

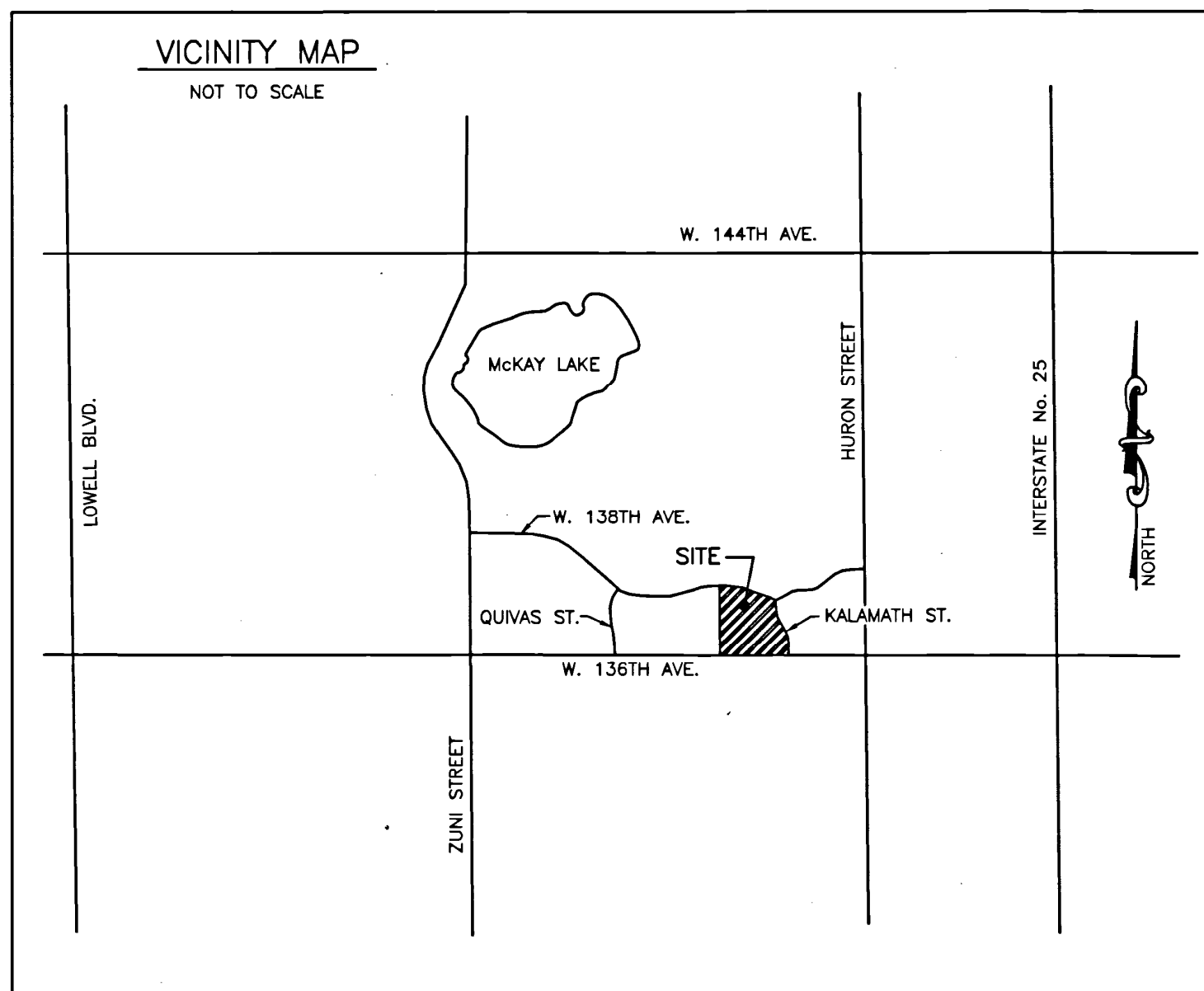
GENERAL NOTES:

