

DRAWING NUMBER

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GENERAL NOTES:

- 1. This Plat creates 99 Lots, 12 Tracts and 7 private Outlots (Alleys). 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 hereon. Lots 53-59, 78-85, and 94-99 do not have an easement adjacent to the private Alley (Outlots), as shown hereon. All Tracts are hereby dedicated as Drainage & Utility Easements. All Tracts will be owned & maintained by the Homeowners Association. All rights of way created by this Plat are dedicated to the City & County of Broomfield. All sidewalks (attached and detached) shall be maintained by the Homeowners Association. All sidewalks, trails and pedestrian connections provided for herein allow for public access. Landscaping and detached sidewalks located in the rights of way shall be maintained by the Homeowners Association. Public access is granted over all Tracts for use of trails and parks. Trails and parks located in the Tracts shall be owned and maintained by the Homeowners Association.
2. All Alleys (Outlots) are 30' wide private access and public utility easements, unless otherwise noted. Alleys (Outlots) are private and will be owned and maintained by the Homeowners Association and are hereby dedicated as Private Access, Drainage and Public Utility Easements.
3. For Lots 50 through 99, the exclusive use of the side yard between units shall be determined by the Covenants, Conditions and Restrictions for the Subdivision. An easement for same is authorized hereby. Fences on property lines between these lots shall not be permitted.
4. 5'UE = 5' Utility Easement
5'DUE = 5' Drainage and Utility Easement
6'UE = 6' Utility Easement
8'UE = 8' Utility Easement
10'DE = 10' Drainage Easement
5. Subject property is currently zoned P.U.D.
6. Commitment For Title Insurance was furnished to Intermill Land Surveying Inc., by the client. Commitment For Title Insurance was prepared by Land Title Guarantee Company, file number ABC70423402, effective date August 20, 2014. 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 Intermill Land Surveying, Inc. for the preparation of this plat.
7. FLOOD ZONE NOTE: Per the Flood Insurance Rate Map (FIRM) Community Panel Nos. 0850730085G, (Revised Date of October 2, 2013) 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).
8. 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 in U.S. Survey Feet 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.
9. 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.
10. 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.
11. () = Set No. 4 rebar (16" long) with 1" diameter red plastic cap marked LS 30462.
12. (NR) = Non-radial line.
13. 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.
14. Property Address per Broomfield Assessors website: 2000 West 138th Ave. Broomfield, CO 80023

FINAL PLAT
LAMBERTSON FARMS FILING No. 8

A REPLAT OF TRACT D, LAMBERTSON FARMS, FILING No. 1, CITY AND COUNTY OF BROOMFIELD, COLORADO SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (14.969± ACRES)

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°56'29.96340" 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°55'42.22788" Longitude: 105°01'08.45690"

SW Corner Sec. 21-1S-68W Modified State Plane Coordinates: Northing: 1,222,829.650 Easting: 3,136,665.327 SPCS Colorado North Zone 0501 State Plane Coordinates: Northing: 1,222,491.113 Easting: 3,135,796.951 Geographical Data: Latitude: 39°56'35.1656" Longitude: 105°00'56.4424"
S1/4 Corner Sec. 21-1S-68W Modified State Plane Coordinates: Northing: 1,222,845.640 Easting: 3,139,297.539 SPCS Colorado North Zone 0501 State Plane Coordinates: Northing: 1,222,507.099 Easting: 3,138,428.434 Geographical Data: Latitude: 39°56'35.1801" Longitude: 105°00'22.6552"

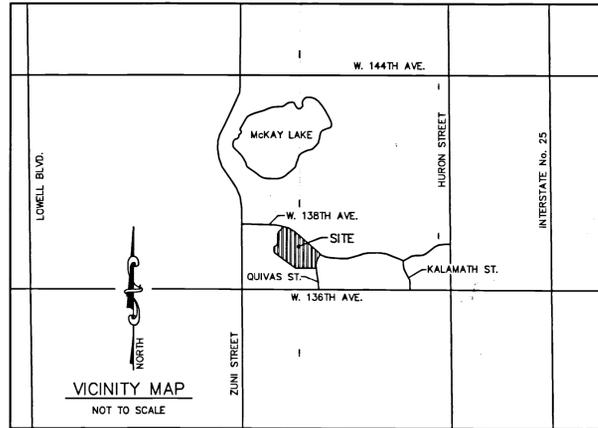
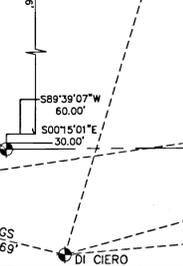
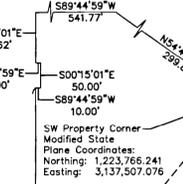


