

LAMBERTSON FARMS FILING NO. 1

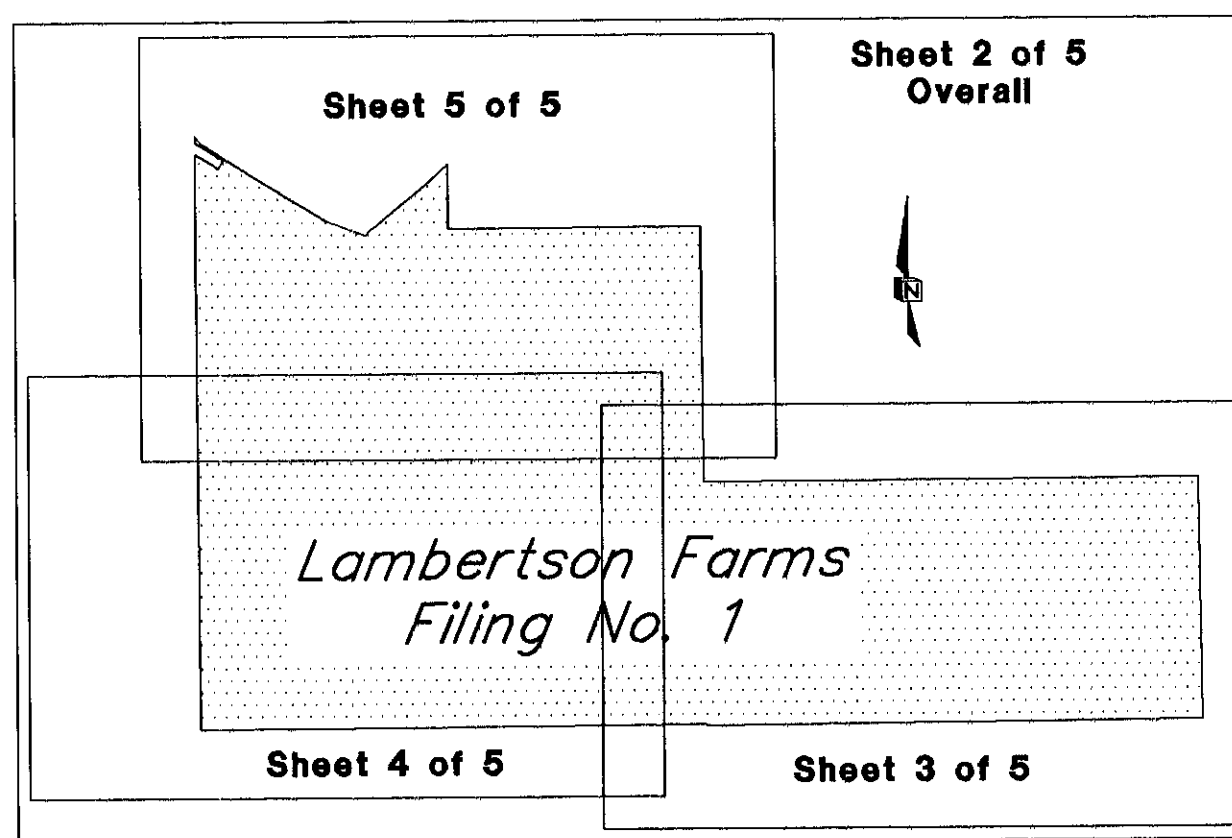
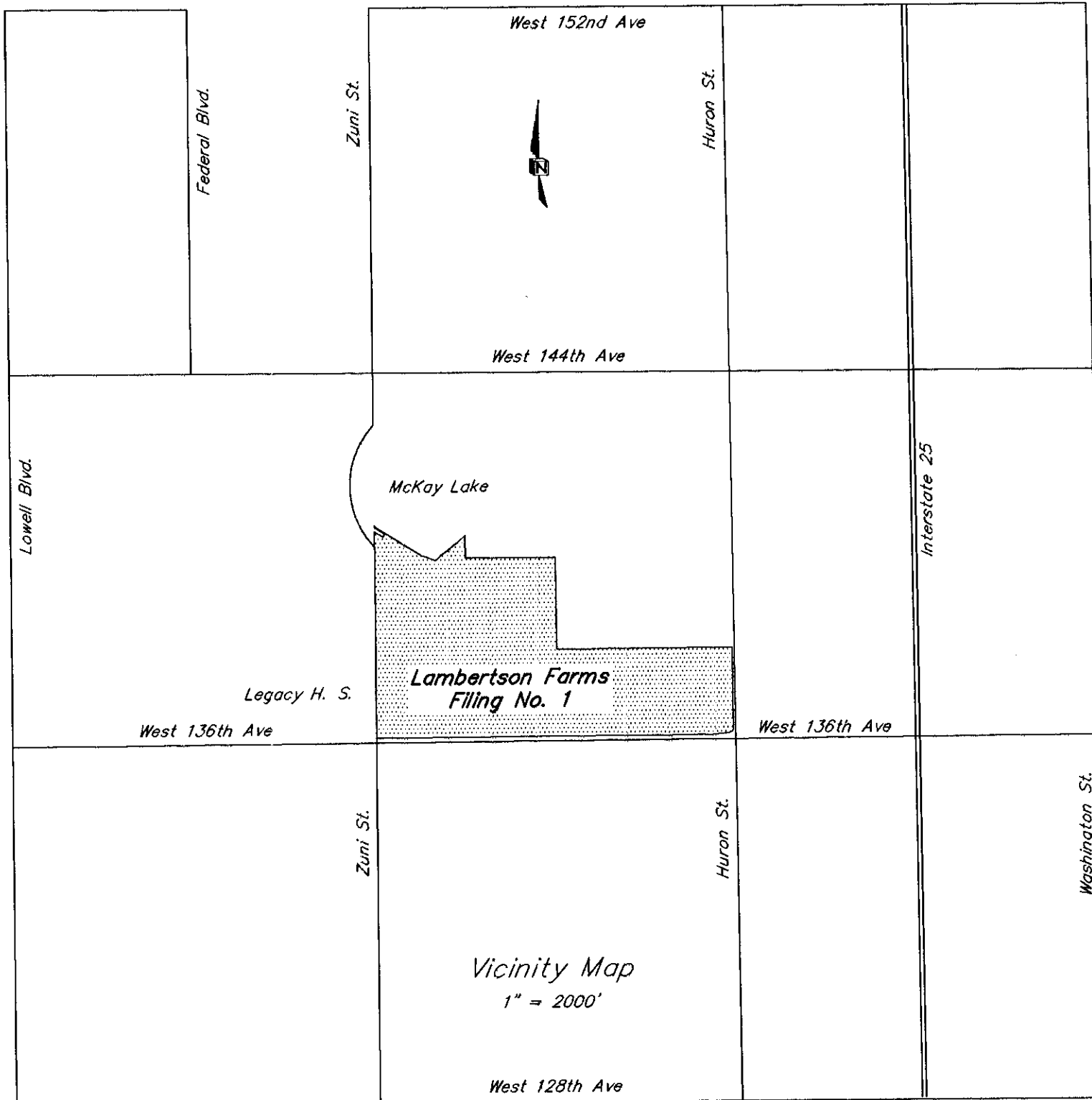
FINAL PLAT

