

LAMBERTSON FARMS FILING NO. 6

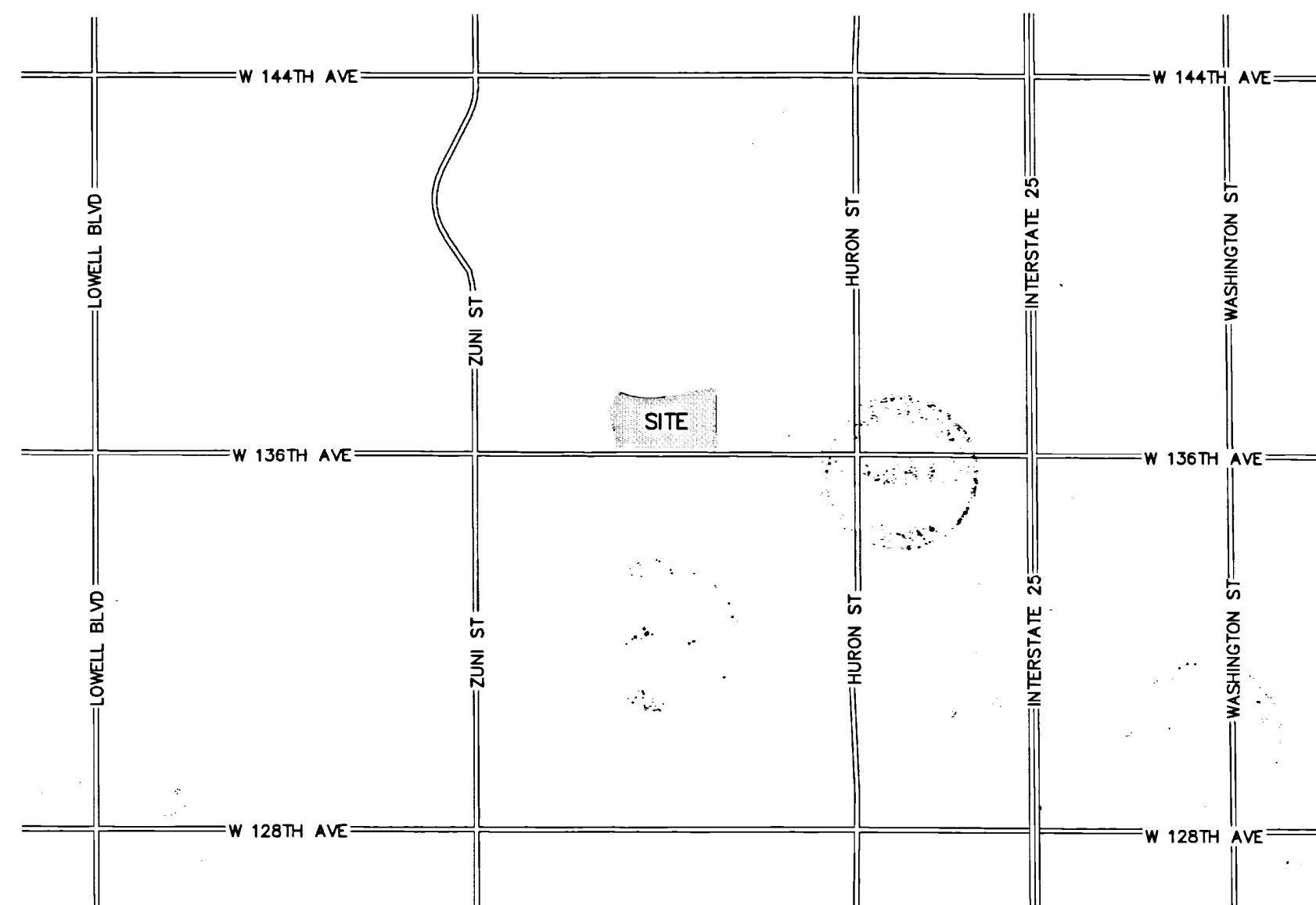
A REPLAT OF TRACT F, LAMBERTSON FARMS FILING NO. 1
LOCATED IN THE SOUTH 1/2, SECTION 21, TOWNSHIP 1 SOUTH, RANGE
68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

