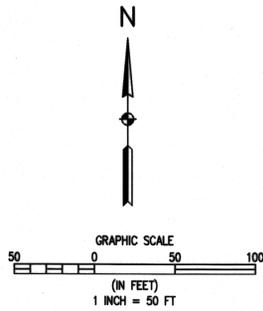
AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

LINETYPE LEGEND

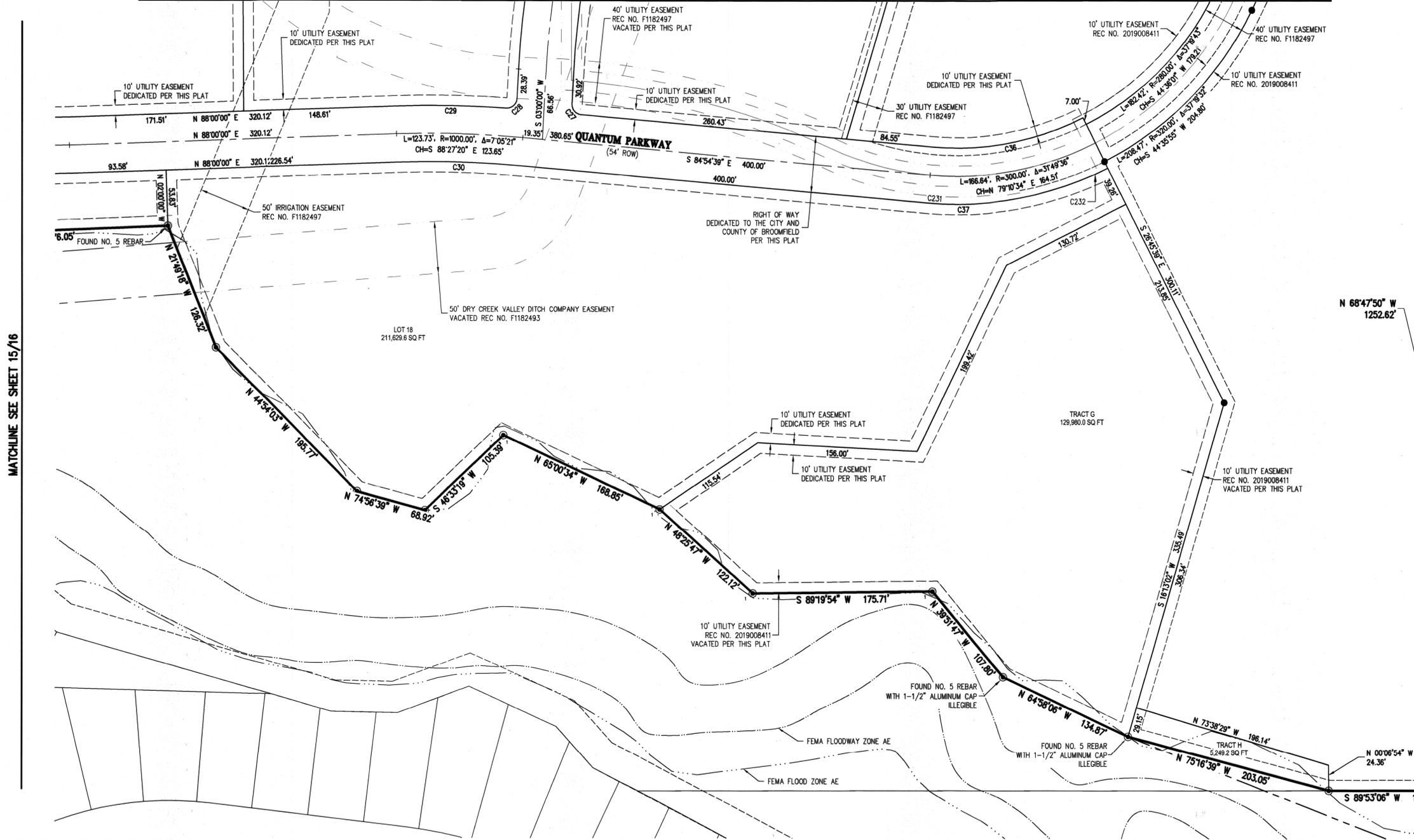
- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- EASEMENT EXISTING
- EASEMENT VACATED BY THIS PLAT
- EASEMENT DEDICATED BY THIS PLAT
- FEMA FLOOD ZONE AE
- FEMA FLOODWAY ZONE AE

