

# THE GROVE AT COTTONWOOD SUBDIVISION FILING NO. 1 REPLAT A

MINOR PLAT

A REPLAT OF LOT 1, THE GROVE AT COTTONWOOD SUBDIVISION FILING NO. 1, 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 3

2025004112 PL 05/28/2025 10:54 AM

Page: 1 of 3 Rec Fee \$9.98 Doc Fee \$

City & County of Broomfield



## LEGAL DESCRIPTION

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

LOT 1, THE GROVE AT COTTONWOOD FILING NO. 1, 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 - MINOR PLAT; 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 CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## OWNERS CERTIFICATE

HOUSING AUTHORITY OF CITY AND COUNTY OF BROOMFIELD

BY: [Signature]

TITLE: Executive Director

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF May A.D. 2025 BY Kristan Huser FOR HOUSING AUTHORITY OF CITY AND COUNTY OF BROOMFIELD. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10/08/2028

NICOLE MARIE GIVENS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244037452  
MY COMMISSION EXPIRES 10/08/2028  
NOTARY PUBLIC (SEAL)

## LIENHOLDER CERTIFICATE

[Signature] Impact Development Fund

BY: [Signature]

TITLE: Chief Executive Officer

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Larimer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF May A.D. 2025 BY Megan M. Ferguson, CEO FOR Impact Development Fund. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-3-2027

NOTARY PUBLIC (SEAL)

KATHY L. MCKINNEY  
Notary Public  
State of Colorado  
Notary ID # 19944017880  
My Commission Expires 08-03-2027

## CITY APPROVAL

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 27 DAY OF May, 2025

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

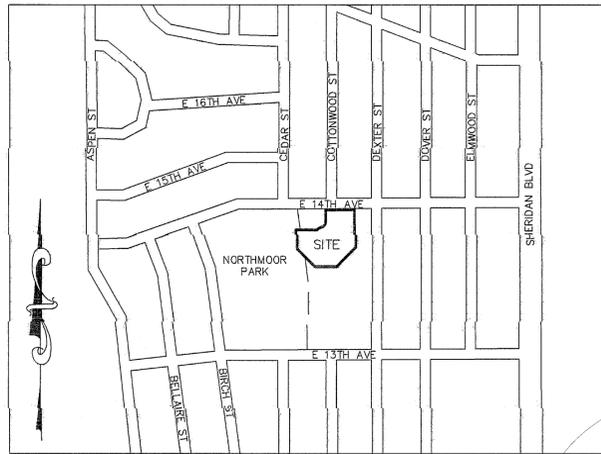
[Signature]

## 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



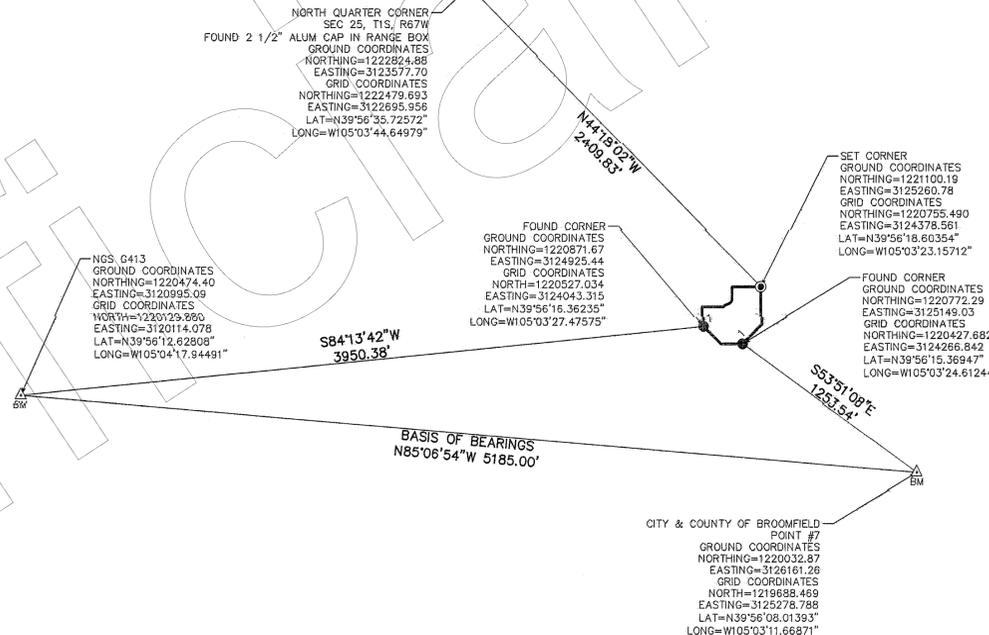
Vicinity Map  
SCALE: 1" = 500'

## GEODETIC TIE DIAGRAM

SCALE = 1" = 500'

### Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP "AZTEC LS36567"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 29038"
- FOUND BENCHMARK AS DESCRIBED



## NOTES

- 1) THIS MINOR PLAT VACATES THE EASEMENTS FROM THE GROVE AT COTTONWOOD SUBDIVISION FILING NO. 1 (REC. NO. 202500456, 01/22/2025) AS SHOWN ON SHEET 2. AND DEDICATES NEW EASEMENTS AS SHOWN ON SHEET 3.
- 2) FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 00506455-201-8J8-SC, DATED MARCH 17, 2025, RESPECTFULLY, 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.
- 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 G413, 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 18-4-50B. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, OR ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WILDFIRE TREE OR ANY TREE GLAZED 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. § 1858.
- 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 2-1, 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.
- 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.

## DEVELOPER CERTIFICATE

DEVELOPER NAME: BlueLine Development, Inc.  
ADDRESS: 1004 South Avenue West, Missoula, MT 59801  
CONTACT: Thaddeus Christian Pritchett

BY: [Signature]

NOTARY CERTIFICATE

STATE OF Colorado

COUNTY OF Larimer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF May A.D. 2025 BY Thaddeus Christian Pritchett AS Shua Boldur

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES 8-3-2027

KATHY L. MCKINNEY  
Notary Public  
State of Colorado  
Notary ID # 19944017880  
My Commission Expires 08-03-2027

MINOR PLAT  
THE GROVE AT COTTONWOOD SUBDIVISION  
FILING NO. 1 REPLAT A

Flatirons, Inc.  
Land Surveying Services  
www.flatironsinc.com  
7000 N. BROADWAY,  
SUITE 209-0221  
BOULDER, CO 80501  
DENVER, CO 80202  
PH: (303) 443-7001  
DENVER, CO 80202  
PH: (303) 936-6897

655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4358



2038  
15/2/25  
PROFESSIONAL LAND SURVEYOR  
STATE OF COLORADO  
NOTARY PUBLIC (SEAL)

JOB NUMBER:  
23-79,557  
DATE:  
05/15/2025  
DRAWN BY:  
T. HENDerson  
CHECKED BY:  
JKK/JZG

SHEET 1 OF 3

# THE GROVE AT COTTONWOOD SUBDIVISION FILING NO. 1 REPLAT A

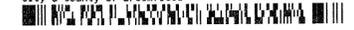
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TOTAL AREA = 79,662 SQ FT, OR 1.83 ACRES, MORE OR LESS

