

# HIGHLANDS FILING NO. 1 REPLAT G FINAL PLAT

A REPLAT OF LOT 1, LOT 10, LOT 11 AND TRACT A, HIGHLANDS FILING NO. 1 REPLAT E  
A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2024004944 PL 07/03/2024 12:57 PM  
Page: 1 of 2 Rec Fee \$9.00 Doc Fee \$  
City & County of Broomfield  
Professional Land Surveyor

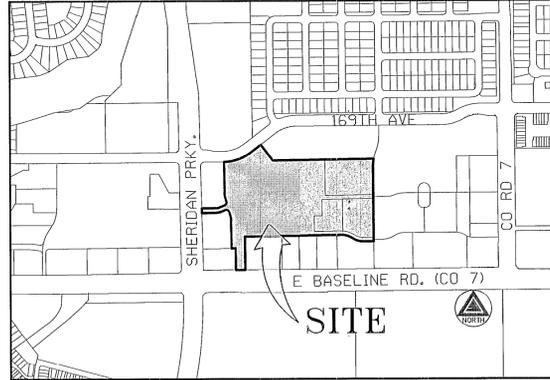
### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT CERTAIN PORTION OF SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**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 (NAD 83, 2011), BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "32", WHICH BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET.

LOTS 1, 10, 11 AND TRACT A, HIGHLANDS FILING NO. 1 REPLAT E RECORDED AT RECEPTION NO. 2018009605 IN THE OFFICIAL RECORDS OF THE BROOMFIELD COUNTY CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

THE OWNER HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF HIGHLANDS FILING NO. 1 REPLAT G AND BY THESE PRESENTS DEDICATES AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD THE STREETS, RIGHTS-OF-WAY, PUBLIC WAYS AND ALL EASEMENTS AS SHOWN 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.



VICINITY MAP  
SCALE 1" = 1000'

### SURVEYOR'S CERTIFICATE:

I, MICHAEL J. NOFFSINGER, 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 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.

I ATTEST THE ABOVE ON THIS 4<sup>th</sup> DAY OF JUNE, 2024.



MICHAEL J. NOFFSINGER, PLS NO. 38367  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

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.

NOTE: THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

### GENERAL NOTES:

- THERE IS 1 LOT AND 1 TRACT WITHIN HIGHLANDS FILING NO. 1 REPLAT G.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011), BETWEEN BROOMFIELD CONTROL POINT "GPS NO. 32" AND BROOMFIELD CONTROL POINT "GPS LUCY" WHICH BEARS NORTH 35°07'01" EAST, A DISTANCE OF 9415.10 FEET.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 0850730025F, DATED AUGUST 18, 2004 (PANEL NOT PRINTED).
- FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 100-00100058-200-6B6, AMENDMENT NO.2, WITH AN EFFECTIVE DATE OF NOVEMBER 28, 2023 WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 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.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 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.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:  
PROJECT NORTHING = (STATE PLANE NORTHING / 0.9997162670)  
PROJECT EASTING = (STATE PLANE EASTING / 0.9997162670)
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS 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 PLAT OR WITHIN 2000 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 16-28-190.
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.

### GEODETIC TIE DIAGRAM

N.T.S.

BROOMFIELD CONTROL POINT "LUCY"  
3-1/4" BRASS CAP SET IN CONCRETE  
STAMPED "CITY OF BROOMFIELD GPS LUCY"  
GROUND COORDINATES:  
N = 1243612.94  
E = 3137752.77  
COLORADO NORTH  
N = 1243260.09  
E = 3136862.49  
GEODETIC  
LATITUDE = 40°00'00.35831"  
LONGITUDE = -105°00'41.29278"

BROOMFIELD CONTROL POINT NO. "32"  
3-1/4" BRASS CAP SET IN CONCRETE  
STAMPED "CITY OF BROOMFIELD GPS 32"  
GROUND COORDINATES:  
N = 1235911.59  
E = 3132336.74  
COLORADO NORTH  
N = 1235560.92  
E = 3131447.99  
GEODETIC  
LATITUDE = 39°58'44.55984"  
LONGITUDE = -105°01'51.39188"

MAG NAIL NO TAG  
GROUND COORDINATES:  
N = 1244368.47  
E = 3139004.55  
COLORADO NORTH  
N = 1244015.40  
E = 3139113.91  
GEODETIC  
LATITUDE = 40°00'07.75424"  
LONGITUDE = -105°00'25.15805"

1" BRASS TAG STAMPED "S 37690"  
GROUND COORDINATES:  
N = 1244628.57  
E = 3139001.12  
COLORADO NORTH  
N = 1244275.43  
E = 3138110.48  
GEODETIC  
LATITUDE = 40°00'10.32414"  
LONGITUDE = -105°00'25.18354"

SOUTHEAST CORNER SECTION 33  
3 1/4" ALUMINUM CAP STAMPED  
"PLS 30285" IN RANGE BOX  
GROUND COORDINATES:  
N = 1243706.49  
E = 3141220.55  
COLORADO NORTH  
N = 1243353.61  
E = 3140329.28  
GEODETIC  
LATITUDE = 40°00'01.09137"  
LONGITUDE = -104°59'56.73792"

### ATTORNEY'S CERTIFICATE:

I, NA, IN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY, BASED SOLELY ON MY REVIEW OF THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 100-00100058-200-6B6, AMENDMENT NO.1, WITH AN EFFECTIVE DATE OF AUGUST 23, 2023, 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 THOSE IDENTIFIED IN THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 100-00100058-200-6B6, AMENDMENT NO.1, WITH AN EFFECTIVE DATE OF AUGUST 23, 2023, OR AS OTHERWISE IDENTIFIED ON THIS PLAT. AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT THOSE IDENTIFIED IN THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 100-00100058-200-6B6, AMENDMENT NO.1, WITH AN EFFECTIVE DATE OF AUGUST 23, 2023, OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR THE PURPOSES IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

NA, REGISTRATION NO., \_\_\_\_\_ DATE: \_\_\_\_\_

### LAND USE REVIEW COMMISSION CERTIFICATE:

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

THIS 12 DAY OF February, 2024.

CHAIR: [Signature] SECRETARY: [Signature]

### CITY COUNCIL CERTIFICATE:

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

ON THIS 18 DAY OF March, 2024.

MAYOR: [Signature] CITY CLERK: [Signature]

### OWNER AND SUBDIVIDER:

EVT 7TH & SHERIDAN LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] AS: Managing Member

BY: \_\_\_\_\_ AS: \_\_\_\_\_

BY: \_\_\_\_\_ AS: \_\_\_\_\_

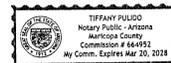
STATE OF COLORADO  
COUNTY OF Maricopa }<sup>SS</sup>

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF June, 2024

BY Craig Eisenberg, OF EVT 7TH & SHERIDAN LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Mar 20, 2028 [Signature]  
NOTARY PUBLIC



REVISION NO.	REVISED BY	DATE

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No: 144422-01 Drawn By: RBA

DEVELOPER  
ECHELON VISTA HIGHLANDS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

DATE OF PREPARATION	08/29/2023
SCALE	N/A
SHEET 1 OF 2	

