

# WADSWORTH JUNCTION FILING NO. 1 FINAL PLAT

A PART OF THE SOUTH HALF OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

2023066608 PL 08/22/2023 02:28 PM  
Page: 1 of 3 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield

## LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

THOSE CERTAIN PARCELS OF LAND DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 23, 2010 AT RECEPTION NO. 2018004271, THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 1, 2012 AT RECEPTION NO. 2012001209, AND THAT CERTAIN ORDER GRANTING DEFAULT JUDGEMENT AGAINST UNKNOWN DEFENDANTS AND DECREE QUIETING TITLE RECORDED APRIL 21, 2023 AT RECEPTION NO. 2023002984, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY, AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2,

THENCE ALONG THE SAID EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°13'33" EAST, A DISTANCE OF 598.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°36'39" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PERSONAL REPRESENTATIVE'S DEED, AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PERSONAL REPRESENTATIVE'S DEED, SOUTH 00°13'33" EAST, A DISTANCE OF 341.00 FEET TO THE MOST NORTHERLY CORNER OF SAID ORDER GRANTING DEFAULT JUDGEMENT AGAINST UNKNOWN DEFENDANTS AND DECREE QUIETING TITLE AND THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF WADSWORTH BOULEVARD DESCRIBED AS PARCEL NO. 55REXV IN QUIT CLAIM DEED RECORDED SEPTEMBER 29, 2015 AT RECEPTION NO. 2015012370, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHWESTERLY PROLONGATION, SAID SOUTHWESTERLY RIGHT-OF-WAY AND THE NORTHEASTERLY BOUNDARY OF SAID QUIT CLAIM DEED THE FOLLOWING TWO (2) COURSES:

1. SOUTH 28°49'44" EAST, A DISTANCE OF 1117.16 FEET;
2. SOUTH 10°33'24" EAST, A DISTANCE OF 136.86 FEET TO THE MOST SOUTHERLY CORNER OF SAID QUIT CLAIM DEED, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 699.37 FEET, THE RADIUS POINT OF SAID CURVE BEARS, SOUTH 49°08'35" WEST;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID QUIT CLAIM DEED THE FOLLOWING THREE (3) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°47'47", AN ARC LENGTH OF 571.21 FEET;
2. NON-TANGENT TO SAID CURVE SOUTH 89°56'58" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;
3. ALONG SAID EAST LINE NORTH 00°13'33" WEST, A DISTANCE OF 631.04 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID PERSONAL REPRESENTATIVE'S DEED.

THENCE ALONG SAID EASTERLY PROLONGATION AND SAID SOUTHERLY BOUNDARY, SOUTH 89°56'14" WEST, A DISTANCE OF 422.73 FEET TO THE WESTERLY BOUNDARY OF SAID PERSONAL REPRESENTATIVE'S DEED AND THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY 36, ALSO KNOWN AS THE DENVER-BOULDER TURNPIKE, AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 20, 2012 AT RECEPTION NO. 2012007445 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 28°34'14" WEST, A DISTANCE OF 592.58 FEET;
2. NORTH 40°07'16" WEST, A DISTANCE OF 74.69 FEET TO THE NORTHERLY BOUNDARY OF SAID PERSONAL REPRESENTATIVE'S DEED;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°36'39" EAST, A DISTANCE OF 721.98 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.382 ACRES, (539,351 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF **WADSWORTH JUNCTION FILING NO. 1 FINAL PLAT** 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 THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS 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:

BLACKBURN COMMUNITIES, LLC A MISSISSIPPI LIMITED LIABILITY COMPANY

BY: David B. Blackburn  
DAVID B. BLACKBURN, MANAGER

STATE OF Mississippi )  
  ) SS.  
COUNTY OF Leflore )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 2023

BY David Blackburn AS Manager OF BLACKBURN COMMUNITIES, LLC A MISSISSIPPI LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 7/19/24