PRIMARILY IN THE SOUTH 1/2, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Area = 240.1623 Acres
Sheet 1 of 5

SURVEY NOTES:

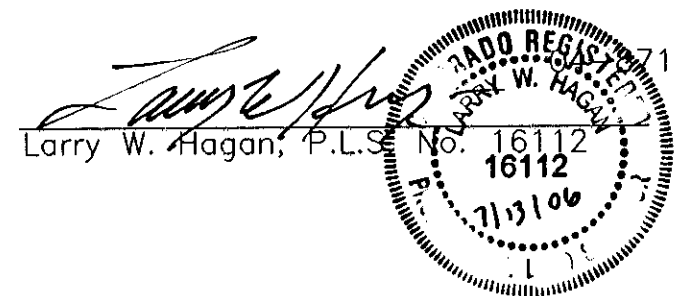
- The Gross Area enveloped by the boundary of this subdivision plat is 10,500,995 square feet. The Exception for Zuni Street right-of-way recorded at Reception No. C0824803 is 39,526 square feet. Thus, the Net Area of the land subdivided by this plat is 10,461,469 square feet or 240.1623 acres.
- Boundary dimensions shown hereon within parenthesis are of record or as shown on prior surveys. Boundary dimensions without parenthesis are as measured by Meridian Surveying Inc. on or about the date of this Monumented Land Survey - June 20, 2002.
- Land Title Guarantee Company / Chicago Title Insurance Company commitment no. ABB740473-3, dated Sept. 20, 2000 was relied upon for record data regarding rights-of-way, easements and encumbrances in the preparation of this survey and plat.
- Parts of this site are situated in a 100 year flood hazard zone, as delineated on F.E.M.A. Flood Insurance Rate Map No. 08001C - 0010G & 0030G, dated August 16, 1995.
- The Basis of Bearings is S 43°42'51" E, which is the grid bearing between the NGS W411 monument and the Di Ciero monument, based on the State Plane Coordinates, Colorado North Zone, published by the City and County of Broomfield. The NGS W411 monument is also identified as GPS #14. The modified distance between these points is 6650.89 feet. All distances shown on this plat are in the U.S. Survey Foot based on the Modified State Plane Coordinates at a ground elevation of 5216, which is the average elevation of the site and the elevation of Di Ciero. The combined factor used to modify the coordinates of this plat for the ground elevation is 0.999723153.
- The Colorado Coordinate System hereon shown is defined as C 2 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 Specifications for Geodetic Control Networks" by the Federal Geodetic Control Committee.
- One Site Benchmark is elevation of 5183.30 on the top of the 1" axle in the monument box at the intersection of West 136th Ave. and Huron St., which is the Southeast corner of Section 21. A second Site Benchmark was established on a 2" domed brass cap at the Northwest corner of the electric service cabinet concrete pad located 45 ft. South by 20 ft. West of the South 1/4 corner. Its elevation is 5207.08 and it is stamped "L.F.S. TBM".
- The alignments shown hereon of the gas pipeline easements running Southeasterly across the west half of the site are based on the field measured location of the pipeline marker posts and do not match the recorded easements. The easement descriptions in Book 404 at Pages 540-542 are poorly written and not concisely dimensioned and the description in Book 3982 at Page 634 crosses all the pipeline as they presently exist.
- The Northerly boundary lines of this property are not contiguous with the boundary lines of Lexington Subdivision 2nd, 4th, 5th and 6th Filings. There is a gap between these platted subdivisions and this property because of the Center One-Quarter corner monuments. The Lexington Subdivisions are oriented on a monument that this surveyor believes was set incorrectly and does not accept.
- The right-of-way of Kalamath St. is 80.00 ft. wide, 40.00 ft. on each side of and parallel with the centerline. Tract T in Kalamath St. is 13.00 ft. wide, 6.50 ft. on each side of and parallel with the centerline to the extent shown. The right-of-way of Quivas St. is 85.00 ft. wide, 42.50 ft. on each side of and parallel with the centerline. Tract U in Quivas St. is 13.00 ft. wide, 6.50 ft. on each side of and parallel with the centerline to the extent shown. The right-of-way of West 138th Ave., adjacent to Tract Q, is 83.00 ft. wide, 41.50 ft. on each side of and parallel with the centerline. Tract Q in W. 138th Ave. is 12.00 ft. wide, 6.00 ft. on each side of and parallel with the centerline to the extent shown. The curb flowline to curb flowline width adjacent to Tract Q is 26 ft. on each side of the tract. The curb flowline to curb flowline width adjacent to Tract T is 26 ft. on each side of the tract and adjacent to Tract U is 26 ft. on each side of the tract. Tracts Q, R, S, T and U are only for landscaping within the dedicated streets.
- The sidelines of the Public Access/Landscape Easements are contiguous with or parallel with the right-of-way lines of the streets dedicated by this plat, to the extent shown. In all cases, the non-contiguous sidelines extend or shorten to intersect each other or Tract lines, as shown. The Public Access/Landscape easements are 15 feet or 20 feet wide, except along the south and east sides of Tract H, where the easement is 50 feet wide.
- Regarding dedications and grants by this plat associated with the Tracts:
 - Tracts C, K, L, N, O, and P are dedicated as Public Open Lands by this plat.
 - Tracts I and J are dedicated as Public Right-of-Way by this plat.
 - Tracts Q, R, S, T AND U are only for landscaping within the Public Rights-of-Way of West 138th Avenue, Kalamath Street and Quivas Street, which are streets dedicated by this plat. These tracts will not be maintained by the City and County of Broomfield. The landscaping will be privately maintained by the Homeowner's Association.
 - In the future, Tract B is intended to become public property in some form. At this time, a Public Access Easement is granted over all of Tract B by this plat.