1. Basis Of Bearings for this Plat is S43°42'51"E being a Grid Bearing between of the NGS W411 Monument & the Di Ciero Monument, based on the State Plane Coordinates, Colorado North Zone 0501, published by the City & County of Broomfield. The modified distance between these points is 6650.69 feet. All distances shown on this Plat are based on the Modified State Plane Coordinates at a ground elevation of 5216. Said ground elevation 5216 being an average elevation of the subject property & the elevation of the Di Ciero Monument. The combined factor used to modify the coordinates of this Plat for the ground elevation is 0.999723153. The modified factor to convert Modified State Plane Coordinates to a State Plane value is 1.00027692.
2. $\bigcirc$ = Found No. 4 rebar (length unknown) with 1" diameter red plastic cap marked LS 30462, unless noted otherwise.
 $\odot$ = Found No. 4 rebar (length unknown) with 1" diameter plastic cap marked LS 37885.
3. (C) = Calculated bearing and/or distance.
(M) = Measured area, bearing and/or distance from field survey.
(R) = Record bearing and/or distance from Final Plat of Lambertson Farms Filing No. 1, City & County of Broomfield, Colorado.
4. Commitment For Title Insurance was furnished to Interhill Land Surveying Inc., by the client. Commitment For Title Insurance was prepared by Empire Title North, LLC (Commitment No. 00104893, Effective Date of December 14, 2012). Said Commitment For Title Insurance was entirely relied upon for recorded information regarding rights of way, easements & encumbrances in the preparation of this plat. The property description, shown hereon, is the property description found in said Commitment For Title Insurance. No further easement and/or right of way research, was requested by the client or performed by Interhill Land Surveying, Inc. for the preparation of this plat.
5. FLOOD ZONE NOTE: Per the Flood Insurance Rate Map (FIRM) Community Panel Nos. 0850730085F, (Revised Date of Aug. 18, 2004) prepared by the Federal Emergency Management Agency (FEMA) for this area, the subject property appears to lie in Flood Zone X. Zone X = Other Areas. (Areas determined to outside the 0.2% annual chance floodplain).
6. The Colorado Coordinate System shown hereon is defined as C2 Order, Class1, 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.
7. Site Benchmark: 2" Domed Brass Cap at Northwest corner of concrete base on electric service cabinet stamped "LFS TBM" Elevation = 5207.08 (NAVD 88) Modified State Plane Coordinate; North: 1,222,784.29; East: 3,139,280.08.
8. 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.
9. Property Address per Broomfield Assessors website: 1301 West 136th Ave., Broomfield, CO 80023
10. This Plat creates 40 lots & 3 outlots. All lots contain the following easements: Adjacent to rights of way: 6-foot utility easement (6'UE); Rear: 8-foot utility easement (8'UE); Side: 5-foot drainage & utility easement (5'DUE), unless shown otherwise. Outlots A, B & C are hereby dedicated as Drainage & Utility Easements. Outlots A, B & C will be owned & maintained by the Homeowners Association. Maintenance of the detention pond in Outlot C is the responsibility of the Metro District. All rights of way created by this Plat are dedicated to the City & County of Broomfield. Public Access is granted over Outlots A, B & C for the use of trails & parks.
11. PALE = Existing Public Access & Landscaping Easement per the Final Plat of Lambertson Farms Filing No. 1, City & County of Broomfield, Colorado. All existing easements, shown hereon, are per said Final Plat of Lambertson Farms Filing No. 1.

(NR) = Non-radial line.

