

VARRA SOUTH FILING No. 1

MINOR SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

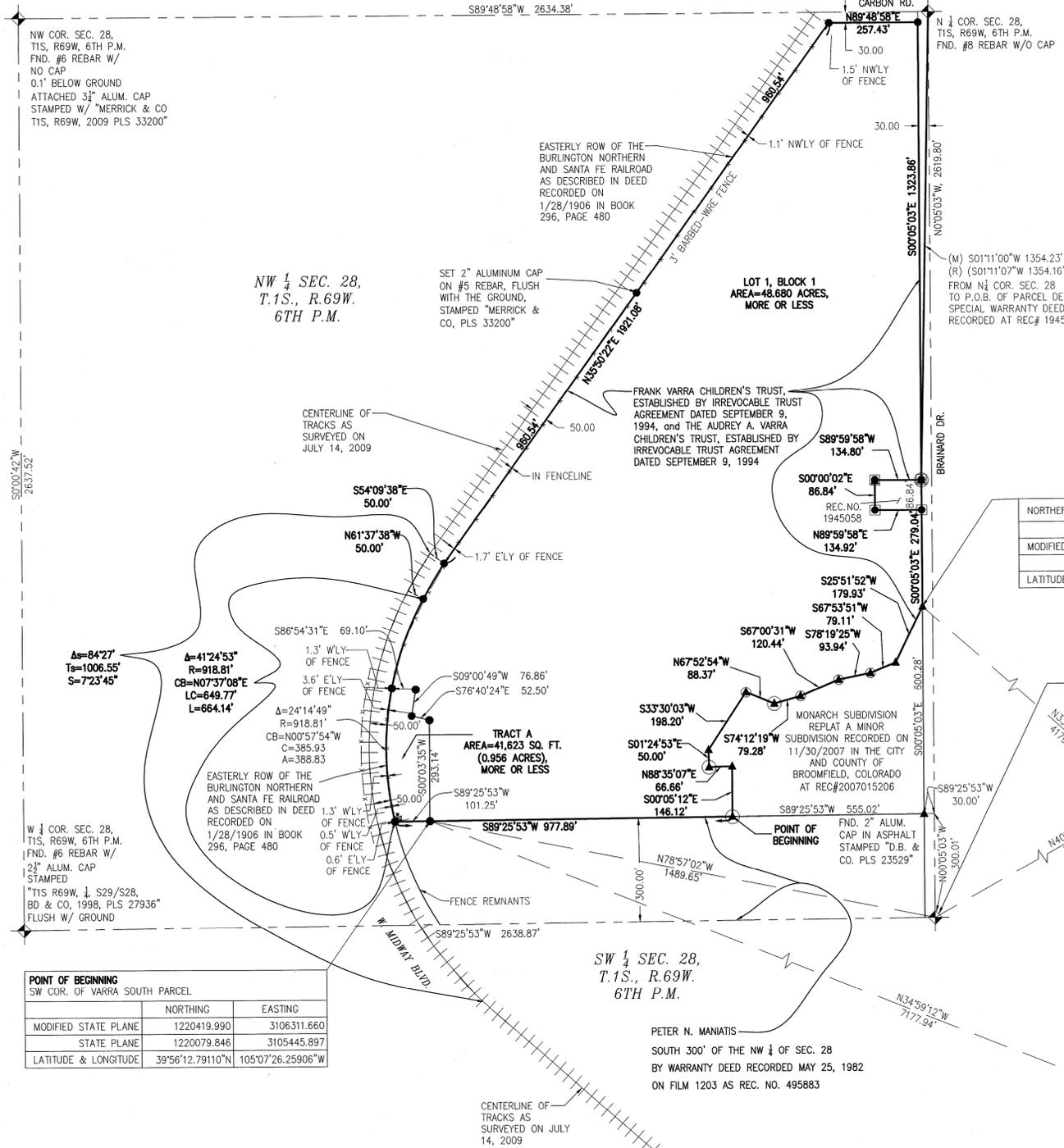
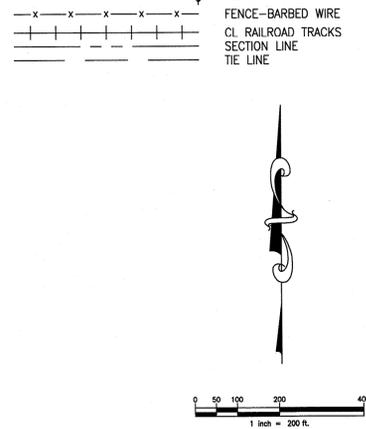
DRAWING NUMBER
2 of 2

