

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

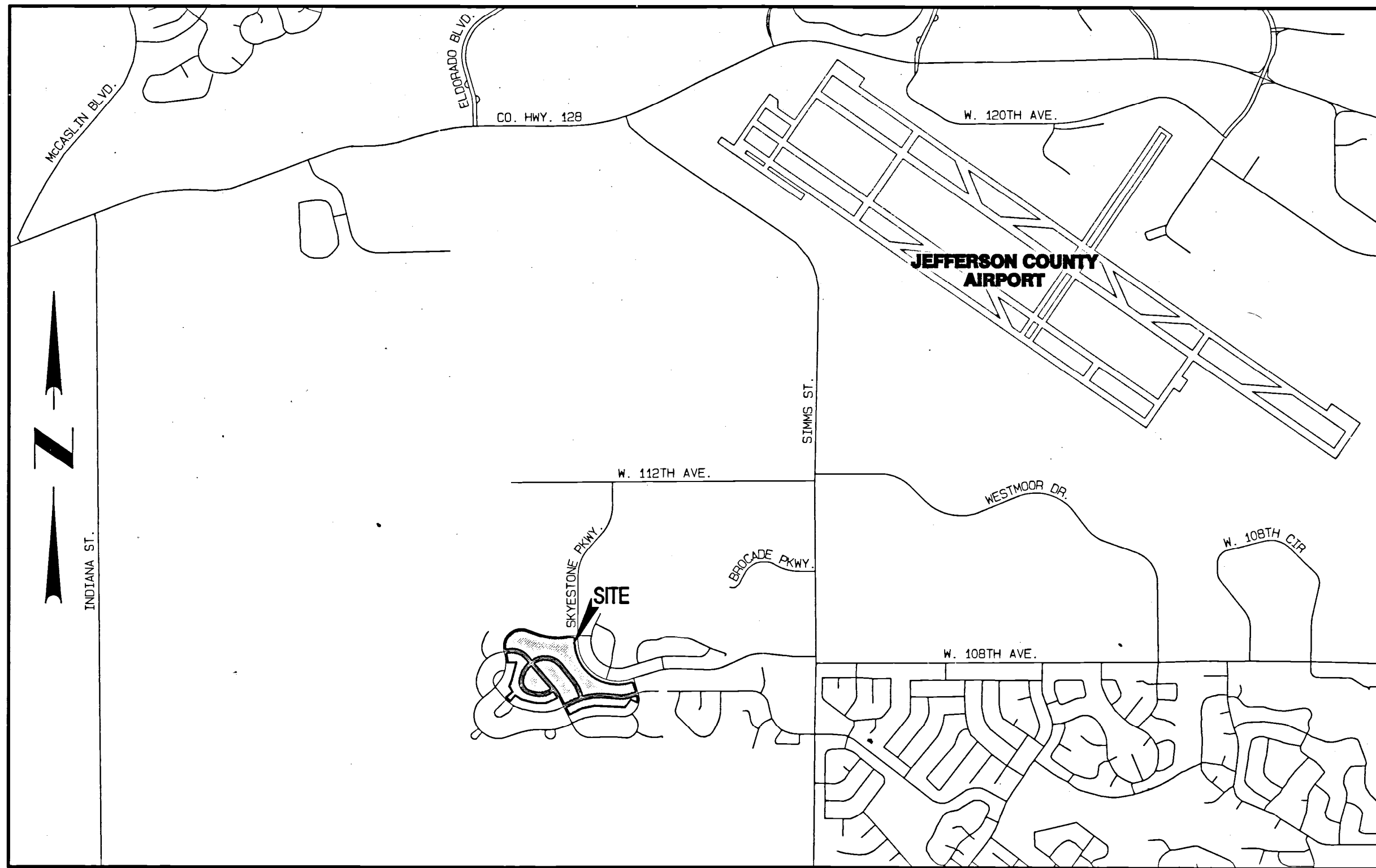
SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2
SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2014008745 PL 09/12/2014 02:43 PM
Page: 1 of 5 Rec Fee \$0.00 Doc Fee \$



GENERAL NOTES

1. THERE ARE 114 LOTS AND 6 TRACTS WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT E.
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, 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.
5. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.99970680. 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 'C', 'D', 'H', 'I', 'R', AND 'QQ' 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 COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
10. 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.
11. UPON RECORDATION, THIS REPLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS REPLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL EFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS REPLAT, AND THAT THE PROPERTY DESCRIBED IN THIS REPLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH PREVIOUSLY RECORDED PLATS.
12. 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 (DRY 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
13. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
14. 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.