Table with columns: MODIFIED STATE PLANE COORDINATE, GRID STATE PLANE COORDINATE, LATITUDE LONGITUDE. Contains 18 rows of coordinate data for various lots and tracts.



OWNERSHIP AND MAINTENANCE TABLE with columns: TRACTS/OUTLOTS, OWNERSHIP DESIGNATION, MAINTENANCE DESIGNATION.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

BY THESE PRESENTS, the undersigned, being the owner(s) of: TRACT D, 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. 8, 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, 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 and for use by public and private utilities.

OWNER(S): MCKAY SHORES CONSTRUCTION CORP., A COLORADO CORPORATION

Kaye Jetti 4/25/15
Kaye Jetti, President Date

STATE OF COLORADO)
COUNTY OF Adams) SS
Know all men by these presents that the foregoing dedication was acknowledged before me this 25th day of April, 2015.
My commission expires 12/13/18 witness my hand and official seal.

Signature of Notary Public, Notary Public seal.

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 13th day of April, 2015.
Signature of Chairman, Secretary.

CITY COUNCIL CERTIFICATE:

This plat is hereby approved and accepted by the City Council of the City and County of Broomfield this 17th day of May, 2015.
Signature of City Mayor, City Clerk, Deputy.

ATTORNEY'S CERTIFICATE:

I, Jerric F. Eckelberger, an attorney licensed to practice law in the State of Colorado, do hereby certify that the survey and plat of the real property described hereon is accurate, conforms to all applicable Colorado State laws, the requirements set forth in chapter 16-20 of the Broomfield Municipal Code, and that the survey was performed in accordance with all applicable laws by me or under my direct responsibility, supervision and checking.
Registration No. 2262, Date: 4-27-2015

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a licensed professional land surveyor in the State of Colorado, do hereby certify that the survey and plat of the real property described hereon is accurate, conforms to all applicable Colorado State laws, the requirements set forth in chapter 16-20 of the Broomfield Municipal Code, and that the survey was performed in accordance with all applicable laws by me or under my direct responsibility, supervision and checking.

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@westoffice.net
Colorado License No. 30462
Date: 4/29/15



Vertical sidebar containing drawing numbers, revision history, client information (MCKAY SHORES CONSTR. CORP.), and project details (P-14-7585, SHEET 1 OF 3).

LAMBERTSON FARMS FILING No. 8

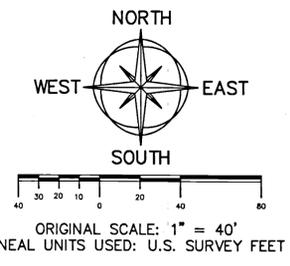
A REPLAT OF TRACT D, LAMBERTSON FARMS, FILING No. 1, CITY AND COUNTY OF BROOMFIELD, COLORADO SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO (14.969± ACRES)

PREPARED BY AND ON BEHALF OF:

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Loveland, Colorado 80537
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E: intermill@questoffice.net



Steven John Stencil
Colorado PLS 30462



PLAT NOTES:

- A. \odot - Set No. 4 rebar (16" long) with 1" diameter red plastic cap marked LS.30462.
- B. Site Benchmark: 2" Domed Brass Cap at Northwest corner of concrete base on electric service cabinet stamped "L.S. TBM" Elevation = 5207.08 (NAVD 88) Modified State Plane Coordinate; North: 1,222,784.29; East: 3,139,280.08.
- C. Property Address per Broomfield Assessors website: 2000 West 138th Ave., Broomfield, CO 80023
- D. This Plat creates 99 lots & 12 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 hereon. Lots 43-59, 78-85, and 94-99 do not have an easement adjacent to the Alley (as shown hereon). All outlots are hereby dedicated as Drainage & Utility Easements. All outlots will be owned & maintained by the Homeowners Association. All rights of way created by this Plat are dedicated to the City & County of Broomfield. Street improvements, including attached sidewalks, and utilities (storm, sewer, water) located in the rights of way shall be owned and maintained by the City. Landscaping and detached sidewalks located in the rights of way shall be maintained by the homeowners association. Public access is granted over all outlots for the use of trails and parks. Trails and parks located in the outlots shall be owned and maintained by the Homeowners Association.
- E. (NR) = Non-radial line.
- F. 5'UE = 5' Utility Easement
6'UE = 6' Utility Easement
8'UE = 8' Utility Easement
10'UE = 10' Utility Easement
10'DE = 10' Drainage Easement

