

# HIGHLANDS FILING NO. 1 - REPLAT H

FINAL PLAT

REPLAT OF LOTS 6 AND 7, HIGHLANDS FILING NO. 1 - REPLAT F

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

1.800 ACRES - SHEET 1 OF 2

2026001078 PL 02/12/2025 02:29 PM  
 City & County of Broomfield  


### LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT JRO HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER, MORTGAGEE, OR LIEN HOLDER OF CERTAIN IN THE CITY OF BROOMFIELD, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 6 AND 7, HIGHLANDS FILING NO. 1 REPLAT F, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 78,422 SQUARE FEET OR 1.800 ACRES, MORE OR LESS.

HAVE LAD OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF **HIGHLANDS FILING NO. 1 - REPLAT H** 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 THIS PLAT, AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC MUNICIPAL USES AND FOR USE BY THE CITY AND COUNTY OF BROOMFIELD.

### OWNER:

JRO HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 14759 W 87TH BURNWAY  
 ARVADA, CO. 80005

BY: Joe Overman AS: OWNER

STATE OF Colorado  
 COUNTY OF Hempden

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF February, 2025, BY Joe Overman AS Owner AND JRO Holdings

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10/25/2027

Rebecca L. Baird  
 NOTARY PUBLIC

REBECCA L. BAIRD  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 MY COMMISSION EXPIRES 10/25/2027

### LIENHOLDER CERTIFICATE:

THE UNDERSIGNED LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: LIVE OAK BANKING COMPANY

NAME: [Redacted]  
 TITLE: SVP  
 SIGNED THIS 21st DAY OF January, 2026

NOTARY CERTIFICATE

STATE OF New York  
 COUNTY OF New Hanover

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF January, 2026 BY Edward Siple OF LIVE OAK BANKING COMPANY, A NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, ON BEHALF THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 5/21/2030

[Redacted]  
 NOTARY PUBLIC



### GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT OF HIGHLANDS FILING NO. 1 - REPLAT F IS TO RELOCATE THE EXISTING LOT LINE.
- BEARINGS SHOWN HEREON ARE BASED UPON TWO CITY OF BROOMFIELD GPS CONTROL POINTS LUCY & GPS NO. 447, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, WHICH BEARS NORTH 31°11'25" EAST (090) BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
- THE COORDINATE SYSTEM USED FOR THIS PLAT IS A MODIFIED COLORADO STATE PLANE NORTH ZONE (0501) BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) UTILIZING A PROJECT COMBINED SCALE FACTOR OF 0.99971878151.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER, CLASS II, 1:20,000 AS DESCRIBED IN THE "GEODETIC CONTROL AGENCY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC, TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. AB270822173, WITH AN EFFECTIVE DATE OF OCTOBER 7, 2024, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-4-508, OF THE COLORADO REVISED STATUTES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FOOT.
- FLOOD ZONE: BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080730040F AND DATED AUGUST 18, 2004 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 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.
- LOTS 1 AND 2 OF THIS PLAT ARE WITHIN A RADIUS OF 2,000 FEET OF A PLUGGED AND ABANDONED WELL. THE WELL IS LOCATED TO THE NORTH AND EAST OF SUBJECT PROPERTY. FOR MORE INFORMATION CONTACT THE CITY AND COUNTY OF BROOMFIELD OR THE COLORADO OIL AND GAS CONSERVATION COMMISSION.



SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	FINAL PLAT

### SURVEYOR'S CERTIFICATE:

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT 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.



JESUS A. LUGO, PLS 5818  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
 FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

### ATTORNEY'S CERTIFICATE:

I, Jeff Beardsley, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREON OR AS OTHERWISE IDENTIFIED ON THIS PLAT AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREON OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THE PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