LAMBERTSON FARMS FILING No. 7

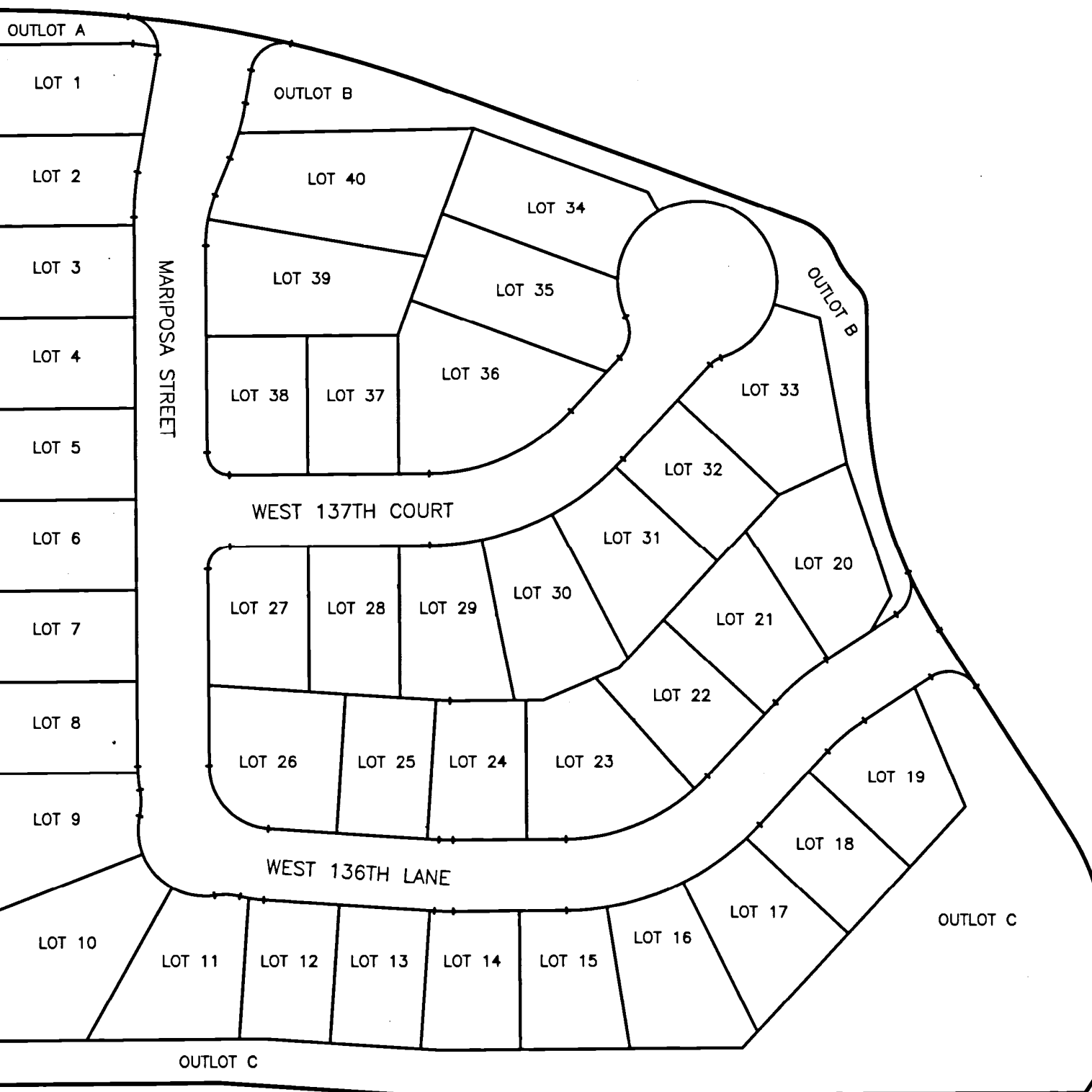
A REPLAT OF TRACT G, LAMBERTSON FARMS, FILING No. 1, CITY AND COUNTY OF BROOMFIELD, COLORADO
SITUATE IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68
WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
(12.857± ACRES)



NW Property Corner
(Monument Description On Sheet 2)
Modified State Plane Coordinates:
Northing: 1,223,745.3572
Easting: 3,140,027.2214
SPCS Colorado North Zone 0501
State Plane Coordinates:
Northing: 1,223,409.5761
Easting: 3,139,157.9143
Geographical Data:
Latitude: 39°56'44.0587"
Longitude: 105°00'13.2244"

CONTROL DETAIL
NOT TO SCALE

S1/4 Corner
Sec. 21-1S-68W
Found No. 6 Rebar
(length unknown) With
3-1/4" Dia. Alum. Cap
In Monument Box. See
Sheet 2 For Cap
Markings.



