

MIRAMONTE FARMS FILING NO. 7, REPLAT A
 MINOR SUBDIVISION
 A REPLAT OF LOT 4, BLOCK 1, MIRAMONTE FARMS FILING NO. 7,
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1
 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
 BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

LOT 4, BLOCK 1, MIRAMONTE FARMS FILING NO. 7, CITY AND COUNTY OF BROOMFIELD,
 STATE OF COLORADO

CONTAINING 44,522 SQUARE FEET OR 1.02 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME
 AND STYLE OF MIRAMONTE FARMS FILING NO. 7, 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 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 CERTIFICATE:

THE KROGER CO., AN OHIO CORPORATION ^{formerly} DOING BUSINESS IN COLORADO AS THE KROGER
 CO. OF OHIO, INC., 1014 VINE ST. CINCINNATI, OH 45202

BY: Rick J. Landrum
 AS: Senior Counsel

NOTARY CERTIFICATE

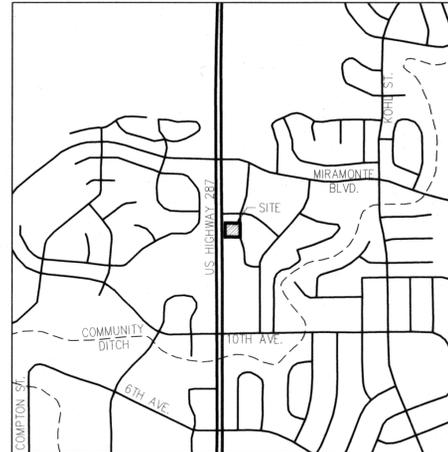
STATE OF Ohio)
 COUNTY OF Hamilton) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF
August 2024, BY Rich J. Landrum
 AS Senior Counsel

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES February 24, 2025



VICINITY MAP
 N.T.S

CITY APPROVAL:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND
 COUNTY OF BROOMFIELD, COLORADO, ON THIS
5th DAY OF September 2024.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

SURVEYOR'S CERTIFICATION:

I, STEVEN B. VARRIANO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
 COLORADO, DO HEREBY CERTIFY THAT THIS PLAT 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.

STEVEN B. VARRIANO, PLS 30126
 FOR AND ON BEHALF OF TAIT & ASSOCIATES, INC.
 320 NORTH LINCOLN AVENUE,
 LOVELAND, CO 80537



ATTORNEY CERTIFICATE:

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 PURPOSES AS IS IDENTIFIED ON THIS PLAT,
 AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Jennifer K. Gothard
 Senior Attorney for
 The Kroger Co.
 LICENSE NUMBER: OHIO: 0059412

NOTES:

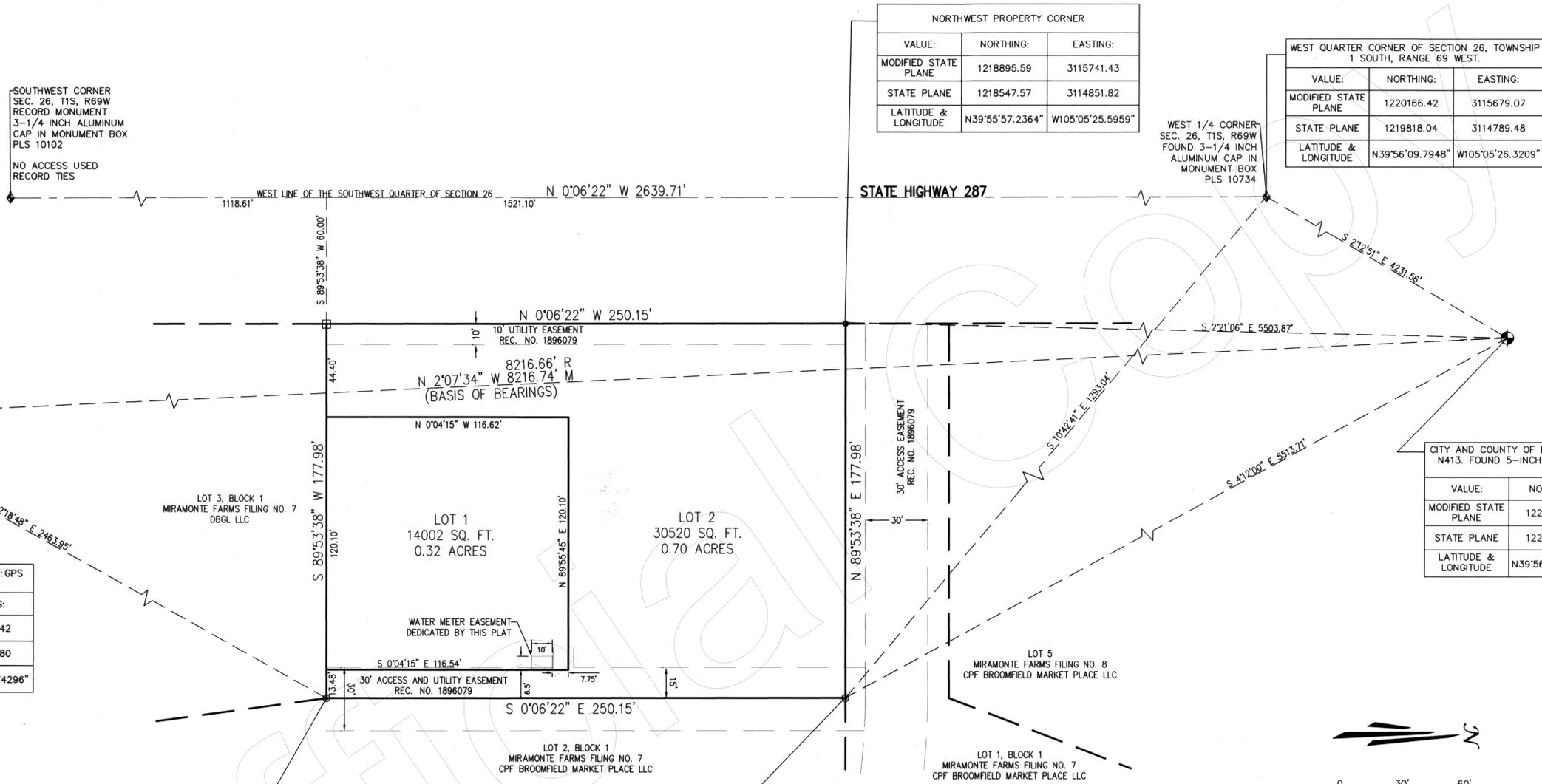
1. THIS PLAT CONSISTS OF 2 LOTS AND 0 TRACTS.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED
 UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER
 SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
 BE COMMENCED MORE THAN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
 HEREON.
3. BEARINGS ARE GRID BEARINGS, COLORADO STATE PLANE COORDINATE SYSTEM NAD83
 NORTH ZONE AND ARE BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD
 CONTROL POINTS NGS #413 AND CITY AND COUNTY OF BROOMFIELD CONTROL POINT GPS
 NO. 9 AS BEARING N 2°07'34" W 8216.74'.
4. CITY BENCH MARK: CITY OF BROOMFIELD BENCH MARK NGS #413, LOCATED NORTH OF
 THE US HIGHWAY 287 AND MIRAMONTE BLVD INTERSECTION, WEST OF THE RAILROAD
 RIGHT-OF-WAY FENCE AND WEST OF THE US HIGHWAY 287 RIGHT-OF-WAY FENCE,
 ELEVATION 5265.22 FEET NAVD1988.
- AND
5. CITY OF BROOMFIELD BENCH MARK GPS NO. 9, LOCATED SOUTH OF THE U.S. HIGHWAY 287
 AND W. 6TH AVE. INTERSECTION. IT WAS FOUND NEAR THE PARKING AREA EAST OF THE
 BLUE STAR MEMORIAL PARK, ELEVATION 5390.83 FEET NAVD1988
6. DISTANCES SHOWN ON THIS SURVEY ARE GROUND. TO CONVERT THE MODIFIED
 COORDINATES SHOWN ON THIS SURVEY TO COLORADO STATE PLANE COORDINATES NAD83
 NORTH ZONE USE THE SCALE FACTOR: 0.99971448.
7. COORDINATE SYSTEM: COLORADO STATE PLANE COORDINATES NAD83 NORTH ZONE
8. ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.
9. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS
 2-11, 1:20,000 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.
10. THIS REPLAT ESTABLISHES A NEW LOT FOR DEVELOPMENT.
11. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT 100-00500837-201-7N7,
 EFFECTIVE DATE AUGUST 15, 2023 WAS RELIED UPON FOR RECORD DATA REGARDING
 RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com		NO. DESCRIPTION	BY DATE
 ENGINEERING ENVIRONMENTAL BUILDING LAND Sacramento Denver Riverside Boise Dallas Atlanta Since 1944			
MINOR SUBDIVISION SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO			
DRAWN: KR DATE: 06/17/2024 CHECKED: SV DATE: 06/18/2024 REVISION # DATE: JOB NO: TF-10030			