Sheet Layout

SURVEYOR'S CERTIFICATE:

I, Larry W. Hagan, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Final Plat and the Monumented Land Survey upon which it is based was made by me, using the normal standards of care and practice, and that, to the best of my knowledge, information and belief, this plat accurately depicts the results of said survey; the property corner monuments were found or set as indicated; and the location of all easements and rights-of-way, on the property, in evidence or known to me, and encroachments, if any, by or on the premises, are as shown.



NOTICES:

According to Colorado law, you MUST commence any legal action based on 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.

Additional right-of-way may be required at the site development plan and replat stage to ensure adequate landscaping at intersections where vehicular turn lanes are planned.

Applicant: Lambertson Family, LLLP
751 E. 100th Avenue; Thornton, CO 80229

Engineer: S. A. Miro, Inc.
4582 S. Ulster St. Prkwy; Suite 1500; Denver, CO 80237

Surveyor: Meridian Surveying, Inc.
2345 S. Federal Blvd.; Suite 195; Denver, CO 80219

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned, being the owner(s) of

The South One-Half of the Southwest One-Quarter, the South One-Half of the Southeast One-Quarter, the North One-Half of the Southwest One-Quarter and that part of the Southwest One-Quarter of the Northwest One-Quarter lying Southerly of the right-of-way line of McKay Lake, all in Section 21, Township 1 South, Range 68 West of the Sixth Principal Meridian and situated in the City and County of Broomfield, State of Colorado; Except the East thirty (30) feet and the South thirty (30) feet of said South One-Half of the Southeast One-Quarter and the South thirty (30) feet of said South One-Half of the Southwest One-Quarter; and Except (1) that portion conveyed in deed recorded October 24, 1995 in Book 4613 at Page 370 of the Adams County records; (2) that portion conveyed to the City and County of Broomfield in deed recorded July 9, 2001 at Reception No. C0824803 in the Adams County records and (3) that portion conveyed in deed recorded January 23, 1974 in Book 1910 at Page 371 of the Adams County records; Containing a net area of 10,461,430 square feet or 240.1614 acres, more or less.

has laid out, platted, and subdivided the above described land, under the name and style of LAMBERTSON FARMS 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, of which Tracts Q, R, S, T and U are a part, rights-of-way, public ways and public open lands, Tracts C, I, J, K, L, N, O and P as shown or noted 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 and for use by public and private utilities.

For the Lambertson Family, LLLP by RDK, LLC
751 E. 100th Avenue; Thornton, CO 80229

Frank Teti
Frank Teti, Managing Member

7/13/06
Date

CONSENT:

The undersigned hereby acknowledges and consents to this final plat of LAMBERTSON FARMS FILING NO. 1.

For Lambertson Farms Metropolitan District No. 1

Frank Teti
Frank Teti, President

7/13/06
Date

NOTARY:

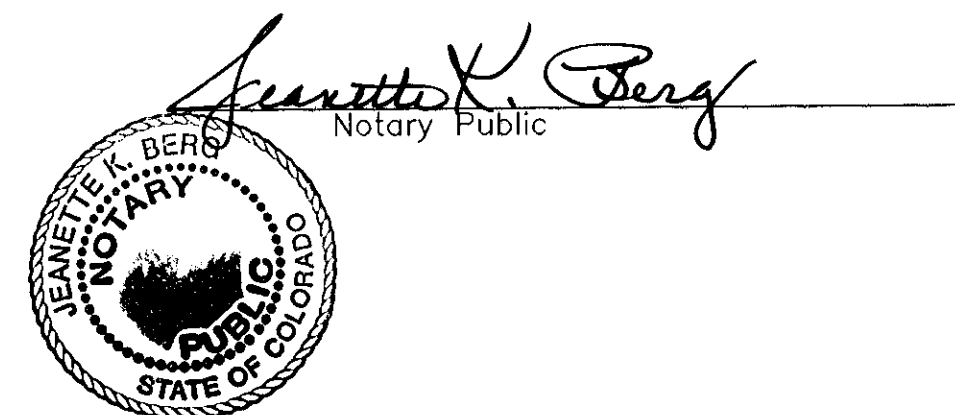
STATE OF COLORADO

COUNTY OF Denver ss.

The foregoing instrument was acknowledged before me 13th day of July, 2006, by

Frank Teti acting for the Lambertson Family, LLLP and for the Lambertson Farms Metropolitan District No. 1.

Witness my hand and official seal.



My commission expires Dec. 8, 2006.