SW Property Corner
(Monument Description On Sheet 2)
Modified State Plane Coordinates:
Northing: 1,222,935.2295
Easting: 3,140,032.9757
SPCS Colorado North Zone 0501
State Plane Coordinates:
Northing: 1,222,596.6636
Easting: 3,139,163.6670
Geographical Data:
Latitude: 39°56'36.0247"
Longitude: 105°00'13.2089"

NGS W411
Modified State Plane Coordinates:
Northing: 1,222,273.657
Easting: 3,131,162.357
SPCS Colorado North Zone 0501
Published Coordinates:
Northing: 1,221,935.274
Easting: 3,130,295.504
Geographical Data:
Latitude: 39°56'29.86340"
Longitude: 105°02'07.11402"

DI CIERO
Modified State Plane Coordinates:
Northing: 1,217,466.562
Easting: 3,135,758.392
SPCS Colorado North Zone 0501
Published Coordinates:
Northing: 1,217,129.5102
Easting: 3,134,890.2664
Geographical Data:
Latitude: 39°56'42.22788"
Longitude: 105°01'08.45690"

S1/4 Corner
Sec. 21-1S-68W
Modified State Plane Coordinates:
Northing: 1,222,845.53
Easting: 3,139,297.56
SPCS Colorado North Zone 0501
State Plane Coordinates:
Northing: 1,222,506.99
Easting: 3,138,428.45
Geographical Data:
Latitude: 39°56'35.1791"
Longitude: 105°00'22.6550"

2013011352 PL
Page: 1 of 2 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

CERTIFICATE OF DEDICATION AND OWNERSHIP:

BY THESE PRESENTS, the undersigned, being the owner(s) of:

TRACT G, LAMBERTSON FARMS, FILING No. 1, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

Has laid out, platted, and subdivided the above described land under the name and style of LAMBERTSON FARMS FILING No. 7, 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, public ways and public open lands as shown or noted 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 and for use by public and private utilities.

OWNER(S):
MCKAY SHORES CONSTRUCTION CORP

Kaye Jetti 7-23-2013
Kaye Jetti, President Date

STATE OF COLORADO)
COUNTY OF Arapahoe) SS

Know all men by these presents that the foregoing dedication was

acknowledged before me this 28th day of July, 2013My commission expires September 14, 2013 Witness my hand and official seal.

Sandra P. Bushnell
Notary Public

PLANNING AND ZONING COMMISSION CERTIFICATE:

This plat is recommended for approval by the Planning and Zoning Commission of

the City and County of Broomfield this 24th day of June, 2013.

Blaine D. Silver
Chairman

Sharon R. Koenig
Secretary

CITY COUNCIL CERTIFICATE:

This plat is hereby approved and accepted by the City Council of the City and

County of Broomfield this 24th day of July, 2013.

Pat J.
City Mayor

Auditha L. Heiser
City Clerk, Deputy

ATTORNEY'S CERTIFICATE:

I, Jarrie E. Kalberger, an Attorney At Law licensed to practice in the State of Colorado represent to the City and County of Broomfield that the owner and subdivider dedicating any street, easement, right of way, parcel or tract hereon owns them in fee simple, free and clear of all liens and encumbrances, and the City and County of Broomfield may rely upon this representation in accepting such dedications.

Jarrie E. Kalberger, Registration No. 2262, Date: 7-23-2013

SURVEYOR'S CERTIFICATE:

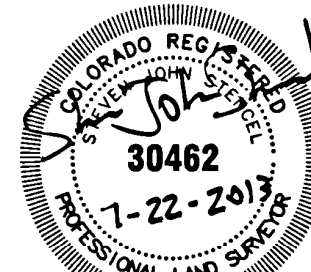
I, Steven John Stencil, a Professional Land Surveyor in State of Colorado, do hereby certify that this Final Plat and the monumented Land Survey upon which it is based was made by me, using the normal standards of care and practice, and that, to best of my knowledge, information and belief, this Plat accurately depicts the results of said Survey; the property corner monuments were found or set as indicated; and the location of all easements and rights of way, on the property, in evidence or known to me, and encroachments, if any, by or on the premises are as shown.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
F: (970) 635-9775
E: intermill@qwestoffice.net

Steven John Stencil
Steven John Stencil
Colorado PLS 30462

Sign / Seal



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516 / FAX (970) 635-9775

CLIENT: MCKAY SHORES CONSTR. CORP.

