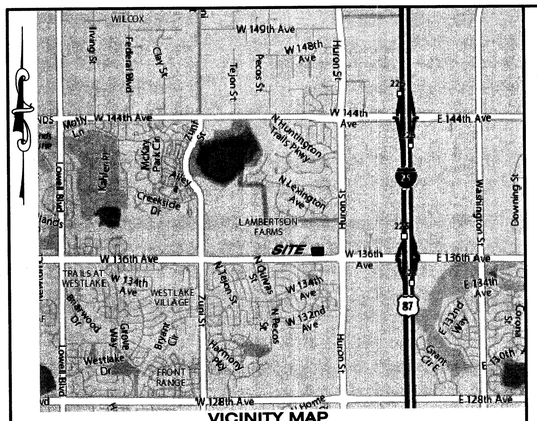
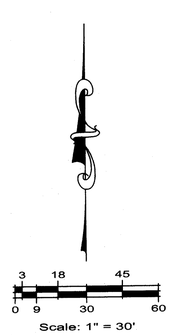
LAMBERTSON FARMS FILING NO. 4, REPLAT A

A REPLAT OF LOTS 7 & 8, LAMBERTSON FARMS FILING NO. 4,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
AREA: 2.1205 ACRES
SHEET 1 OF 1

2010011150 10/19/2010 03:25P PL
1 of 1 R 0.00 D 0.00 City&Cnty Broomfield



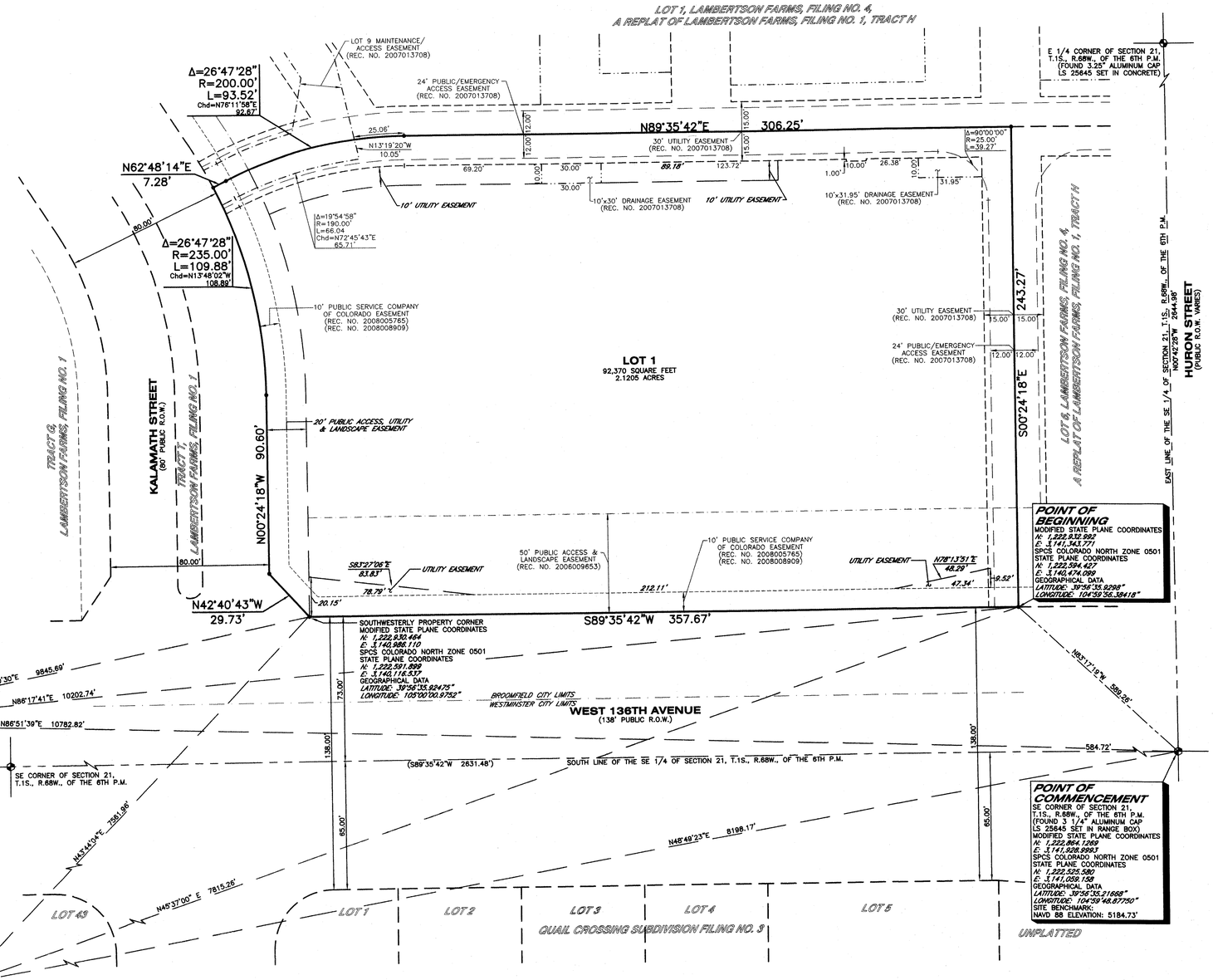
VICINITY MAP
SCALE: 1"=2500'



Scale: 1" = 30'

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- SECTION LINE
- CITY LIMITS
- PROPOSED EASEMENT AS NOTED
- PUBLIC/EMERGENCY ACCESS EASEMENT
- UTILITY EASEMENT
- PUBLIC ACCESS/LANDSCAPE EASEMENT
- DRAINAGE EASEMENT
- PUBLIC SERVICE COMPANY EASEMENT
- LOT 9 ACCESS/MAINTENCE EASEMENT
- SECTION CORNER MONUMENT
- SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE
- (XXXX) AS RECORDED
- REC. NO. RECEPTION NUMBER