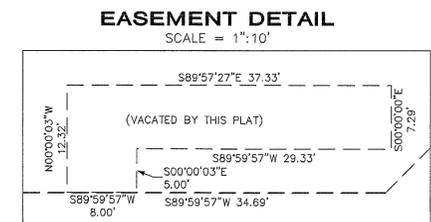
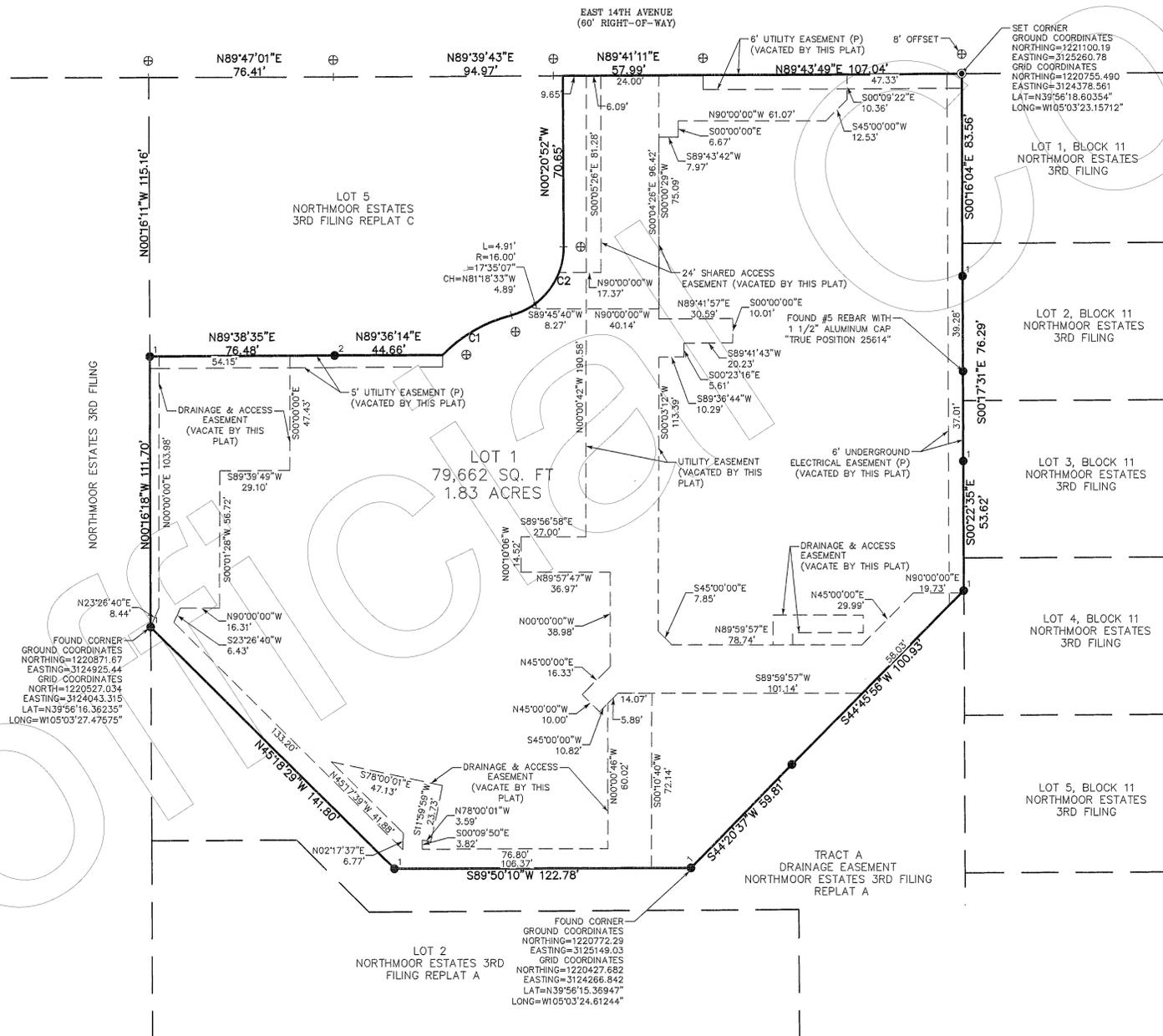
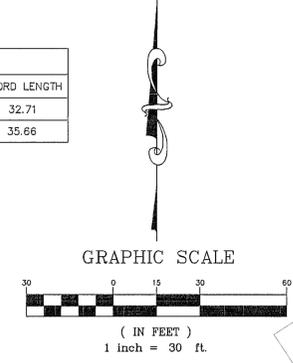
SHEET 2 OF 3 - VACATED EASEMENTS

2025004112 PL 05/28/2025 10:54 AM  
 Page: 2 of 3 Rec Fee \$9.00 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

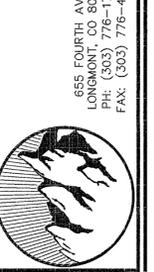
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	33.12	61.02	31°05'47"	N60°01'26"E	32.71
C2	38.40	29.00	75°52'33"	N37°39'26"E	35.66



REVISION	DATE
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MINOR PLAT  
 THE GROVE AT COTTONWOOD SUBDIVISION  
 FILING NO. 1 REPLAT A

**Flatirons, Inc.**  
 Land Surveying Services  
 www.flatironsinc.com  
 3625 IRIS AVE, STE. 395 SUITE 209 DENVER, CO 80221  
 655 FOURTH AVE LONGMONT, CO 80501  
 PH: (303) 776-1733 PH: (303) 443-7001  
 FAX: (303) 776-4335 FAX: (303) 443-8650 (303) 936-6997



29038  
 05/21/25  
 PROFESSIONAL LAND SURVEYOR

JOB NUMBER:  
 23-79,557  
 DATE:  
 05/15/2025  
 DRAWN BY:  
 T. HENDERSON  
 CHECKED BY:  
 JJK/JZG

BY: T. HENDERSON FILE: 79557-MINOR PLAT BROOMFIELD.DWG DATE: 5/23/2025 10:59 AM

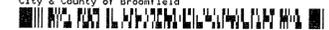
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SHEET 3 OF 3 - REMAINING EASEMENTS AND DEDICATED EASEMENTS

