

# MARINI SUBDIVISION REPLAT 'A' FINAL PLAT

202408856 PL 10/23/2024 11:28 AM  
Page: 1 of 1 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield

BEING A REPLAT OF LOT 2, MARINI SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO.

### LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned, being the owner of a parcel of land located in the Southeast Quarter of Section 8, Township 1 South, Range 68 West of the 6th P.M., City and County of Broomfield, Colorado. Being more particularly described as follows:

Lot 2 of the Marini Subdivision as recorded April, 13 1989 in the Real Property Records of the City and County of Broomfield under Reception No 13876063.

Containing 4.93 acres, more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of the Marini Subdivision Replat "A," 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 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.

### OWNERS:

Andrew R. Batson  
Intermill Land Surveying, Inc.  
15355 Zuni Street  
Broomfield, Colorado 80023

### TECHNICAL CONSULTANTS:

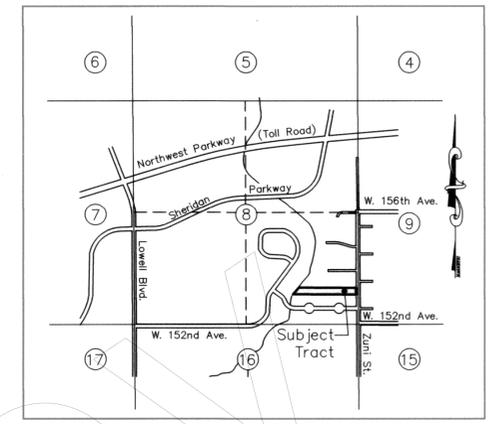
SURVEYING:  
Intermill Land Surveying, Inc.  
1301 North Cleveland Avenue  
Loveland, Colorado 80537  
Phone: (970) 669-0516

### SYMBOL LEGEND

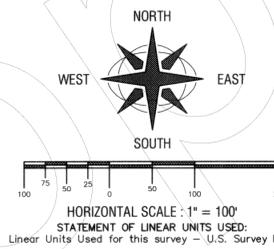
- 1.  $\odot$  = Set No. 4 rebar (16" in length) with 1" red plastic cap marked "LS 30462".
- 2.  $\odot^A$  = Set No. 4 rebar (16" in length) with 1" red plastic cap marked "LS 30462" at 33.22' on Ditch easement line.
- 3.  $\bullet$  = Found monumentation as labeled hereon.
- 4.  $\bullet$  = Calculated point did not set or find (falls in ditch).
- 5.  $\square$  = Calculated point did not set or find.

### NOTES

1. Approved as part of this Final Plat is a variance from Section 16-28-100 of the Broomfield Municipal Code to allow for a flag lot without a PUD Plan.
2. This plat contains two lots.
3. The No-Build Area is for the exclusive use of an Onsite Wastewater Treatment System (OWTS) serving a single lot. Nothing shall be placed or constructed on the soil treatment area that would seal the surface of the soil or cause compaction, such as, but not limited to, concrete (walkways and driveways, etc.), asphalt, pools and corrals. The No-Build Area is graphically shown on the plat. The actual size will be determined by a design engineer and reviewed by Broomfield Public Health as part of the application process. Approval or rejection of the application will be based on the application review and compliance with City and County of Broomfield OWTS regulations.
4. 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.
5. Flood plain: The property is in Zone X, determined to be inside an Area of Minimal Flood Hazard per FEMA flood insurance rate map number 050730085G Revised October 02, 2013. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood height may be increased by man or natural causes. This flood statement shall not create liability on the part of the surveyor.
6. Basis of Bearings: The basis of bearings for this plat is the Colorado North State Plane Coordinate system. The grid bearing and distance between City of Broomfield GIS Land Position GPS No. 3 and City of Broomfield Land Position GPS No. 32 is N30°11'26"E, 6802.19 feet and the modified state plane distance of 6804.14 feet. The scale factor used is 0.999713409.
7. The Colorado Coordinate system shown hereon is defined as order C 2-1, 1:50,000 as described in the "Geometric Geodetic Accuracy Standard 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 owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement, and (3) the purpose for the well maintenance and workover easement.
9. All easements are hereby granted on all lots as shown herein.



