

HIGHLANDS FILING NO. 1 REPLAT A FINAL PLAT

A REPLAT OF LOTS 3-7 AND TRACTS A, B & D OF HIGHLANDS FILING NO. 1
AND VACATED PORTIONS OF 171ST AVENUE AND MARIPOSA STREET
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2
75.85 ACRES

201408150 PL 08/27/2014 03:58 PM
Page: 1 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6 AND 7, TRACTS A, B AND D OF "HIGHLANDS FILING NO. 1" (PLAT RECORDED 04/24/2008 AT RECEPTION NO. 2008004855), ALONG WITH VACATED RIGHTS OF WAY OF 171ST AVENUE AND MARIPOSA STREET BY ORDINANCE NUMBER 2000 AND RECORDED AT RECEPTION NO.

NET ACREAGE OF REPLAT: 75.85 ACRES

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "HIGHLANDS FILING NO. 1 REPLAT A"; 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, OTHER PUBLIC WAYS, TRACT B, TRACT C AND LOT 1 OF BLOCK 16 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 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS _____ DAY OF _____ A.D. 20____

VISTA HIGHLANDS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Barry L. Talley
BY: BARRY L. TALLEY
AS: MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BARRY L. TALLEY AS MANAGER OF VISTA HIGHLANDS, LLC, THIS 21ST DAY OF August, 2014.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 5/31/2016

NOTARY PUBLIC

CITY AND COUNTY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION

BY:

AS:

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ AS _____ OF THE CITY AND COUNTY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MORTGAGEE/LIENHOLDER'S APPROVAL AND SUBORDINATION:

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

ELIZABETH ANN EDWARDS TRUST

BY: INVESTORS INDEPENDENT TRUST COMPANY, TRUSTEE

H. Elizabeth Brandt
BY: _____, TRUST OFFICER

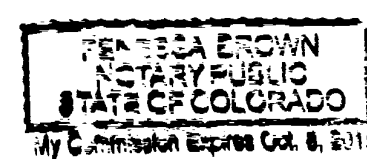
ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ AS TRUST OFFICER OF INVESTORS INDEPENDENT TRUST COMPANY, TRUSTEE OF ELIZABETH ANN EDWARDS TRUST, THIS 20TH DAY OF August, 2014.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 10-02-15

NOTARY PUBLIC



VICINITY MAP

NOTES:

1. 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.
2. MAJORITY OF PROPERTY LIES IN AN AREA THAT HAS NOT BEEN MAPPED BY FEMA. THE EASTERLY PORTION OF PROPERTY LIES IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 0850730040F WITH A REVISION DATE OF 08/18/2004.
3. THE OWNER OF TRACT A SHALL NOT PLAT ANY PROPERTY LINES, CONSTRUCT ANY PERMANENT OR TEMPORARY STRUCTURE OR OTHER IMPROVEMENTS WITHIN WELL SETBACKS SHOWN PER THE "HIGHLANDS FILING NO. 1" FINAL PLAT.
4. ALL SUBDIVISION CORNERS ARE MONUMENTED WITH SET 1" PLASTIC CAPS, LS 37990, UNLESS OTHERWISE NOTED.
5. TRACTS D, E, F, G & H SHALL CONTAIN BLANKET PUBLIC ACCESS EASEMENTS.

SURVEYOR'S CERTIFICATE:

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, BO BAIZE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "HIGHLANDS FILING NO. 1 REPLAT A" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.



BO BAIZE
LICENSED PROFESSIONAL LAND SURVEYOR
PLS NO. 37990

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 23RD DAY OF August, A.D. 2014.

Chairman: _____ Secretary: _____

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 22ND DAY OF July, A.D. 2014.

Mayor: _____ Clerk: _____

ATTORNEY'S CERTIFICATE:

I, Daniel M. Miner, 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.

Registration No. 13383, Date: 8-21-14

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Daniel M. Miner THIS 21ST DAY OF August, 2014.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3-9-2016

