

SPRUCE MEADOWS FILING NO. 1 REPLAT D MINOR SUBDIVISION

2006001027 01/26/2006 03:47P PL
1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

A REPLAT OF LOTS 56, 57, 58, AND 59 SPRUCE MEADOWS FILING NO. 1
A PART OF THE NORTHEAST 1/4 OF SECTION 17, T1S, R68W, OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 of 2

DEDICATION AND OWNERSHIP

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, KNOWN AS LOTS 56, 57, 58 AND 59 OF SPRUCE MEADOWS FILING NO. 1, AS RECORDED IN CITY AND COUNTY OF BROOMFIELD ON 5/24/02 AT RECEPTION #2002007293, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE S 11°12'28" E, 2869.36 FEET TO THE WEST CORNER OF SAID LOT 56, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY, NORTHERLY AND EASTERLY LINE OF SAID LOT 56 ALONG THE FOLLOWING FOUR (4) COURSES:

1. N 53°52'48" E, 155.22 FEET;
2. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 160.40 FEET, A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 16°07'24", THE CHORD OF WHICH BEARS N 62°02'28.76" E A DISTANCE OF 159.87 FEET;
3. S 89°45'09" E, 189.99 FEET;
4. S 00°10'29" E, 267.03 FEET;

THENCE ALONG THE EASTERLY LINES OF SAID LOTS 56, 57, AND 58 ALONG THE FOLLOWING SEVEN (7) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 189.68 FEET, A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 181°07'54", THE CHORD OF WHICH BEARS S 00°44'26" E 119.99 FEET;
2. ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 35.48 FEET, A RADIUS OF 46.00 FEET, A CENTRAL ANGLE OF 44°11'39", THE CHORD OF WHICH BEARS S 69°12'33" E 34.61 FEET;
3. S 47°06'44" E, 13.25 FEET;
4. ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 102.45 FEET, A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 34°31'47", THE CHORD OF WHICH BEARS S 29°50'50" E 100.91 FEET;
5. S 12°34'57" E, 39.86 FEET;
6. ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 107.25 FEET, A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 26°43'00", THE CHORD OF WHICH BEARS S 25°56'27" E 106.28 FEET;
7. S 39°17'57" E, 56.23 FEET;

THENCE ALONG THE SOUTH LINES OF SAID LOTS 58 AND 59, ALONG THE FOLLOWING THREE (3) COURSES:

1. S 50°41'47" W, 342.96 FEET;
 2. ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 183.85 FEET, A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 39°00'51", THE CHORD OF WHICH BEARS S 70°12'12" W 180.32 FEET;
 3. S 89°42'38" W, 97.01 FEET;
- THENCE ALONG THE WEST LINES OF SAID LOTS 56, 57 AND 59 THE FOLLOWING TWO (2) COURSES:
1. N 00°03'32" W, 625.60 FEET;
 2. N 34°06'48" W, 194.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 8.40 ACRES, 365,770 SQ.FT. MORE OR LESS.

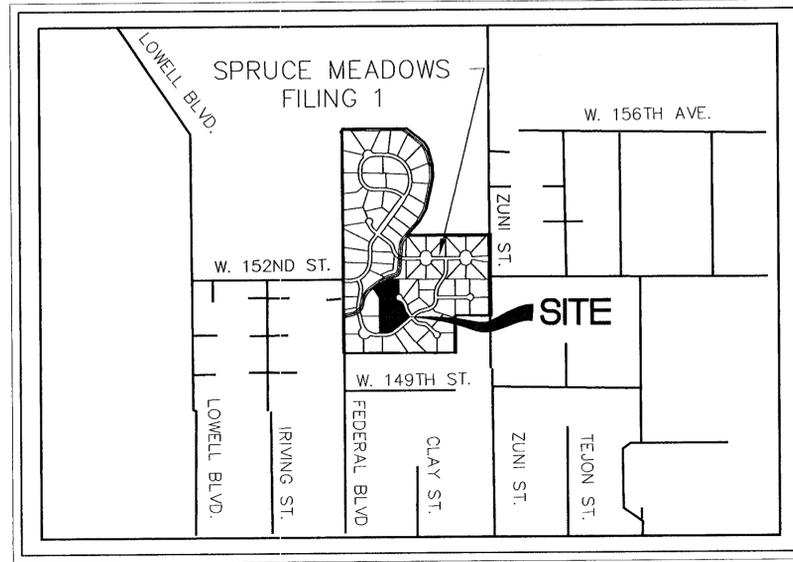
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SPRUCE MEADOWS FILING NO. 1, REPLAT D; AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

SURVEYORS CERTIFICATE

I, JEFFREY G. HALVERSON, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT OF SPRUCE MEADOWS FILING NO. 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DATE: 10/31/05

Jeff Halverson
JEFFREY G. HALVERSON CO P.L.S. NO. 24957
FOR AND ON THE BEHALF OF FUTURA ENGINEERING, INC.