FOR THE CITY AND COUNTY OF BROOMFIELD:

One DesCombes Drive, Broomfield, CO 80020

George Di Ciero
George Di Ciero, Broomfield City and County Manager

7.25.06
Date

ATTORNEY'S CERTIFICATE:

I, Jeffrey Q. Jackson, an Attorney at Law licensed to practice in the State of Colorado represent to The City and County of Broomfield that the owner and subdivider dedicating any street, easement, right-of-way, parcel or tract hereon owns them in fee simple, free and clear of all liens and encumbrances, and The City and County of Broomfield may rely upon this representation in accepting such dedications.

Jeffrey Q. Jackson, Registration No. 26108, Date: 7-20-06

LAND USE REVIEW COMMISSION CERTIFICATE:

This Final Plat is recommended for approval by The City and County of Broomfield Land Use Review Commission on this 10th day of April, 2006.

Janet Kelly
Chairman

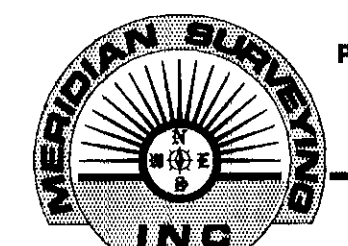
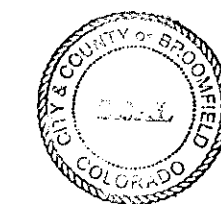
Deborah Spangher
Secretary

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 July, 2006.

Vicki May
Mayor

Vicki May
City Clerk



Project No. 04-871
2345 S. FEDERAL BOULEVARD
SUITE 195
DENVER, COLORADO 80219
PHONE: 303-936-8807
FAX: 303-936-8828
EMAIL: MerSurv@AOL.COM

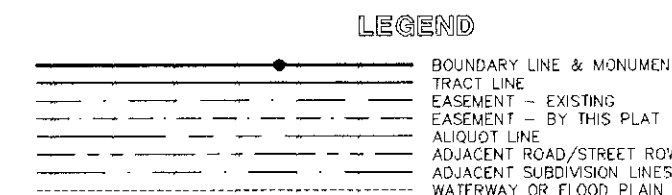
2-09-06 Several CCB comments, add signature block & notes
3-25-06 Revised Survey Note 12
4-01-06 Revised Survey Note 12 & Legal Description
4-24-06 Several CCB comments regarding notes and dedication
5-08-06 Revised Legal Desc. & Dedication and two Notes

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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Area = 240.1623 Acres
Sheet 2 of 5



CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	152.50'	38.44'	13°41'30"
C2	152.50'	21.13'	07°56'16"
C3	195.00'	46.60'	13°41'30"
C4	155.00'	88.32'	32°38'54"
C5	426.50'	149.97'	20°08'49"
C6	260.00'	92.00'	21°22'31"
C7	260.00'	20.00'	04°24'30"
C8	340.00'	134.58'	22°40'45"
C9	340.00'	20.00'	03°22'13"
C10	68.50'	40.27'	33°40'52"
C11	68.50'	20.40'	17°03'44"
C12	68.50'	41.64'	34°49'39"
C13	68.50'	25.60'	21°24'34"
C14	342.50'	131.66'	22°03'31"
C15	342.50'	30.01'	05°01'14"
C16	1092.50'	35.16'	01°50'58"
C17	200.00'	285.09'	81°40'17"
C18	200.00'	88.62'	25°23'12"
C19	200.00'	471.48'	135°04'07"
C20	973.50'	67.55'	03°58'33"
C21	6.00'	18.85'	90°00'00"
C22	6.00'	9.42'	90°00'00"
C23	34.00'	105.66'	178°03'08"
C24	34.00'	52.47'	88°24'57"
C25	52.50'	75.69'	82°36'21"
C26	34.00'	55.50'	93°51'57"
C27	43.50'	35.89'	47°18'04"
C28	68.50'	28.70'	24°00'16"
C29	24.50'	19.72'	46°07'13"
C30	34.00'	78.89'	132°56'43"
C31	34.00'	69.10'	116°26'19"
C32	34.00'	65.64'	110°36'58"
C33	1157.50'	193.82'	09°35'35"
C34	1157.50'	91.10'	04°30'33"
C35	201.50'	48.15'	13°41'30"
C36	188.50'	45.04'	13°41'30"
C37	6.50'	20.42'	180°00'00"
C38	306.50'	210.03'	39°15'43"
C39	293.50'	201.12'	39°15'43"
C40	300.00'	205.58'	39°15'43"
C41	293.50'	166.84'	32°34'26"
C42	300.00'	170.56'	32°34'26"
C43	306.50'	174.23'	32°34'26"
C44	201.50'	114.80'	32°38'54"
C45	195.00'	111.12'	32°38'54"
C46	188.50'	107.41'	32°38'54"
C47	24.50'	19.69'	46°03'23"
C48	68.50'	42.41'	52°28'22"
C49	39.50'	36.52'	52°58'40"
C50	260.00'	49.30'	10°51'48"
C51	1092.50'	23.80'	01°14'54"
C52	37.00'	25.54'	39°33'14"