VICINITY MAP  
1"=2000'



### OWNER CERTIFICATE

Owner(s):  
Andrew R. Batson and Kaly C. Batson

By: Andrew R. Batson By: Kaly C. Batson

### NOTARY CERTIFICATE STATE OF COLORADO

COUNTY OF Broomfield

The forgoing instrument was acknowledged before me this 29 day of Sept. 2024 by Andrew R. Batson and Kaly C. Batson

Witness my hand and official seal.

Notary Public

My commission expires: 12/20/2026

KIMBERLY CALLAHAN  
Notary Public  
State of Colorado  
Notary ID # 20024037264  
My Commission Expires 12-20-2026

### LIEN HOLDER CERTIFICATE

LIEN HOLDER: KeyBank National Association ISAOA

By: [Signature] Vice President

### NOTARY CERTIFICATE STATE OF NEW YORK

COUNTY OF Frie

The forgoing instrument was acknowledged before me this 27 day of Aug 2024 by [Signature] as: Vice President

Witness my hand and official seal.

Notary Public

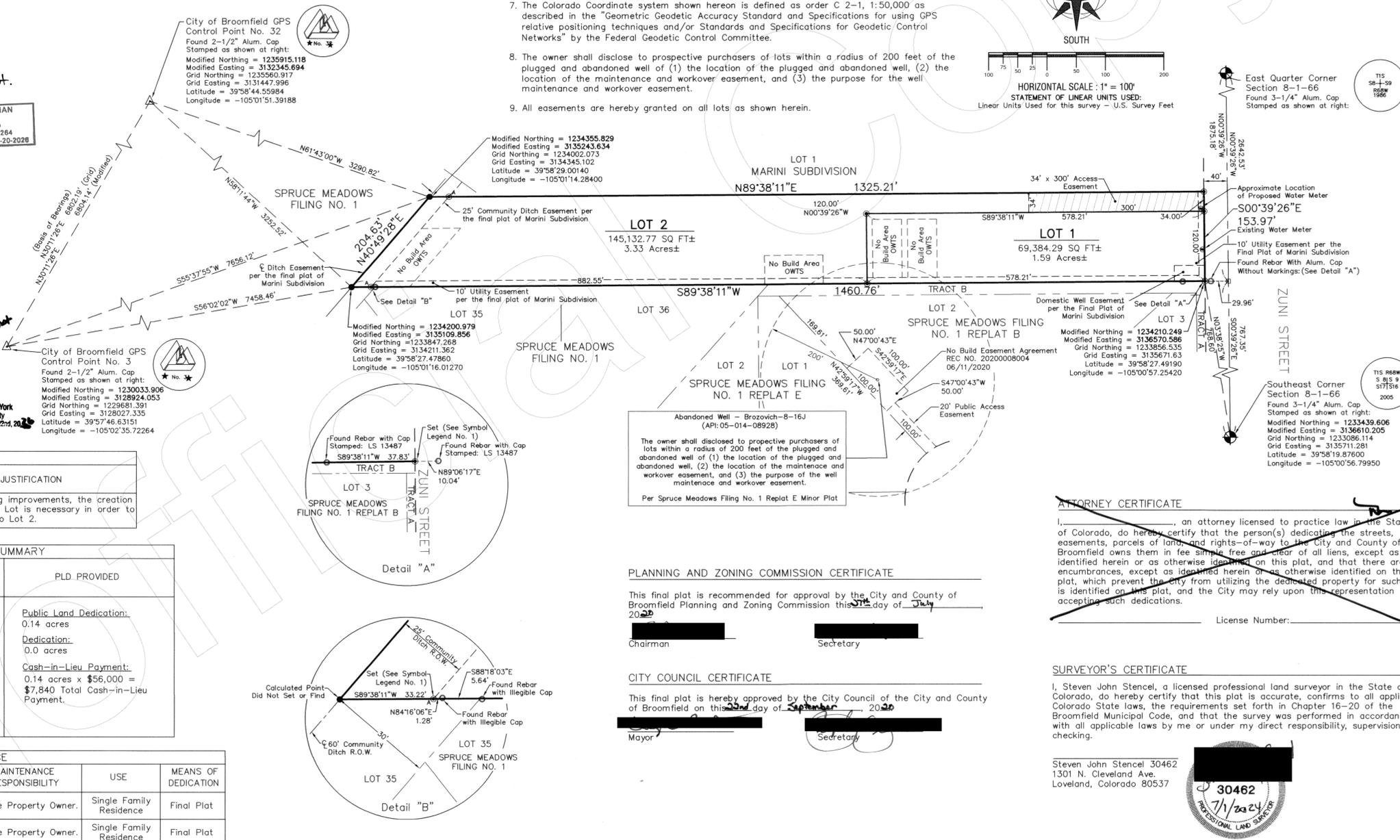
My commission expires: 11/22/26

Dorella K. Luane  
01LER21352  
Notary Public, State of New York  
Qualified in Niagara County  
My commission expires 11/22/26

VARIANCE		
PUD REQUIREMENT	LOCATION ON FINAL PLAT	JUSTIFICATION
Section 16-28-100	Sheet 1 of 1	Due to existing improvements, the creation of a Flag Pole Lot is necessary in order to allow access to Lot 2.

PUBLIC LAND DEDICATION SUMMARY		
OBLIGATION (PLD Formula and Project Calculation)	METHODOLOGY (Applying PLD Obligation as PUD Plan Requirement)	PLD PROVIDED
<p><b>Formula:</b> The Public Land Dedication obligation is calculated at 24 acres per 1,000 residents.</p> <p><b>Project Calculation:</b> 2 single family dwelling units x 2.93 persons per unit = 5.86 people. 5.86 people x 24 acres / 1000 persons = 0.14 Acres Total PLD Obligation.</p>	<p>The balance of the obligation to be met with a cash-in-lieu payment to Broomfield at a rate of \$6,000/Acre.</p> <p>0.14 acres of PLD obligation x \$6,000 per acre = \$7,840 Total Cash-in-Lieu Payment.</p>	<p><b>Public Land Dedication:</b> 0.14 acres</p> <p><b>Dedication:</b> 0.0 acres</p> <p><b>Cash-in-Lieu Payment:</b> 0.14 acres x \$56,000 = \$7,840 Total Cash-in-Lieu Payment.</p>

