

# RAY SUBDIVISION FILING NO. 1

## FINAL SUBDIVISION PLAT

A REPLAT OF A PORTION OF LOT 27, WILCOX SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 TOTAL AREA = 173,001 SQ. FT., OR 3.97 ACRES, MORE OR LESS  
 SHEET 1 OF 2

### LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 27, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF LOT 36, IN SAID SUBDIVISION THENCE NORTH 89°36'16" EAST, 30.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG A LINE 30.0 FEET EAST OF AND PARALLEL TO THE WEST PROPERTY LINE OF LOT 27, NORTH 00°43'08" WEST 179.81 FEET TO THE SOUTH LINE OF THE SUBDIVISION KNOWN AS RINKOR FILING NO. 1 AS DESCRIBED IN THE BROOMFIELD COUNTY RECORDS AT RECEPTION NO. 2006004370, RECORDED APRIL 12, 2006; THENCE ALONG THE SAID SOUTH LINE NORTH 72°45'25" EAST, 696.15 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID LOT 27; THENCE SOUTH 00°46'54" EAST, 389.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE SOUTH PROPERTY LINE OF SAID LOT 27 SOUTH 89°36'16" WEST, 629.47 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 173,001 SQ. FT. OR 3.97 ACRES, MORE OR LESS HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF RAY 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-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'S CERTIFICATE

NAME: THOMAS M. RAY REVOCABLE TRUST  
 ADDRESS: 15436 SHRIFF STREET  
 BROOMFIELD, COLORADO 80023  
 CONTACT: (303) 517-1168  
 tomray@ttrd.com

BY: [REDACTED]  
 (AUTHORIZED AGENT FOR THOMAS M. RAY REVOCABLE TRUST)

### NOTARY CERTIFICATE

STATE OF Colorado }  
 COUNTY OF Broomfield }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF December, 2023, BY Thomas Michael Ray AS Authorized Agent.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES 5/5/2028



### SURVEYOR'S CERTIFICATE

I, JAMES Z. GOWAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF PLATONS, 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 NAD 83/2011

JAMES Z. GOWAN, COLORADO P.L.S. #29038  
 VICE PRESIDENT, PLATONS, INC.  
 655 FOURTH AVENUE  
 LONGMONT, CO 80501

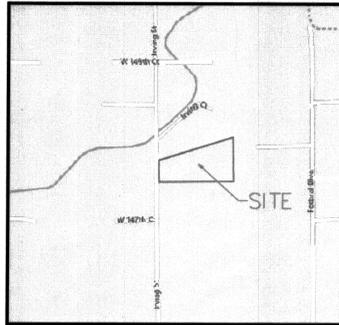


### OWNERSHIP & MAINTENANCE

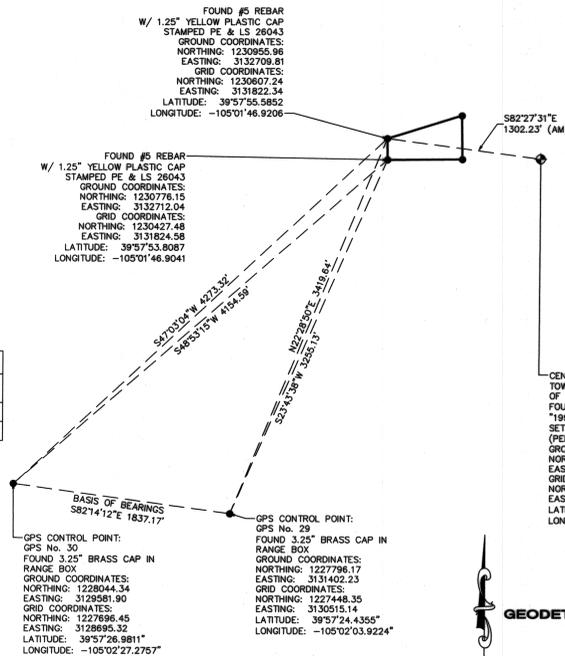
DESCRIPTION	AREA (ACRES)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE	MEANS OF DEDICATION
LOT 1	1.48	PRIVATE	PRIVATE	RESIDENTIAL	PLAT
LOT 2	2.83	PRIVATE	PRIVATE	RESIDENTIAL	PLAT