VICINITY MAP
NTS

TRACT SUMMARY TABLE

TRACT / OUTLOT	OWNERSHIP (CITY OR PRIVATE)	ACREAGE	DESCRIPTION / ALLOCATION (ACRES)				RESPONSIBLE FOR MAINTENANCE	
			PARKS	OPEN SPACE / FLOODPLAIN	OPEN LANDS	OPEN LANDS / DRAINAGE	CITY	PRIVATE
C	PRIVATE	4.997	X					X
D	PRIVATE	0.605	X					X
H	PRIVATE	0.355	X					X
I	PRIVATE	0.232	X					X
R	PRIVATE	0.283	X					X
QQ	PRIVATE	0.194	X					X

LEGEND	
•	SET NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 33204"
+	FOUND CONTROL POINT AS NOTED
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY

OWNER / DEVELOPER:

taylor
morrison

Homes Inspired By You

1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 796-3500

SURVEY BY:

AZTEC
CONSULTANTS, INC.

300 E. Mineral Ave., Suite 1
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Phone: (303) 713-1898
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www.aztecconsultants.com

PREPARED BY:

GOODWIN &
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

8400 EAST PRENTICE AVENUE, SUITE 1500
GREENWOOD VILLAGE, COLORADO 80111
(303) 459-4861

LEGAL DESCRIPTION

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 OWNER OF LOTS 1-39 OF BLOCK 5, LOTS 1-21 OF BLOCK 6, LOTS 1-10 OF BLOCK 7, LOTS 1-15, 35, AND 36 OF BLOCK 8, LOTS 1-15 OF BLOCK 13, LOTS 1-16 OF BLOCK 14, TRACTS C, D, H, I, AND R OF GREAT WESTERN PARK - FILING NUMBER 4 AS RECORDED IN RECEPTION NUMBER 2009004077 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN A PORTION OF 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 24.353 ACRES, (1,060,817 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 E" 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.

OWNER'S CERTIFICATE

TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION

BY: *G. Thomas Hennessy*
G. THOMAS HENNESSY, PRESIDENT

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF August 2014 BY G. THOMAS HENNESSY, PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-21-2015

ATTORNEY'S CERTIFICATE

I, *Jane Lawlis*, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDERS 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.

Jane Lawlis, REGISTRATION NO. 27373, DATE: 8-29-2014

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ON THIS 20 DAY OF August, 2014.

Lricia Kegemes
CITY CLERK, DEPUTY

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 13 DAY OF July, 2014.

Thomas A. Gilman
CHAIRMAN
David J. Gaudin
SECRETARY

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER, 2011, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 14th DAY OF August, 2014.

DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



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REPLAT E, FINAL PLAT
(SKYESTONE)

