THE GROVE AT COTTONWOOD SUBDIVISION FILING NO. 1

FINAL PLAT

A REPLAT OF LOTS 1–4, NORTHMOOR ESTATES 3RD FILING REPLAT C, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

TOTAL AREA = 79,662 SQ FT, OR 1.83 ACRES, MORE OR LESS

SHEET 1 OF 2

2025000456 PL 01/22/2025 10:40 AM
Page 1 of 2 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 1–4, AND THE VACATED RIGHT–OF–WAY OF COTTONWOOD STREET, NORTHMOOR ESTATES FILING 3RD FILING REPLAT C, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SAID PARCEL CONTAINING 79,662 SQ. FT. OR 1.83 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE GROVE AT COTTONWOOD SUBDIVISION FILING NO. 1; 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–WAYS, 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 CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS CERTIFICATE

BROOMFIELD HOUSING ALLIANCE

BY: Jacob Hyzer

TITLE: Executive Director

ACKNOWLEDGEMENT

STATE OF COLORADO)

COUNTY OF Broomfield)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF June, A.D. 2024 BY Kristina Hyzer FOR (OWNER) WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 2-12-2026

Anne Marie Brouker
NOTARY PUBLIC (SEAL)
Anne Marie Brouker

ANNE MARIE BROUKER
Notary Public
State of Colorado
Notary ID # 20024004881
My Commission Expires 02-12-2026

LIENHOLDER CERTIFICATE

(BANK) Impact Development Fund

BY: Alyssa M. Stein

TITLE: Chief Executive Officer

ACKNOWLEDGEMENT

STATE OF Colorado)

COUNTY OF Gilpin)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, A.D. 2024 BY Alyssa Stein FOR (BANK) WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-07-26

April Talbot
NOTARY PUBLIC (SEAL)

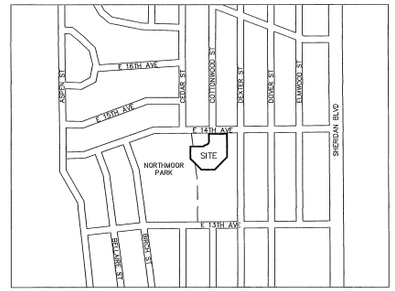
APRIL TALBOT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224039931
MY COMMISSION EXPIRES OCT 7, 2026

SURVEYOR'S STATEMENT

I, JAMES Z. GOWAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY AND THE PLAT OF THE REAL PROPERTY DESCRIBED HEREON 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.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92 (SEE NOTE 4)

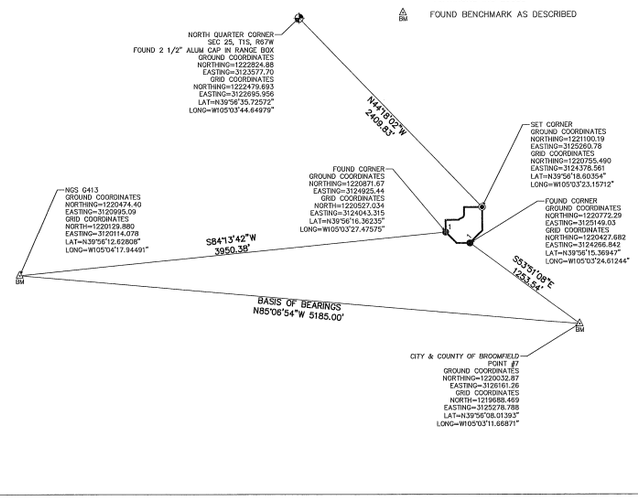
JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE
SUITE 395
BOULDER, CO 80301



Vicinity Map
SCALE: 1" = 500'

GEODETIC TIE DIAGRAM

SCALE = 1":500'



NOTES

1) THIS FINAL PLAT AMENDS THE LOT LINES OF LOTS 1–4, NORTHMOOR ESTATES 3RD FILING REPLAT C AND VACATES THE RIGHT–OF–WAY OF COTTONWOOD STREET.

2) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBERS K70615582–3, DATED APRIL 02, 2019 AT 5:00 P.M. AND ABM70632919–4, DATED AUGUST 26, 2019 AT 5:00 P.M., RESPECTFULLY, WERE 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.

3) 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.

4) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 7, BEING A 3" ALUMINUM CAP STAMPED "CITY OF BROOMFIELD, NO. 7" IN CONCRETE AND CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT 6413, BEING A STAINLESS STEEL ROD, BEARS NORTH 85°06'54" WEST, A DISTANCE OF 5185.00 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.

5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY *MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2)* MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18–4–508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER–SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1856.

6) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.

7) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2–I, 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.

8) THE COMBINED SCALE FACTOR, SCALED FROM 0,0, FOR THIS SITE = 0.999717713

9) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

10) UTILITY EASEMENTS ARE GRANTED AS SHOWN ON THE PLAT. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. THIS DOES NOT INCLUDE ANY IMPROVEMENT ASSOCIATED WITH THE PRIVATE ALLEYS, INCLUDING BUT NOT LIMITED TO CONCRETE, CURB & GUTTER, DRIVE APRONS AND PAVEMENT.

11) THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET FROM ABANDONED OIL AND GAS WELLS (1) THE LOCATION OF PLUGGED AND ABANDONED WELL (2) LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENTS AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

12) THE 24' SHARED ACCESS EASEMENT IS FOR THE BENEFIT OF THE ADJACENT NORTHMOOR ESTATES FILING NO. 3 REPLAT C, LOT 5.

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 11th DAY OF December, 2024.

CHAIRMAN

Marcelle Makin
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 13th DAY OF February, 2024.