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 76°14'38" E	38.51'	L58	S 73°17'00" E	133.40'
L2	N 53°03'18" E	49.29'	L59	S 61°42'50" W	141.65'
L3	N 89°35'42" E	254.52'	L60	N 00°15'01" W	68.00'
L4	N 00°24'18" E	41.31'	L61	N 89°44'59" E	30.00'
L5	S 89°35'42" W	62.46'	L62	N 89°44'59" E	64.45'
L6	S 81°40'00" W	26.93'	L63	N 85°56'08" E	135.30'
L7	N 01°40'00" E	69.74'	L64	N 89°44'59" E	738.75'
L8	N 56°56'48" E	49.23'	L65	N 89°44'59" E	67.95'
L9	S 33°03'12" E	81.66'	L66	S 86°26'11" E	135.30'
L10	S 33°03'12" E	101.83'	L67	N 89°44'59" E	638.65'
L11	N 44°25'31" E	141.09'	L68	N 89°44'59" E	68.10'
L12	S 89°44'59" W	3.50'	L69	N 25°13'21" E	222.85'
L13	N 89°33'30" E	39.72'	L70	N 25°13'21" E	188.85'
L14	N 89°33'30" E	46.85'	L71	N 25°13'21" E	34.00'
L15	N 89°35'42" E	57.17'	L72	N 63°04'56" E	34.00'
L16	N 89°35'42" W	86.57'	L73	S 00°28'46" E	34.00'
L17	N 00°42'28" W	39.72'	L74	N 00°28'46" E	93.54'
L18	N 80°31'34" E	10.00'	L75	N 63°04'56" E	118.50'
L19	S 09°28'26" E	20.00'	L76	S 8°52'35" E	73.70'
L20	S 65°01'12" W	10.00'	L77	N 89°17'32" E	97.48'
L21	N 24°50'46" W	20.00'	L78	S 45°40'23" E	38.16'
L22	N 65°01'52" W	10.00'	L79	N 89°17'32" E	178.91'
L23	S 00°28'46" E	12.85'	L80	N 89°17'32" E	50.00'
L24	S 00°28'46" E	9.05'	L81	N 88°25'21" E	15.95'
L25	N 89°31'14" E	20.00'	L82	N 00°42'28" W	58.50'
L26	N 77°59'43" W	91.53'	L83	N 00°42'28" W	59.50'
L27	S 77°59'43" W	20.00'	L84	N 83°59'55" E	73.91'
L28	S 12°00'17" E	10.00'	L85	N 89°17'32" E	116.70'
L29	S 38°57'08" W	13.29'	L86	N 44°15'27" E	39.57'
L30	S 38°57'08" W	13.25'	L87	S 00°28'46" E	127.54'
L31	N 51°02'52" W	41.00'	L88	S 14°02'22" E	283.29'
L32	N 14°02'22" W	16.04'	L89	N 25°13'21" E	159.07'
L33	N 14°02'24" W	30.00'	L90	S 00°20'53" E	94.09'
L34	N 75°57'38" E	10.00'	L91	S 00°20'53" E	67.59'
L35	N 89°59'42" E	10.41'	L92	N 89°35'42" E	60.00'
L36	N 89°59'42" E	10.06'	L93	N 00°24'18" W	120.60'
L37	N 00°00'18" W	30.00'	L94	N 00°24'18" W	96.10'
L38	N 89°39'07" E	9.55'	L95	N 33°03'12" W	183.49'
L39	N 89°39'07" E	20.00'	L96	N 00°28'46" W	64.07'
L40	S 00°20'53" E	10.00'	L97	N 63°04'56" E	152.50'
L41	N 89°39'07" E	529.49'	L98	N 00°28'46" W	59.30'
L42	N 89°39'07" E	45.00'	L99	N 89°43'40" E	94.02'
L43	S 00°20'53" E	10.00'	L100	N 00°24'30" E	108.86'
L44	N 44°51'31" W	45.39'	L101	S 89°43'40" W	85.87'
L45	S 44°51'31" E	20.00'	L102	N 07°49'10" E	13.34'
L46	S 45°08'29" W	10.00'	L103	S 00°28'46" E	44.86'
L47	N 45°08'29" E	10.00'	L104	N 89°43'40" E	7.10'
L48	S 44°51'31" E	9.59'	L105	S 00°00'00" E	11.74'
L49	S 44°51'31" E	20.00'	L106	S 33°03'12" E	460.63'
L50	N 47°22'24" E	4.63'	L107	N 89°35'42" E	229.93'
L51	S 42°37'36" E	30.00'	L108	S 00°00'00" E	20.00'
L52	N 47°22'24" E	22.96'	L109	S 89°35'42" W	240.73'
L53	S 89°35'42" W	227.25'	L110	N 33°03'12" W	477.50'
L54	S 00°24'18" E	17.58'	L111	N 00°00'00" E	17.58'
L55	S 89°35'42" W	32.00'	L112	N 89°43'40" E	20.00'
L56	N 44°51'31" W	41.00'	L113	S 89°35'42" W	127.15'
L57	N 81°19'48" E	109.26'	L114	N 89°35'42" E	55.00'



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C51	1092.50'	23.80'	01°14'54"
C52	37.00'	25.54'	39°33'14"

TRACT A
3,132,221 SQ. FT.
71.906 ACRES

20' PUBLIC ACCESS/LANDSCAPE EASEMENT -

N 16°58'54" W

L=245'51" S=314'32"

Δ=324'42'31"

N 44°17'32" E

L=249'17" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

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L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

TRACT B
879,180 SQ. FT.
20.183 ACRES

20' PUBLIC ACCESS/LANDSCAPE EASEMENT -

N 16°58'54" W

L=245'51" S=314'32"

Δ=324'42'31"

N 44°17'32" E

L=249'17" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

TRACT C
879,180 SQ. FT.
20.183 ACRES

20' PUBLIC ACCESS/LANDSCAPE EASEMENT -

N 16°58'54" W

L=245'51" S=314'32"

Δ=324'42'31"

N 44°17'32" E

L=249'17" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

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N 44°17'32" E

L=259'22" S=223'30"

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L=209'86" S=248'90"

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L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

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N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

TRACT D
879,180 SQ. FT.
20.183 ACRES

20' PUBLIC ACCESS/LANDSCAPE EASEMENT -

N 16°58'54" W

L=245'51" S=314'32"

Δ=324'42'31"

N 44°17'32" E

L=249'17" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

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L=209'86" S=248'90"

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L=259'22" S=223'30"

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L=209'86" S=248'90"

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L=209'86" S=248'90"

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L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

TRACT E
879,180 SQ. FT.
20.183 ACRES

20' PUBLIC ACCESS/LANDSCAPE EASEMENT -

N 16°58'54" W

L=245'51" S=314'32"