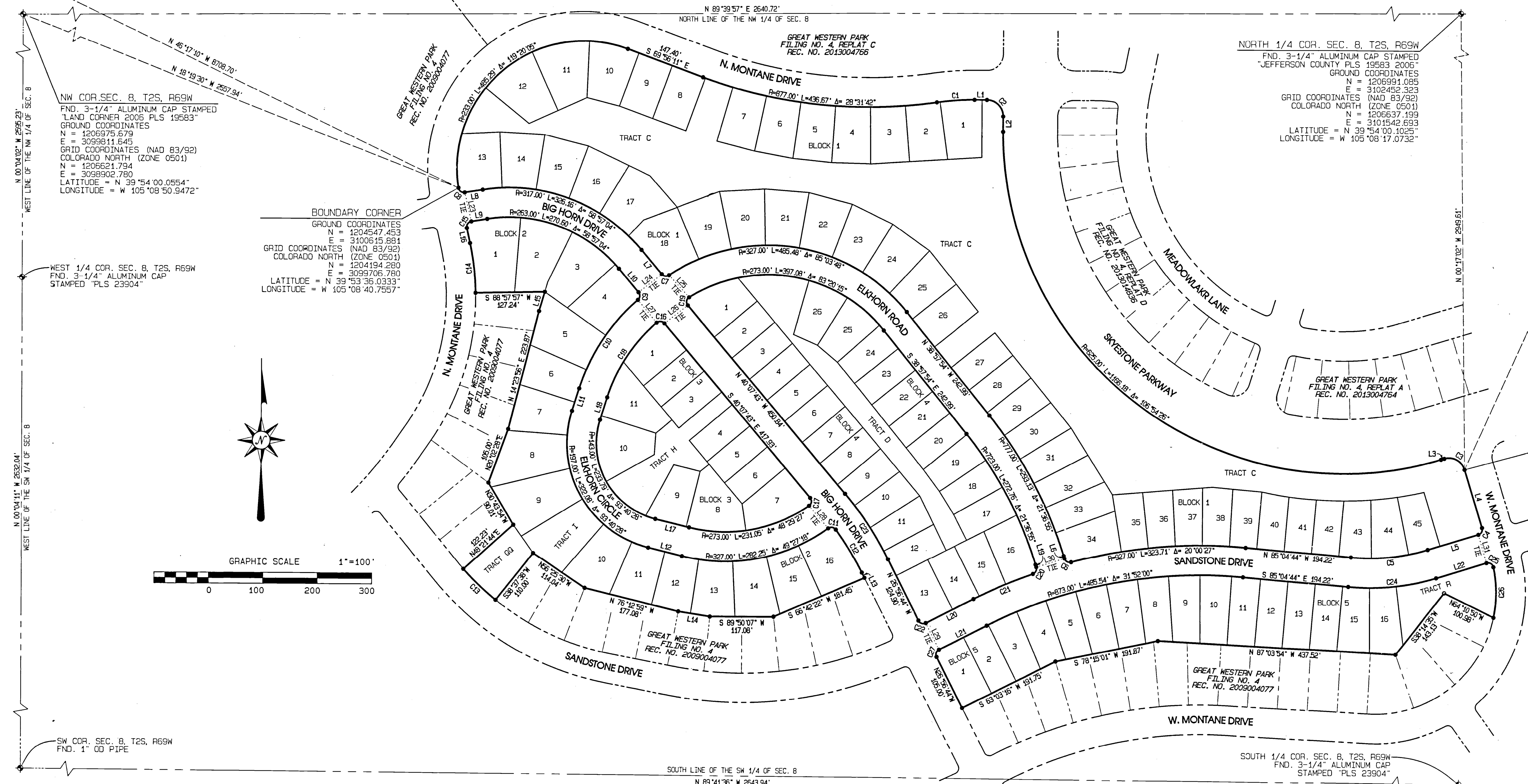
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CITY OF BROOMFIELD CONTROL POINT "GPS NO. 11"
GROUND COORDINATES
N = 1210624.559
E = 3110214.142
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1205931.085
E = 3102452.323
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1205637.199
E = 3101542.693
LATITUDE = N 39°54'00.1025"
LONGITUDE = W 105°08'17.0732"

CITY OF BROOMFIELD CONTROL POINT "NGS ENERGY"
GROUND COORDINATES
N = 1210565.672
E = 3094321.237
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1210210.738
E = 3093413.991
LATITUDE = N 39°54'35.7334"
LONGITUDE = W 105°10'01.2620"

N 89°47'16" E 15893.01'
BASIS OF BEARING

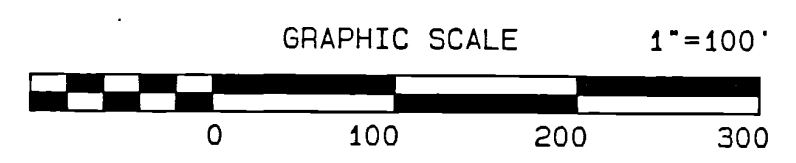


NW COR. SEC. 8, T2S, R69W
FND. 3-1/4" ALUMINUM CAP STAMPED
"LAND CORNER 2006 PLS 19583"
GROUND COORDINATES
N = 1205375.679
E = 3099811.645
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1205621.794
E = 3098902.780
LATITUDE = N 39°54'00.0554"
LONGITUDE = W 105°08'50.9472"

BOUNDARY CORNER
GROUND COORDINATES
N = 1204547.453
E = 3100815.881
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1204194.280
E = 3099106.780
LATITUDE = N 39°53'36.0333"
LONGITUDE = W 105°08'40.7557"

WEST 1/4 COR. SEC. 8, T2S, R69W
FND. 3-1/4" ALUMINUM CAP
STAMPED "PLS 23904"