SYMBOL LEGEND

- ⊕ ALIQUOT CORNER AS DESCRIBED
- ⊙ FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- ⊙ FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "PLS 16406"
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 11/12

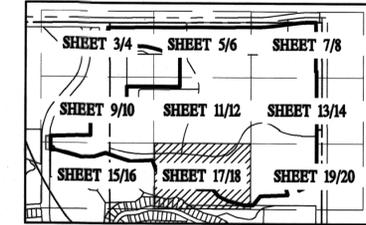


MATCHLINE SEE SHEET 15/16

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

2022098883 PL 08/22/2022 08:32 AM
Page: 18 of 22 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield



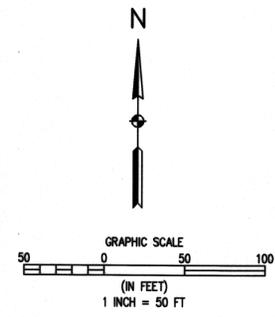
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LINETYPE LEGEND

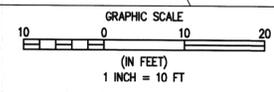
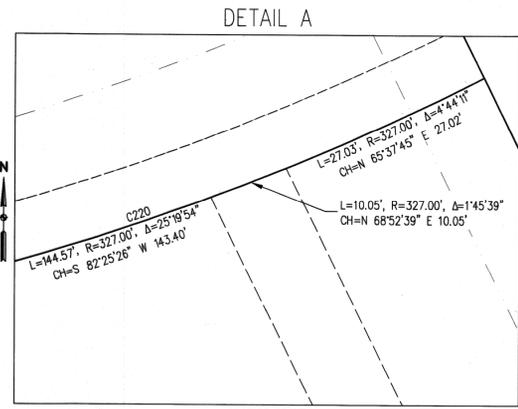
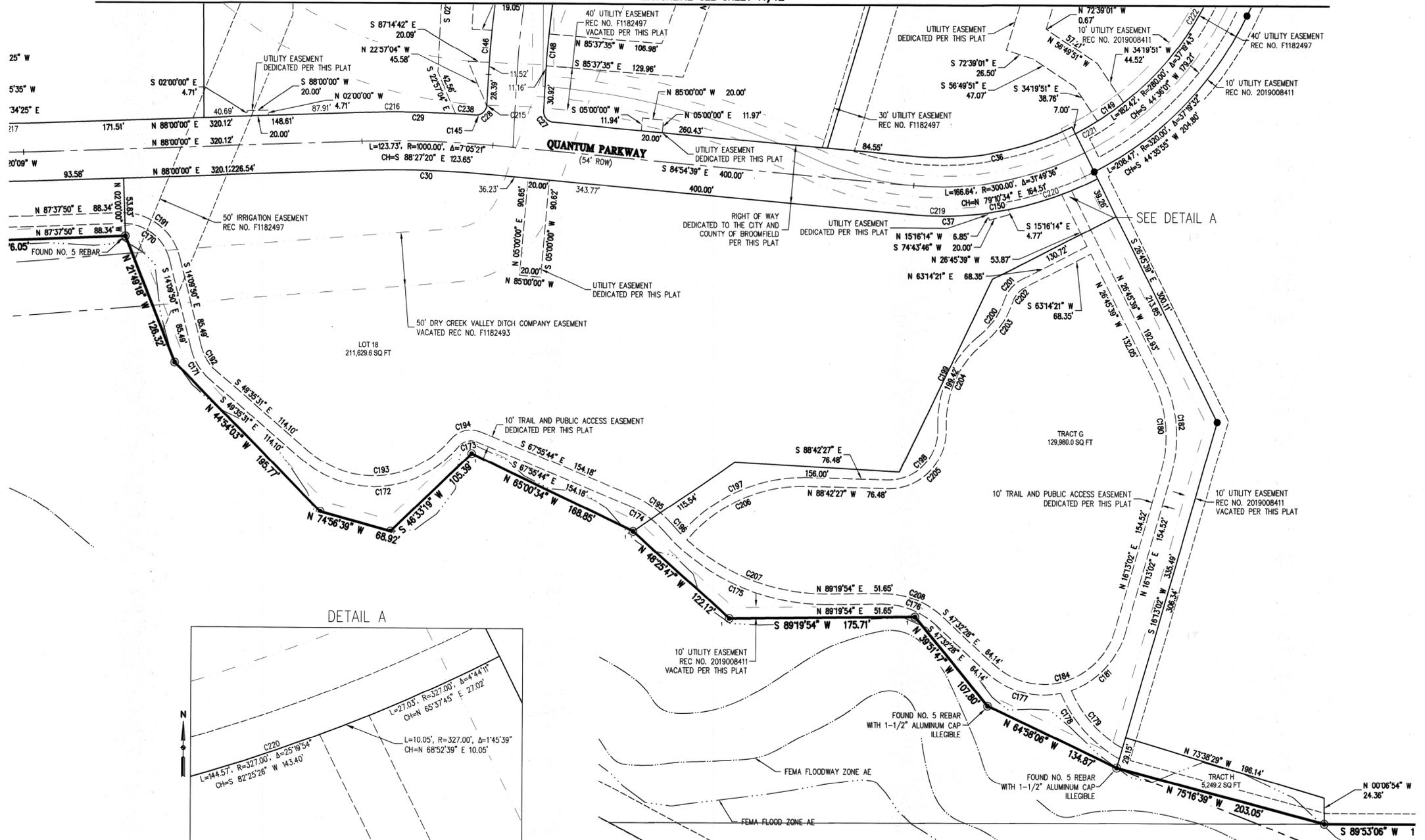
- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- EASEMENT EXISTING
- EASEMENT VACATED BY THIS PLAT
- EASEMENT DEDICATED BY THIS PLAT
- FEMA FLOOD ZONE AE
- FEMA FLOODWAY ZONE AE

SYMBOL LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "PLS 16406"
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 11/12



MATCHLINE SEE SHEET 15/16

DESIGNED BY	DATE
MC	
PREPARED BY	DATE
REVISION DESCRIPTION	DATE

SIMMS VENTURES, LLC
CITY OF BROOMFIELD
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	11/22/2021
JOB NO.	003452
DRAWING NAME	3452 - PLAT.dwg
SHEET	18 OF 22

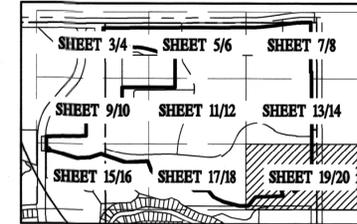
AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION



GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page: 19 of 22 Rec Fee \$0.00 Doc Fee \$
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P: 970.583.7200 F: 970.583.7200 www.baselinecorp.com

DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

PREPARED BY: DATE

REVISION DESCRIPTION

SIMMS VENTURES, LLC
CITY OF BROOMFIELD
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE
SURVEY DATE: 11/12/2021
JOB NO.: 003452
DRAWING NAME: 3452 - PLAT.dwg
SHEET 19 OF 22

