

VISTA POINTE FILING NO. 1 REPLAT F

MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 4, 5, 6 AND 9, VISTA POINTE FILING NO. 1 FINAL PLAT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

TOTAL AREA = 166,216 SQ. FT., OR 3.82 ACRES, MORE OR LESS

SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

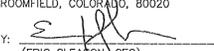
LOTS 4, 5, 6 AND 9, VISTA POINTE FILING NO. 1 FINAL PLAT, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, ON OCTOBER 7, 2008 AT RECEPTION NO. 200801177

SAID PARCEL CONTAINING 166,216 SQ. FT., OR 3.82 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 F; 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'S CERTIFICATE

A PRECIOUS CHILD INC., A COLORADO NONPROFIT CORPORATION
 7051 W 118TH AVENUE
 BROOMFIELD, COLORADO, 80020

BY: 
 (ERIC GLEASON, CEO)

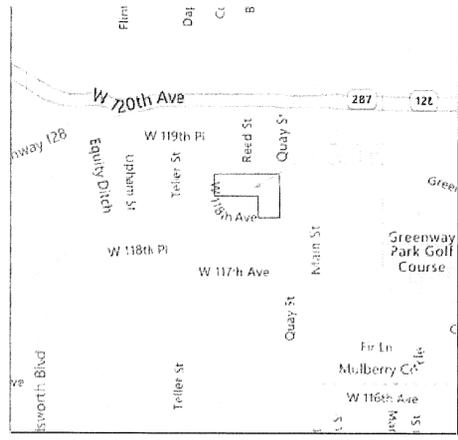
NOTARY CERTIFICATE
 STATE OF Colorado)
) S.S.
 COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July 2024 BY Eric Gleason AS CEO

WITNESS MY HAND AND OFFICIAL SEAL.


 JAMES A. ANTHONY
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19924008913
 MY COMMISSION EXPIRES DEC. 5, 2027

MY COMMISSION EXPIRES 12/5/2027



Vicinity Map
 1" = 750'

NOTES

- 1) THIS PLAT CONTAINS FOUR (4) LOTS AND ONE (1) TRACT.
- 2) CHICAGO TITLE INSURANCE COMPANY COMMITMENTS NUMBERED 103-2402173-T, DATED FEBRUARY 9, 2024 (LOT 4); 103-2402155-T, DATED FEBRUARY 9, 2024 (LOT 5); 103-2402162-T, DATED FEBRUARY 9, 2024 (LOT 6); AND 103-2402513-T, DATED FEBRUARY 9, 2024 (LOT 9), WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 3) 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.
- 4) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 8, BEING A 3/8" ALLOY CAP STAMPED "CITY OF BROOMFIELD, GPS NO. 8, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT "B413", BEING A STAINLESS STEEL ROD IN A LOGO BOX, BEARS NORTH 00°51'04" WEST, A DISTANCE OF 2732.61 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- 6) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 7) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-1, 1:50,000" 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.
- 8) THE COMBINED SCALE FACTOR, SCALED FROM 0,0, FOR THIS SITE = 0.9997174149
- 9) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- 10) NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(O), B.M.C.

LIENHOLDER CERTIFICATE

THE UNDERSIGNED (Coral Berglund) OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS (Minor Plat) AND TO THE EXECUTION AND RECORDING OF THIS (Minor Plat) AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: 

COMPANY: INDEPENDENT BANK
 P.O. BOX 3035
 MCKINNEY, TX 75070

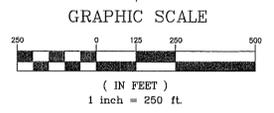
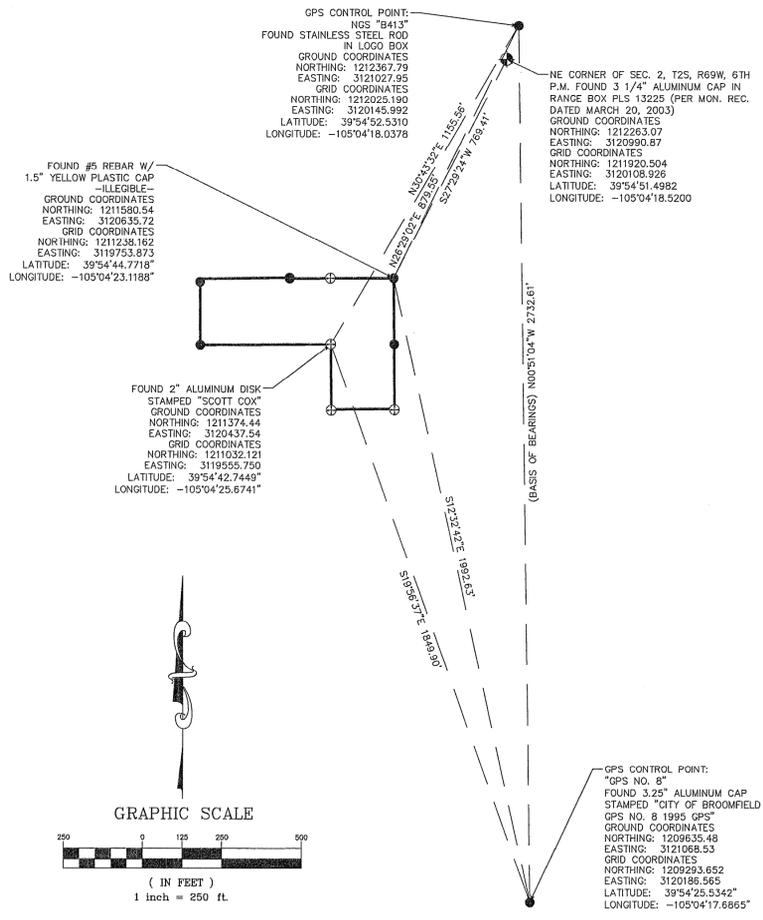
NOTARY CERTIFICATE
 STATE OF Colorado)
) S.S.
 COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF July 2024 BY Coral Berglund AS Officer