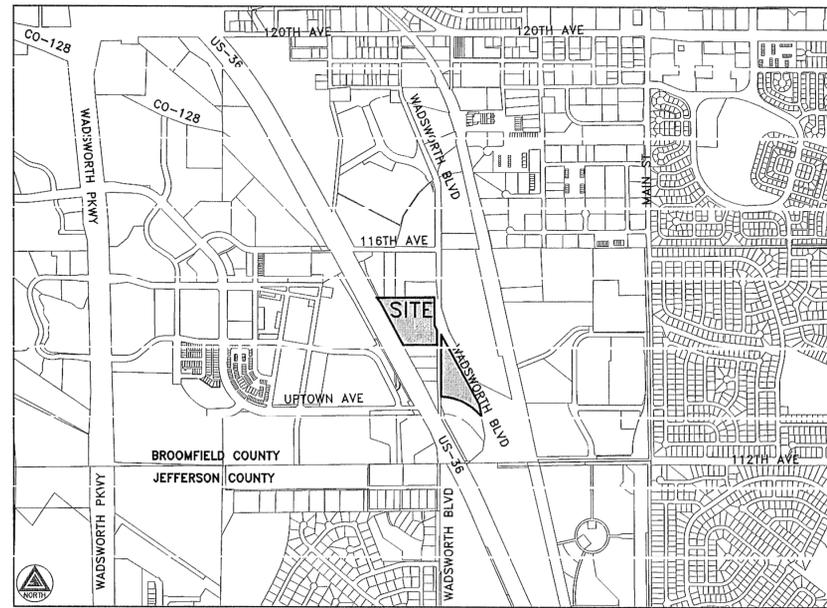
NOTARY PUBLIC Wesley Dodos



## ATTORNEY'S CERTIFICATE:

I, Stephen J. Ismert AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) 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, 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 THE PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

Stephen J. Ismert REGISTRATION NO., 20857 DATE: 7/24/2023



VICINITY MAP  
SCALE 1" = 1000'

## LIENHOLDER CERTIFICATE:

THE UNDERSIGNED, THE CITIZENS BANK OF PHILADELPHIA, A MISSISSIPPI BANK OF THE HEREIN DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT, AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Richard M. Pearson  
NAME/TITLE

COMPANY: THE CITIZENS BANK OF PHILADELPHIA, A MISSISSIPPI BANK

NOTARY CERTIFICATE  
STATE OF Mississippi )  
  ) SS.  
COUNTY OF Leflore )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July, 2023

BY Marian Boyd AS President OF THE CITIZENS BANK OF PHILADELPHIA, A MISSISSIPPI BANK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Wesley Dodos

MY COMMISSION EXPIRES 7/19/24



## SURVEYOR'S CERTIFICATE:

I, DANIEL E. DAVIS, 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.

DANIEL E. DAVIS, PLS NO. 38256  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



## SHEET INDEX

SHEET 1: COVER SHEET  
SHEET 2: GEODETIC REQUIREMENTS/LOT/EASEMENT DETAILS  
SHEET 3: LOT/EASEMENT DETAILS

## LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION

THIS 13th DAY OF February, 2023

CHAIRMAN [Signature] SECRETARY [Signature]

## CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO,

ON THIS 11th DAY OF April, 2023

MAYOR [Signature] CITY CLERK [Signature]