OWNERSHIP AND MAINTENANCE					
DESCRIPTION	AREA (SQ. FT.±/ACRES±)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE	MEANS OF DEDICATION
Lot 1	69,384.29± SQ. FT. 1.59± Acres	Private Property Owner.	Private Property Owner.	Single Family Residence	Final Plat
Lot 2	145,132.77± SQ. FT. 3.33± Acres	Private Property Owner.	Private Property Owner.	Single Family Residence	Final Plat



### ATTORNEY CERTIFICATE

I, \_\_\_\_\_, 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 as 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 as is identified on this plat, and the City may rely upon this representation in accepting such dedications.

License Number: \_\_\_\_\_

### PLANNING AND ZONING COMMISSION CERTIFICATE

This final plat is recommended for approval by the City and County of Broomfield Planning and Zoning Commission this 27 day of July 2024.

Chairman: \_\_\_\_\_ Secretary: \_\_\_\_\_

### CITY COUNCIL CERTIFICATE

This final plat is hereby approved by the City Council of the City and County of Broomfield on this 22nd day of September, 2024.

Mayor: \_\_\_\_\_ Secretary: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Steven John Stencil, a licensed professional land surveyor in the State of Colorado, do hereby certify that this plat is accurate, confirms 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.

Steven John Stencil 30462  
1301 N. Cleveland Ave.  
Loveland, Colorado 80537



DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

INTERMILL LAND SURVEYING, INC.  
BUS. (970)-666-0516 / FAX (970)-635-9775  
LOVELAND, COLORADO 80537

CLIENT: COPPER HOMES  
TITLE: MARINI SUBDIVISION REPLAT 'A' FINAL PLAT

DRAWN BY: MES  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: 07-01-2024  
SCALE: 1" = 100'  
PROJECT NO.: P-18-8682  
SHEET 1 OF 1