Notary Public: _____

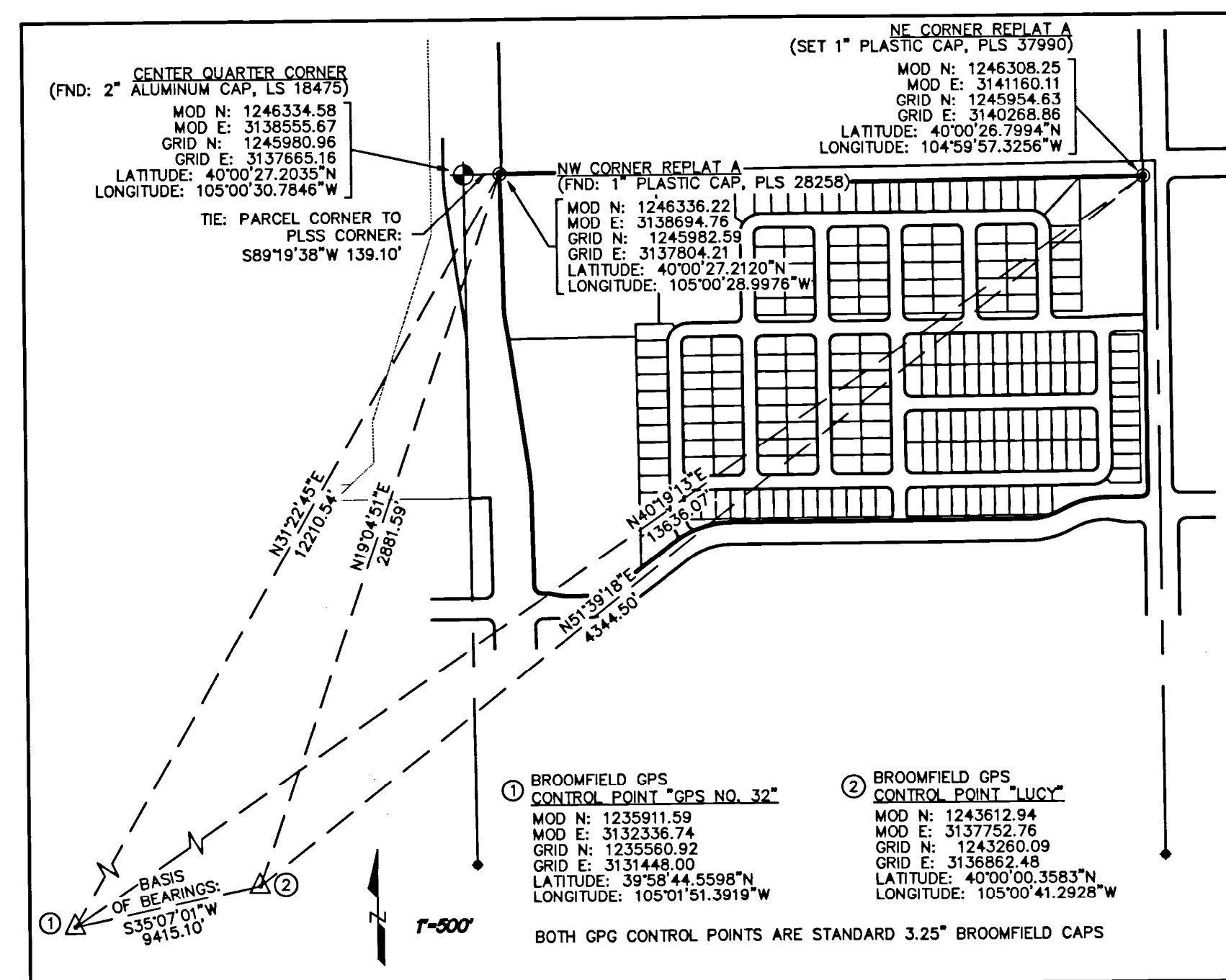
RUTH A. BALSTER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires: 3-9-2016

OWNER / DEVELOPER: VISTA HIGHLANDS, LLC
7887 BELLEVUE AVE
SUITE 825
ENGLEWOOD, CO 80111
ENGINEER / SURVEYOR: HURST & ASSOCIATES, INC.
2500 BROADWAY, SUITE B
BOULDER, COLORADO 80304