## GENERAL NOTES:

1. THE PLAT CONTAINS 2 LOTS.
2. 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.
3. THE PROPERTY IS IN OTHER AREAS ZONE X - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP INDEX NO. 0850730089G, REVISED OCTOBER 2, 2013. LOMR (LETTER OF MAP REVISION) CASE NUMBER: 16-08-0401P-085073 EFFECTIVE DATE: 11/4/2016.
7. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE 0501 (NAD 83/92), BETWEEN BROOMFIELD CONTROL POINT "JEFF CO A7 MK" AND BROOMFIELD CONTROL POINT "GPS No. 19" WHICH BEARS NORTH 09°49'04" EAST BETWEEN THE MONUMENTS SHOWN HEREIN.
10. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
11. PROJECT BENCHMARK: CITY OF BROOMFIELD POINT PONY (AZTEC #404). RECOVERED A 3" BRASS CAP LOCATED 110' MORE LESS SOUTH OF DILLON RD AND 440' MORE OR LESS EAST ASPEN ST NEAR THE SOUTHWEST CORNER OF A FENCED OFF NATURAL GAS STORAGE TANK AREA.
14. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 0501 NAD 83/92 COORDINATES. THE COMBINED SCALE FACTOR USED TO CONVERT STATE PLANE COORDINATES TO GROUND COORDINATES IS 1.0002817341. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:  
STATE PLANE NORTHING = (PROJECT NORTHING X 0.999718845)  
STATE PLANE EASTING = (PROJECT EASTING X 0.999718845)
17. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER, CLASS II, 1:20,000 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.
18. 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 18-4-508, OF THE COLORADO REVISED STATUTES.
19. THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, OR OIL AND GAS WELLS IN ANY STAGE OF PRODUCTION LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OR WITHIN 2000 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 16-28-190.
20. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.
21. LAND TITLE GUARANTEE COMPANY ORDER NO. ABJ707573531-3, WITH AN EFFECTIVE DATE OF 06/09/2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
22. A UTILITY EASEMENT, ACCESS EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD AS SHOWN ON THIS PLAT.
23. A 20' WIDE PUBLIC ACCESS TRAIL EASEMENT IS HEREBY DEDICATED BY THIS PLAT TO THE CITY AND COUNTY OF BROOMFIELD AS SHOWN ON THIS PLAT.
24. A 30'-FOOT-WIDE SANITARY SEWER EASEMENT PROVIDES THE CITY AND COUNTY OF BROOMFIELD ACCESS, RECORDED AT RECEPTION NUMBER F1349420, CITY AND COUNTY OF BROOMFIELD OFFICIAL RECORDS.
25. UTILITY 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, WATER METERS 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.
26. THERE IS AN AVIGATION EASEMENT ASSOCIATED WITH THIS SITE: AVIGATION EASEMENT, RECEPTION NO 2022005370.



AzTec Proj No: 163320-01 Drawn By: GLW

DEVELOPER  
BLACKBURN COMMUNITIES

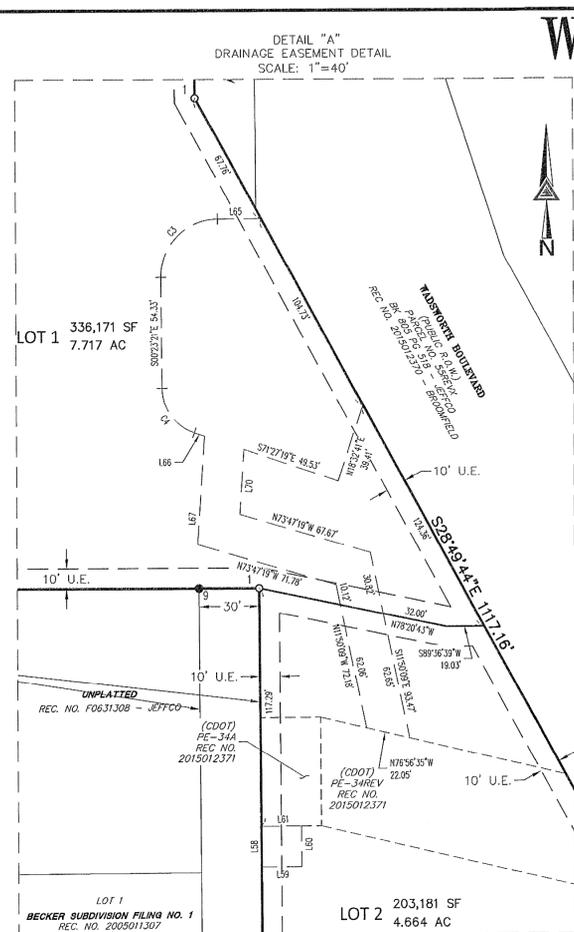
825 SISK AVENUE, SUITE 200  
OXFORD, MS 38655