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	107°26'30"	37.00'	6.74'	N13°02'25"E	6.73'
C2	29°06'44"	37.00'	18.80'	N32°49'02"E	18.60'
C3	25°54'41"	153.00'	69.19'	S30°49'38"W	68.60'
C4	17°52'18"	153.00'	47.72'	S08°58'09"W	47.53'
C5	30°38'19"	67.00'	35.83'	N15°19'09"E	35.40'
C6	39°28'48"	67.00'	47.72'	N15°19'09"E	45.22'
C7	00°19'55"	282.00'	1.63'	N70°15'05"E	1.63'
C8	02°39'19"	282.00'	13.07'	N71°44'42"E	13.07'
C9	59°40'42"	35.00'	36.46'	S43°14'00"W	34.83'
C10	13°23'39"	35.00'	8.18'	S06°41'49"W	8.16'
C11	00°33'45"	342.50'	3.57'	S02°30'39"E	3.57'
C12	02°38'45"	342.50'	15.82'	S05°32'22"E	15.81'
C13	04°33'16"	342.50'	27.22'	S02°42'38"W	27.22'
C14	20°14'05"	342.50'	120.98'	S15°06'18"W	120.33'
C15	02°27'38"	1052.50'	45.20'	S50°15'05"E	45.19'
C16	02°27'11"	1052.50'	45.06'	S47°43'26"E	45.06'
C17	01°28'20"	1052.50'	30.11'	S45°49'15"E	30.10'
C18	02°28'53"	1072.50'	46.45'	N47°07'38"W	46.44'
C19	02°27'24"	1072.50'	45.98'	N49°35'47"W	45.98'
C20	02°26'13"	1072.50'	45.62'	N52°02'35"W	45.61'
C21	02°25'20"	1072.50'	45.34'	N54°28'22"W	45.34'
C22	02°24'21"	1072.50'	45.07'	N56°54'15"W	45.07'
C23	02°24'21"	1072.50'	45.07'	N59°17'55"W	45.03'
C24	02°24'15"	1072.50'	45.00'	N61°42'13"W	45.00'
C25	02°24'24"	1072.50'	45.05'	N64°06'33"W	45.05'
C26	02°25'04"	1072.50'	55.24'	N66°47'17"W	55.23'
C27	02°24'17"	1072.50'	45.01'	N69°27'57"W	45.01'
C28	02°23'03"	1072.50'	47.72'	N71°56'37"W	47.74'
C29	02°25'42"	1072.50'	54.82'	N74°40'59"W	54.81'
C30	11°32'51"	53.50'	110.69'	S59°16'26"W	91.98'
C31	11°32'51"	53.50'	155.18'	S59°16'26"W	128.94'
C32	14°26'00"	96.50'	24.31'	N68°40'09"W	24.24'
C33	19°21'20"	96.50'	32.81'	N65°14'02"W	32.48'
C34	43°09'08"	10.00'	7.53'	S73°40'15"E	7.35'
C35	08°03'51"	48.50'	6.83'	N56°07'43"W	6.82'
C36	39°24'39"	48.50'	33.36'	N79°51'59"W	32.71'
C37	34°45'34"	48.50'	29.42'	S63°02'54"W	28.97'
C38	48°07'49"	48.50'	40.74'	S21°36'15"W	39.55'
C39	20°05'42"	48.50'	17.00'	S12°30'45"E	16.83'
C40	43°09'08"	10.00'	7.53'	N00°59'33"W	7.35'
C41	07°55'58"	96.50'	13.36'	S16°37'02"W	13.35'
C42	12°39'03"	96.50'	21.31'	S06°19'32"W	21.26'
C43	31°34'36"	47.50'	26.18'	N77°14'28"W	25.85'
C44	30°30'00"	15.00'	23.56'	S45°30'00"E	21.21'
C45	21°43'42"	75.00'	10.00'	N79°08'09"W	36.38'
C46	21°43'42"	75.00'	28.44'	N79°08'09"W	28.27'
C47	21°43'42"	53.50'	20.29'	N79°08'09"W	20.17'