WITNESS MY HAND AND OFFICIAL SEAL.


 DENISE STEARNS
 Notary Public
 State of Colorado
 Notary ID # 19904017609
 My Commission Expires 04-04-2027

MY COMMISSION EXPIRES 4/4/2027



GEODETIC TIE DIAGRAM
 1" = 250'

OWNERSHIP & MAINTENANCE			
DESCRIPTION	AREA (ACRES)	OWNERSHIP	MAINTENANCE RESPONSIBILITY
LOT 1	0.93	OWNER OF LOT 1	OWNER OF LOT 1
LOT 2	0.88	OWNER OF LOT 2	OWNER OF LOT 2
LOT 3	0.94	OWNER OF LOT 3	OWNER OF LOT 3
LOT 4	0.87	OWNER OF LOT 4	OWNER OF LOT 4
TRACT A	0.21	OWNER OF TRACT A	OWNER OF TRACT A

ATTORNEY CERTIFICATE

I, JAMES Z. GOWAN, 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 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 THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

SIGNATURE: _____
 LICENSE NUMBER: _____

SURVEYOR'S CERTIFICATE

I, JAMES Z. GOWAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY AND THE 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.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD 83/92

JAMES Z. GOWAN COLORADO P.L.S. #29038
 VICE PRESIDENT, FLATIRONS, INC.
 655 FOURTH AVENUE
 LONGMONT, CO 80501

James Z. Gowan

Digitally signed by James Z. Gowan
 DN: cn=James Z. Gowan,
 o=Flatirons, Inc., ou,
 email=zgowan@flatironsinc.com,
 c=US
 Date: 2024.07.13 09:09:19 -06'00'

DATE: 6-24-2024 SW

REVISION: ADDED EASEMENT OVER TRACT A, BEHIND TIES AND LIENHOLDER CERT.

FINAL PLAT

VISTA POINTE FILING NO. 1 REPLAT F

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Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 7000 N. BROADWAY,
 DENVER, CO 80221
 (303) 936-6997

3825 IRIS AVE.
 BOULDER, CO 80501
 (303) 776-1733
 (303) 443-7001

JUL 13 2024
 PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 24-81,840
 DATE: 4-26-2024
 DRAWN BY: S.WOLFF
 CHECKED BY: BO/JJK/JZC
 SHEET 1 OF 2