DATE OF PREPARATION:	6/1/2021
SCALE:	N/A
SHEET 1 OF 3	



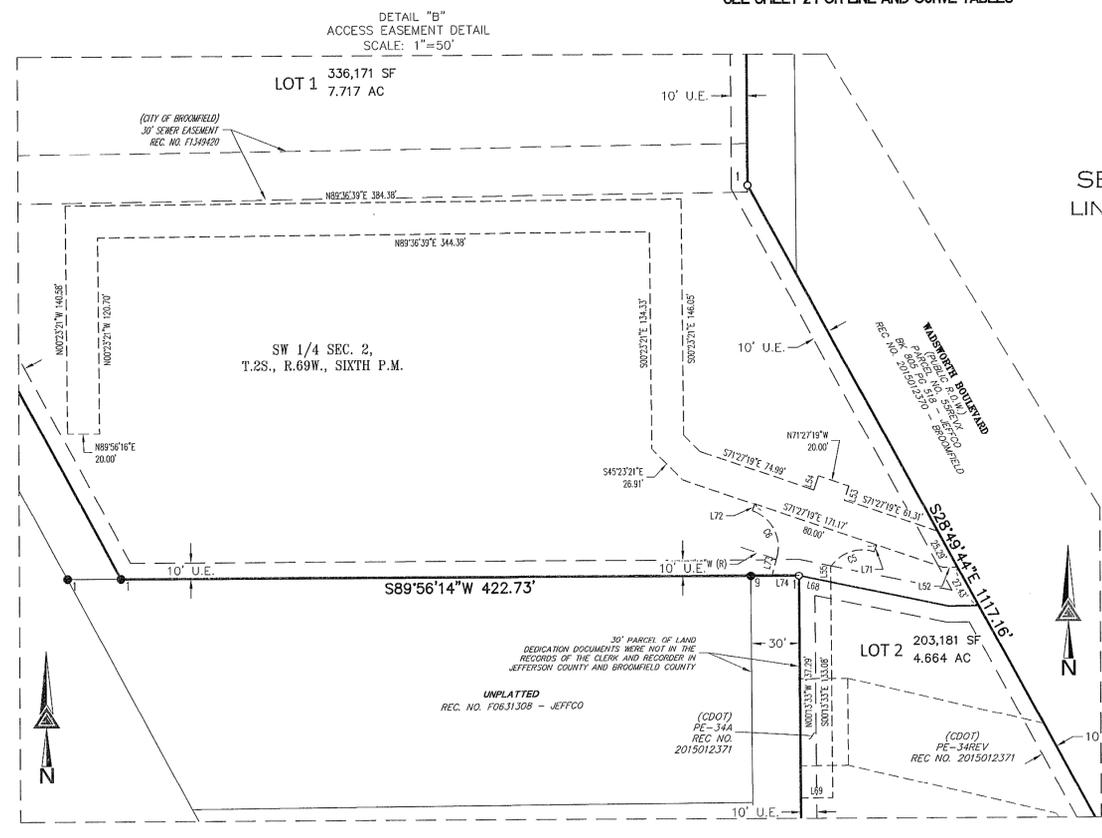
# WADSWORTH JUNCTION FILING NO. 1 FINAL PLAT

A PART OF THE SOUTH HALF OF SECTION 2,  
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD STATE OF COLORADO.