1998 Oak Leaf Lane
Greenwood Village, CO 80121

TITLE: LAMBERTSON FARMS FILING No. 7

A Replat of Tract G, Lambertson Farms, Filing No. 1, Broomfield, Colorado

DRAWN BY: JEB

CHECKED BY:

APPROVED BY:

DATE: 03/14/2013

SCALE: As Noted

PROJECT NO.:

P-12-7279

SHEET OF

1 2

MCKAY SHORES CONSTRUCTION CORP.
LAMBERTSON FARMS FILING No. 7, BROOMFIELD, CO

LAMBERTSON FARMS FILING No. 7

A REPLAT OF TRACT G, LAMBERTSON FARMS, FILING No. 1, CITY AND COUNTY OF BROOMFIELD, COLORADO SITUATE IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (12.857± ACRES)

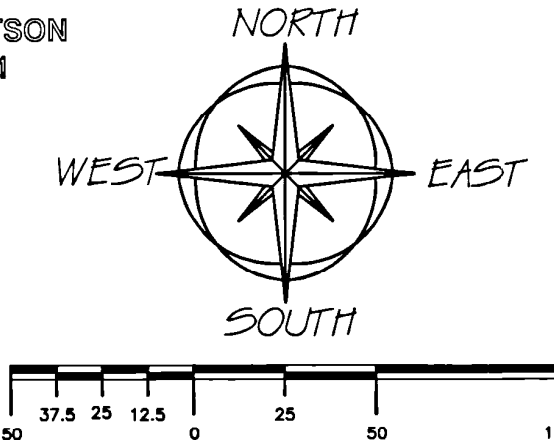
2013011352 PL 08/02/2013 02:37 PM
Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
E: intermill@questoffice.net

Steven John Stencil
Colorado PLS 30462



LINE	BEARING	LENGTH
L1	S65°01'12"W	10.00'
L2	S24°50'46"E	20.00'
L3	N85°01'52"E	10.00'



ORIGINAL SCALE: 1" = 50'
LINEAL UNITS USED:
U.S. SURVEY FEET
Initial Preparation Date: March 14, 2013

PLAT NOTES:

- A. $\bigcirc$ = Found No. 4 rebar (length unknown) with 1" diameter red plastic cap marked LS 30462, unless noted otherwise.
 $\bullet$ = Found No. 4 rebar (length unknown) with 1" diameter plastic cap marked LS 37885.
B. (C) = Calculated bearing and/or distance.
(M) = Measured area, bearing and/or distance from field survey.
(R) = Record bearing and/or distance from Final Plat of Lambertson Farms Filing No. 1, City & County of Broomfield, Colorado.
C. Site Benchmark: 2" Domed Brass Cap at Northwest corner of concrete base on electric service cabinet stamped "LFS TBM" Elevation = 5207.08 (NAVD 88) Modified State Plane Coordinate; North: 1,222,784.29; East: 3,139,280.08.
D. This Plat creates 40 lots & 3 outlots. All lots contain the following easements: Adjacent to rights of way: 6-foot utility easement (6'UE); Rear: 8-foot utility easement (8'UE); Side: 5-foot drainage & utility easement (5'DUE), unless shown otherwise. Outlots A, B & C are hereby dedicated as Drainage & Utility Easements. Outlots A, B & C will be owned & maintained by the Homeowners Association. Maintenance of the detention pond in Outlot C is the responsibility of the Metro District. All rights of way created by this Plat are dedicated to the City & County of Broomfield. Public Access is granted over Outlots A, B & C for the use of trails & parks.
E. PALE = Existing Public Access & Landscaping Easement per the Final Plat of Lambertson Farms Filing No. 1, City & County of Broomfield, Colorado. All existing easements, shown hereon, are per said Final Plat of Lambertson Farms Filing No. 1.
(NR) = Non-radial line.