### VARIANCE

REQUIREMENT	LOCATION ON PLANS	JUSTIFICATION
S/SECTION 16-28-100 B.M.C. FLAG LOTS ARE PROHIBITED EXCEPT UNDER AN APPROVED PUD PLAN	PAGE 2 OF 2	DUE TO EXISTING IMPROVEMENTS, THE CREATION OF A FLAG LOT IS NECESSARY TO ALLOW FOR SUBDIVISION OF THE PROPERTY



Vicinity Map  
 1" = 500'



GEODETIC TIE DIAGRAM  
 1" = 500'

### NOTES

- THIS PLAT CONTAINS TWO (2) LOTS.
- 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 TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 085073-0085-G REVISED 10-02-2013. IF THIS SITE IS NOT WITHIN THE IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/2011. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 30, BEING A 3/8" ALLOY CAP STAMPED "CITY OF BROOMFIELD, GPS NO. 30, 1995, GPS", AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 29, BEING A 3/8" ALLOY CAP STAMPED "CITY OF BROOMFIELD, GPS NO. 29, 1995, GPS", BEARS SOUTH 82°41'12" EAST, A DISTANCE OF 1837.17 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- PROJECT BENCHMARK: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, BEING A #5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PE & LS 26043" WITH AN ELEVATION OF 5356.50 FEET (NAVD 88). CITY AND COUNTY OF BROOMFIELD POINT "CITY NO. 29", BEING A 3" BRASS CAP IN A RANGE BOX LOCATED IN THE MEDIUM OF LOWELL BOULEVARD SOUTH OF THE INTERSECTION OF LOWELL BOULEVARD AND WEST 144TH AVENUE, WITH A PUBLISHED ELEVATION OF 5303.609 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5303.71 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
- THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999716710
- 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.
- CONSISTENT WITH SECTION 16-28-190, NOTICE SHALL BE PROVIDED TO POTENTIAL PURCHASERS OR LESSEES AS FOLLOWS: AS REQUIRED BY SECTION 16-28-190 OF THE BROOMFIELD MUNICIPAL CODE, NOTICE IS HEREBY GIVEN THAT THE SUBJECT PROPERTY IS WITHIN 2,000 FEET OF A PRODUCING, PERMITTED OR PROPOSED OIL OR GAS LOCATION OR A PLUGGED AND ABANDONED WELL. FOR MORE INFORMATION CONTACT THE CITY AND COUNTY OF BROOMFIELD OR THE COLORADO OIL AND GAS CONSERVATION COMMISSION.
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREON.
- A NO-BUILD AREA FOR THE EXCLUSIVE USE OF AN ON-SITE WATER TREATMENT SYSTEM (OWTS) SHALL BE DEDICATED ON LOT 2 PRIOR TO ISSUANCE OF A BUILDING PERMIT. NOTHING SHALL BE PLACED OR CONSTRUCTED ON THE SOIL TREATMENT AREA THAT WOULD SEAL THE SURFACE OF THE SOIL OR CAUSE COMPACTION, SUCH AS, BUT NOT LIMITED TO, CONCRETE (WALKWAYS AND DRIVEWAYS, ETC.), ASPHALT, POOLS AND CORRALS. THE ACTUAL SIZE AND PLACEMENT OF THE NO-BUILD AREA WILL BE BASED ON THE APPLICATION REVIEW AND COMPLIANCE WITH THE CITY AND COUNTY OF BROOMFIELD OWTS REGULATIONS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTOS 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, DEFACTOS, 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 DEFACTOS, 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.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(O), B.M.C.
- A PUBLIC LAND DEDICATION FEE CONSISTENT WITH THE REQUIREMENTS OF THE BROOMFIELD MUNICIPAL CODE WILL BE COLLECTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- TITLE RESOURCES GUARANTY COMPANY COMMITMENT NUMBERED 3117523-03809, DATED AUGUST 30, 2023 AT 7:00 A.M. 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.