[Redacted] REGISTRATION NO. 19587, DATE February 3, 2020

### LAND USE REVIEW COMMISSION CERTIFICATE:

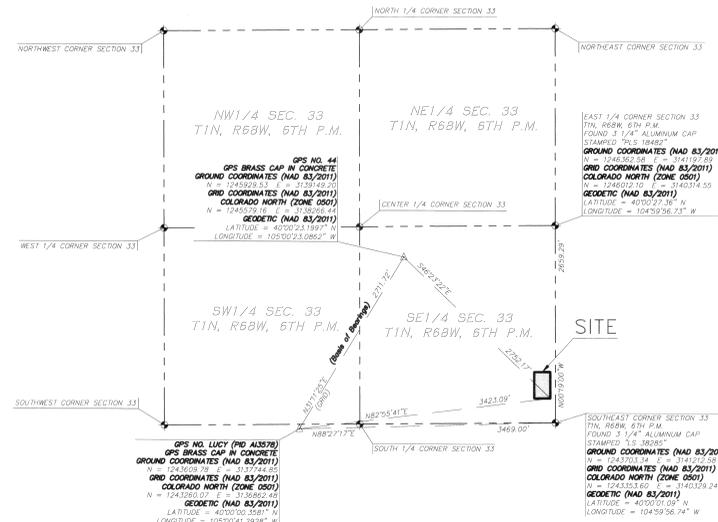
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 13th DAY OF OCTOBER, 2025.

CHAIRMAN: [Redacted] SECRETARY: [Redacted]

### CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 13th DAY OF OCTOBER, 2025.

MAYOR: [Redacted] CITY CLERK: [Redacted]



SECTION BREAKDOWN & BASIS OF BEARINGS  
 SCALE 1" = 800'



5501 South Stearns Parkway, Suite 105  
 Golden, Colorado 80111 Phone: (720) 498-1308

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:
1	9/4/25	CLIENT COMMENTS	JT	JUNE 18, 2025
2	9/30/25	3RD SUBMITTAL	JT	24117
3	10/17/25	4TH SUBMITTAL	KJS	SHEET 1 OF 2

# HIGHLANDS FILING NO. 1 - REPLAT H

FINAL PLAT

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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

1.800 ACRES - SHEET 2 OF 2

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Page 2 of 3 8x11 File 36 88 000 Page 3  
City & County of Broomfield

EAST 1/4 CORNER SECTION 33  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED "715 18685"  
GROUND COORDINATES (NAD 83/2011)  
N = 124332.29 E = 141171.55  
GRID COORDINATES (NAD 83/2011)  
COLORADO NORTH (ZONE 0501)  
N = 124332.29 E = 141171.55  
GEODETIC (NAD 83/2011)  
LATITUDE = 40°02'04.33" N  
LONGITUDE = 104°59'56.74" W

SOUTHWEST CORNER LOT 1  
GROUND COORDINATES (NAD 83/2011)  
N = 124400.22 E = 141141.50  
GRID COORDINATES (NAD 83/2011)  
COLORADO NORTH (ZONE 0501)  
N = 124400.22 E = 141141.50  
GEODETIC (NAD 83/2011)  
LATITUDE = 40°02'04.33" N  
LONGITUDE = 104°59'56.74" W