C48	90°00'00"	15.00'	23.56'	S45°00'00"W	21.21'
C49	23°15'35"	53.50'	21.72'	N23°38'02"E	21.57'
C50	12°00'14"	53.50'	11.21'	N12°00'14"E	11.19'
C51	17°18'19"	75.00'	22.65'	N08°39'10"E	22.57'
C52	17°57'29"	75.00'	23.51'	N26°17'04"E	23.41'
C53	04°49'46"	96.50'	8.13'	N32°50'56"E	8.13'
C54	09°02'07"	96.50'	15.22'	N25°59'00"E	15.20'
C55	09°24'20"	96.50'	15.84'	N16°41'46"E	15.82'
C56	11°59'20"	96.50'	22.20'	N05°29'10"E	22.16'
C57	90°00'00"	53.50'	84.04'	S09°44'11"E	75.66'
C58	53°02'58"	75.00'	69.44'	S08°44'20"W	66.99'
C59	36°57'02"	75.00'	48.37'	S36°15'46"E	47.53'
C60	05°20'49"	96.50'	9.01'	S52°03'46"E	9.00'
C61	09°42'08"	96.50'	16.34'	S43°21'48"E	16.32'
C62	35°24'11"	10.00'	6.18'	N57°21'19"W	6.08'
C63	27°27'05"	48.50'	23.24'	S61°21'52"E	23.02'
C64	18°33'01"	48.50'	15.70'	S38°21'49"E	15.63'
C65	22°15'51"	48.50'	18.85'	S17°57'23"E	18.73'
C66	47°24'54"	48.50'	40.14'	S16°52'59"W	39.00'
C67	15°01'37"	48.50'	12.72'	S48°08'15"W	12.68'
C68	35°24'11"	10.00'	6.18'	N37°54'57"E	6.08'
C69	15°02'57"	96.50'	25.35'	S27°44'20"W	25.27'
C70	13°24'06"	85.00'	19.88'	N28°33'46"E	19.84'
C71	13°24'06"	100.00'	23.39'	N28°33'46"E	23.34'
C72	13°00'12"	115.00'	26.10'	N28°33'46"E	26.04'
C73	00°23'54"	115.00'	0.80'	N35°01'52"E	0.80'
C74	89°51'21"	15.00'	23.52'	N66°47'24"E	21.19'
C75	60°46'15"	10.00'	10.61'	S37°53'11"E	10.12'
C76	29°21'46"	10.00'	5.12'	S07°10'50"W	5.07'
C77	09°51'36"	47.50'	8.17'	N56°31'21"W	8.16'
C78	83°18'52"	53.50'	71.79'	N19°47'43"W	71.12'
C79	45°34'18"	75.00'	59.65'	N38°40'00"W	58.08'
C80	37°44'34"	75.00'	49.41'	N02°59'26"E	48.52'
C81	05°20'45"	48.50'	4.53'	N19°11'21"E	4.52'
C82	18°13'19"	48.50'	15.42'	N07°24'19"E	15.36'
C83	39°27'17"	48.50'	33.40'	N21°25'58"W	32.74'
C84	20°17'34"	48.50'	17.18'	N51°25'58"W	16.81'
C85	19°11'14"	123.50'	41.36'	S77°51'55"E	41.18'
C86	49°45'10"	128.50'	111.58'	N86°51'07"E	108.11'
C87	65°47'06"	150.00'	172.22'	N78°50'09"E	162.92'
C88	00°47'30"	150.00'	2.07'	N45°32'51"E	2.07'
C89	55°55'37"	171.50'	162.38'	N83°48'08"E	160.81'
C90	78°19'55"	10.00'	13.85'	N84°31'28"W	13.77'
C91	90°00'37"	10.00'	15.71'	S00°08'48"W	14.14'
C92	67°34'00"	53.50'	63.09'	N11°04'31"W	59.50'
C93	67°34'00"	75.00'	88.44'	N11°04'31"W	83.41'
C94	33°14'20"	48.50'	28.14'	N28°14'22"W	27.74'
C95	34°19'42"	48.50'	29.06'	N05°32'39"E	28.63'