### APPROVALS

#### LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 13 DAY OF October, 2023, SUBJECT TO CITY COUNCIL CALL UP PROVISIONS ESTABLISHED WITHIN ORDINANCE NO. 2138.

CHAIR: [REDACTED] SECRETARY: [REDACTED]

#### CITY COUNCIL CERTIFICATE

THIS FINAL SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 13 DAY OF October, 2023, PER CALL UP PROVISIONS WITHIN ORDINANCE NO. 2138.

MAYOR: [REDACTED] CITY CLERK: [REDACTED]

REVISION	DATE
1 - ORIGINAL (SEE PER CITY & COUNTY RECORDS)	8-1-2024
2 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
3 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
4 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
5 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
6 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
7 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
8 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
9 - REVISION PER CITY & COUNTY RECORDS	11-15-2024
10 - REVISION PER CITY & COUNTY RECORDS	11-15-2024

FINAL PLAT  
 RAY SUBDIVISION FILING NO. 1  
 CORPORATION 2025 PLATONS, INC.

Platons, Inc.  
 Land Surveying Services  
 7000 N. BROADWAY,  
 SUITE 200, BOULDER,  
 COLORADO 80501  
 (303) 442-7001  
 (303) 442-8897

3825 BIRCH AVE.,  
 SUITE 305, BOULDER,  
 COLORADO 80501  
 (303) 776-1737  
 (303) 936-8897

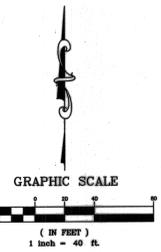
JOB NUMBER:  
 24-81160  
 DATE:  
 5-21-2024  
 DRAWN BY:  
 S. WOLFF  
 CHECKED BY:  
 BLO/TDM/JZG  
 SHEET 1 OF 2