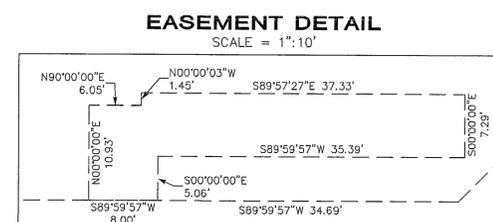
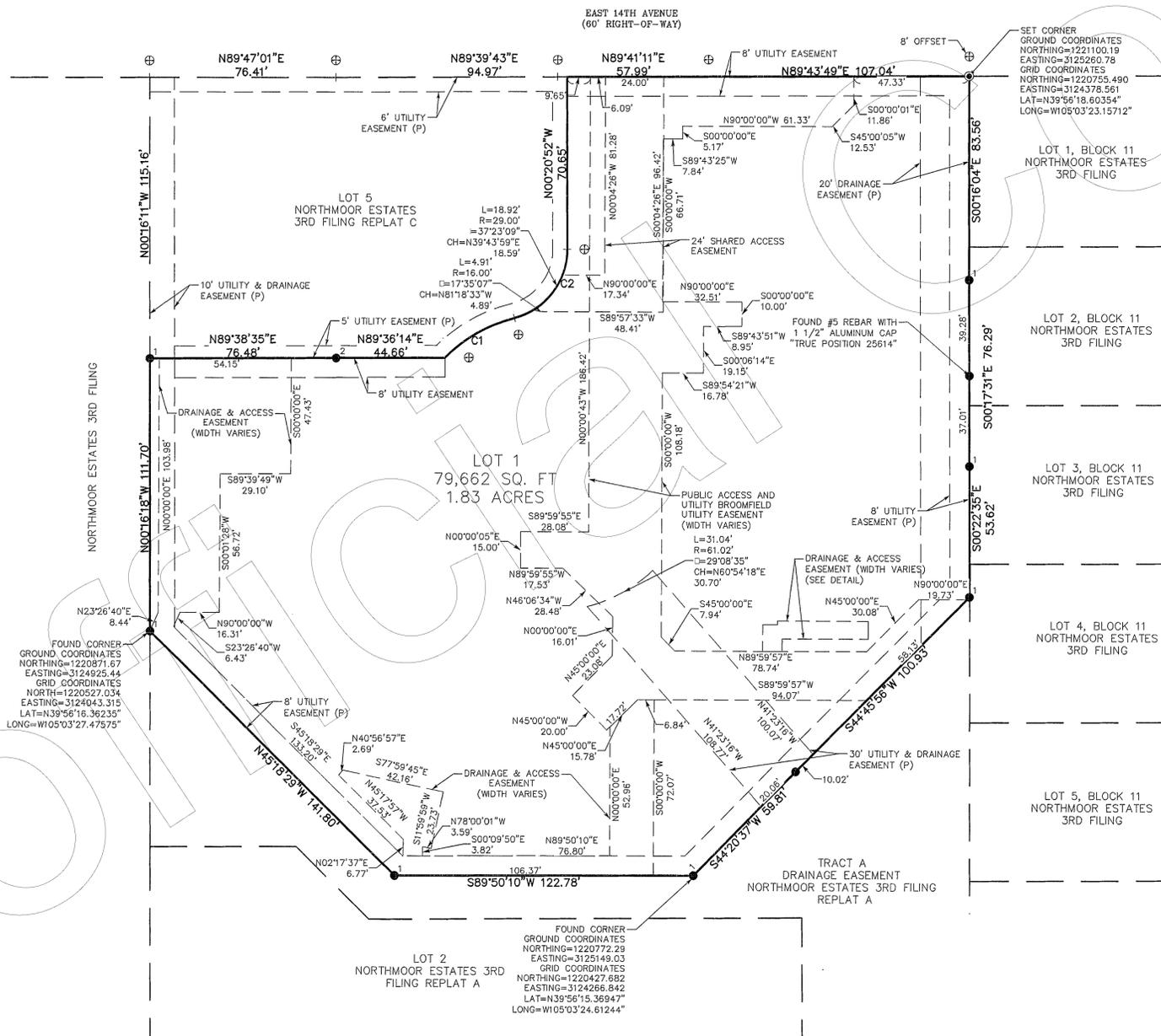
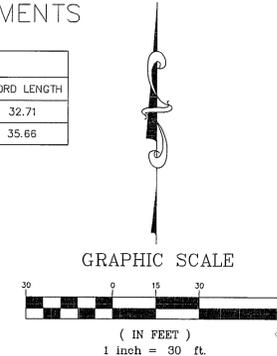
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Page: 3 of 3 Rec Fee 30.00 Doc Fee 3  
City & County of Broomfield



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MINOR PLAT  
THE GROVE AT COTTONWOOD SUBDIVISION  
FILING NO. 1 REPLAT A

**Flatirons, Inc.**  
Land Surveying Services  
www.FlatironsInc.com  
3825 IHS AVE, SUITE 395, 7000 N. BROADWAY,  
BROOMFIELD, CO 80021 DENVER, CO 80221  
PH: (303) 776-1733 PH: (303) 443-7001  
FAX: (303) 776-4355 FAX: (303) 443-9830



JOB NUMBER:  
23-79,557  
DATE:  
05/15/2025  
DRAWN BY:  
T. HENDERSON  
CHECKED BY:  
JJK/JZG  
SHEET 3 OF 3

BY: HENDERSON FILE: 79557-MINOR PLAT BROOMFIELD.DWG DATE: 5/22/2025 10:35 AM