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C10(R)	32°38'54"	155.00'	88.32'	N16°45'45"W	87.13'
C2(R)	32°34'26"	340.00'	193.30'	N16°45'59"W	190.70'
C3(R)	46°07'13"	24.50'	19.72'	N23°32'22"W	19.19'
C4(R)	24°00'16"	68.50'	28.70'	N34°35'51"W	28.49'
C5(R)	47°16'04"	43.50'	35.89'	N46°13'45"W	34.88'
C6(R)	21°13'50"	967.50'	358.50'	N80°28'43"W	356.45'
C7	06°53'19"	967.50'	116.32'	N73°18'27"W	116.25'
C8	04°14'38"	967.50'	71.66'	N78°52'26"W	71.65'
C9	03°10'40"	967.50'	53.66'	N82°35'05"W	53.65'
C10	06°55'12"	967.50'	116.85'	N87°38'01"W	116.78'
C11	9°42'43"	25.00'	40.89'	S56°23'32"W	36.48'
C12	9°42'43"	25.00'	40.89'	N37°19'08"W	36.48'
C13	79°12'24"	28.00'	34.86'	N44°34'13"W	31.87'
C14	14°30'12"	25.00'	6.33'	N02°17'04"E	6.31'
C15	01°08'35"	947.50'	18.90'	N83°15'36"W	18.90'
C16	12°27'45"	200.00'	43.50'	N15°46'03"E	43.42'
C17	06°34'36"	200.00'	22.95'	N12°49'29"E	22.95'
C18	09°53'09"	200.00'	20.84'	N19°03'22"E	20.83'
C19	09°56'30"	173.00'	30.02'	S04°33'55"W	29.98'
C20	09°56'30"	200.00'	34.70'	S04°33'55"W	34.66'
C21	22°24'15"	100.00'	39.10'	S10°47'48"W	38.85'
C22	11°09'24"	100.00'	19.47'	S16°25'13"W	19.44'
C23	11°14'50"	100.00'	19.63'	S08°13'05"W	19.60'
C24	90°00'00"	17.00'	26.70'	S45°24'20"E	24.04'
C25	90°00'00"	17.00'	26.70'	S44°35'40"W	24.04'
C26	46°48'33"	175.00'	142.97'	N66°11'24"E	139.03'
C27	46°48'33"	148.00'	120.91'	N66°11'24"E	117.58'
C28	46°48'33"	202.00'	165.03'	N66°11'24"E	160.48'
C29	11°16'06"	202.00'	39.12'	N83°57'37"E	39.66'
C30	16°13'05"	202.00'	57.18'	N70°13'02"E	56.99'
C31	17°01'59"	202.00'	60.05'	N53°35'30"E	59.83'
C32	68°48'09"	28.00'	33.62'	N08°23'02"E	31.64'
C33	27°35'03"	60.50'	29.16'	N66°43'31"W	28.92'
C34	27°35'11"	60.50'	29.11'	S04°45'23"E	28.72'
C35	58°49'30"	60.50'	62.11'	S31°14'53"W	59.42'
C36	135°39'49"	60.50'	143.25'	N51°30'27"W	112.06'
C37	56°14'34"	60.50'	59.39'	N44°26'44"E	57.03'
C38	85°56'15"	75.00'	112.49'	S43°22'27"E	102.24'
C39	85°56'15"	48.00'	71.99'	S43°22'27"E	65.43'
C40	10°08'47"	102.00'	18.06'	S05°28'43"E	18.04'
C41	02°44'59"	102.00'	4.90'	S01°46'49"E	4.89'
C42	07°23'48"	102.00'	13.17'	S06°51'12"E	13.16'
C43	22°39'16"	50.00'	19.77'	N07°46'32"E	19.64'
C44	11°05'14"	50.00'	9.63'	S43°22'27"E	8.32'
C45	32°23'05"	50.00'	23.12'	S04°45'23"E	22.72'
C46	39°30'42"	50.00'	34.48'	S41°02'17"E	33.80'
C47	38°03'27"	50.00'	33.21'	S79°49'21"E	32.60'
C48	22°39'16"	50.00'	19.77'	N87°31'26"W	19.64'
C49	10°08'47"	102.00'	18.06'	S81°15'12"E	18.04'
C50	04°30'12"	102.00'	6.50'	S78°01'24"E	6.50'
C51	06°29'34"	102.00'	11.56'	S83°05'48"E	11.55'
C52	04°05'20"	175.00'	12.49'	S88°23'15"E	12.49'
C53	04°05'20"	148.00'	10.56'	S88°23'15"E	10.56'
C54	04°05'20"	202.00'	14.42'	S88°23'15"E	14.41'
C55	46°48'58"	175.00'	142.89'	N66°10'36"E	138.95'
C56	46°48'58"	148.00'	120.84'	N66°10'36"E	117.51'
C57	41°23'29"	148.00'	106.92'	N68°52'20"E	104.61'
C58	05°23'29"	148.00'	13.93'	N45°28'52"E	13.92'
C59	46°48'58"	202.00'	164.94'	N66°10'36"E	160.39'
C60	08°47'21"	202.00'	30.99'	N85°10'24"E	30.96'
C61	17°19'17"	202.00'	61.07'	N22°07'06"E	60.84'
C62	16°38'02"	202.00'	58.64'	N55°08'26"E	58.44'
C63	14°08'55"	175.00'	43.21'	S49°51'35"W	43.11'
C64	14°08'55"	202.00'	49.88'	S49°51'35"W	49.76'
C65	14°08'55"	148.00'	36.55'	S49°51'35"W	36.45'
C66	81°42'23"	25.00'	35.85'	N18°04'51"E	35.71'
C67	80°00'46"	25.00'	39.98'	N78°03'35"W	35.36'
C68	00°05'49"	340.00'	0.57'	S33°00'17"E	0.57'
C69	06°25'36"	340.00'	38.14'	S29°44'35"E	38.12'
C70	01°45'27"	340.00'	10.43'	S25°39'03"E	10.43'
C71	01°38'49"	340.00'	9.98'	S23°51'55"E	9.98'
C72	27°40'45"	340.00'	134.58'	S11°45'08"E	133.70'
C73	29°46'54"	19.00'	9.88'	S57°40'34"W	9.77'