Δ=324'42'31"

N 44°17'32" E

L=249'17" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

Δ=440°40'37"

N 44°17'32" E

L=209'86" S=248'90"

Δ=250'20'54"

N 44°17'32" E

L=259'22" S=223'30"

LAMBERTSON FARMS FILING NO. 1

FINAL PLAT

PRIMARILY IN THE SOUTH 1/2, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Area = 240.1623 Acres

Sheet 3 of 5

Lexington Subdivision - Fourth Filing
File 17 Map 227
City of Westminster

Lexington Subdivision - Second Filing
Reception No. 131137336
City of Westminster

35' FOR RIGHT-OF-WAY
CONVEYED TO THE CITY AND COUNTY OF
BROOMFIELD BY RECPT. NO. 2004002726
51,280 SQ. FT. OR 1.177 ACRES

East 1/4 Corner
3 1/4" Alum. cap, LS #7276,
in monument box

TRACT A

TRACT A
3,132,221 SQ. FT.
71.906 ACRES

TRACT A
3,132,221 SQ. FT.
71.906 ACRES

TRACT A
3,132,221 SQ. FT.
71.906 ACRES

TRACT H
879,180 SQ. FT.
20.183 ACRES

TRACT G
560,052 SQ. FT.
12.857 ACRES

TRACT S
3,632 SQ. FT.
0.083 ACRE

TRACT T
8,262 SQ. FT.
0.190 ACRE

TRACT H
879,180 SQ. FT.
20.183 ACRES

TRACT J - PUBLIC ROW
DEDICATED BY THIS PLAT
291,163 SQ. FT.
6.684 ACRES

TRACT F
1,029,226 SQ. FT.
23.628 ACRES

TRACT F
1,029,226 SQ. FT.
23.628 ACRES

TRACT G
560,052 SQ. FT.
12.857 ACRES

TRACT J - PUBLIC ROW
DEDICATED BY THIS PLAT
291,163 SQ. FT.
6.684 ACRES

TRACT H
879,180 SQ. FT.
20.183 ACRES

TRACT J - PUBLIC ROW
DEDICATED BY THIS PLAT
294,163 SQ. FT.
6.684 ACRES

TRACT G

TRACT G

TRACT J - PUBLIC ROW

TRACT H

TRACT J - PUBLIC ROW

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TRACT J - PUBLIC ROW

Survey Monuments Note
Survey monuments identified as "not accepted" are existing points set by other surveyors that were found to be in conflict with the boundary of this property and this plat. The presence of these conflicting survey monuments is being reported as required by Colorado law.

SURVEY MONUMENTS

△ FOUND OR SET #5 REBAR W/PLASTIC CAP, LS #16112
△ FOUND & NOT ACCEPTED #4 REBAR, NO CAP, ALTERNATE W1/4 CORNER
△ FOUND & NOT ACCEPTED 3 1/4" ALUM. CAP, LS #30109, AT N48°44'W - 1.00'
△ SET 3 1/4" ALUM. CAP, LS #16112, AT CENTER 1/4 CORNER
△ FOUND & NOT ACCEPTED 3 1/4" ALUM. CAP, LS #23904, ALTERNATE C1/4 CORNER
△ FOUND & NOT ACCEPTED #5 REBAR W/ALUM. CAP, LS #30109
△ FOUND & NOT ACCEPTED #4 REBAR, NO CAP
△ FOUND #4 REBAR W/PLASTIC CAP, LS #23027
△ FOUND #5 REBAR W/PLASTIC CAP, LS #16412