BOUNDARY CORNER
GROUND COORDINATES
N = 1204041.509
E = 3102466.940
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1203688.484
E = 3101557.297
LATITUDE = N 39°53'30.9608"
LONGITUDE = W 105°08'17.0402"



OWNER / DEVELOPER:

taylor
morrison

Homes Inspired By You
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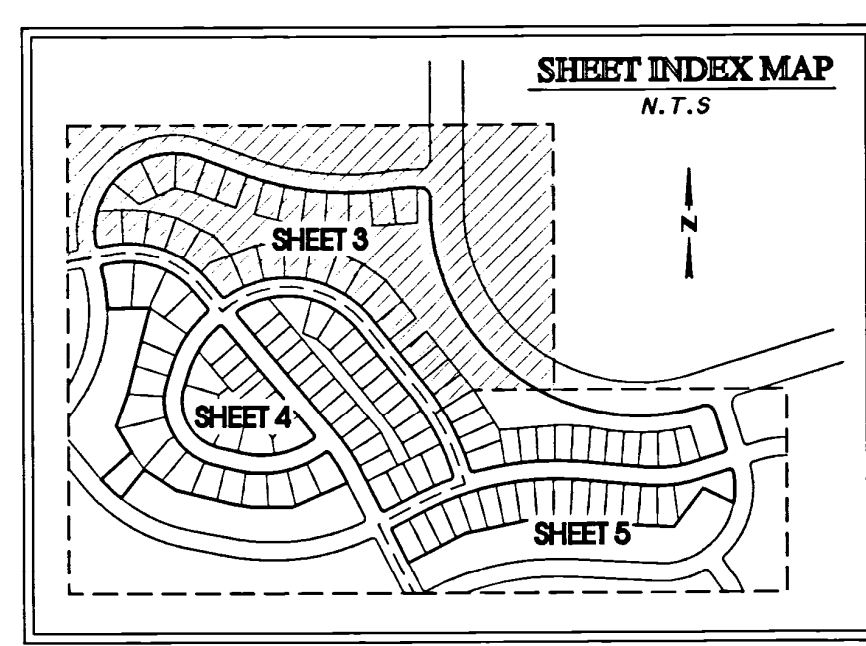
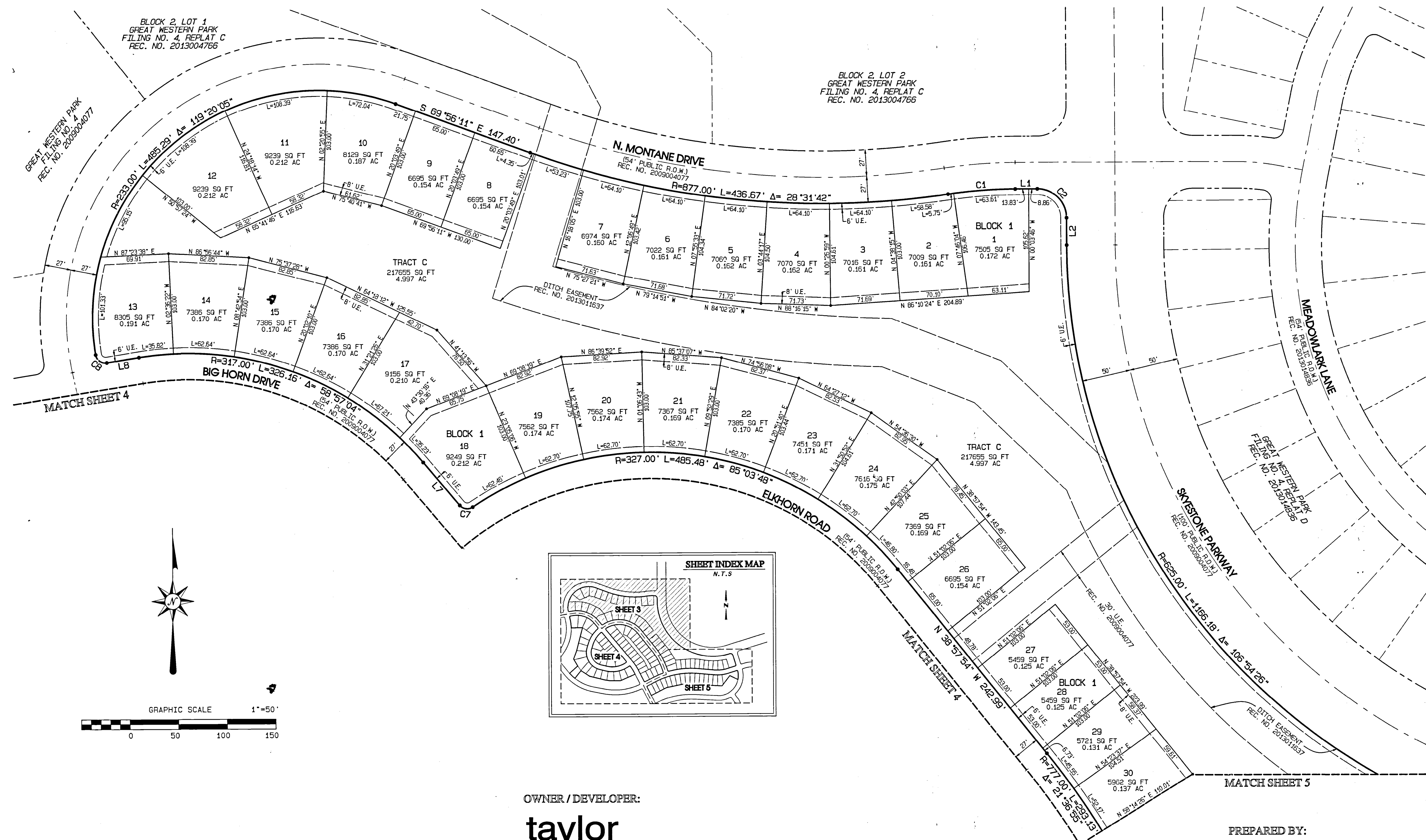
Final Plat

