

GREAT WESTERN PARK FILING NO.4
REPLAT D, FINAL PLAT
(SKYESTONE)

A REPLAT OF LOT 1, BLOCK 20 OF GREAT WESTERN PARK FILING NO. 4 REPLAT A
RECORDED IN RECEPTION NO. 2013004764 LOCATED IN A PORTION OF THE WEST
HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE
OWNER OF THE FOLLOWING DESCRIBED PARCELS AS FOLLOWS:

TAYLOR MORRISON OF COLORADO, INC. BEING THE OWNERS OF ALL OF LOT 1 OF
BLOCK 20 OF GREAT WESTERN PARK - FILING NUMBER 4, REPLAT A AS
RECORDED AT RECEPTION NUMBER 2013004764 OF BROOMFIELD, COLORADO,
CLERK AND RECORDER'S OFFICE, BEING SITUATED IN SECTION 8, TOWNSHIP 2
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
BROOMFIELD, STATE OF COLORADO.

CONTAINING AN AREA OF 10.725 ACRES, (467,174 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF "GREAT WESTERN PARK FILING NO. 4 REPLAT
D" AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE
TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS,
RIGHT-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.

GENERAL NOTES

1. THERE ARE 39 LOTS AND 5 TRACTS WITHIN GREAT WESTERN PARK FILING NO.
4 REPLAT D.

2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT
NO. 11 AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47
MIN. 16 SEC. EAST

3. 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 CERTIFICATION SHOWN HEREON.

4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1
ORDER, CLASS C, 150,000 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.

5. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999706803. THIS FACTOR IS
TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER
TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.

6. ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.

7. PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE
RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212

8. TRACTS LL THROUGH PP INCLUSIVE, ARE FOR PARK, TRAIL, LANDSCAPE,
DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED
BY THE HOMEOWNERS ASSOCIATION.

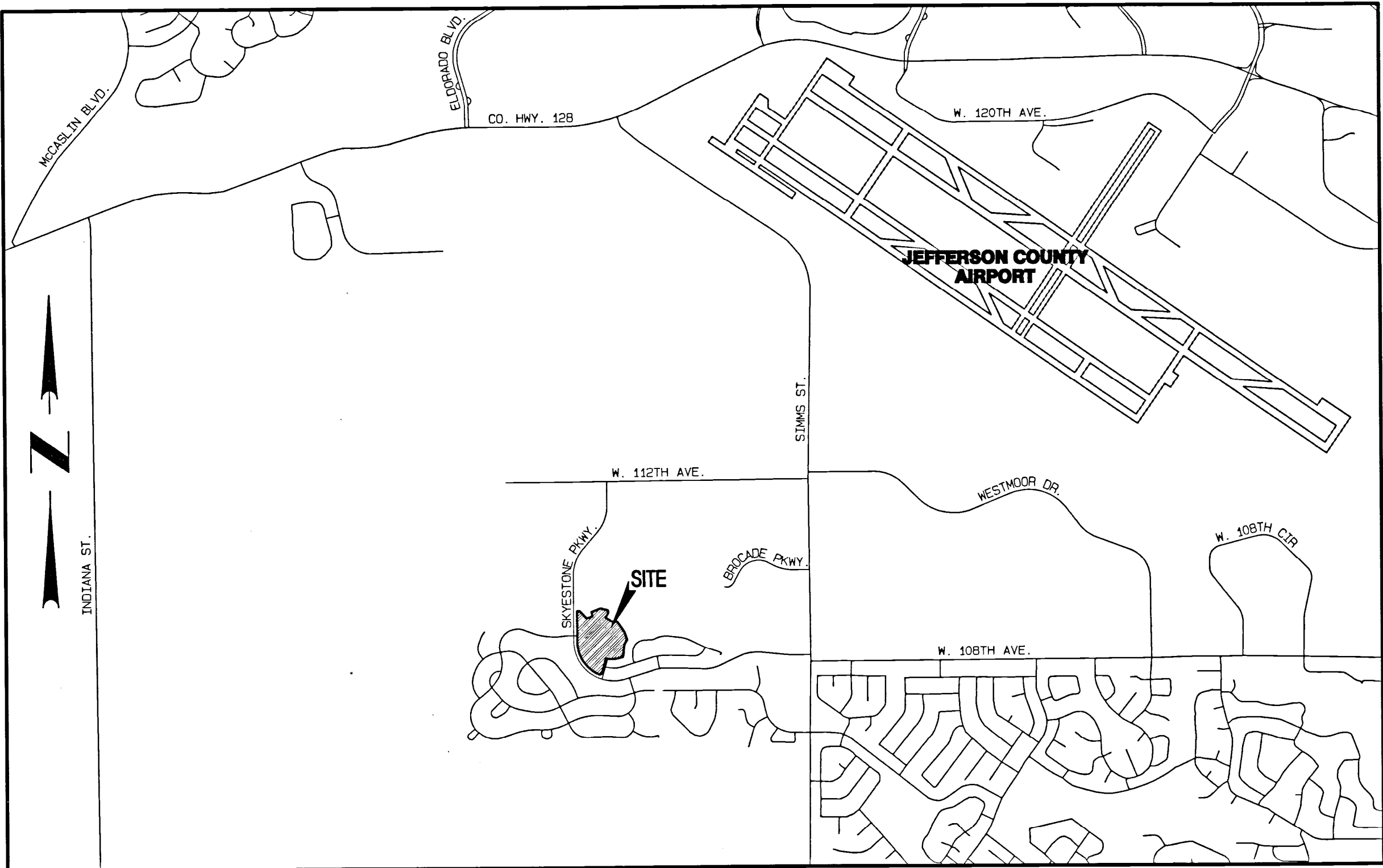
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC
LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY
COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-
508, C.R.S.

