

VISTA POINTE FILING NO. 1 REPLAT E  
 MINOR SUBDIVISION PLAT  
 A REPLAT OF LOTS 1 AND 2, VISTA POINTE FILING NO. 1 FINAL PLAT  
 BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST  
 ONE-QUARTER OF SECTION 2, T2S, R69W OF THE 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 2.727 ACRES

2022013201 PL 11/17/2022 09:56 AM  
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$  
 City & County of Broomfield



LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNERS OF A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, T2S, R69W OF THE 6TH P.M., COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, VISTA POINTE FILING NO. 1 FINAL PLAT, RECORDED OCTOBER 7, 2008 AT RECEPTION NO. 200801779 OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINS 2.727 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF VISTA POINTE FILING NO. 1, REPLAT E, 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.

EXECUTED THIS 4th DAY OF November 2022

SPALLONE AND SCHAFFER VENTURES, LLC, OWNERS OF LOT 1,  
 NO. 4 GARDEN CENTER, SUITE 200  
 BROOMFIELD, CO 80020

BY: [Signature]  
 BAL SPALLONE  
 OWNER, SPALLONE AND SCHAFFER VENTURES, LLC

ACKNOWLEDGEMENT:

STATE OF COLORADO } SS.  
 COUNTY OF BROOMFIELD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November 2022 BY TIM SCHAFFER, BAL SPALLONE

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: 7-11-25

(SEAL)

[Signature]  
 NOTARY PUBLIC  
 JOHN A LAVIGNE  
 Notary Public  
 State of Colorado  
 Notary ID # 20171028958  
 My Commission Expires 07-11-2025

OWNER CERTIFICATE FOR LOT 2:

PERRY FAMILY LIMITED LIABILITY COMPANY  
 11605 REED CT.  
 BROOMFIELD, CO 80020

BY: [Signature]  
 TYLER PERRY, OWNER, PERRY FAMILY LIMITED LIABILITY COMPANY

NOTARY CERTIFICATE  
 STATE OF } SS.  
 COUNTY OF }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November 2022, BY TYLER PERRY

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]  
 NOTARY PUBLIC  
 JOHN A LAVIGNE  
 Notary Public  
 State of Colorado  
 Notary ID # 20171028958  
 My Commission Expires 07-11-2025