DI CIERO
MODIFIED STATE PLANE COORDINATES
N: 1,217,466.562
E: 3,135,756.392
SPCS COLORADO NORTH ZONE 0501
PUBLISHED COORDINATES
N: 1,217,128.5102
E: 3,134,890.2864
GEOGRAPHICAL DATA
LATITUDE: 39°56'32.2279"
LONGITUDE: 105°01'08.4569"

NOTES:

1. THE INTENT OF THIS REPLAT IS TO VACATE THE COMMON LOT LINE BETWEEN LOTS 7 & 8, LAMBERTSON FARMS FILING NO. 4 AS RECORDED AT RECEPTION NO. 2007013708, AND CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 2007013814.
2. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER T0083154 AMEND. NO. 2 PREPARED BY TITLE AMERICA AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JANUARY 2, 2009 AT 8:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
3. BEARINGS ARE BASED ON A GRID BEARING OF S43°42'51"E, BETWEEN CITY OF BROOMFIELD CONTROL POINTS NGS W411 AND DI CIERO AS DEFINED IN THE COLORADO STATE PLANE COORDINATE SYSTEM – NORTH ZONE (501) AT A MODIFIED DISTANCE OF 6850.69 FEET, THE MODIFICATION FACTOR FOR COORDINATE CONVERSION BETWEEN PUBLISHED COLORADO STATE PLANE COORDINATE VALUES AND MODIFIED STATE PLANE COORDINATE VALUES IS 0.999723153.
4. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08507C0105F LAST REVISED AUGUST 18, 2004. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
5. BENCHMARK: SE CORNER OF SECTION 21, T1S., R.68W., OF THE 6TH P.M. – 3.25" ALUMINUM CAP STAMPED PLS 25645 IN RANGE BOX. ELEVATION: 5184.73 FEET (NAVD 1988 DATUM).
6. ALL UNITS SHOWN HEREON ARE U.S. SURVEY FEET.
7. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 1ST ORDER, CLASS 2, 1:150,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING RELATIVE GPS POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
8. NO BUILDING PERMIT OR CERTIFICATE OR 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(0) OF THE BROOMFIELD MUNICIPAL CODE.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER(S) LOTS 7 & 8, LAMBERTSON FARMS FILING NO. 4, RECORDED AT RECEPTION NO. 2007013708, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE S89°35'42"W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 584.72 FEET; THENCE N00°24'18"W A DISTANCE OF 73.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID LAMBERTSON FARMS FILING NO. 4, A REPLAT OF LAMBERTSON FARMS FILING NO. 1, TRACT H, SAID POINT LYING ON THE NORTHERLY R.O.W. LINE OF WEST 136TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°35'42"W ALONG THE SAID NORTHERLY R.O.W. LINE A DISTANCE OF 357.67 FEET; THENCE N42°40'43"W ALONG SAID NORTHERLY R.O.W. LINE A DISTANCE OF 29.73 FEET TO A POINT LYING ON THE EASTERLY R.O.W. LINE OF KALAMATH STREET; THENCE N00°24'18"W ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 90.60 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT ALONG SAID EASTERLY R.O.W. LINE WHOSE CHORD BEARS N13°48'02"W A DISTANCE OF 108.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°47'28", A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 109.88 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, SAID LAMBERTSON FARMS FILING NO. 4, A REPLAT OF LAMBERTSON FARMS FILING NO. 1, TRACT H; THENCE N62°48'14"E RADIAL TO THE LAST DESCRIBED CURVE AND ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 7.28 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT ALONG SAID SOUTHERLY LINE WHOSE CHORD BEARS N76°11'58"E A DISTANCE OF 92.67 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°47'28", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 93.52 FEET TO A POINT OF TANGENT; THENCE N89°35'42"E ALONG SAID TANGENT AND ALONG SAID SOUTHERLY LINE A DISTANCE OF 306.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S00°24'18"E ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 243.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 92,370 SQUARE FEET OR 2.1205 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "LAMBERTSON FARMS FILING NO. 4, REPLAT A", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENT AS SHOWN OR NOTED ON THE PLAT, FOR PUBLIC AND MUNICIPAL USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

REXLEN II LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: _____
CHARLES H. WAHLEN, MANAGER

STATE OF COLORADO }
COUNTY OF Arapahoe } SS.

ACKNOWLEDGE BEFORE ME THIS 7th DAY OF October, 20 10 BY CHARLES H. WAHLEN AS MANAGER OF REXLEN II LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-09-11

BETH A. MILLER NOTARY PUBLIC STATE OF COLORADO

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 15th DAY OF October, 2009.

_____ CHAIRMAN

_____ 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 19th DAY OF October, 2010.

_____ MAYOR

_____ CITY CLERK, DEPUTY

CITY AND COUNTY OF BROOMFIELD SEAL COLORADO

SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF LAMBERTSON FARMS FILING NO. 4, REPLAT A, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT MARCH 24, 2009, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWN SAID SUBDIVISION AND THE SURVEY THEREOF.

_____
CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202

COLORADO REGISTERED CHARLES N. BECKSTROM 33202 PROFESSIONAL LAND SURVEYOR 10-6-10

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1300 South Potomac Street, Suite 126, Aurora, Colorado 80012
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www.engineeringservicecо.com

Drawer No.:	Date of Preparation:	Date of Last Revision:
E-681	03/24/2009	10/06/2010

N:\Projects\Xcel Energy\2004 & Kalamath, Broomfield\CAD\Plat\Lambertson Farms Filing 4, Replat A.dgn rev 10/05/10 8:28:17 AM, Engineering Service Company, WyMan