AREA - 23.628 ACRES

2012002867 PL 03/09/2012 09:48 AM
Page: 1 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

NOTES:

- 1) EMPIRE TITLE NORTH, COMMITMENT NUMBER 00103928, DATED JULY 19, 2011, WAS 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.
- 2) BASIS OF BEARINGS: S43°42'51"E, WHICH IS THE GRID BEARING BETWEEN THE NGS W411 MONUMENT AND THE DI CIERO MONUMENT, BASED ON STATE PLANE COORDINATES, COLORADO NORTH ZONE 0501, PUBLISHED BY THE CITY AND COUNTY OF BROOMFIELD. THE MODIFIED DISTANCE BETWEEN THESE POINTS IS 6650.69 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 MODIFICATION FACTOR TO REDUCE MODIFIED STATE PLANE COORDINATES TO STATE PLANE VALUES IS 1.00027692.
- 3) THE COLORADO COORDINATE SYSTEM SHOWN HEREON 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.
- 4) BENCHMARK: A 2" DOMED BRASS CAP STAMPED "L.F.S. TBM" AT THE NORTHWEST CORNER OF THE CONCRETE PAD OF THE ELECTRIC SERVICE CABINET LOCATED 45 FT SOUTH AND 20 FT WEST OF THE SOUTH QUARTER CORNER, AS SHOWN ON THE PLAT OF LAMBERTSON FARMS FILING NO. 1. ELEV = 5207.08 (NAVD 88)
- 5) 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 6) ALL RETURN RADII AT INTERSECTIONS ARE 10 FEET, UNLESS NOTED OTHERWISE.
- 7) 69 LOTS AND 7 OUTLOTS ARE CREATED BY THIS PLAT.
- 8) ALL OUTLOTS CREATED BY THIS PLAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, WITH THE EXCEPTION OF OUTLOT F, WHICH WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION BUT MAINTAINED BY THE METRO DISTRICT. ALL RIGHTS OF WAY CREATED BY THIS PLAT ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD. PUBLIC ACCESS IS GRANTED OVER ALL OUTLOTS FOR THE USE OF TRAILS AND PARKS.



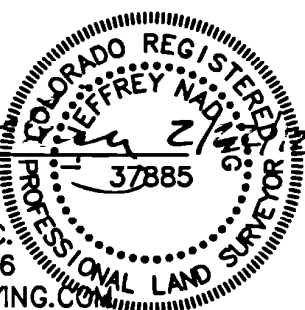
VICINITY MAP

SCALE: 1" = 2000'

SURVEYOR'S STATEMENT

I, I. JEFFREY NADING, 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.

I. JEFFREY NADING
COLORADO P.L.S. #37885
PRINCIPAL, INTEGRAL SURVEYING, INC.
P.O. BOX 930, ERIE COLORADO 80516
(303) 828-3340 - INTEGRALSURVEYING.COM



PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

ATTORNEY'S CERTIFICATE:

I, Jerrie Eckebarger, 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.

[Signature] REGISTRATION NO. 2262 DATE: 2-16-12

CERTIFICATE OF DEDICATION AND OWNERSHIP:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER(S) OF:

TRACT F, LAMBERTSON FARMS FILING NO. 1, AS RECORDED AT RECEPTION NO. 2006009653 ON JULY 26, 2006 IN THE OFFICE OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF LAMBERTSON FARMS FILING NO. 6, 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, PUBLIC WAYS AND PUBLIC OPEN LANDS 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.