10. EIGHT (8) AND SIX (6) FOOT WIDE UTILITY EASEMENTS AS SHOWN HEREON
ARE HEREBY 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 (OR UTILITIES). UTILITY EASEMENTS
SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS IN THIS
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.

11. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE
COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.

12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC
CONSULTANTS INC. NOR GOODWIN AND MARSHALL, INC. TO DETERMINE
OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING
EASEMENTS, AZTEC CONSULTANTS INC. AND GOODWIN AND MARSHALL, INC.
RELIED UPON TITLE COMMITMENT NO. NCS-492495-CO EFFECTIVE JUNE 9, 2011 AT
5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL
TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES,
ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS,
AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID
TITLE COMMITMENT.

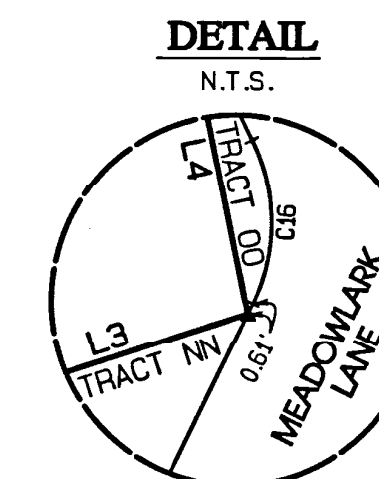
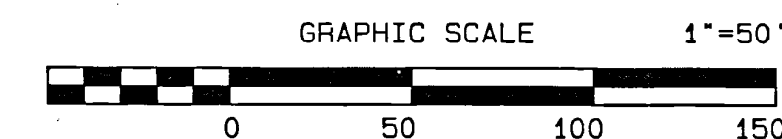
13. TRAILS AND SIDEWALKS SHOWN ON THE SITE DEVELOPMENT PLAN OUTSIDE
OF PUBLIC RIGHT-OF-WAY SHALL HAVE A PUBLIC ACCESS EASEMENT
EXTENDING 2-FOOT BEYOND THE TRAIL/SIDEWALK.



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GROUND COORDINATES
N = 1210624.569
E = 3110214.142
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1210269.618
E = 3109302.237
LATITUDE = N 39°54'35.6755"
LONGITUDE = W 105°06'37.3044"

LONGITUDE = W 105°08'17.0732"



CURVE TABLE						
CURVE	RADIUS	DELTA TA	APRC	CHORD	BEARING	CHORD
C1	273.00	11°08'26"	53.08'	N35°24'07"	53.00'	
C2	30.00	96°14'03"	50.65'	N55°20'22"	44.85'	
C3	525.00	66°13'51"	606.87'	N33°10'41"	573.64'	
C4	30.00	90°00'00"	47.12'	N45°03'45"	42.43'	
C5	30.00	90°00'00"	47.12'	N44°58'15"	42.43'	
C6	277.00	8°23'46"	40.59'	N65°51'53"	40.56'	
C7	250.00	10°09'32"	44.33'	N64°59'00"	44.27'	
C8	223.00	7°47'41"	30.34'	S86°09'55"	30.31'	
C9	10.00	66°57'37"	15.18'	S54°51'12"	13.76'	
C10	10.00	66°32'18"	15.45'	S37°59'55"	13.96'	
C11	277.00	14°52'56"	71.95'	N18°48'51"	71.75'	
C12	250.00	14°52'56"	64.94'	N18°48'51"	64.75'	
C13	223.00	14°52'56"	57.92'	N19°46'51"	57.76'	
C14	10.00	90°00'00"	15.18'	N74°15'19"	14.14'	
C15	10.00	90°00'00"	15.18'	N19°44'11"	14.14'	
C16	10.00	52°58'44"	9.25'	N50°14'03"	8.92'	
C17	48.83	282°00'06"	240.33'	S65°43'21"	61.46'	
C18	10.00	49°01'24"	8.56'	N50°46'01"	8.30'	
C19	327.00	10°18'33"	58.84'	S05°38'20"	58.76'	
C20	300.00	10°18'33"	53.98'	N05°38'20"	53.91'	
C21	273.00	10°18'33"	49.12'	N05°38'20"	49.05'	
C22	300.00	16°29'17"	78.56'	S08°43'42"	78.29'	
C23	300.00	15°20'50"	66.00'	N03°09'26"	67.99'	
C24	327.00	5°12'50"	39.52'	N03°28'05"	39.43'	
C25	10.00	36°16'42"	16.80'	S55°06'41"	14.90'	
C26	10.00	84°48'42"	14.80'	S25°26'03"	13.43'	

taylor
morrison

An illustration of four stylized human figures in black, shown from the side, pulling a thick horizontal rope. They are positioned in a line, with the first figure on the left and the last on the right, all leaning forward as if exerting effort. The rope extends from the left edge of the frame towards the figures.



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SHEET 2 OF 2