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 76°14'38" E	38.51'	L58	S 73°17'00" E	133.40'
L2	N 53°02'18" E	49.29'	L59	S 61°42'50" W	141.65'
L3	N 89°35'42" E	254.52'	L60	N 00°15'01" W	68.00'
L4	S 00°24'18" E	41.31'	L61	N 89°44'59" E	30.00'
L5	S 89°35'42" W	62.46'	L62	N 89°44'59" E	64.45'
L6	S 61°40'00" W	26.93'	L63	N 85°58'08" E	135.30'
L7	N 01°40'00" E	68.74'	L64	N 89°44'59" E	738.75'
L8	N 56°58'48" E	49.23'	L65	N 89°44'59" E	67.95'
L9	S 33°03'12" E	81.66'	L66	S 86°26'11" E	135.30'
L10	S 33°03'12" E	101.83'	L67	N 89°44'59" E	638.65'
L11	N 44°25'31" E	141.09'	L68	N 89°44'59" E	68.10'
L12	S 89°44'59" W	3.50'	L69	N 25°13'21" E	222.85'
L13	N 89°33'30" E	39.72'	L70	N 25°13'21" E	188.85'
L14	N 89°33'30" E	46.85'	L71	N 25°13'21" E	34.00'
L15	N 89°35'42" E	57.17'	L72	N 63°04'56" E	34.00'
L16	N 89°33'30" E	86.57'	L73	S 00°28'46" E	34.00'
L17	N 00°42'28" W	39.72'	L74	N 89°17'52" E	93.54'
L18	N 80°31'34" E	10.00'	L75	N 63°04'56" E	118.50'
L19	S 09°28'26" E	20.00'	L76	S 87°52'35" E	73.70'
L20	S 65°01'12" W	10.00'	L77	N 89°17'32" E	97.48'
L21	N 24°50'46" W	20.00'	L78	S 45°40'23" E	38.16'
L22	N 65°01'52" W	10.00'	L79	N 89°17'52" E	178.91'
L23	S 00°28'46" E	12.65'	L80	N 89°17'32" E	50.00'
L24	S 00°28'46" E	9.05'	L81	N 88°25'21" E	15.95'
L25	N 89°31'14" E	20.00'	L82	N 00°42'28" W	58.50'
L26	S 77°59'43" W	91.53'	L83	N 00°42'28" W	59.50'
L27	S 77°59'43" W	20.00'	L84	N 83°55'55" E	73.91'
L28	S 12°00'17" E	10.00'	L85	N 89°17'52" E	116.70'
L29	S 38°57'08" W	13.25'	L86	N 44°15'27" E	39.57'
L30	S 38°57'08" W	13.25'	L87	S 00°28'46" E	127.54'
L31	N 51°02'52" W	41.00'	L88	S 14°02'22" E	283.29'
L32	N 14°02'52" W	16.04'	L89	N 25°13'21" E	159.07'
L33	N 14°02'52" W	30.00'	L90	S 00°20'53" E	64.00'
L34	N 75°57'38" E	10.00'	L91	S 00°20'53" E	67.59'
L35	N 89°59'42" E	10.41'	L92	N 89°35'42" E	60.00'
L36	N 89°59'42" E	10.06'	L93	N 00°24'18" W	126.60'
L37	N 00°00'18" W	30.00'	L94	N 00°24'18" W	96.10'
L38	N 89°39'07" E	9.55'	L95	N 33°03'12" E	183.49'
L39	N 89°39'07" E	20.00'	L96	N 00°28'46" W	84.07'
L40	S 00°20'53" E	10.00'	L97	N 63°04'56" E	152.50'
L41	N 89°39'07" E	529.49'	L98	N 00°28'46" W	59.30'
L42	N 89°39'07" E	45.00'	L99	N 89°43'40" E	94.02'
L43	S 00°20'53" E	10.00'	L100	S 00°24'30" E	108.86'
L44	N 44°51'31" W	45.39'	L101	S 89°43'40" W	85.87'
L45	S 44°51'31" E	20.00'	L102	N 07°49'10" E	13.34'
L46	S 45°08'29" W	10.00'	L103	S 00°28'46" E	44.86'
L47	N 45°08'29" E	10.00'	L104	N 89°43'40" E	7.10'
L48	S 44°51'31" E	9.99'	L105	S 00°00'00" E	11.74'
L49	S 44°51'31" E	20.00'	L106	S 33°03'12" E	460.63'
L50	N 47°22'24" E	4.43'	L107	N 89°35'42" E	229.83'
L51	S 42°37'36" E	30.00'	L108	S 00°00'00" E	20.00'
L52	N 47°22'24" E	22.96'	L109	N 89°35'42" W	240.73'
L53	S 89°35'42" W	227.25'	L110	N 33°03'12" W	477.50'
L54	S 00°24'18" E	15.00'	L111	N 00°00'00" E	17.58'
L55	S 89°35'42" W	32.00'	L112	N 89°43'40" E	20.00'
L56	N 44°51'31" W	41.00'	L113	S 89°35'42" W	127.15'
L57	N 81°19'48" E	109.26'	L114	N 89°35'42" E	55.00'

LEGEND

— BOUNDARY LINE & MONUMENT
--- TRACT LINE
--- EASEMENT - EXISTING
--- EASEMENT - BY THIS PLAT
--- ALLOTMENT LINE
--- ADJACENT ROAD/STREET ROW
--- ADJACENT SUBDIVISION LINES
--- WATERWAY OR FLOOD PLAIN
--- LANDSCAPE TRACTS

● SURVEY MONUMENT - ACCEPTED
○ SURVEY MONUMENT - NOT ACCEPTED
□ SITE BENCHMARK - 1988 DATUM
△ TRACT CORNER SET WITH PRIOR SURVEY
(NR) MEANS NON-RADIAL
PA/L MEANS PUBLIC ACCESS/LANDSCAPE

PRIMARY BENCHMARK

Designation: GPS No. 28 (Plaster Cir.)
City/County of Broomfield
Brass Cap In Monument Box
Published Elevation: 5264.89' NAVD 1988
Published Coordinates:
North 1,222,704.114
East 3,132,626.915
Geographical Data:
Latitude 39° 56' 37.43971"
Longitude 105° 01' 37.12854"
NAD 83 SPCS Colorado North Zone 0501