DRAWING NUMBER
Minor Subdivision

DRAWING NUMBER
Varra South Filing No. 1

DRAWING NUMBER
201607285

- LEGEND**
- WATER VALVE
 - ▲ FOUND #5 REBAR W/ 1.5" ALUM. CAP STAMPED "LS 23529" UNLESS OTHERWISE NOTED
 - FND. #5 REBAR, 30" LONG W/ 1.5" ALUM CAP LS 33200, FLUSH UNLESS OTHERWISE NOTED
 - ◻ SET #5 REBAR, 18" LONG W/ 1.5" ALUM CAP "LS 33200"
 - ▲ FND. #5 REBAR W/ 1" PLASTIC CAP STAMPED "LS 9239", FLUSH
 - ▲ FND. 1 1/2" PLASTIC CAP ON #5 REBAR, 0.5" BELOW GROUND STAMPED "LS 26606"
 - ◆ ALIQUOT CORNER
 - FENCE—BARBED WIRE
 - CL RAILROAD TRACKS
 - SECTION LINE
 - TIE LINE



POINT OF BEGINNING
SW COR. OF VARRA SOUTH PARCEL

	NORTHING	EASTING
MODIFIED STATE PLANE	1220419.990	3106311.660
STATE PLANE	1220079.846	3105445.897
LATITUDE & LONGITUDE	39°56'12.79110"N	105°07'26.25906"W

NORTHERLY MOST COR. OF MONARCH SUBDIVISION REPLAT A

	NORTHING	EASTING
MODIFIED STATE PLANE	1221034.460	3107742.377
STATE PLANE	1220694.144	3106876.215
LATITUDE & LONGITUDE	39°56'18.80163"N	105°07'07.86261"W

POINT OF COMMENCEMENT
C 1/2 COR. SEC. 28, T1S, R69W, 6TH P.M.
FND. ILLEGIBLE DAMAGED ALUM. CAP
IN RANGE BOX W/O A LID
0.3' BELOW ROAD SURFACE

	NORTHING	EASTING
MODIFIED STATE PLANE	1220134.486	3107773.701
STATE PLANE	1219794.421	3106907.530
LATITUDE & LONGITUDE	39°56'09.90867"N	105°07'07.51024"W

CITY & COUNTY OF BROOMFIELD CONTROL POINT - GPS NO. 10
FND. 2 1/2" ALUM. CAP IN 0.5' DIA. CONCRETE BASE

	NORTHING	EASTING
MODIFIED STATE PLANE	1217533.571	3110025.302
STATE PLANE	1217194.231	3109158.504
LATITUDE & LONGITUDE	39°55'44.11528"N	105°06'38.75890"W

CITY & COUNTY OF BROOMFIELD CONTROL POINT - GPS NO. 14
FND. 3 1/4" BRASS DISK CONCRETE IN RANGE BOX,
0.6' BELOW SURFACE

	NORTHING	EASTING
MODIFIED STATE PLANE	1214539.205	3110427.380
STATE PLANE	1214200.700	3109560.470
LATITUDE & LONGITUDE	39°55'14.51381"N	105°06'33.76830"W

PETER N. MANIATIS
SOUTH 300' OF THE NW 1/4 OF SEC. 28
BY WARRANTY DEED RECORDED MAY 25, 1982
ON FILM 1203 AS REC. NO. 495883

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

REGISTERED PROFESSIONAL SURVEYOR
33200
Roger D. Merrick, PLS No. 33200
Date: June 13, 2016
Job No.: 653172851
For and on behalf of
Merrick & Company

MERRICK & COMPANY
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A FRAMED INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

MERRICK	SIGNATURE	DATE
DRAWN	SCB	6/13/16
DESIGNED		
QC REVIEW	RDN	6/13/16
APPROVED	RDN	6/13/16
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		

010 FILE NAME: VARRA_SOUTH_MOD.DWG

CITY & COUNTY OF Broomfield
CLIENT PROJECT NO.
MERRICK PROJECT NO. 6531728511
SCALE: 1"=200'

TITLE: VARRA SOUTH FILING No. 1
MINOR SUBDIVISION
A PORTION OF THE NW 1/4 SEC 28, T1S., R.69W., 6TH P.M.
CITY & COUNTY OF BROOMFIELD

REVISION	DRAWING NO.	SHEET NO.
	MOD VARRA SOUTH	2 of 2