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

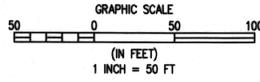


LINETYPE LEGEND

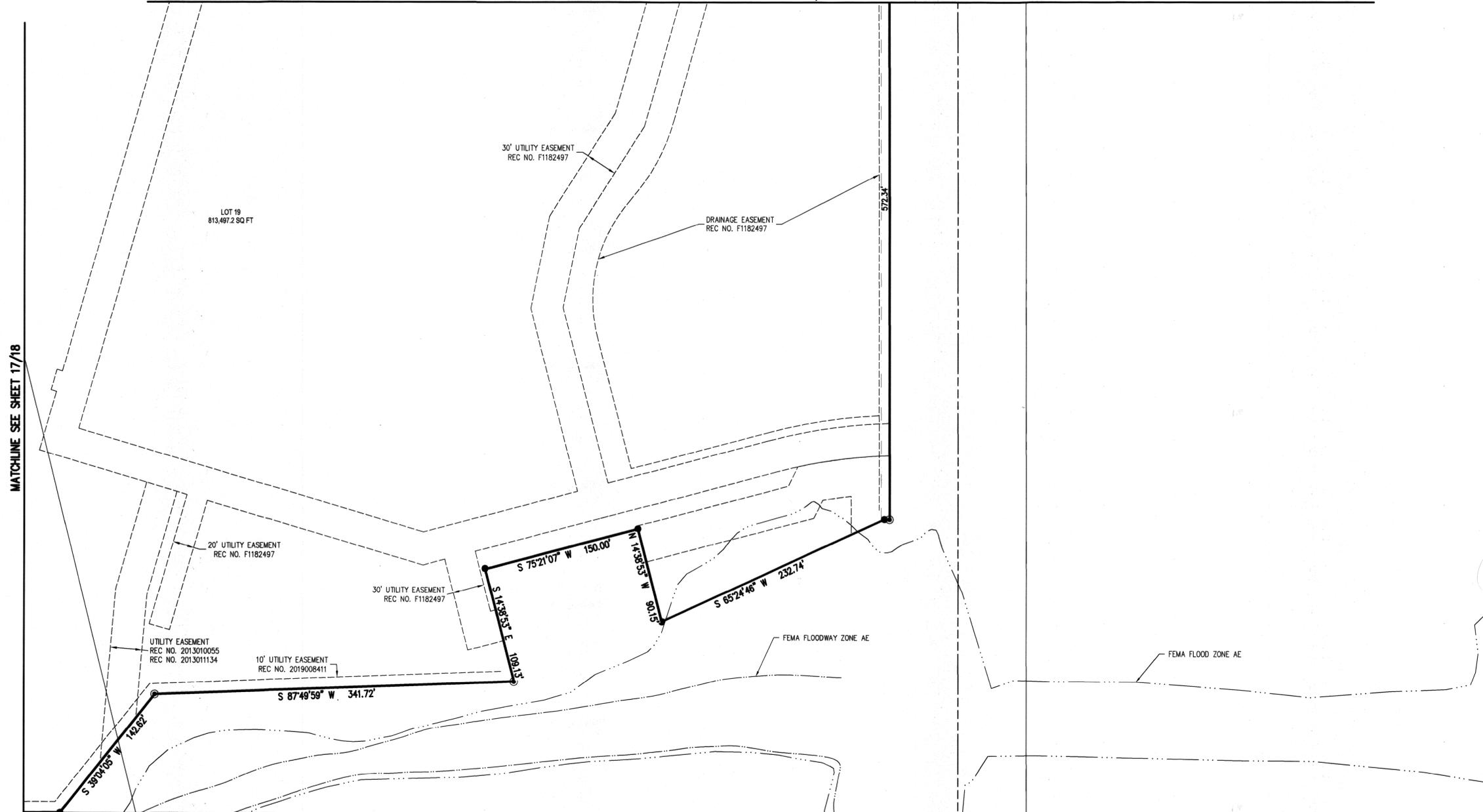
- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE ADJUSTMENT
- - - EASEMENT EXISTING
- - - EASEMENT VACATED BY THIS PLAT
- - - EASEMENT DEDICATED BY THIS PLAT
- - - FEMA FLOOD ZONE AE
- - - FEMA FLOODWAY ZONE AE

