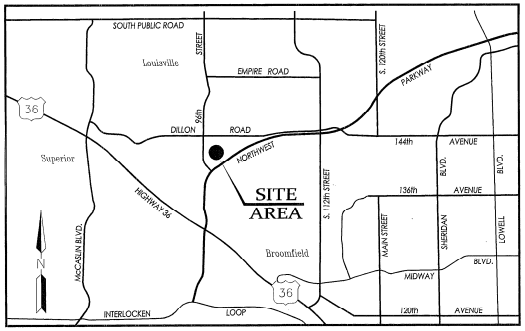
2025002827 PL 04/15/2025 02:37 PM
Page: 1 of 2 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

FRANK VARRA ESTATES FILING No. 1 REPLAT A MINOR PLAT

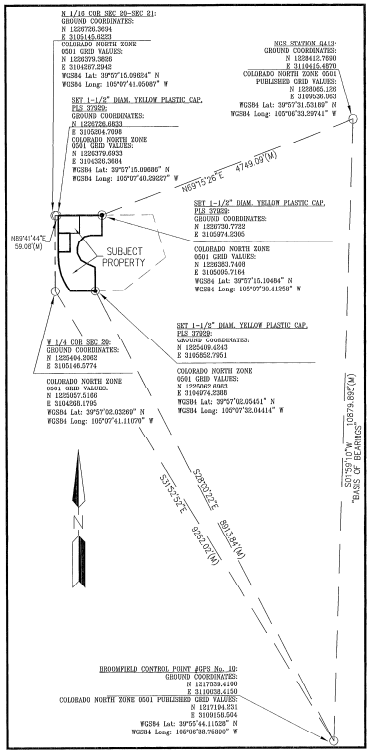
A RESUBDIVISION OF LOT 1 AND TRACT D OF FRANK VARRA ESTATES FILING No. 1, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

± 655,861 S.F. (±15.056 ACRES)



VICINITY MAP
Not to scale



GEODETIC TIE MAP
Scale: 1" = 1000'

LEGAL DESCRIPTION AND DEDICATION

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

A TRACT OF LAND LOCATED IN THE SOUTH ½ OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, TOGETHER WITH ALL OF TRACT D OF FRANK VARRA ESTATES FILING No. 1, AS RECORDED JULY 12, 2022 AT RECEPTION No. 2022008374, OFFICIAL RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 655,861 SQUARE FEET OR 15.056 ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "FRANK VARRA ESTATES FILING NO. 1 REPLAT A MINOR PLAT", AND BY THESE PRESENTS DEDICATES GRANT AND CONVEY 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 GRANT 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 FRANCHISES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS' CERTIFICATES

KEVIN L. MASTRIONA
1854 S. 96TH STREET
BROOMFIELD, CO 80020

KEVIN L. MASTRIONA *3-31-25* *DATE*

FOR: FRANK VARRA FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY
1858 S. 96TH STREET
BROOMFIELD, CO 80020
CONTACT: DEANN LANDRUS

BY: DEANN LANDRUS, MANAGER *3-31-25* *DATE*

NOTARY CERTIFICATES

STATE OF Colorado)
) SS.
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 31st DAY OF March, 2025, KEVIN L. MASTRIONA.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: DEC 22, 2027

MICHAEL ROBERT RICHTSMEIER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234047655
MY COMMISSION EXPIRES DECEMBER 22, 2027

STATE OF Colorado)
) SS.
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 31st DAY OF March, 2025, BY DEANN LANDRUS AS MANAGER OF FRANK VARRA FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: DEC 22, 2027

MICHAEL ROBERT RICHTSMEIER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234047655
MY COMMISSION EXPIRES DECEMBER 22, 2027

GENERAL NOTES

1. THIS MINOR SUBDIVISION PLAT INCLUDES 1 LOT AND 1 TRACT.

2. FIDELITY NATIONAL TITLE COMPANY'S TITLE REPORT FILE NO. 0100042-900-RE-MPT WITH AN EFFECTIVE DATE OF JULY 15, 2024 WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHT-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD BY POWER SURVEYING COMPANY, INC.

3. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

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. THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METER.

6. PRIOR TO OBTAINING FINAL PLAT APPROVAL, THE APPLICANT AND SURFACE OWNER (IF DIFFERENT) SHALL SUBMIT A COPY OF AN EXECUTED SURFACE USE AGREEMENT (SUA) WITH NOBLE ENERGY, INC. EVIDENCING OIL AND GAS ACTIVITIES HAVE BEEN ADEQUATELY INCORPORATED INTO THE DESIGN OF THE APPROVED PLAT.

7. THESE LANDS ARE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN AN INTERGOVERNMENTAL AGREEMENT WHICH GOVERNS THIS SITE AND DESIGNATES THE LANDS AS A PRESERVATION AREA (CITY OF BROOMFIELD RESOLUTION No. 99-33).

8. ONLY ONE SINGLE-UNIT DWELLING SHALL BE CONSTRUCTED ON LOT 1. NO DEVELOPMENT SHALL BE APPROVED ON TRACT A.

9. SIX-FOOT (6') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO EACH FRONT LOT LINE OF EACH LOT AND EIGHT-FOOT (8') ON EACH REAR LOT LINE OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS 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. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

STATEMENT OF PURPOSE

THIS MINOR PLAT IS CREATED AND RECORDED TO ADJUST THE LOT LINE COMMON TO LOT 1 AND TRACT D OF FRANK VARRA ESTATES FILING No. 1.

OWNERSHIP AND MAINTENANCE TABLE

DESCRIPTION	AREA (SQ. FT./ACRES)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
LOT 1	±113,666 SQ. FT. ±2.609 ACRES	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS	SINGLE FAMILY RESIDENCE (ONE PER LOT)
TRACT A	±542,195 SQ. FT. ±12.447 ACRES	FRANK VARRA LLC	FRANK VARRA LLC	FUTURE DEVELOPMENT

BASIS OF BEARINGS

SOUTH 01°59'10" WEST, BEING THE BEARING OF THE LINE BETWEEN NGS STATION 0413 AND BROOMFIELD CONTROL POINT GPS No. 10.

**** GRID BEARING PER STATE PLANE COORDINATES, COLORADO NORTH ZONE 0501 IS SOUTH 01°59'21" WEST (COMBINED SCALE FACTOR = 0.999/1714)*

GRID DISTANCE x 1.00028294 = GROUND DISTANCE

GEODETIC ACCURACY STANDARDS STATEMENT

THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.) PANEL No. 08507300559G, WITH A REVISION DATE OF AUGUST 15, 2019 AND PANEL No. 08507300786, WITH A REVISION DATE OF AUGUST 15, 2019.

CONSERVATION EASEMENT NOTE

THIS PROPERTY IS COVERNED BY A CONSERVATION EASEMENT RECORDED IN BROOMFIELD COUNTY AT RECEPTION NO. 2013015972 THAT PERMITS UP TO 11 NEW SINGLE-FAMILY RESIDENTIAL DWELLINGS. THE ADDITION OF ANY ACCESSORY DWELLING UNITS TO THE PROPERTY ARE SUBJECT TO PERMIT APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PRIOR TO CONSTRUCTION OR INSTALLATION OF SAID IMPROVEMENTS AND WILL BE INCLUDED AS AN ADDITIONAL UNIT REDUCING THE OVERALL COUNT OF THE MAXIMUM NUMBER OF DWELLINGS PERMITTED BY THE CONSERVATION EASEMENT.

CITY APPROVAL CERTIFICATE

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS 15 DAY OF April, 20 25

CITY MANAGER

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND 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.

RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

COLORADO LICENSED
RICHARD BRUCE GABRIEL
PLS
37929
PROFESSIONAL LAND SURVEYOR

POWER Surveying Company, Inc.
Established 1948
6611 BROADWAY
Denver, CO 80221
PH. 303-722-1972
FAX. 303-722-1489
www.powersurveying.com

TYPE OF SUBMITTAL:	MINOR REPLAT
PREPARATION DATE:	JANUARY 21, 2022
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-24-077	DWG: 501-24-077 PLAT.dwg

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SHEET 2 OF 2

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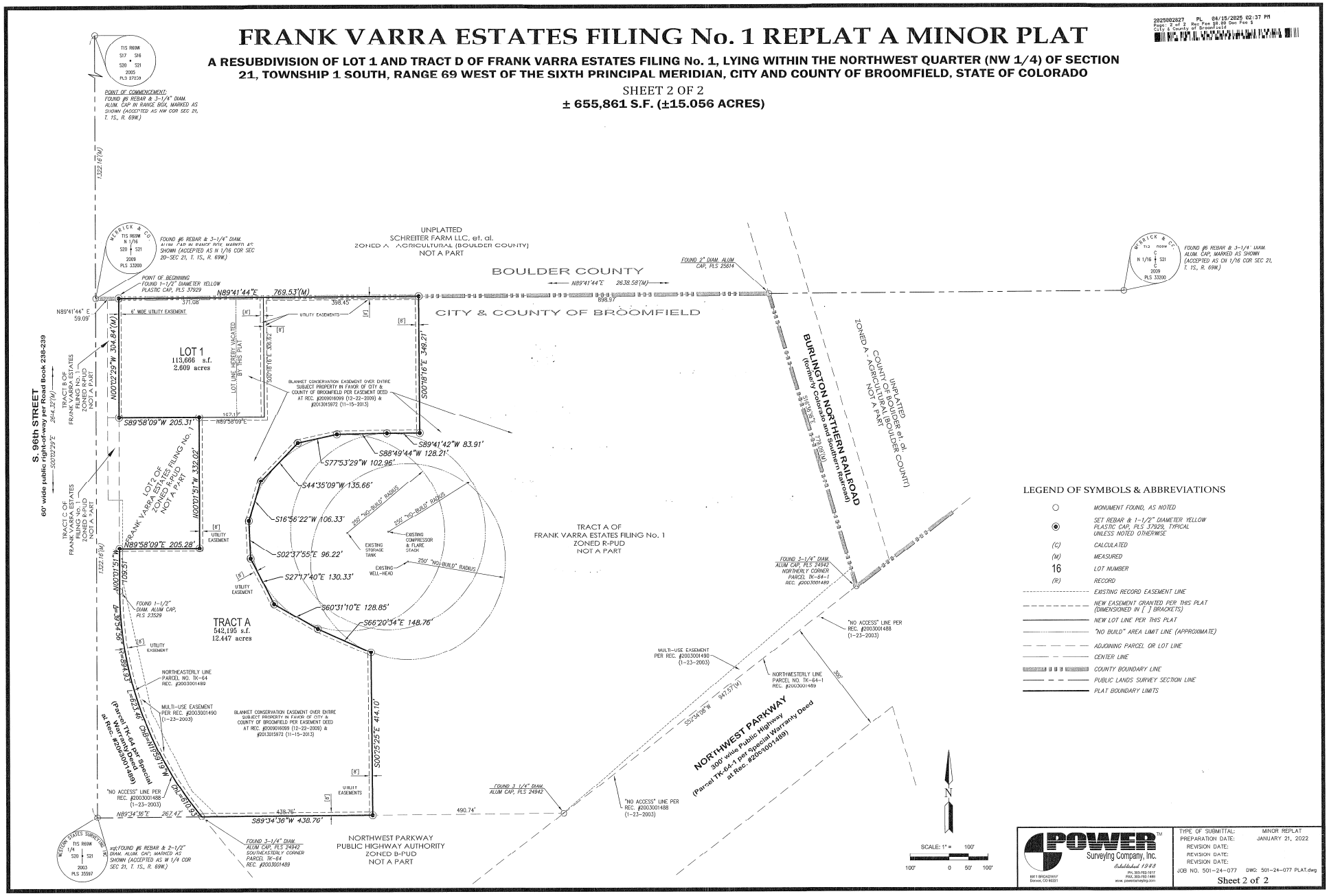

POWER Surveying Company, Inc.
Established 1998
8811 BROADWAY
Denver, CO 80231
PH: 303-782-1817
FAX: 303-782-1489
www.powersurveying.com

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