MAYOR

CITY CLERK

DEVELOPER CERTIFICATE

DEVELOPER NAME: Blue Line Development, Inc.

ADDRESS: 1004 South Avenue West, Missoula, MT 59801

CONTACT: Thaddeus Christian Pitchett

BY:

NOTARY CERTIFICATE
STATE OF COLORADO)

COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF June, A.D. 2024 BY Thaddeus Christian Pitchett AS Director of Development

WITNESS MY HAND AND OFFICIAL SEAL.

Anne Marie Brouker
NOTARY PUBLIC (SEAL)
Anne Marie Brouker

MY COMMISSION EXPIRES 2-12-2026

ANNE MARIE BROUKER
Notary Public
State of Colorado
Notary ID # 20024004881
My Commission Expires 02-12-2026

DATE	REVISION

FINAL PLAT

THE GROVE AT COTTONWOOD SUBDIVISION
FILING NO. 1

Flatirons, Inc.
Land Surveying Services
www.Flatironsinc.com
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776–4355
FAX: (303) 776–4355
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443–9830
7000 N. BROADWAY,
BLDG. 2 STE 239
DENVER, CO 80221
(303) 936–6997

JOB NUMBER:	23–79,557
DATE:	01/10/2024
DRAWN BY:	T. HENDERSON
CHECKED BY:	JJK/JZG

SHEET 1 OF 2

DEC 2 2024

BY:

THE GROVE AT COTTONWOOD SUBDIVISION FILING NO. 1

FINAL PLAT

A REPLAT OF LOTS 1–4, NORTHMOOR ESTATES 3RD FILING REPLAT C, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

TOTAL AREA = 79,662 SQ FT, OR 1.83 ACRES, MORE OR LESS

SHEET 2 OF 2

2025000456 PL 01/22/2025 10:40 AM
Page: 2 of 2 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

Legend

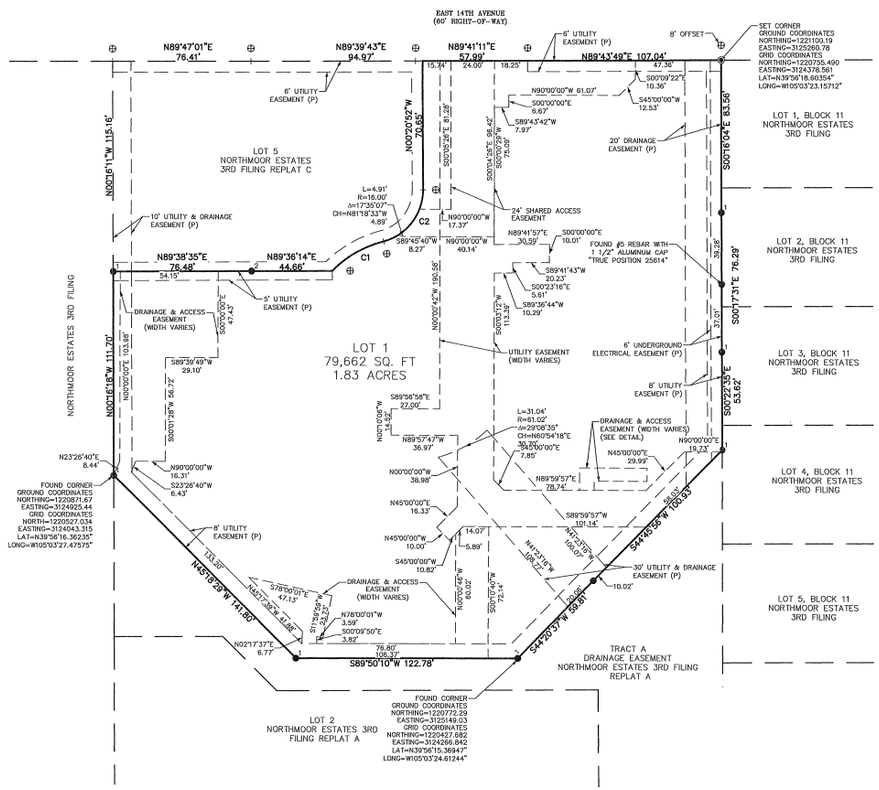
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND BENCHMARK AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 29038"
- FOUND #5 REBAR
- FOUND #5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP "AZTEC LS36567"
- FOUND 1" BRASS TAG "AZTEC" APPARENT 7' OFFSET UNLESS OTHERWISE NOTED
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- (P) AS PER THE PLAT OF NORTHMOOR ESTATES 3RD FILING REPLAT C REC. NO. 2011007276, DATED 07/25/2011

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	33.12	61.02	31°05'47"	N60°01'26"E	32.71
C2	38.40	29.00	75°52'33"	N37°39'26"E	35.66

GRAPHIC SCALE

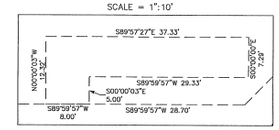
30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



EASEMENT DETAIL

SCALE = 1":10'



REVISION	DATE

FINAL PLAT

THE GROVE AT COTTONWOOD SUBDIVISION
FILING NO. 1

Flatirons, Inc.
Land Surveying Services
www.Flatironsinc.com
655 FOURTH AVE.
LONGMONT, CO 80501
(303) 776-4355
FAX: (303) 776-4355
3825 IRIS AVE, STE 395
BOULDER, CO 80301
(303) 443-2630
FAX: (303) 443-2630
7000 N. BROADWAY,
SUITE 202
DENVER, CO 80221
(303) 936-6927

JOB NUMBER:	23-79,557
DATE:	01/10/2024
DRAWN BY:	T. HENDERSON
CHECKED BY:	JJK/JZG

SHEET 2 OF 2