CURVE TABLE CONTINUED

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C96	35°15'49"	221.50'	136.33'	S72°22'06"E	134.18'
C97	02°28'20"	178.50'	7.75'	S55°58'45"E	7.75'
C98	04°50'02"	69.19'	15.06'	S59°38'33"E	15.06'
C99	35°15'49"	178.50'	109.66'	S72°22'06"E	108.13'
C100	07°39'20"	100.00'	13.36'	N86°10'20"W	13.35'
C101	07°12'20"	100.00'	12.61'	S85°57'20"E	12.60'
C102	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C103	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C104	22°43'59"	146.50'	58.13'	S11°21'59"W	57.75'
C105	22°42'29"	100.00'	49.54'	S11°21'14"W	49.22'
C106	08°33'47"	123.50'	17.27'	S04°48'51"W	17.25'
C107	13°08'46"	103.50'	23.75'	S16°08'06"W	23.70'
C108	22°42'29"	103.50'	41.02'	N11°21'14"W	40.75'
C109	35°15'49"	200.00'	123.09'	S72°22'06"E	121.16'
C110	67°34'02"	48.50'	57.19'	N11°04'31"W	53.94'
C111	68°34'36"	150.00'	174.30'	N78°28'24"E	164.66'
C112	90°00'01"	10.00'	15.73'	S23°32'17"E	14.16'
C113	83°18'52"	48.50'	70.52'	N19°47'43"W	64.47'
C114	83°18'52"	75.00'	109.06'	N19°47'43"W	99.70'
C115	33°47'46"	96.50'	56.92'	N78°21'02"W	56.10'
C116	15°02'19"	48.50'	12.73'	S52°40'03"W	93.80'
C117	20°35'01"	96.50'	34.67'	S10°17'31"W	34.48'
C118	13°24'06"	115.00'	26.90'	N28°33'46"E	26.84'
C119	35°15'49"	53.50'	32.93'	N17°37'55"E	32.41'
C120	35°15'49"	75.00'	46.16'	N17°37'55"E	45.43'
C121	35°15'49"	96.50'	59.39'	N17°37'55"E	58.46'
C122	130°42'28"	48.50'	110.64'	S09°44'11"E	88.16'
C123	15°02'58"	96.50'	29.35'	S47°12'42"E	28.27'
C124	90°00'00"	75.00'	117.81'	S09°44'11"E	106.07'
C125	19°58'46"	96.50'	33.59'	S80°01'37"E	33.42'
C126	01°46'58"	96.50'	3.00'	S69°09'46"E	3.00'
C127	27°56'26"	178.50'	87.05'	S76°01'47"E	86.19'

D=70°05'07"
R=67.00'
L=81.96'
C=N35°02'33"E
76.94'

D=02°59'14"
R=282.00'
L=14.70'
C=N71°34'44"E
14.70'

D=73°04'21"
R=35.00'
L=44.64'
C=N36°32'10"E
41.67'

D=19°58'26"
R=146.00'
L=50.90'
C=N09°59'13"W
50.64'

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.

DRAWING NUMBER: 201506359 PL 05/28/2015 03:28 PM
DATE: 3/18/2015
BY: SJS
REVISIONS:
1) Revisions per City of Broomfield redline comments dated 3/18/2015
2) Revisions per City of Broomfield email comments dated 3/18/2015
3) Revisions per City of Broomfield email comments dated 3/20/2015

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

FINAL PLAT
LAMBERTSON FARMS FILING No. 8
A Replat of Tract D, Lambertson Farms, Filing No. 1, Broomfield, Colorado

DRAWN BY: SJS
CHECKED BY:
APPROVED BY:
DATE: 02/20/2015
SCALE: 1" = 40'
PROJECT NO.: P-14-7585
SHEET 2 OF 3

