

MINOR PLAT

SEC. 24 R. 69W. SEC. 19

WEST 18TH AVE

SHERIDAN BOULEVARD

EAST 14TH AVE

SEC. 25 SEC. 30

EAST 13TH AVE

FRONT AVENUE RD

RED HERT FINE

BROOMFIELD COMMUNITY COMMISSION DISTRICT

202505728 PL 07/16/2025 01:43 PM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

PROPERTY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned, being the owner of the following described parcel:

PROPERTY DESCRIBED PER TITLE COMMITMENT:

A portion of the Northwest $\frac{1}{4}$ of Section 30, Township 1 South, Range 68 West of the 6th Principal Meridian, more particularly described in the Warranty Deed recorded January 4, 2002 at Reception No. 2002000205, LESS and EXCEPT that part thereof described in the Warranty Deed recorded November 20, 2002 at Reception No. 2002017779 and LESS and EXCEPT any portion thereof described in the General Warranty Deed recorded September 25, 2007 at Reception No. 2007012493, City and County of Broomfield, State of Colorado.

PROPERTY DESCRIBED AS SURVEYED:

A parcel of land described in Warranty Deed recorded January 4, 2002 at Reception No. 20020000205 in the City and County of Broomfield Clerk and Recorder's Office; EXCEPT a parcel of land described in Warranty Deed recorded November 20, 2002 at Reception No. 2002017779 in the City and County of Broomfield Clerk and Recorder's Office; ALSO EXCEPT a parcel of land described in General Warranty Deed recorded September 25, 2007 at Reception No. 2007012493 in the City and County of Broomfield Clerk and Recorder's Office, all in the Northwest Quarter of Section 30, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being additionally described as follows:

COMMENCING at GPS No. 7, a monument in the City and County of Broomfield GPS Network, whence GPS No. 6 of said network bears S40°34'47"E a distance of 3321.81 feet, the bearing of which all bearings hereon are based;

THENCE N31°42'48"E a distance of 172.72 feet to the West Quarter Corner of said Section 30

THENCE N00°12'41"W along the westerly line of the Northwest Quarter of said Section 30 a distance of 1573.00 feet;

THENCE N89°29'34"E a distance of 119.41 feet to the southeast corner of that parcel of land described in said Reception No. 2002017779, said point being on the easterly right of way of North Sheridan Boulevard, said point also being the POINT OF BEGINNING;

THENCE along the easterly lines of that parcel of land described in said Reception No. 2002017779, also being the easterly right of way of North Sheridan Boulevard the following four (4) courses:

1. N02°52'36"W a distance of 460.46 feet;
2. THENCE N06°07'41"W along a line being 98.00 feet easterly of and parallel with the westerly line of the Northwest Quarter of said Section 30 a distance of 144.97 feet;
3. THENCE N06°07'58"E a distance of 235.30 feet;
4. THENCE N00°12'41"W along a line being 124.00 feet easterly of and parallel with the westerly line of the Northwest Quarter of said Section 30 a distance of 173.95 feet;

THENCE N89°29'34"E along the southerly line of that parcel of land described in said Reception No. 2007012493 a distance of 1101.13 feet to a point on the easterly line of that parcel of land described in said Reception No. 2002000205;

THENCE along the easterly and southerly lines of that parcel of land described in said Reception No. 2002000205 the following two (2) courses:

1. S00°31'10"E a distance of 1012.70 feet;

2. THENCE S89°29'34"W a distance of 1111.17 feet to the POINT OF BEGINNING

Containing 25.981 Acres, more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of Miller 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-ways and 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 by the City and County of Broomfield.

CITY APPROVAL _____

This Minor Plat is hereby approved and accepted by the City and County of Broomfield, Colorado, on this

15th day of July, 2025

By: Kav - Ma

By: [Signature]
City Manager

SURVEYORS' STATEMENT

I, Jacob S. Frisch, 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.

[illegible]

8061 E. Maplewood Avenue, Suite 300, Greenwood Village, CO 80111

AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT
SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT
IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR PRACTICE, IN WHICH
R IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT.
USE OR MISAPPLICATION, OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT
WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY.
SHALL BE AT THE USER'S RISK FOR THE UNAUTHORIZED USER WITHOUT
MERRICK AND COMPANY'S LIABILITY FOR THE USER'S ACTIONS.

MERRICK	SIGNATURE	DATE
DRAWN	EGL	05/09/2025
DESIGNED		
QC REVIEW	JSF	05/09/2025
APPROVED	JSF	05/09/2025
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME		

MINOR PLAT
E & B Miller & Co.

CLIENT PROJECT NO.

MERRICK PROJECT NO. 100200.04

SCALE:

MILLER FILING NO. 1
A PORTION OF THE NW 1/4
OF SEC. 30, T1S, R68W, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO

91-0000

ORDERING NO.

SHEET NO.