SYMBOL LEGEND

- ⊕ ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 23899", OR AS DESCRIBED
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "PLS 16406"
- SET NO. 5 REBAR 18" IN LENGTH WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"



MATCHLINE SEE SHEET 13/14



MATCHLINE SEE SHEET 17/18

GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page: 21 of 22 Rec Fee \$0.00 Doc Fee \$
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DESIGNED BY: MC
DRAWN BY: DAW
CHECKED BY: AAD

PREPARED BY: DATE

REVISION DESCRIPTION

SIMMS VENTURES, LLC
COUNTY OF BROOMFIELD
GREAT WESTERN PARK FILING NO. 6 FINAL PLAT
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
EASEMENT DEDICATION EXHIBIT

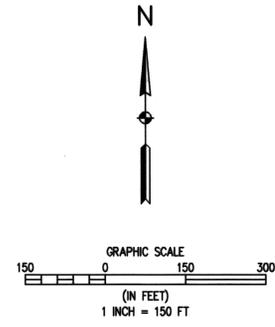
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE SURVEY DATE: 11/12/2021
JOB NO.: CO3452
DRAWING NAME: 3452 - PLAT.dwg
SHEET 21 OF 22



LINETYPE LEGEND

- ALIQUOT LINE
- SUBJECT BOUNDARY
- PROPERTY LINE
- - - PROPERTY LINE ADJUSTMENT
- - - EASEMENT EXISTING
- /// EASEMENT DEDICATED BY THIS PLAT



AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION



GREAT WESTERN PARK FILING NO. 6 FINAL PLAT

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, COLORADO

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Page 22 of 22 Rev. Fee \$0.00 Doc Fee \$
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5.93'	735.00'	0°27'45"	S 89°25'58" W	5.93'
C2	82.73'	735.00'	6°26'57"	S 85°58'37" W	82.69'
C3	74.19'	615.00'	6°54'42"	S 86°12'30" W	74.14'
C4	28.98'	72.00'	23°03'50"	N 11°11'46" E	28.79'
C5	18.11'	45.00'	23°03'50"	N 11°11'46" E	17.99'
C6	7.25'	18.00'	23°03'50"	N 11°11'46" E	7.20'
C7	21.03'	18.00'	66°56'10"	N 56°11'46" E	19.85'
C8	52.57'	45.00'	66°56'10"	N 56°11'46" E	49.63'
C9	67.10'	72.00'	53°24'00"	N 62°57'51" E	64.70'
C10	15.71'	10.00'	90°00'00"	S 45°20'09" E	14.14'
C11	7.38'	192.00'	2°12'04"	N 01°26'11" W	7.38'
C12	17.21'	10.00'	98°34'57"	N 40°22'22" E	15.16'
C13	58.81'	138.00'	24°25'03"	S 21°07'38" E	58.37'
C14	42.91'	138.00'	17°49'00"	N 24°25'39" W	42.74'
C15	103.21'	192.00'	30°47'56"	N 17°56'11" W	101.97'
C16	20.01'	373.00'	3°04'28"	N 31°47'55" W	20.01'
C17	53.79'	427.00'	7°13'05"	N 29°43'36" W	53.76'
C18	402.44'	427.00'	54°00'00"	N 06°20'09" W	387.71'
C19	71.54'	427.00'	9°35'55"	N 21°19'06" W	71.45'
C20	68.11'	212.50'	18°21'52"	N 80°28'55" E	67.82'
C21	72.12'	225.00'	18°21'52"	N 80°28'55" E	71.81'
C22	47.29'	212.50'	12°45'04"	S 83°57'37" E	47.19'
C23	331.53'	373.00'	50°55'32"	N 04°47'55" W	320.72'
C24	277.11'	427.00'	37°10'59"	N 02°04'21" E	272.27'
C25	238.31'	773.00'	17°39'51"	N 11°49'55" E	237.37'
C26	254.96'	827.00'	17°39'51"	N 11°49'55" E	253.95'
C27	15.34'	10.00'	87°54'39"	N 40°57'20" W	13.88'
C28	15.89'	10.00'	91°02'17"	N 48°31'09" E	14.27'
C29	108.23'	1027.00'	6°02'17"	S 88°58'51" E	108.18'
C30	120.39'	973.00'	7°05'21"	N 88°27'20" W	120.31'
C31	106.15'	973.00'	6°15'02"	S 88°52'29" E	106.09'
C32	334.55'	1027.00'	18°39'51"	N 82°40'05" W	333.07'
C33	210.81'	973.00'	12°24'49"	S 79°32'34" E	210.40'
C34	74.82'	50.00'	85°44'14"	S 30°28'02" E	68.03'
C35	67.42'	50.00'	77°15'46"	S 51°01'58" W	62.43'
C36	151.64'	273.00'	31°49'28"	S 79°10'39" W	149.69'
C37	181.65'	327.00'	31°49'43"	S 79°10'31" W	179.33'
C38	221.99'	320.00'	39°44'47"	N 45°48'33" E	217.56'
C39	35.31'	165.00'	12°15'45"	S 06°28'02" E	35.25'
C40	33.75'	165.00'	11°43'10"	S 18°27'29" E	33.69'
C41	213.12'	320.00'	38°09'35"	S 87°47'31" E	209.21'
C42	70.35'	60.32'	66°49'04"	N 08°50'42" W	66.43'
C43	107.79'	147.70'	41°48'47"	N 21°20'50" W	105.42'
C44	15.90'	138.00'	6°36'03"	N 12°13'08" W	15.89'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C100	32.93'	24.50'	77°00'00"	S 38°50'09" E	30.50'
C101	6.69'	29.50'	13°00'00"	S 83°50'09" E	6.68'
C102	13.70'	24.50'	32°02'49"	N 74°18'45" W	13.53'
C103	12.59'	55.50'	13°00'00"	N 83°50'09" W	12.57'
C104	14.92'	9.50'	90°00'00"	S 45°20'09" E	13.44'