OWNER:

MCKAY SHORES CONSTRUCTION CORP
1901 W. LITTLETON BLVD, SUITE 219
LITTLETON, CO 80120

Kaye Seti
KAYE, TITL. PRESIDENT

2-16-12
DATE

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF Adams) SS

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS 16th DAY OF THE MONTH OF February, A.D., 2012

MY COMMISSION EXPIRES Dec. 13, 2014 WITNESS MY HAND AND SEAL

Sanette K. Bug
NOTARY PUBLIC



APPROVALS:

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE LAND USE REVIEW COMMISSION OF THE CITY AND COUNTY OF BROOMFIELD THIS 12th DAY OF December, 2012

Alonso A. Silva
CHAIRMAN

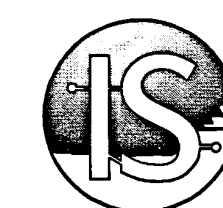
David Thompson
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS 28th DAY OF February, 2012

[Signature]
CITY MAYOR

Andrew L. Kaiser
CITY CLERK, Deputy



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PAGE NO. 1 OF 3

DATE: 1/17/12

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PROJECT: S115003

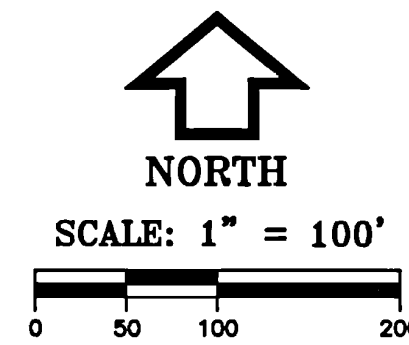
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LAMBERTSON FARMS FILING NO. 6

A REPLAT OF TRACT F, LAMBERTSON FARMS FILING NO. 1
LOCATED IN THE SOUTH 1/2, SECTION 21, TOWNSHIP 1 SOUTH, RANGE
68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

AREA - 23.628 ACRES

2012082667 PL 03/09/2012 09:48 AM
Page: 2 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield



BOUNDARY CORNER
#5 REBAR W/CAP, PLS 37885
MODIFIED STATE PLANE COORDINATES:
NORTH 1,222,926.199
EAST 3,138,666.870
SPCS COLORADO NORTH ZONE 0501
STATE PLANE COORDINATES:
NORTH 1,222,587.635
EAST 3,137,797.939
GEOGRAPHICAL DATA
LATITUDE 39° 56' 36.01068"
LONGITUDE 105° 00' 30.74448"

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"

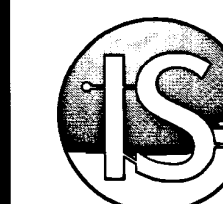
DI CIERO
MODIFIED STATE PLANE COORDINATES:
NORTH 1,217,466.562
EAST 3,135,758.392
SPCS COLORADO NORTH ZONE 0501
PUBLISHED COORDINATES:
NORTH 1,217,129.5102
EAST 3,134,890.2664
GEOGRAPHICAL DATA
LATITUDE 39° 55' 42.22788"
LONGITUDE 105° 01' 08.45690"

