

VISTA POINTE FILING NO. 1 REPLAT B

MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 7 AND 8, VISTA POINTE FILING NO. 1 FINAL PLAT
 BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST
 ONE-QUARTER OF SECTION 2, T2S, R69W OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 1.783 ACRES

LEGEND

- PUBLIC LAND CORNER FOUND
- FOUND #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- ◆ FOUND NAIL & 3/4" BRASS TAG, PLS 24302 (NAIL&TAG) AT 3' OFFSET
- FOUND MONUMENT AS NOTED

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, T2S, R69W OF THE 6TH P.M., COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 7 AND 8, VISTA POINTE FILING NO. 1 FINAL PLAT, RECORDED OCTOBER 7, 2008 AT RECEPTION NO. 2008011779 OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SAID PARCEL OF LAND CONTAINS 1.783 ACRES MORE OR LESS.
 HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF VISTA POINTE FILING NO. 1, REPLAT B; 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.

EXECUTED THIS 8th DAY OF JUNE, 2016

SPALLONE AND SCHAFER VENTURES, LLC
 NO. 4 GARDEN CENTER, SUITE 200
 BROOMFIELD, CO 80020

BY: *[Signature]*
 TIM SCHAFER
 ATTORNEY-IN-FACT, SPALLONE AND SCHAFER VENTURES, LLC

ACKNOWLEDGEMENT:

STATE OF COLORADO } SS.
 COUNTY OF BROOMFIELD }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF JUNE, 2016, BY TIM SCHAFER.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: 2/01/2020



[Signature]
 NOTARY PUBLIC

CITY AND COUNTY OF BROOMFIELD APPROVALS

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO
 THIS 15th DAY OF JUNE, 2016

[Signature] 6/15/16
 CITY AND COUNTY MANAGER
[Signature] 6-13-16
 COMMUNITY DEVELOPMENT DIRECTOR

ATTORNEY'S CERTIFICATE:

I, 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. 21409 DATE: 6-8-16

SURVEYOR'S CERTIFICATE:

I, A. JOHN BURI, 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.

P.L.S. 24302
 COLORADO LICENSE NO. 24302
 DATE: 6-7-16



FINAL PLAT

VISTA POINTE FILING NO. 1 REPLAT B

MINOR SUBDIVISION PLAT

BROOMFIELD, COLORADO



Designed by	AJB	Date	06/01/16	Scale	1"=40'	Drawing no.	15526C-1	Sheet	1
Drawn by	JAS	Revision		Description		Date		Project no.	15526C
Checked by	AJB								

SURVEY NOTES:

- THE BASIS OF BEARINGS IS THE LINE BETWEEN CITY OF BROOMFIELD GPS POINTS, GPS NO. 8 AND NGS B413 BEARS S00°51'04"E.
- THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON OCTOBER, 2015.
- 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)(g)
- AMERICAN LIBERTY TITLE CO, COMMITMENT NO. 00009774 DATED JANUARY 9, 2006 AT 8:00 A.M. WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- BENCHMARK: NGS MONUMENT DESIGNATION NGS B413. STATION IS AT THE NORTHEAST INTERSECTION OF MAIN ST. AND US HWY. 287, 2.0' EAST OF FLOW LINE OF MAIN ST. AND 36' NORTH OF FLOW LINE US HWY. 287. ELEVATION = 5364.766 NAVD 88.