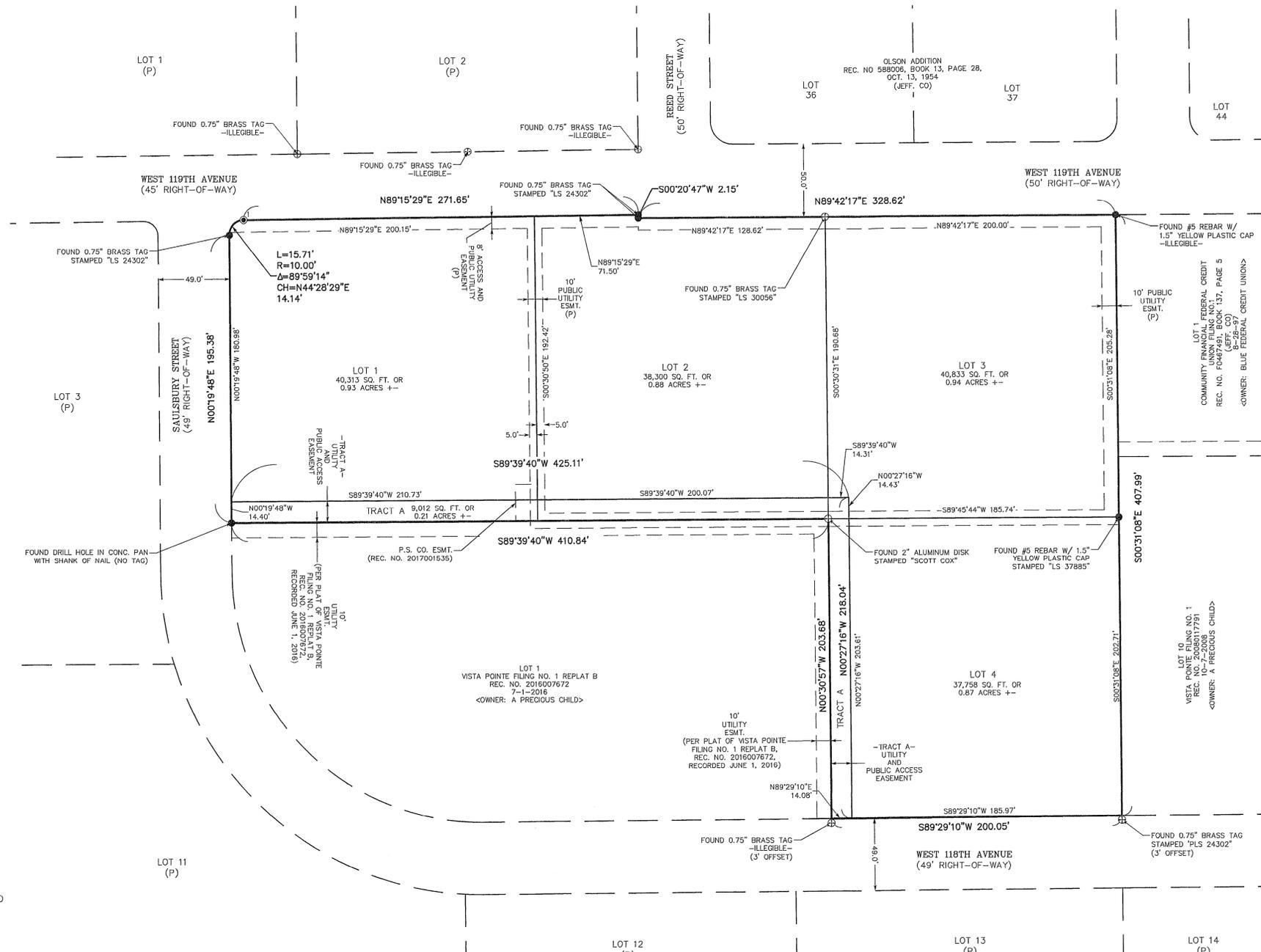
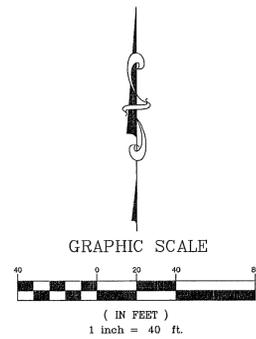
VISTA POINTE FILING NO. 1 REPLAT F

MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 4, 5, 6 AND 9, VISTA POINTE FILING NO. 1 FINAL PLAT, LOCATED IN THE
 NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

TOTAL AREA = 166,216 SQ. FT., OR 3.82 ACRES, MORE OR LESS

SHEET 2 OF 2



Boundary Closure Report

COURSE: N89°42'17"E LENGTH: 328.62'
 COURSE: S00°31'08"E LENGTH: 407.99'
 COURSE: S89°29'10"W LENGTH: 200.05'
 COURSE: N00°30'57"W LENGTH: 203.68'
 COURSE: S89°39'40"W LENGTH: 410.84'
 COURSE: N00°19'48"W LENGTH: 195.38'
 LENGTH: 15.71' RADIUS: 10.00'
 DELTA: 089°59'14"
 CHORD: 14.14' COURSE: N44°28'29"E
 COURSE: N89°15'29"E LENGTH: 271.65'
 COURSE: S00°20'47"W LENGTH: 2.15'
 AREA: 166,216 SQ. FT.
 ERROR CLOSURE: 0.01
 ERROR NORTH: -0.008
 COURSE: S15°54'58"W
 EAST: -0.002
 PRECISION 1 : 203,608

Legend

- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ⊕ FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND BRASS TAG AS DESCRIBED
- ⊕ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 29038"
- ⊕ SET 1" BRASS TAG "FLATSURV LS29038"
- (P) AS PER THE PLAT OF VISTA POINTE FILING NO. 1 (REC. NO. 2008011779)
- <NAME> PARCEL OWNERSHIP INFORMATION

REVISION	DATE
1 - ADDED EASEMENT OVER TRACT A, REVISED TIES AND LITHOLOGY CERT.	6-24-2024 SW

FINAL PLAT
 VISTA POINTE FILING NO. 1 REPLAT F

Flatrons, Inc.
 Land Surveying Services
 www.FlatronsInc.com
 7000 N. BROADWAY, SUITE 209 DENVER, CO 80201 (303) 776-1735
 3825 IRIS AVE., SUITE 395 DENVER, CO 80201 (303) 443-7001



JOB NUMBER: 24-81,840
 DATE: 4-26-2024
 DRAWN BY: S. WOLFF
 CHECKED BY: BO/JJK/JZG

B:\SWCLFF FILE\81840-REPLAT-6-24-24-C21.DWG DATE: 7/12/2024 4:43 PM