Great Western Park
Filing 4 Replat E

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NOTE: SEE SHEET 5 FOR
LINE AND CURVE TABLES

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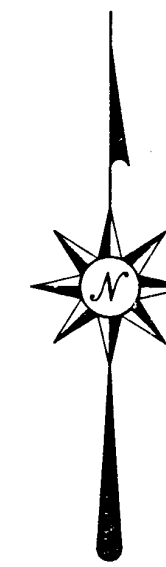
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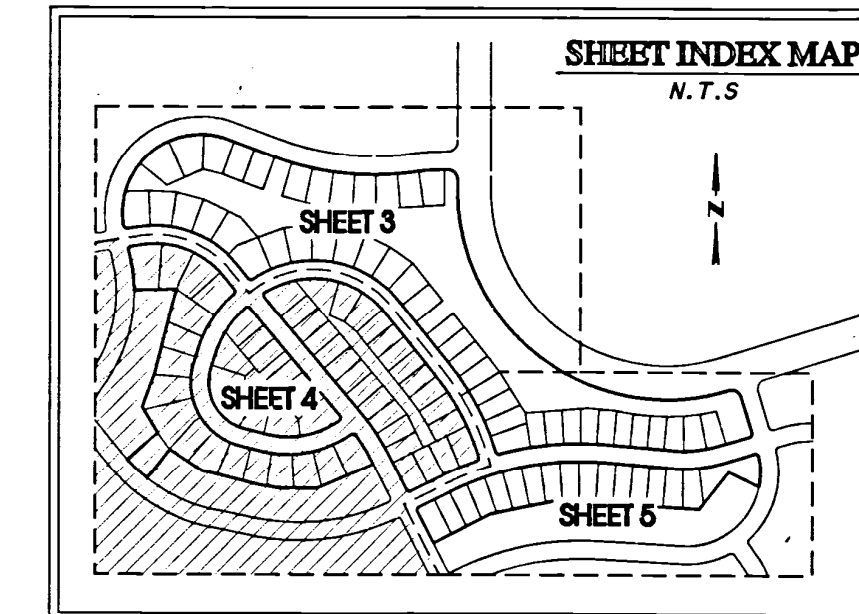
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GRAPHIC SCALE 1"=50'
0 50 100 150