HIGHLANDS FILING NO. 1 REPLAT A
FINAL PLAT
BROOMFIELD, COLORADO

DATE: 09/30/13
REVISED: 12/18/13
03/13/14
05/30/14
07/17/14
FILE: G:\22891\SURVEY\REPLAT A\HIGHLANDS FILING 1 REPLAT A

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	9.69 Ac.	OPEN AREA, OIL & GAS OPERATIONS	VISTA HIGHLANDS COMMUNITY OR COMMERCIAL ASSOCIATION	VISTA HIGHLANDS COMMUNITY OR COMMERCIAL ASSOCIATION
B	5.40 Ac.	PARK	CITY AND COUNTY	CITY AND COUNTY
C	0.10 Ac.	TRAIL, LANDSCAPING	CITY AND COUNTY	CITY AND COUNTY
D	3.03 Ac.	DRAINAGE FACILITIES	H.O.A.	H.O.A.
E	0.13 Ac.	LANDSCAPING	H.O.A.	H.O.A.
F	0.13 Ac.	LANDSCAPING	H.O.A.	H.O.A.
G	0.13 Ac.	LANDSCAPING	H.O.A.	H.O.A.
H	0.13 Ac.	LANDSCAPING	H.O.A.	H.O.A.
I	0.30 Ac.	LANDSCAPING	H.O.A.	H.O.A.
J	0.31 Ac.	LANDSCAPING	H.O.A.	H.O.A.
K	0.18 Ac.	LANDSCAPING	H.O.A.	H.O.A.
L	0.93 Ac.	LANDSCAPING	H.O.A.	H.O.A.



GEODETIC TIES

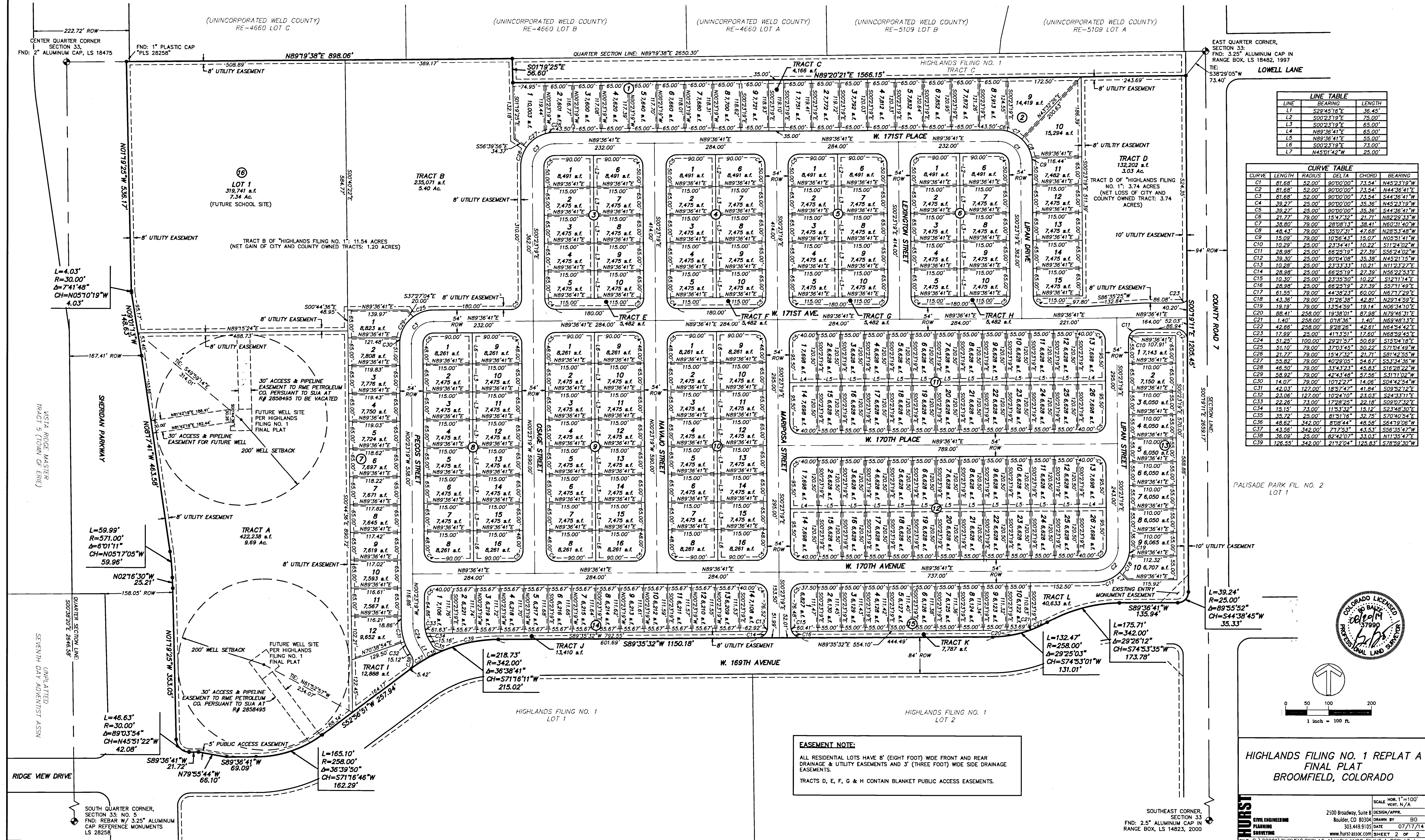
GEODETIC NOTES:

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/92). THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "LUCY" AND "GPS NO. 32" SHOWN HEREON IS S35°07'01"W, 9415.10 FEET. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C, CLASS 2-N, 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. ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS.
4. "GRID" = STATE PLANE GRID
"MOD" = MODIFIED STATE PLANE GRID

HIGHLANDS FILING NO. 1 REPLAT A FINAL PLAT

SHEET 2 OF 2

201408155 PL 08/27/2014 03:58 PM
Page: 2 of 3 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

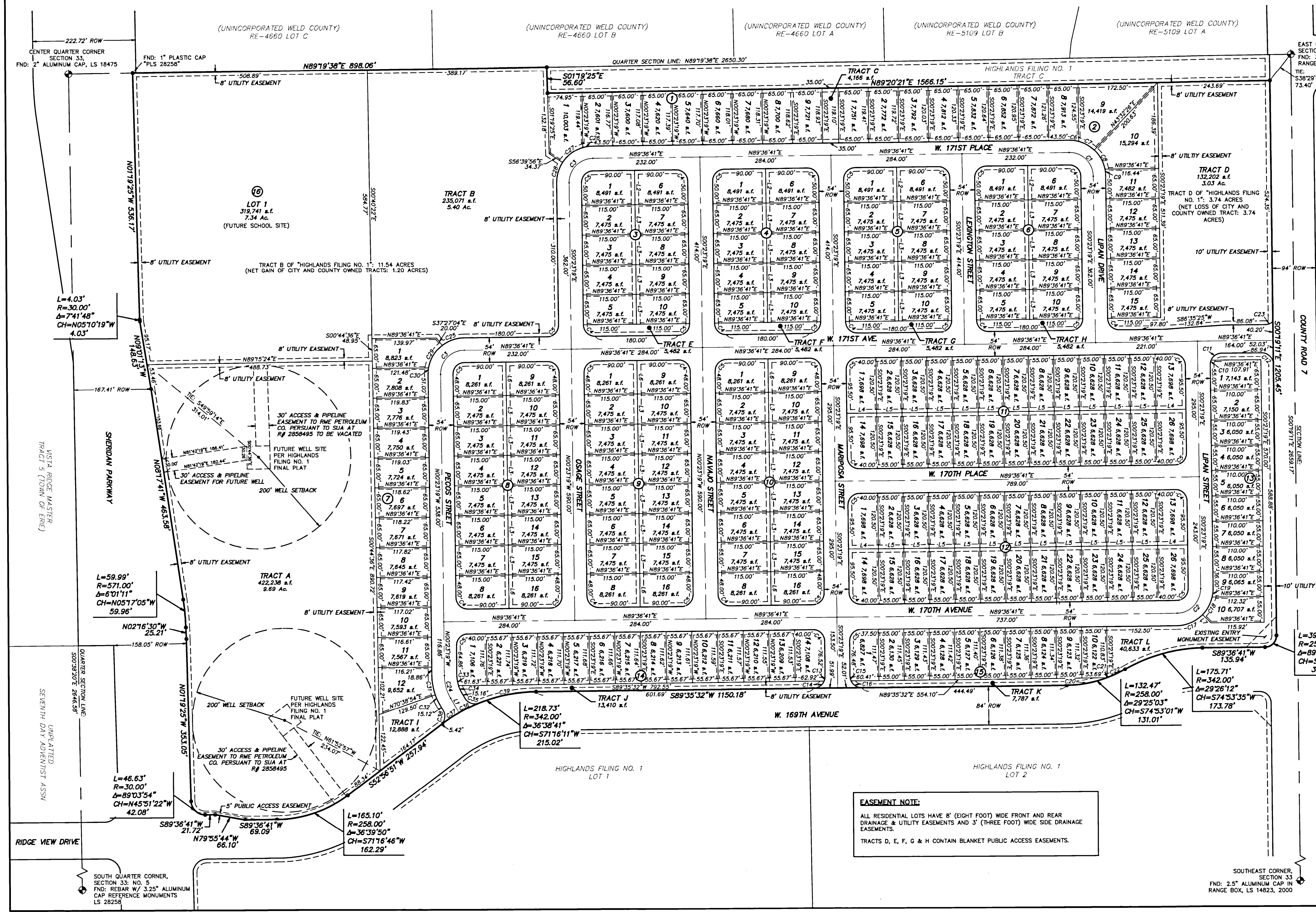


HIGHLANDS FILING NO. 1 REPLAT A FINAL PLAT

SHEET 2 OF 2

201408156 PL 08/27/2014 03:58 PM
Page: 3 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

201408156 PL 08/27/2014 03:58 PM
Page: 3 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield



LINE TABLE	
LINE	LENGTH
L1	528'45.16"
L2	500'23.19"
L3	500'23.19"
L4	500'23.19"
L5	500'23.19"
L6	500'23.19"
L7	500'23.19"

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	81.68'	52.00'	90.00°	N45°23'19"W
C2	81.68'	52.00'	90.00°	N45°23'19"W
C3	81.68'	52.00'	90.00°	N45°23'19"W
C4	39.27'	25.00'	90.00°	N45°23'19"W
C5	39.27'	25.00'	90.00°	N45°23'19"W
C6	21.77'	79.00'	154°32'	N62°33'31"W
C7	38.80'	79.00'	289°13'	N60°31'40"W
C8	48.43'	79.00'	330°21'	N47°58'14"W
C9	15.08'	79.00'	105°41'	N05°51'41"W
C10	10.29'	25.00'	23°34'41"	S12°24'02"W
C11	28.98'	25.00'	66°25'19"	S56°24'02"W
C12	39.30'	25.00'	90°00'00"	N45°23'19"W
C13	10.28'	25.00'	233°33'	N11°24'22"W