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MINOR SUBDIVISION

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SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO.

202408144 PL 09/12/2024 08:37 AM
Page: 2 of 2 Rec. Fee \$9.00 Doc. Fee \$
City & County of Broomfield



NORTHWEST PROPERTY CORNER

VALUE:	NORTHING:	EASTING:
MODIFIED STATE PLANE	1218895.59	3115741.43
STATE PLANE	1218547.57	3114851.82
LATITUDE & LONGITUDE	N39°55'57.2364"	W105°05'25.5959"

WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST.

VALUE:	NORTHING:	EASTING:
MODIFIED STATE PLANE	1220166.42	3115679.07
STATE PLANE	1219818.04	3114789.48
LATITUDE & LONGITUDE	N39°56'09.7948"	W105°05'26.3209"

CITY AND COUNTY OF BROOMFIELD BENCHMARK: GPS NO. 9. FOUND GPS CAP.

VALUE:	NORTHING:	EASTING:
MODIFIED STATE PLANE	1216183.82	3115820.42
STATE PLANE	1215836.58	3114930.80
LATITUDE & LONGITUDE	N39°55'30.44106"	W105°05'24.74296"

CITY AND COUNTY OF BROOMFIELD BENCHMARK: NGS N413. FOUND 5-INCH CAP WITH STAINLESS STEEL ROD

VALUE:	NORTHING:	EASTING:
MODIFIED STATE PLANE	1224394.82	3115515.58
STATE PLANE	1224045.23	3114626.05
LATITUDE & LONGITUDE	N39°56'51.57803"	W105°05'28.16889"

SOUTHEAST PROPERTY CORNER

VALUE:	NORTHING:	EASTING:
MODIFIED STATE PLANE	1218645.77	3115919.87
STATE PLANE	1218297.82	3115030.22
LATITUDE & LONGITUDE	N39°55'54.7601"	W105°05'23.3206"

NORTHEAST PROPERTY CORNER

VALUE:	NORTHING:	EASTING:
MODIFIED STATE PLANE	1218895.91	3115919.41
STATE PLANE	1218547.89	3115029.75
LATITUDE & LONGITUDE	N39°55'57.2314"	W105°05'23.3118"

- LEGEND:
- PROPERTY BOUNDARY
 - - - ADJOINING PROPERTY LINE
 - SECTION LINE
 - - - EASEMENT LINE
 - MONUMENT TIE
 - ◆ SECTION CORNER AS NOTED
 - FOUND #4 REBAR WITH PLASTIC CAP, PLS 31548
 - SET NAIL AND 1" BRASS DISK, PLS 30126
 - CITY AND COUNTY OF BROOMFIELD BENCHMARK AS NOTED
 - ◆ SET #4 REBAR WITH PLASTIC CAP PLS 30126 (FOUND #4 REBAR WITH PLASTIC CAP PLS 14142 SOUTHWEST 0.41')



320 North Locust Avenue
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p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
San Antonio Sacramento Denver
San Diego Riverside Boise Atlanta

TAIT & ASSOCIATES
Since 1964

NO. DESCRIPTION BY DATE

REVISIONS

MINOR SUBDIVISION
SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

DRAWN: KR
DATE: 06/17/2024
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REVISION #
DATE:
JOB NO.: TF-0030

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