C105	55.76'	35.50'	90°00'00"	N 45°20'09" W	50.20'
C106	13.10'	34.50'	21°45'08"	S 79°27'35" E	13.02'
C107	63.94'	199.50'	18°21'52"	N 80°28'55" E	63.67'
C108	76.28'	238.00'	18°21'52"	N 80°28'55" E	75.96'
C109	44.40'	199.50'	12°45'04"	S 83°57'37" E	44.31'
C110	10.74'	35.50'	17°20'09"	S 08°19'55" W	10.70'
C111	47.85'	34.50'	79°08'09"	S 22°34'04" E	43.95'
C112	27.24'	34.50'	45°14'49"	N 39°37'25" E	26.54'
C113	2.87'	9.50'	17°20'09"	N 08°19'55" E	2.86'
C114	38.48'	24.50'	89°59'29"	S 44°40'06" W	34.65'
C115	62.58'	149.50'	23°58'55"	S 12°19'37" E	62.12'
C116	35.48'	34.50'	58°55'31"	S 53°46'49" E	33.94'
C117	64.49'	320.00'	11°32'52"	S 65°40'56" W	64.39'
C118	35.48'	34.50'	58°55'31"	N 05°08'42" E	33.94'
C119	39.75'	34.50'	66°01'05"	N 57°19'37" W	37.59'
C120	12.53'	34.50'	20°48'37"	S 79°15'32" E	12.46'
C121	37.82'	34.50'	62°48'37"	S 58°55'51" E	35.95'
C122	54.19'	34.50'	90°00'02"	N 44°39'52" E	48.79'
C123	46.49'	34.50'	77°12'55"	N 38°56'37" W	43.05'
C124	67.95'	212.00'	18°21'52"	S 80°28'55" W	67.66'
C125	72.28'	225.00'	18°21'52"	S 80°28'55" W	71.97'
C126	31.68'	34.50'	52°36'46"	S 63°21'29" W	30.58'
C127	43.60'	427.00'	5°51'00"	N 15°45'58" W	43.58'
C128	29.80'	34.50'	49°29'19"	N 65°35'30" W	28.88'
C129	30.63'	19.50'	90°00'00"	S 44°39'51" W	27.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C130	54.19'	34.50'	90°00'00"	S 45°20'09" E	48.79'
C131	12.53'	34.50'	20°48'37"	N 79°15'32" E	12.46'
C132	37.82'	34.50'	62°48'37"	N 58°55'51" W	35.95'
C133	46.52'	34.50'	77°15'46"	S 51°01'58" W	43.08'
C134	52.12'	35.50'	84°07'06"	S 29°39'29" E	47.56'
C135	98.51'	66.50'	84°52'23"	N 30°02'07" W	89.74'
C136	88.33'	65.50'	77°15'46"	N 51°01'58" E	81.78'
C137	54.19'	34.50'	90°00'00"	N 44°39'51" E	48.79'
C138	79.33'	50.50'	90°00'00"	N 44°39'51" E	71.42'
C139	27.95'	34.50'	46°25'16"	N 66°27'13" E	27.19'
C140	53.87'	373.00'	8°16'31"	S 01°11'52" W	53.83'
C141	30.05'	373.00'	4°36'56"	N 02°37'41" E	30.04'
C142	20.02'	427.00'	2°41'10"	N 11°57'02" E	20.02'
C143	30.04'	973.00'	1°46'08"	S 87°32'05" E	30.04'
C144	6.27'	285.00'	1°15'40"	S 02°07'28" W	6.27'
C145	14.73'	10.00'	84°23'24"	N 51°50'35" E	13.43'
C146	30.02'	827.00'	2°04'48"	N 04°50'18" E	30.02'
C147	16.76'	315.00'	3°02'58"	N 01°13'50" E	16.76'
C148	30.00'	773.00'	2°13'26"	S 04°56'21" W	30.00'
C149	30.02'	280.00'	6°08'31"	N 55°16'28" E	30.00'
C150	20.11'	327.00'	3°31'25"	N 80°39'04" E	20.11'
C151	20.02'	320.00'	3°35'06"	S 52°21'12" W	20.02'
C152	30.01'	320.00'	5°22'27"	N 64°47'09" E	30.00'
C153	20.02'	320.00'	3°35'04"	S 74°31'27" E	20.02'
C154	14.81'	320.00'	2°39'03"	S 70°02'15" E	14.80'
C155	20.00'	1041.11'	1°06'03"	N 33°02'11" W	20.00'
C156	50.18'	225.50'	12°45'04"	S 83°57'37" E	50.08'
C157	44.40'	199.50'	12°45'04"	N 83°57'37" W	44.31'
C158	11.20'	25.00'	25°40'31"	S 32°35'11" W	11.11'