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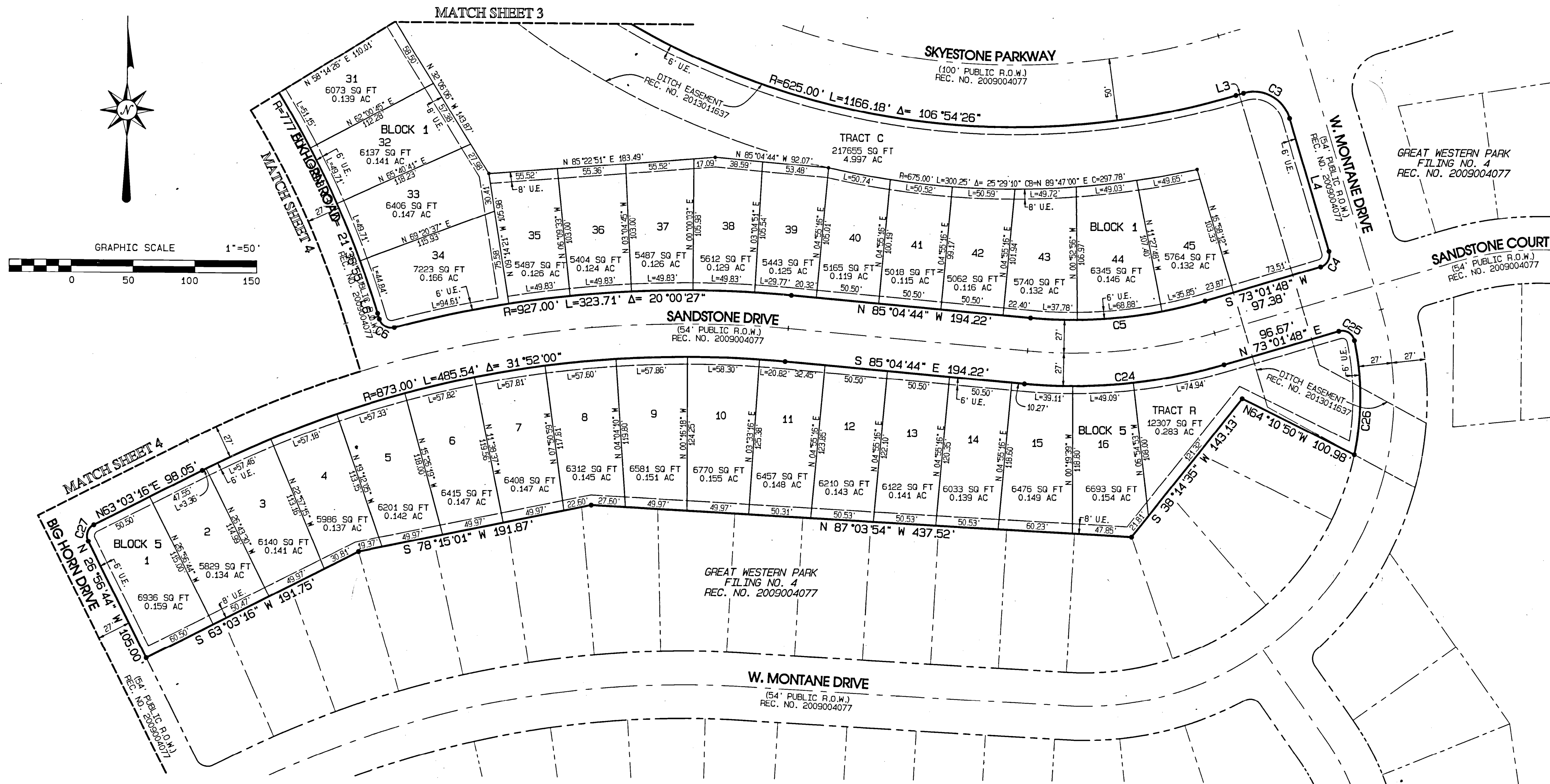
SHEET 4 OF 5

