

FISKE FAMILY FARM FILING NO. 1 FINAL PLAT

A PARCEL LOCATED IN NE 1/4 OF SECTION 31, T1S, R68W OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
AREA = 2.132 ACRES
SHEET 1 OF 2

LEGEND

- ⊕ PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP
STAMPED SCOTT COX ASC PLS 24302
(P&C) (UNLESS NOTED)
- ⊕ SET NAIL AND 3/4" BRASS TAG
STAMPED PLS 24302
- FOUND MONUMENT AS NOTED
- △ CONTROL POINT
- (M+R) M=MEASURED COURSE PER THIS SURVEY, R=
RECORD OR CALCULATED POSITION
TO FOUND MONUMENT
- (S54°08'29"W 0.08')

STATE PLANE INFORMATION:
COLORADO NORTHERN ZONE (0501)
COMBINED SCALE FACTOR = 0.999723319

MULTIPLY GROUND COORDINATE BY COMBINED FACTOR TO OBTAIN
GRID COORDINATES.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED
AS C ORDER, 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.

GPS DI CIERO
#5 REBAR

GRID N: 1,217,128.89
GRID E: 3,134,891.45
LATITUDE: 39°55'42.2217"
LONGITUDE: -105°01'08.4417"
GROUND N: 1,217,465.74
GROUND E: 3,135,759.06

SCP NGS V411
STAINLESS STEEL ROD IN PIPE
GRID N: 1,219,362.98
GRID E: 3,130,622.93
LATITUDE: 39°56'04.5255"
LONGITUDE: -105°02'03.0837"
GROUND N: 1,219,700.45
GROUND E: 3,131,489.35

LEGAL DESCRIPTION AND DEDICATION:

12601 LOWELL BOULEVARD

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 890.30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE S89°34'19"W, 47.00 FEET TO THE WESTERLY RIGHT OF WAY OF LOWELL BOULEVARD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°34'19"W, 247.55 FEET; THENCE SOUTH 09°37'02" EAST, A DISTANCE OF 435.54 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°58'37" EAST, 176.40 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO SAID WEST RIGHT OF WAY OF LOWELL BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT OF WAY BEING THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2005000548, RECORDED JANUARY 13, 2005 THE FOLLOWING EIGHT (8) COURSES; 1) N00°25'41"W, 33.99 FEET; 2) THENCE N19°28'26"E, 16.01 FEET; 3) THENCE N00°25'41"W, 182.77 FEET; 4) THENCE N15°31'34"W, 15.05 FEET; 5) THENCE N00°25'41"W, 26.00 FEET; 6) THENCE N14°28'26"E, 15.24 FEET; 7) THENCE N00°25'41"W, 153.60 FEET; 8) THENCE N20°31'34"W, 11.21 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,850 SQ. FT., 2.132 ACRES MORE OR LESS, HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF FISKE FAMILY FARM FILING NO. 1; 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 OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

ACKNOWLEDGEMENT:

Nancy J. La Roche
NANCY J. LA ROCHE FOR THE NANCY J. LA ROCHE REVOCABLE TRUST

STATE OF COLORADO }
COUNTY OF BROOMFIELD } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 2015, BY NANCY J. LA ROCHE WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: 11/9/2016

[SEAL]

Laura End
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires: 11/13/2016
20094020754

ACKNOWLEDGEMENT:

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 TO THE INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

Montage Electronic Registration Systems, Inc.

Ralph L. Hall
MORTGAGEE/LIENHOLDER By Ralph L. Hall, Vice President

STATE OF Colorado }
COUNTY OF Broomfield } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 2015, BY Ralph L. Hall WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: 09-12-2018

[SEAL]

Simon Sean
NOTARY PUBLIC
My Commission Expires: 09/12/2018

ATTORNEY'S CERTIFICATE:

I, CAMBRA A. GRANT AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.*

Cambra A. Grant
COLORADO ATTORNEY NO. 26072 DATE: 12-16-15

*LAND TITLE GUARANTEE COMPANY ORDER NO. K70441459-6
DATE 10-01-2015 RELIED ON FOR THIS CERTIFICATION.

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE LINE BETWEEN BROOMFIELD GPS POINTS NGS V411 AND GPS DI CIERO AND BEARS S62°22'23"E.
- THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- LAND TITLE GUARANTEE COMPANY ORDER NUMBER: K70441459-3, EFFECTIVE DATE 06-22-2015 AT 17:00:00 WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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. CRS-13-80-105 (3)(a)
- FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 0850730091G, MAP REVISED OCTOBER 2, 2013 IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PLATS AND LAND SURVEY PLATS, REFERENCED OR USED FOR THIS SURVEY: FISKE FAMILY FARM, RECEPTION NO. B905222, RECORDED SEPT. 25, 1989 AT ADAMS COUNTY, THIS WAS USED AS THE "PLAT" OF THE PROPERTY.
- THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED JUNE 2015.
- UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE 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. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

SURVEYOR'S CERTIFICATE:

I, A. JOHN BURL, 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.

A. John Burl
A. JOHN BURL, COLORADO PLS 24302, DATE: 10-16-15
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.
1530 55TH STREET
BOULDER, CO 80303

VICINITY MAP

N.T.S.