C159	37.57'	40.00'	53°49'15"	S 46°39'33" W	36.21'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C160	12.05'	50.00'	13°48'40"	S 80°28'31" W	12.02'
C161	14.84'	50.00'	17°00'22"	N 84°06'58" W	14.79'
C162	41.81'	45.00'	53°14'09"	N 48°59'43" W	40.32'
C163	68.83'	25.00'	157°44'26"	S 78°45'09" W	49.06'
C164	12.61'	50.00'	14°26'45"	S 82°50'10" E	12.57'
C165	17.81'	60.00'	17°00'22"	S 84°06'58" E	17.74'
C166	14.46'	60.00'	13°48'40"	N 80°28'31" E	14.43'
C167	23.73'	40.00'	33°59'51"	S 89°25'54" E	23.39'
C168	9.60'	155.00'	3°32'52"	S 74°12'24" E	9.60'
C169	230.26'	805.00'	16°23'20"	S 84°10'30" E	229.48'
C170	61.42'	45.00'	78°12'20"	S 53°16'00" E	56.76'
C171	34.01'	55.00'	35°25'41"	S 31°52'41" E	33.47'
C172	165.94'	105.00'	90°32'58"	N 85°08'00" E	149.20'
C173	18.91'	15.00'	72°12'45"	N 75°57'53" E	17.68'
C174	42.99'	95.00'	25°55'38"	S 54°57'55" E	42.62'
C175	174.13'	205.00'	48°40'00"	S 66°20'06" E	168.94'
C176	56.45'	75.00'	43°07'39"	S 69°06'17" E	55.13'
C177	75.84'	80.00'	54°18'46"	S 74°41'51" E	73.03'
C180	86.26'	115.00'	42°58'40"	N 05°16'18" W	84.25'
C184	142.02'	70.00'	116°14'31"	N 74°20'17" E	118.88'
C185	14.44'	14.98'	55°15'02"	S 79°03'30" W	13.89'
C186	2.73'	17.01'	9°11'36"	S 47°17'48" W	2.73'
C187	7.56'	14.85'	29°10'37"	S 30°53'49" W	7.48'
C188	23.28'	15.00'	88°56'31"	S 27°57'43" E	21.02'
C189	8.98'	145.00'	3°32'52"	S 74°12'24" E	8.98'
C190	227.40'	795.00'	16°23'20"	S 84°10'30" E	226.63'
C191	75.07'	55.00'	78°12'20"	S 53°16'00" E	69.38'
C192	27.83'	45.00'	35°25'41"	S 31°52'41" E	27.38'
C193	150.14'	95.00'	90°32'58"	N 85°08'00" E	134.99'
C194	31.51'	25.00'	72°12'45"	N 75°57'53" E	29.46'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C195	47.51'	105.00'	25°55'38"	S 54°57'55" E	47.11'
C196	11.69'	195.00'	3°26'05"	S 43°43'09" E	11.69'
C197	134.64'	154.00'	50°05'38"	N 66°14'43" E	130.40'
C198	75.56'	46.00'	94°07'03"	N 44°14'01" E	67.35'
C199	99.96'	104.00'	55°04'18"	N 24°42'40" E	96.16'
C200	39.14'	66.00'	33°58'28"	N 35°15'34" E	38.56'
C201	26.68'	34.00'	44°58'01"	N 40°45'21" E	26.00'
C202	20.41'	26.00'	44°58'01"	S 40°45'21" W	19.89'
C203	43.88'	74.00'	33°58'28"	S 35°15'34" W	43.24'
C204	92.27'	96.00'	55°04'18"	S 24°42'40" W	88.76'
C205	88.70'	54.00'	94°07'03"	S 66°11'07" W	79.06'
C206	127.95'	146.00'	50°12'50"	S 66°11'07" W	123.90'
C207	145.94'	195.00'	42°52'46"	S 69°13'43" E	142.55'
C208	63.98'	85.00'	43°07'39"	S 69°06'17" E	62.48'
C209	44.34'	427.00'	5°57'01"	S 29°05'34" E	44.32'
C210	199.09'	373.00'	30°34'55"	N 14°58'14" W	196.74'
C211	202.16'	427.00'	27°07'36"	S 02°57'21" E	200.28'
C212	54.93'	427.00'	7°22'14"	S 16°58'44" W	54.89'
C213	197.15'	773.00'	14°36'47"	N 13°21'27" E	196.62'
C214	213.42'	827.00'	14°47'09"	N 13°16'17" E	212.82'
C215	1.16'	10.00'	6°38'53"	N 06°19'27" E	1.16'
C216	89.20'	1027.00'	4°58'35"	N 89°30'42" W	89.17'
C217	60.81'	973.00'	3°34'51"	N 89°47'26" E	60.80'
C218	15.30'	973.00'	0°54'0		