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.81'	N75°57'38"E
L2	45.92'	N89°37'17"E
L3	16.82'	N75°57'38"E
L4	8.92'	N89°37'17"E
L5	16.82'	N75°57'38"E
L6	8.92'	N89°37'17"E
L7	16.89'	N37°17'50"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH BRG	CH
C1	200.00'	47.68'	13°39'39"	S82°47'27"W	47.57'
C2	173.00'	41.25'	13°39'39"	S82°47'27"W	41.15'
C3	227.00'	54.12'	13°39'39"	S82°47'27"W	53.99'
C4	102.00'	36.13'	20°17'45"	S09°46'09"W	35.94'
C5	50.00'	25.62'	29°21'22"	S14°51'03"E	25.34'
C6	50.00'	46.14'	52°52'33"	S26°15'54"W	44.52'
C7	50.00'	46.36'	53°07'48"	S79°16'05"W	44.72'
C8	50.00'	18.20'	20°51'32"	N63°44'15"W	18.10'
C9	102.00'	36.13'	20°17'44"	S87°23'38"W	35.94'
C10	19.40'	10.98'	32°26'32"	S29°25'19"E	10.84'
C11	102.00'	21.97'	12°20'23"	N86°25'15"W	21.93'
C12	50.00'	37.26'	42°41'35"	S68°04'15"W	36.40'
C13	50.00'	46.15'	52°53'13"	N64°08'16"W	44.53'
C14	50.00'	52.15'	59°45'38"	N07°48'45"W	49.82'
C15	50.00'	7.68'	08°47'49"	N26°28'01"E	7.67'
C16	102.00'	38.73'	21°45'14"	N11°16'57"W	38.49'
C17	102.00'	31.24'	17°33'02"	N08°22'11"E	31.12'
C18	50.00'	27.73'	31°46'14"	N09°41'30"W	27.37'
C19	50.00'	56.75'	65°01'27"	N38°42'23"E	53.75'
C20	50.00'	38.02'	43°34'05"	S86°59'32"E	37.11'
C21	102.00'	31.24'	17°33'02"	N80°50'46"E	31.12'
C22	102.00'	2.86'	01°36'17"	S89°34'35"E	2.86'
C23	102.00'	28.37'	15°56'15"	S80°48'19"E	28.28'
C24	50.00'	35.98'	41°13'38"	N85°04'33"E	35.20'
C25	50.00'	49.70'	56°57'24"	S45°49'56"E	47.68'
C26	50.00'	36.77'	42°08'03"	S03°42'48"W	35.94'
C27	102.00'	31.23'	17°32'31"	S09°08'59"E	31.11'
C28	102.00'	31.23'	17°32'31"	N08°23'33"E	31.11'
C29	50.00'	36.77'	42°08'03"	N04°28'14"W	35.94'
C30	50.00'	49.70'	56°57'24"	N45°04'30"E	47.68'
C31	50.00'	35.98'	41°13'38"	S85°50'00"E	35.20'
C32	102.00'	31.23'	17°32'31"	N80°51'01"E	31.11'
C33	102.00'	26.91'	15°06'56"	S82°49'15"E	26.83'
C34	102.00'	4.32'	02°25'35"	S74°02'59"E	4.32'
C35	50.00'	74.91'	85°50'49"	S72°36'51"E	68.10'
C36	50.00'	47.53'	54°28'16"	S02°27'19"E	45.76'
C37	102.00'	31.22'	17°32'07"	S09°09'11"E	31.09'

PLSS MONUMENT
S 1/4 COR, SEC 21, 3.25" ALUM CAP
IN RANGE BOX, LS 16837
MODIFIED STATE PLANE COORDINATES:
NORTH 1,222,845.53
EAST 3,139,297.56
SPCS COLORADO NORTH ZONE 0501
STATE PLANE COORDINATES:
NORTH 1,222,506.99
EAST 3,138,428.45
GEOGRAPHICAL DATA
LATITUDE 39° 56' 35.1791"
LONGITUDE 105° 00' 22.6550"

SITE BENCHMARK
2" DOMED BRASS CAP AT THE NW COR
OF CONC BASE ON ELECTRIC SERVICE
CABINET STAMPED "L.F.S. TBM"
ELEV=5207.08 (NAVD 88)



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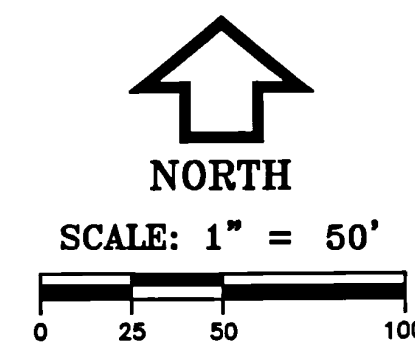
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PROJECT: S115003

Drawing No. S115003 PLAT.dwg
Date: 1/17/12

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 Page: 3 of 3 Rec Fee \$0.00 Doc Fee \$
 City and County of Broomfield

AREA - 23.628 ACRES



- PUBLIC LAND MONUMENT,
AS DESCRIBED
- — #5 REBAR W/CAP
INTEGRAL, LS 37885
- — BRASS DISC
LS 37885

SE COR SEC 21—
FND 3.25" ALUM CAP
IN RANGE BOX
PLS 25645

PROJECT: S115003



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