TRACT I - PUBLIC ROW DEDICATED BY THIS PLAT
77,219 SQ. FT.
1.773 ACRES

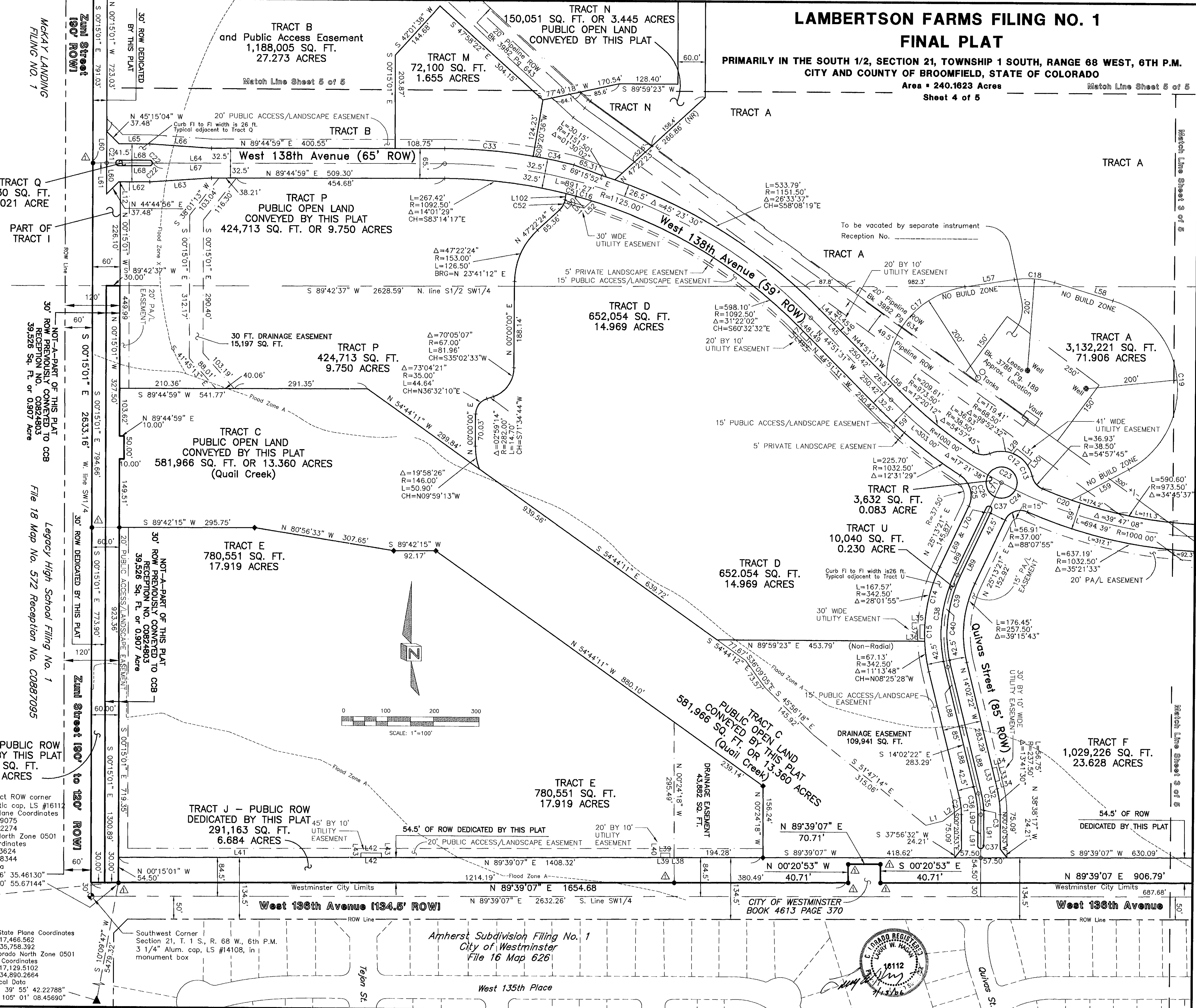
Boundary intersect ROW corner
#5 rebar w/plastic cap, LS #16112
Modified State Plane Coordinates
North 1,222,859.9075
East 3,136,725.2274
SPCS Colorado North Zone 0501
State Plane Coordinates
North 1,222,521.3624
East 3,135,856.8344
Geographical Data
Latitude 39° 56' 35.46130"
Longitude 105° 00' 55.67144"

TRACT J - PUBLIC ROW DEDICATED BY THIS PLAT
291,163 SQ. FT.
6.684 ACRES

Boundary intersect ROW corner
#5 rebar w/plastic cap, LS #16112
Modified State Plane Coordinates
North 1,217,466.562
East 3,135,758.392
SPCS Colorado North Zone 0501
State Plane Coordinates
North 1,217,129.5102
East 3,134,890.2664
Geographical Data
Latitude 39° 55' 42.22788"
Longitude 105° 01' 08.45690"

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Modified State Plane Coordinates
North 1,217,466.562
East 3,135,758.392
SPCS Colorado North Zone 0501
State Plane Coordinates
North 1,217,129.5102
East 3,134,890.2664
Geographical Data
Latitude 39° 55' 42.22788"
Longitude 105° 01' 08.45690"

NGS W411
Modified State Plane Coordinates
North 1,222,273.657
East 3,131,162.357
SPCS Colorado North Zone 0501
Published Coordinates
North 1,221,935.274
East 3,130,295.504
Geographical Data
Latitude 39° 56' 29.96340"
Longitude 105° 02' 07.11402"



LAMBERTSON FARMS FILING NO. 1

FINAL PLAT

PRIMARILY IN THE SOUTH 1/2, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Area = 240.1623 Acres

Sheet 5 of 5

SURVEY MONUMENTS

- FOUND OR SET #5 REBAR W/PLASTIC CAP, LS #16112
- FOUND & NOT ACCEPTED #4 REBAR, NO CAP, ALTERNATE W1/4 CORNER AT N 00°24' W - 33.80'
- FOUND & NOT ACCEPTED 3 1/4" ALUM. CAP, LS #30109, AT N48°44'W - 1.00'
- SET 3 1/4" ALUM. CAP, LS #16112, AT CENTER 1/4 CORNER
- FOUND & NOT ACCEPTED 3 1/4" ALUM. CAP, LS #23904, ALTERNATE C1/4 CORNER AT N 00°24' W - 17.20'
- FOUND & NOT ACCEPTED #5 REBAR W/ALUM. CAP, LS #30109
- FOUND & NOT ACCEPTED #4 REBAR, NO CAP
- FOUND & NOT ACCEPTED #4 REBAR W/PLASTIC CAP, LS #23027
- FOUND & NOT ACCEPTED #5 REBAR W/PLASTIC CAP, LS #16412

Survey Monuments Note

Survey monuments identified as "not accepted" are existing points set by other surveyor's that were found to be in conflict with the boundary of this property and this plat. The presence of these conflicting survey monuments is being reported as required by Colorado law.

At each corner along the lake boundary, found but did not accepted a #5 rebar w/alum. cap, LS #30109. They are typically at N 45° W - 0.95' from the position represented on this plat and the prior survey.

LEGEND

- BOUNDARY LINE & MONUMENT
- TRACT LINE
- EASEMENT - EXISTING
- EASEMENT BY THIS PLAT
- ALIQUOT LINE
- ADJACENT ROAD/STREET ROW
- ADJACENT SUBDIVISION LINES
- WATERWAY OR FLOOD PLAIN
- LANDSCAPE TRACTS

- SURVEY MONUMENT - ACCEPTED
- SURVEY MONUMENT - NOT ACCEPTED
- SITE BENCHMARK - 1988 DATUM
- (NR) MEANS NON-RADIAL
- PA/L MEANS PUBLIC ACCESS/LANDSCAPE