BROOMFIELD FILED 10:41 AM - 10-25-23 BY: FINAL SUB P.L.S. - COLORADO DATE: 11/17/2025 3:45 PM

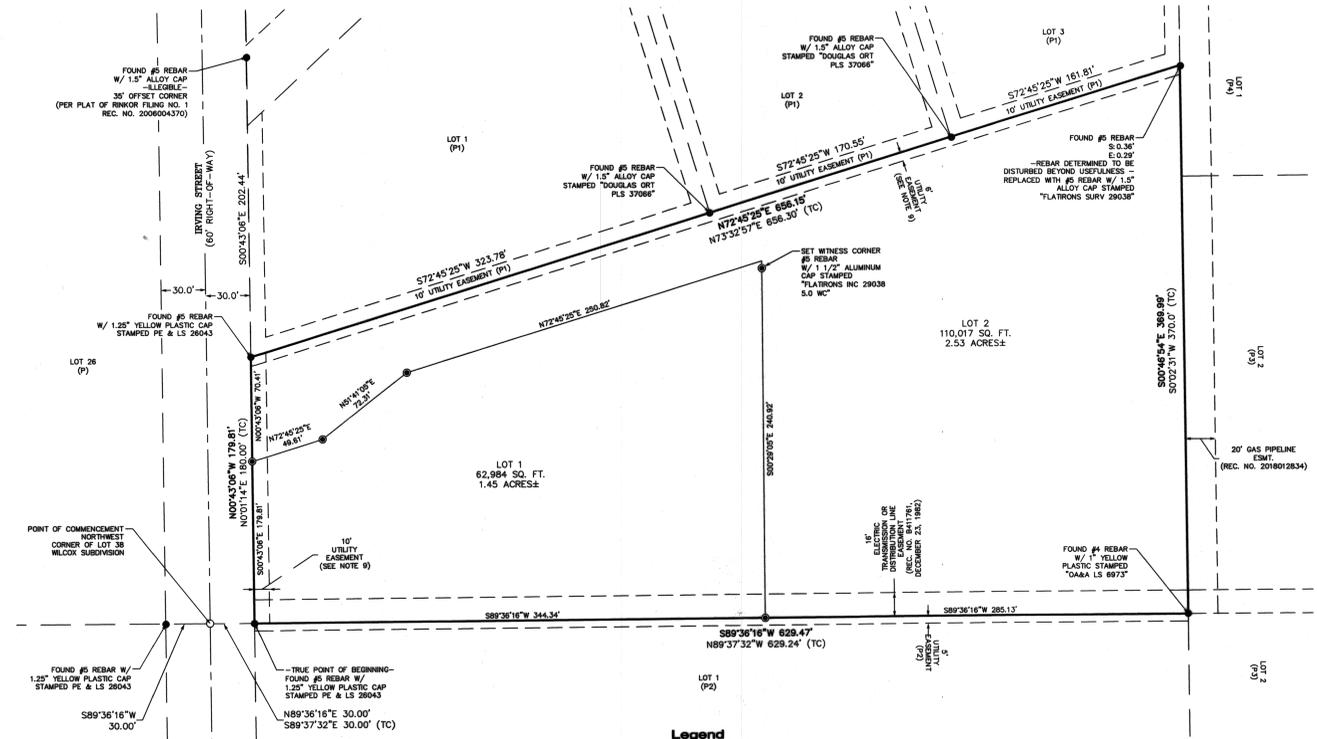
# RAY SUBDIVISION FILING NO. 1

## FINAL SUBDIVISION PLAT

A REPLAT OF A PORTION OF LOT 27, WILCOX SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 TOTAL AREA = 173,001 SQ. FT., OR 3.97 ACRES, MORE OR LESS  
 SHEET 2 OF 2



**Boundary Closure Report**  
 COURSE: N00°43'06"W LENGTH: 179.81'  
 COURSE: N72°45'25"E LENGTH: 656.15'  
 COURSE: S00°46'54"E LENGTH: 369.99'  
 COURSE: S89°36'16"W LENGTH: 629.47'  
 ERROR CLOSURE: 0.01 COURSE: S18°30'54"W  
 ERROR NORTH: -0.006 EAST: -0.002  
 PRECISION 1 : 183542



- Legend**
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS INC 29038"
  - (TC) AS PER DESCRIPTION IN TITLE DOCUMENT (SEE NOTE 16)
  - (P) AS PER THE PLAT OF WILCOX SUBDIVISION (RECORDED AT BOOK 1, PAGE 9, MAY 1, 1909) (ADAMS CO.)
  - (P1) AS PER THE PLAT OF RINKOR FILING NO. 1 (REC. NO. 2006004370, APRIL 12, 2008)
  - (P2) AS PER THE PLAT OF HOTCHKISS GOSS ESTATES (RECORDED AT FILE 16, MAP 434, JULY 10, 1986) (ADAMS CO.)
  - (P3) AS PER THE PLAT OF SUCH ACRES REPLAT A (RECEPTION NO. 2019007573, JULY 8, 2019)
  - (P4) AS PER THE PLAT OF WEAVERS ACRES TWO (RECORDED AT FILE 17, MAP 474, JANUARY 11, 1996) (ADAMS CO.)

REVISION	DATE
1 - REVISION: LOT LINES PER CLIENT	1-8-2024 SW
2 - REVISION: CORRECTED BEARING	1-15-2024 SW
3 - REVISION: CORRECTED BEARING	1-15-2024 SW
4 - REVISION: CORRECTED BEARING	1-15-2024 SW
5 - REVISION: CORRECTED BEARING	1-15-2024 SW
6 - REVISION: CORRECTED BEARING	1-15-2024 SW
7 - REVISION: CORRECTED BEARING	1-15-2024 SW
8 - REVISION: CORRECTED BEARING	1-15-2024 SW

FINAL PLAT  
 RAY SUBDIVISION FILING NO. 1  
 COPYRIGHT 2025 FLATIRONS, INC.

**Flatirons, Inc.**  
 Land Surveying Services  
 www.flatironsinc.com  
 7000 N. BROADWAY,  
 DENVER, CO 80221  
 (303) 776-1733  
 (303) 776-1733  
 (303) 443-7501



JOB NUMBER:  
24-81,160  
 DATE:  
1-21-2024  
 DRAWN BY:  
S. WOLF  
 CHECKED BY:  
BLO/MDH/JZG

P:\SUBDIV\FILED\186-10-0-0-35 REV FINAL SUB PLAT--CALLING DATE:1/17/2025 3:04 PM