T1S 20121
28128
R65W
1998
LS 14108

SW Corner
Sec. 21-1S-68W
Found 3-1/2" Dia. Alum.
Cap in Monument Box.
Stem Size Not Verified.
Cap Marked As Shown
Above:

N89°39'07"E 2632.57'(M)
N89°39'07"E 2632.26'(R)

Site Benchmark:
2" Domed Brass Cap stamped
"LFS TBM" Elevation = 5207.08
(NAVD 88) (See General Notes)

S1/4 Corner
Sec. 21-1S-68W
Found No. 6 Rebar (length
unknown) With 3-1/4" Dia.
Alum. Cap in Monument Box.
Cap Marked As Shown At Right:

KELLY SURVEYING &
DESIGN GROUP LTD
T1S R65W
21 1/4
LS 27926
2008

WEST 136TH AVENUE
Right Of Way Varies

WEST 136TH AVENUE
Right Of Way Varies

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.

McKAY SHORES CONSTRUCTION CORP.
LAMBERTSON FARMS FILING No. 7, BROOMFIELD, CO

INTERMILL LAND SURVEYING, INC.
BUS. (970)-669-0516 / FAX (970)-635-9775
LOVELAND, COLORADO 80537

McKAY SHORES CONSTR. CORP.
CLIENT:
1998 Oak Leaf Lane
Greenwood Village, CO 80121

LAMBERTSON FARMS FILING No. 7
A Replat of Tract G, Lambertson Farms, Filing No. 1, Broomfield, Colorado

DRAWN BY: JEB
CHECKED BY:
APPROVED BY:
DATE: 03/14/2013
SCALE: 1" = 50'

PROJECT NO.:
P-12-7279
SHEET 2 OF 2