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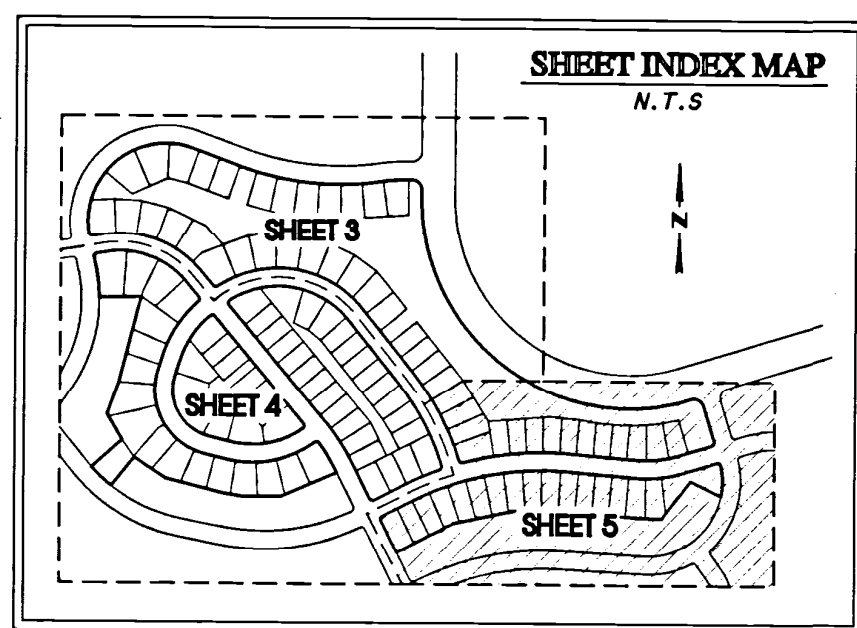
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	473.00'	8°24'06"	69.35'	N65°44'11"E	69.30'
C2	30.00'	90°00'00"	47.12'	S45°03'46"E	42.43'
C3	30.00'	90°00'00"	47.12'	S51°58'12"E	42.43'
C4	10.00'	90°00'00"	15.71'	S28°01'48"W	14.14'
C5	373.00'	21°53'28"	142.51'	S83°58'32"E	141.65'
C6	10.00'	87°44'13"	15.31'	N61°13'05"W	13.86'
C7	10.00'	83°54'00"	14.64'	N82°04'43"W	13.37'
C8	10.00'	89°48'32"	15.67'	N64°10'32"W	14.12'
C9	10.00'	89°16'28"	15.58'	S04°30'31"W	14.05'
C10	357.00'	31°41'17"	197.44'	S33°18'06"W	194.94'
C11	10.00'	89°25'56"	15.62'	S80°55'20"E	14.08'
C12	573.00'	9°13'38"	92.28'	S31°33'33"E	92.18'
C13	453.00'	9°14'06"	82.05'	N46°30'19"W	81.97'
C14	457.00'	11°18'00"	92.10'	N46°41'03"W	91.95'
C15	10.00'	89°15'15"	15.28'	N34°17'35"E	14.54'
C16	10.00'	90°54'32"	15.87'	S85°34'58"E	14.25'
C17	10.00'	95°25'16"	16.65'	S07°34'55"W	14.80'
C18	303.00'	31°30'18"	156.61'	N33°12'36"E	154.52'
C19	10.00'	97°49'34"	17.07'	N08°14'04"E	15.07'
C20	10.00'	87°44'13"	15.31'	S26°31'08"W	13.86'
C21	927.00'	7°19'58"	119.64'	S66°43'15"W	118.56'
C22	10.00'	90°00'00"	15.71'	N71°56'43"W	14.14'
C23	627.00'	13°10'59"	144.26'	N33°32'14"W	143.95'
C24	427.00'	21°53'28"	163.14'	N83°58'32"E	162.15'
C25	10.00'	94°39'10"	16.52'	S89°38'37"E	14.70'
C26	223.00'	23°51'30"	92.86'	S00°23'18"E	92.19'
C27	10.00'	90°00'00"	15.71'	N08°03'16"E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°56'14"E	22.69'
L2	S00°03'46"E	28.11'
L3	N73°01'48"E	6.30'
L4	S16°58'12"E	111.68'
L5	S73°01'48"W	97.38'
L6	N17°20'59"W	4.77'
L7	N40°07'43"W	58.09'
L8	S00°55'13"W	33.47'
L9	N80°55'13"E	29.59'
L10	S40°07'43"E	56.21'
L11	S17°27'27"W	43.41'
L12	S76°13'00"E	63.76'
L13	S26°55'44"E	10.74'
L14	N81°08'05"W	58.86'
L15	N16°22'32"E	36.90'
L16	N12°20'03"W	28.31'
L17	N76°13'00"W	63.76'
L18	N17°27'27"E	43.41'
L19	S17°20'59"E	1.77'
L20	S63°03'16"W	98.05'
L21	N63°03'16"E	98.05'
L22	N73°01'48"E	95.67'
L23	N13°11'55"W	54.14'
L24	N51°51'50"E	54.03'
L25	N42°40'00"W	54.74'
L26	N62°25'47"E	54.05'
L27	N39°49'34"W	54.01'
L28	N40°31'50"W	54.23'
L29	N26°56'45"W	54.00'
L30	N72°39'01"E	54.00'
L31	N16°13'31"W	54.00'



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