SOUTHEAST CORNER SECTION 33  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED "715 18685"  
GROUND COORDINATES (NAD 83/2011)  
N = 124332.29 E = 141171.55  
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COLORADO NORTH (ZONE 0501)  
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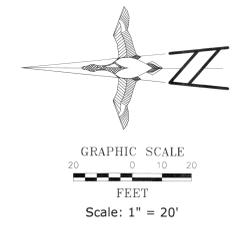
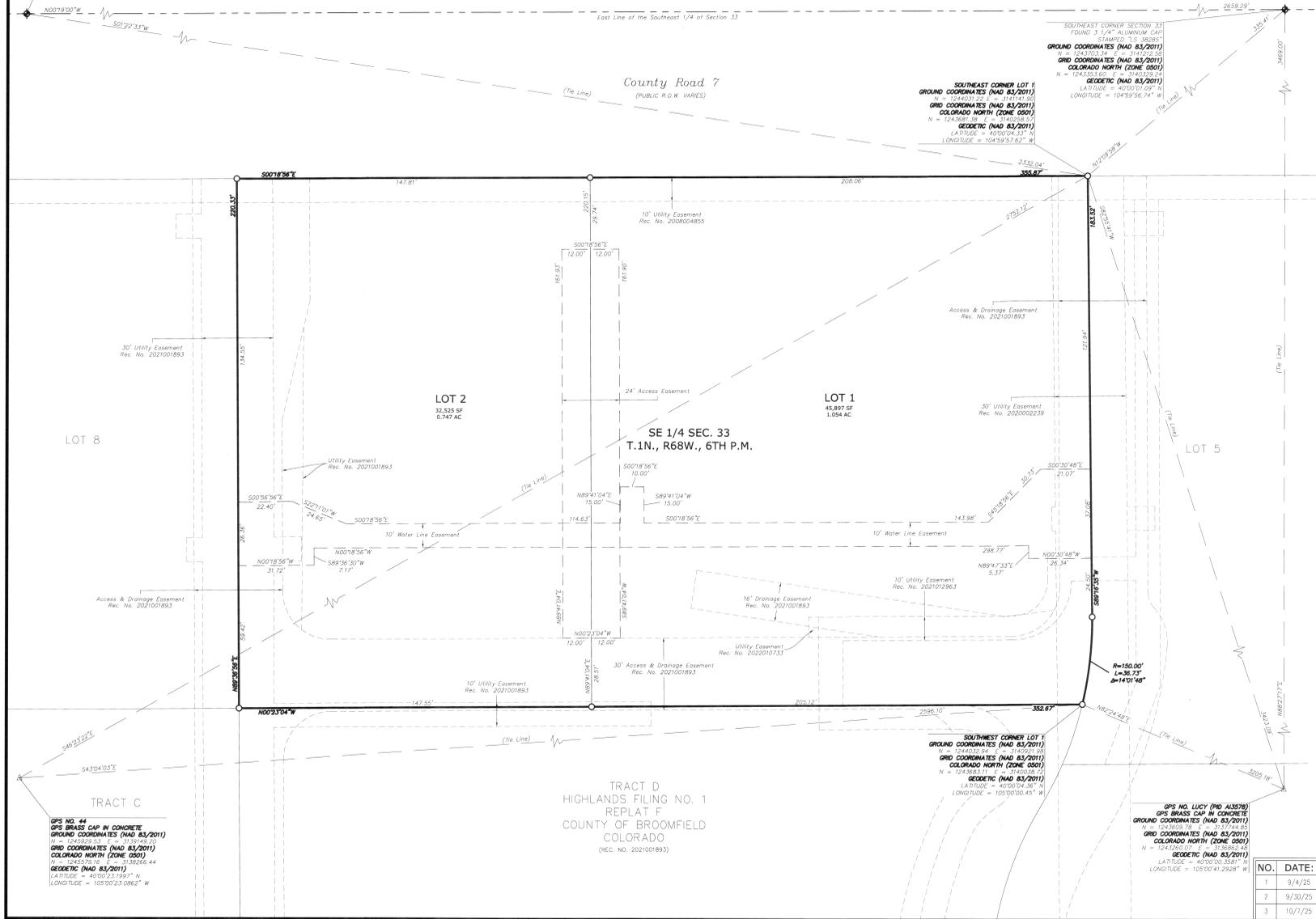
- MONUMENT NOTES**
- ✦ INDICATES FOUND SECTION MONUMENT AS NOTED
  - INDICATES SET NO. 5 REBAR W/GREEN PLASTIC CAP STAMPED "PLS 38081" UNLESS OTHERWISE NOTED

- LINE LEGEND**
- SECTION LINES
  - SUBJECT PARCEL BOUNDARY LINES
  - - - ADJOINING PARCEL BOUNDARY LINES
  - LOT & TRACT LINES CREATED BY THIS PLAT
  - - - TIE LINES
  - - - EXISTING EASEMENT LINES
  - - - EASEMENT LINES CREATED BY THIS PLAT

- ABBREVIATION LEGEND**
- |          |                  |        |               |
|----------|------------------|--------|---------------|
| REC. NO. | RECEPTION NUMBER | R.O.W. | RIGHT OF WAY  |
| BK       | BOOK             | CHB    | CHORD BEARING |
| PG       | PAGE             | CH     | CHORD         |
| LS       | LAND SURVEYOR    | SF     | SQUARE FEET   |
| U.E.     | UTILITY EASEMENT | AC     | ACRE          |

**MISCELLANEOUS NOTES**

1) ALL EASEMENTS, AS SHOWN ON THIS PLAT, THAT HAVE A RECEPTION NUMBER OR BOOK & PAGE REFERENCE ARE CURRENTLY EXISTING EASEMENTS. ALL OTHER EASEMENTS, WITH NO RECORDING INFORMATION REFERENCES, ARE BEING CREATED BY THIS PLAT.



**ALTURA**  
LAND CONSULTANTS

6501 South Revere Parkway, Suite 105  
Centennial, Colorado 80111 Phone: (303) 468-1308

NO.	DATE	REVISION DESCRIPTION:	BY:	DATE:
1	9/4/25	CLIENT COMMENTS	JT	DRN BY: JT
2	9/30/25	3RD SUBMITTAL	JT	JOB NO.: 24117
3	10/1/25	4TH SUBMITTAL	KJS	SHEET 2 OF 2