VICINITY MAP
1" = 1500'

SHEET INDEX:

- 1 TITLE SHEET
- 2 PLAT

OWNER:
By: Michael A. Richardson
Spruce Meadows Development, Ltd.
Michael A. Richardson, President

State of Colorado)
Douglas County)

Subscribed and sworn to before me this 2nd day of NOVEMBER, 2005, by Michael A. Richardson, President, Spruce Meadows Development, Ltd.

WITNESS my hand and official seal.



My commission expires 4-26-2009
Notary Public Paul G. Linderoed

LIENHOLDER:
By: J.C. Sherwood
Citywide Banks

State of Colorado)
ARAPAHOE County)

Subscribed and sworn to before me this 3rd day of NOVEMBER, 2005, by J.C. SHERWOOD, Citywide Banks.

WITNESS my hand and official seal.



My commission expires 4-26-2009
Notary Public Paul G. Linderoed

LIENHOLDER:
By: Michael A. Richardson
Spruce Meadows LLC, a Colorado Limited Liability Company
Michael A. Richardson, Manager

State of Colorado)
Douglas County)

Subscribed and sworn to before me this 2nd day of NOVEMBER, 2005, by Michael A. Richardson, Manager, Spruce Meadows LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.



My commission expires 4-26-2009
Notary Public Paul G. Linderoed

PURPOSE OF REPLAT D:

A REALIGNMENT OF THE LOT BOUNDARY LINES OF LOTS 56-59 TO CREATE AN ADDITIONAL LOT AS A REPLACEMENT FOR THE LOSS OF ONE LOT THAT OCCURRED IN REPLAT C.

NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM. THE GRID BEARING AND DISTANCE BETWEEN CITY OF BROOMFIELD GIS LAND POSITION GPS #3 AND CITY OF BROOMFIELD LAND POSITION GPS #4 IS N10°23'14"E, 7659.44 FEET. THE COMBINED FACTOR USED IS 0.99944213.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 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.
3. ACCORDING TO STATE LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT OF THIS SURVEY BE COMMENCED MORE THAN 10 YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
4. ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS: 20.00' WIDTH, 10.00' EACH SIDE OF ABUTTING REAR LOT LINES AND TRACT LINES; 10.00' WIDTH, 5.00' EACH SIDE OF ABUTTING SIDE LOT LINES AND TRACT LINES; 7.00' EXISTING WITH AN ADDITIONAL 8.00' BY THIS PLAT TOTALLING 15.00' ALONG FRONT LOT LINES AND TRACT LINES, ADJACENT TO PUBLIC STREETS.
5. ALL LOTS CONTAINING THE EQUESTRIAN EASEMENT ARE RESTRICTED FROM PLACING FENCES OR BUILDINGS WITHIN THE EASEMENT.
6. THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE SPRUCE MEADOWS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF EQUESTRIAN EASEMENTS ALONG ALL AFFECTED LOTS.
7. TRACT A IS HEREBY DEDICATED TO THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
8. NOTICE IS GIVEN THAT THIS SUBDIVISION IS SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY AND COUNTY OF BROOMFIELD IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
9. LOT AREAS ARE CALCULATED TO THE CENTERLINE OF ROADS AND STREETS FOR ALL LOTS GREATER THAN 2.5 ACRES. ALL OTHER LOTS ARE CALCULATED TO THE STREET RIGHT OF WAY.
10. THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ENSURING THE REGULAR MAINTENANCE AND INSPECTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE PERCOLATION RATE AND NUMBER OF BEDROOMS SHALL DETERMINE THE SIZE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.
11. LOT 5 SHALL BE MAINTAINED BY THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE SPRUCE MEADOWS METROPOLITAN DISTRICT UNTIL SUCH TIME AS THE OIL AND GAS WELL IS PLUGGED AND ABANDONED OR NO LONGER IN USE. THEREAFTER, LOT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS DAY 27th OF December, 2005.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
CITY AND COUNTY MANAGER

ATTORNEY'S CERTIFICATE:

I, Anthony J. Rech, 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.

Anthony J. Rech 9915 11-3-05
ATTORNEY REGISTRATION NO. DATE:

REVISIONS	DATE
WHL	8/2/04
WHL, CCOB	4/18/05
FEI	4/28/05
WHL, CCOB	7/25/05
CCOB	9/30/05

Futura Engineering Inc. Engineering Consultants and Surveyors		DATE: June 8, 2004
12741 East Caley Avenue, Suite 126 Englewood, Colorado 80111 - (303) 649-9292 FAX (303) 649-9499		DRAWN: JJS
		CHECKED: DJG
		FILE NO: 04010.00
		Sheet <u>1</u> of <u>2</u>