1 OF 2

MILLER FILING NO. 1

MINOR PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2025090726 PL 07/16/2025 01:43 PM
CITY & COUNTY OF BROOMFIELD
CITY & COUNTY OF BROOMFIELD

Point Table						
Point #	Grid Northing	Grid Easting	Modified Northing	Modified Easting	Elevation	Description
515001	1222481.31	3126584.34	1222826.50	3127467.19	5337.76	ROUND 2-1/2" PARTIALLY ILLIGIBLE BRASS CAP STAMPED "SEC - 116-" IN RANGE BOX 0.6' BELOW ASPHALT SURFACE
515005	1219688.54	3125378.90	1220032.95	3126161.39	5336.19	ROUND 3-1/2" BRASS CAP STAMPED "GPS 7" FLUSH WITH GROUND SURFACE
515006	1217166.34	3127439.15	1217510.03	3128322.25	5310.29	ROUND 3-1/2" BRASS CAP STAMPED "GPS 6" FLUSH WITH GROUND SURFACE
515007	1219840.72	3126607.99	1220185.17	3127490.86	5319.46	ROUND 1/2" PIPE WITH 3-1/2" BRASS CAP STAMPED "SEC 30 CW 1/16 TIS R68W 1S 18978" PROJECTING 0.5' ABOVE GROUND SURFACE
515011	1222470.47	3125359.95	1222815.66	3126242.40	5309.12	ROUND 2" PARTIALLY ILLIGIBLE ALUMINUM CAP STAMPED "TULL SURV-TI-500" IN RANGE BOX 1.0' BELOW ASPHALT SURFACE
597004	1217196.69	3125379.41	1217540.39	3126261.92	5312.84	ROUND 3-1/4" BRASS CAP STAMPED "TI R69W R68W S25S30S31 PLS 13155 MERRICK & COMPANY" IN RANGE BOX 0.4' BELOW ASPHALT SURFACE
597006	1222431.39	3126584.88	1222776.57	3127467.73	5337.74	FOUND #5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 38061" 0.2' BELOW GROUND SURFACE
597013	1221418.55	3126594.06	1221763.84	3127476.91	5340.11	FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "A.L.S. PLS 1408" FLUSH WITH GROUND SURFACE
1088001	1219836.48	3128369.70	1220179.92	3126282.51	5317.14	SET 24" #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "MERRICK & CO. TIS R69W R68W 1/4 S25N30 2025 PLS 38149" IN MONUMENT BOX 0.5' BELOW ASPHALT SURFACE
1115001	1221408.13	3125483.28	1221753.02	3126365.83	5353.60	SET 18" #5 REBAR WITH 2" ALUMINUM CAP STAMPED "MERRICK & CO. 1.0' W.C. PLS 38149" FLUSH WITH GROUND SURFACE
1115002	1221869.88	3125460.14	1222214.90	3126342.68	5363.84	SET 18" #5 REBAR WITH 2" ALUMINUM CAP STAMPED "MERRICK & CO. 1.0' W.C. PLS 38149" FLUSH WITH GROUND SURFACE
1115003	1222013.81	3125459.61	1222358.87	3126342.14	5365.86	SET 18" #5 REBAR WITH 2" ALUMINUM CAP STAMPED "MERRICK & CO. 1.0' W.C. PLS 38149" FLUSH WITH GROUND SURFACE
1115004	1222248.65	3125484.65	1222593.78	3126367.24	5364.01	SET 18" #5 REBAR WITH 2" ALUMINUM CAP STAMPED "MERRICK & CO. 1.0' W.C. PLS 38149" FLUSH WITH GROUND SURFACE
1115005	1222421.62	3125484.04	1222766.79	3126366.59	5367.39	FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38061" 0.2' BELOW GROUND SURFACE

LEGEND

- ELECTRIC GUY WIRE
- ELECTRIC METER
- ELECTRIC POWER POLE
- GATE POST
- GAS CONTINUOUS PROTECTION
- GAS MARKER POST
- GAS RISER
- GAS VALVE
- IRRIGATION VALVE
- WATER RISER
- WATER SPOUT
- WATER VAULT
- MONUMENT FOUND
- ALIQUOT CORNER
- BUILDING
- BUILDING FOOTPRINT
- EDGE OF ASPHALT
- GRAVEL
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- ELECTRIC-OVERHEAD POWER LINE
- FENCE
- TELEPHONE LINE-OVERHEAD
- EASEMENT
- LOT 1 BOUNDARY LINE
- RECEPTION # 2002002005 PROPERTY LINE
- ALIQUOT LINE
- DRIVE-UP-WAY LINE
- TIE LINE

PT# 515011
NW COR. SEC. 30
T.1S, R.68W, 6TH P.M.

W. 136TH AVE. (ROW VARIES)

N89°29'34"E 1224.78'

PT# 515001
W 1/16 COR. SEC. 19/30
T.1S, R.68W, 6TH P.M.