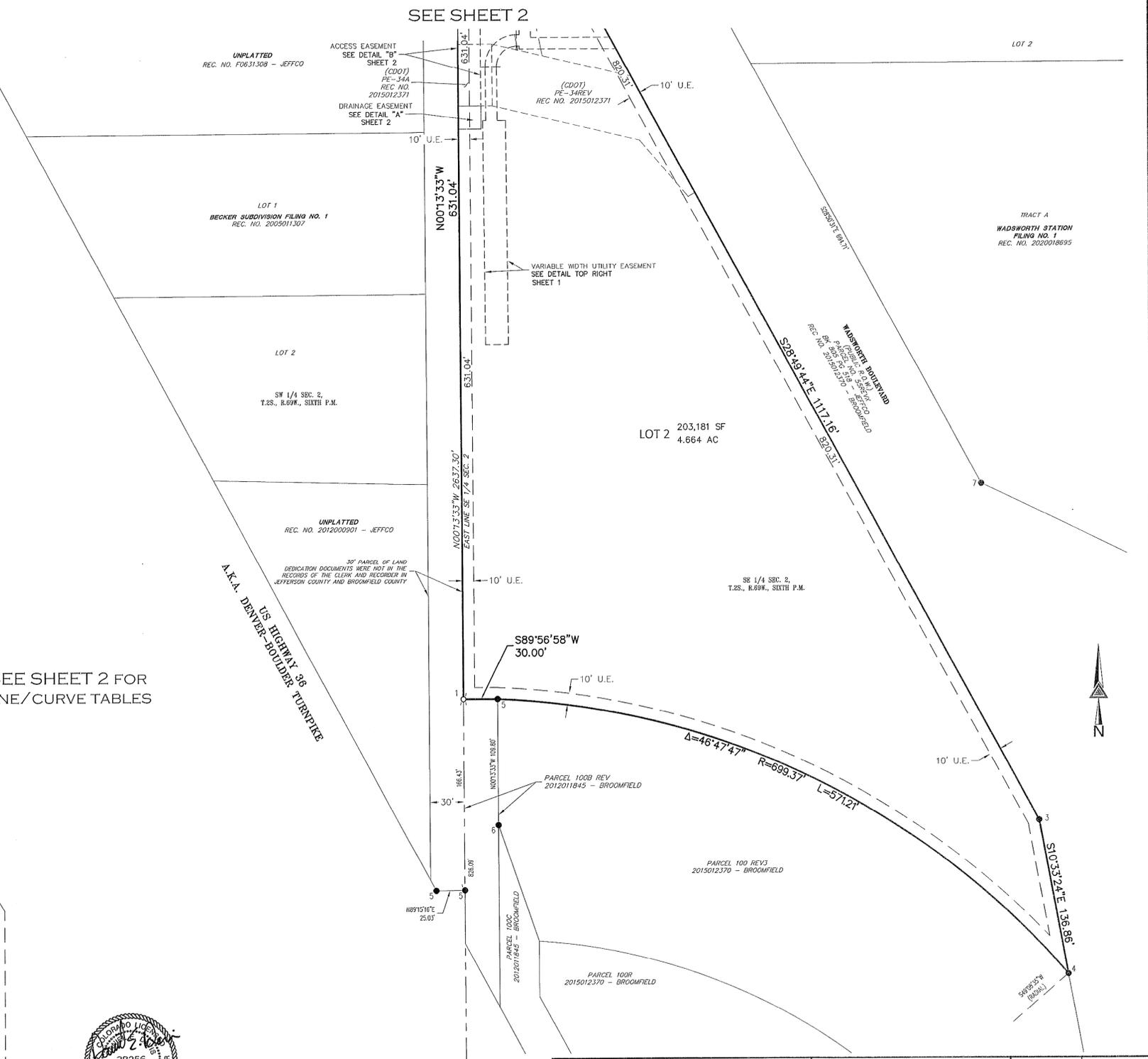


SYMBOL LEGEND	
1	SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
1	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 36072 STICE"
2	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 10717"
3	FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 27836 GSS SURVEYING"
4	FOUND 2" ALUMINUM CAP STAMPED "JACOBS PLS 24961"
5	FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 24961"
6	FOUND 1/2" ALUMINUM PIPE WITH NO CAP
7	FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "PM MERIDIAN PLS 38073"
8	FOUND 60D NAIL WITH ORANGE SURVEY RIBBON
9	FOUND 1-1/4" RED PLASTIC CAP STAMPING ILLEGIBLE
◆	FOUND ALIQUOT MONUMENT AS NOTED
ROW	RIGHT-OF-WAY

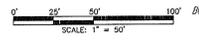
SEE SHEET 2 FOR LINE AND CURVE TABLES



SEE SHEET 2 FOR LINE/CURVE TABLES



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.



SOUTH 1/4 COR. SECTION 2  
 FOUND 3-1/4" ALUMINUM CAP IN WATER  
 BOX 6" DEEP STAMPED "PLS 2304 (1994)"

	300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	6/1/2021
		SCALE:	1"=40'
DEVELOPER <b>BLACKBURN COMMUNITIES</b> 825 SISK AVENUE, SUITE 200 OXFORD, MS 38655		SHEET 3 OF 3	

AzTec Proj. No: 163320-01 Drawn By: CLW