

HIGHLANDS FILING NO. 1 REPLAT B MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 1 AND 2 OF HIGHLANDS FILING NO. 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2
 57.79 ACRES

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 1 AND 2 OF "HIGHLANDS FILING NO. 1" (PLAT RECORDED 04/24/2008 AT RECEPTION NO. 2008004655), CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

NET ACREAGE OF REPLAT: 57.79 ACRES

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "HIGHLANDS FILING NO. 1 REPLAT B", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE 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 29th DAY OF August, A.D. 2015

VISTA HIGHLANDS, LLC, A COLORADO LIMITED LIABILITY COMPANY

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 29th DAY OF AUGUST, 2015.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 5/23/15

JAMES R. SPEHALSKI
 NOTARY PUBLIC
 STATE OF COLORADO



VICINITY MAP

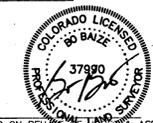
NOTES:

- 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.
- 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.
- ALL SUBDIVISION CORNERS ARE MONUMENTED WITH SET 1" PLASTIC CAPS, LS 37990, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, 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.

DATE: 08/27/15



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
 BO BAIZE, COLORADO PLS NO. 37990

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, STATE OF COLORADO ON THIS 29th DAY OF September, A.D. 2015

[Signature]
 DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
 CITY MANAGER

ATTORNEY'S CERTIFICATE:

I, DANIEL M. MINZER, 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.

[Signature] REGISTRATION NO. 13383 DATE: 9/2/2015

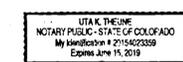
ACKNOWLEDGMENT:

STATE OF COLORADO }
 COUNTY OF Denver } SS

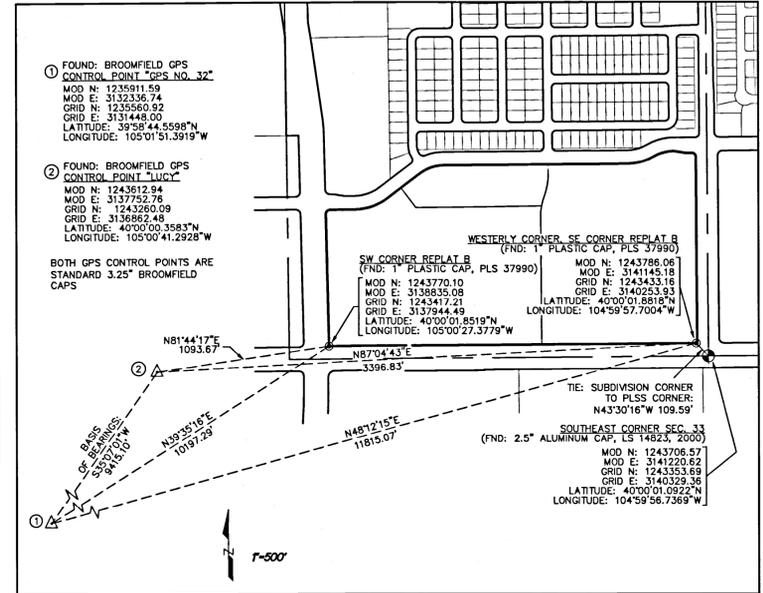
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Daniel M. Minzer THIS 29th DAY OF September, 2015.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 06/15/19

[Signature]
 NOTARY PUBLIC



TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	27.11 Ac.	FUTURE DEVELOPMENT	VISTA HIGHLANDS LLC	VISTA HIGHLANDS LLC
B	5.07 Ac.	FUTURE DEVELOPMENT	VISTA HIGHLANDS LLC	VISTA HIGHLANDS LLC
C	25.62 Ac.	FUTURE DEVELOPMENT	VISTA HIGHLANDS LLC	VISTA HIGHLANDS LLC



GEODETIC TIES

GEODETIC NOTES:

- 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.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C, CLASS 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.
- ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS.
- "GRID" = STATE PLANE GRID
 "MOD" = MODIFIED STATE PLANE GRID

OWNER / DEVELOPER: VISTA HIGHLANDS, LLC
 7887 BELLEVIEW AVE
 SUITE 825
 ENGLEWOOD, CO 80111

ENGINEER / SURVEYOR: HURST & ASSOCIATES, INC.
 2500 BROADWAY, SUITE B
 BOULDER, COLORADO 80304

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original Submit	09/29/15	BB
2	Edits per Broomfield	09/29/15	BB
3	Review Letter Book	09/27/15	BB

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HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

HIGHLANDS FIL. NO. 1 REPLAT B
 MINOR SUBDIVISION PLAT
 BROOMFIELD, COLORADO

DATE	SCALE	SHEET NO.
04/05/15	N/A	1 OF 2

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