C14	28.98'	25.00'	66°25'19"	S56°24'02"W
C15	10.30'	25.00'	23°35'50"	S12°11'14"E
C16	28.98'	25.00'	66°25'19"	S57°11'49"E
C17	61.55'	79.00'	44°38'23"	N67°12'29"E
C18	43.36'	79.00'	31°28'36"	N48°14'52"E
C19	19.19'	79.00'	11°54'59"	N08°34'10"E
C20	88.41'	258.00'	19°38'01"	N79°46'31"E
C21	1.40'	258.00'	0°18'36"	N69°48'13"E
C22	42.66'	258.00'	9°28'26"	N64°54'42"E
C23	17.98'	25.00'	41°17'51"	N68°59'45"E
C24	51.25'	100.00'	29°15'51"	S18°34'18"E
C25	51.10'	79.00'	37°03'45"	S71°04'49"W
C26	21.77'	79.00'	154°32'	S81°42'55"W
C27	55.82'	79.00'	40°22'05"	S53°34'36"W
C28	46.50'	79.00'	334°12'	S16°28'22"W
C29	58.92'	79.00'	42°44'48"	S2°48'50"W
C30	14.00'	79.00'	107°12'27"	S04°42'54"W
C31	42.01'	127.00'	185°47'	S02°53'12"E
C32	23.06'	127.00'	102°41'0"	S24°33'11"E
C33	22.28'	73.00'	172°25'	S09°07'32"E
C34	15.16'	73.00'	115°33'	S2°48'50"W
C35	35.72'	35.00'	81°51'16"	S70°40'54"E
C36	48.62'	342.00'	8°08'44"	S64°19'06"W
C37	43.58'	342.00'	77°53'	S56°35'47"E
C38	36.08'	342.00'	82°42'07"	N11°35'47"E
C39	126.55'	342.00'	21°12'04"	S78°59'30"W

PALISADE PARK FIL. NO. 2
LOT 1



0 50 100 200
1 inch = 100 ft

HIGHLANDS FILING NO. 1 REPLAT A
FINAL PLAT
BROOMFIELD, COLORADO

EASEMENT NOTE:
ALL RESIDENTIAL LOTS HAVE 8' (EIGHT FOOT) WIDE FRONT AND REAR
DRAINAGE & UTILITY EASEMENTS AND 3' (THREE FOOT) WIDE SIDE DRAINAGE
EASEMENTS.
TRACTS D, E, F, G & H CONTAIN BLANKET PUBLIC ACCESS EASEMENTS.

SCALE: HORIZ. 1"=100'
VERT. N/A
DESIGN/APP'R. BO
Boulder, CO 80304
DATE: 07/17/14
DRAWN BY: BO
303.449.9105
www.hurst-usa.com
SHEET 2 OF 2
FILE: G:\22991\SURVEY\REPLAT A\HIGHLANDS FILING 1 REPLAT A