

**GREAT WESTERN PARK - FILING NO. 2**  
**MINOR SUBDIVISION**  
**A RESUBDIVISION OF LOT 3 OF GREAT WESTERN PARK - FILING NO. 1 FINAL PLAT**  
**A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST**  
**OF THE SIXTH PRINCIPAL MERIDIAN,**  
**CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO.**  
**SHEET 1 OF 2**

project manager RT  
 designed by DL  
 drawn by JH  
 job no. 14545.03  
 sheet no. 1 OF 2  
 .mod space  
 .plan  
 .cov.dwg  
 xreference  
 .pilot  
 .paper space  
 .plan  
 .cov.dwg  
 xreference  
 .pilot  
 .paper space  
 .plan  
 .cov.dwg  
 xreference

**LEGAL DESCRIPTION AND DEDICATION:**

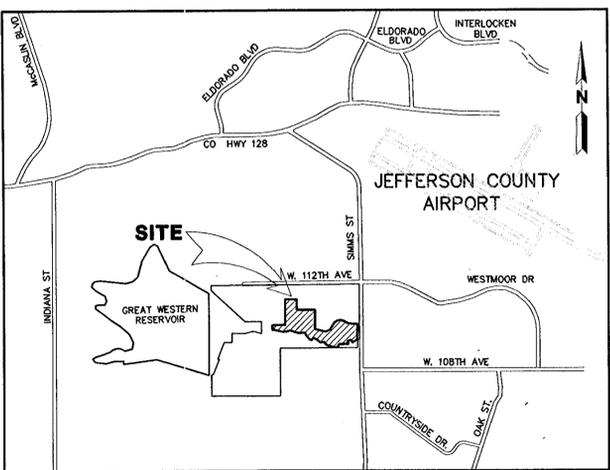
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, GREAT WESTERN PARK - FILING NO. 1, AS RECORDED AS RECEPTION NO. F1182498

SAID PARCEL CONTAINS 57.79 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF GREAT WESTERN PARK - FILING NO. 2.



VICINITY MAP  
N.T.S.

**NOTES**

- 1.) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST WHICH IS MONUMENTED AT THE NORTHEAST CORNER OF THE SECTION WITH A 2" PIPE WITH A 2-1/2" CAP (L.S. NUMBER IS ILLEGIBLE) AND AT THE NORTH QUARTER CORNER WITH A 2-3/8" PIPE WITH A 3-1/4" CAP (L.S. 23904) AND WHICH BEARS N 89°39'51" E.
- 2.) 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 CERTIFICATION SHOWN HEREON.
- 3.) BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE.
- 4.) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 5.) PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212.
- 6.) GRID TO GROUND COMBINED SCALE FACTOR = 0.99970680

**SURVEYOR'S CERTIFICATE:**

I, RICHARD H. KOBAS, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEYS REPRESENTED BY THIS PLAT WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

DATE FEB 8, 2001 (SEAL)



**OWNER/SUBDIVIDER:**

LAKE POWELL LAND COMPANY, LLC  
 C/O CHURCH RANCH  
 10050 WADSWORTH BLVD.  
 WESTMINSTER, CO 80021  
 CONTACT: CHARLES C MCKAY, GREGG BRADBURY  
 PHONE: (303) 469-1873  
 FAX: (303) 469-4293

**SURVEYOR:**

MARTIN/MARTIN CONSULTING ENGINEERS  
 4251 KIPLING ST.  
 WHEAT RIDGE, CO. 80034  
 PHONE: (303) 431-6100  
 FAX: (303) 431-4028

**CITY OF BROOMFIELD APPROVALS**

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 8th DAY OF FEBRUARY, 2001

John Franklin  
PLANNING DIRECTOR

David V. Baker  
CITY ENGINEER

George DiCarlo  
CITY MANAGER

**RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF JEFFERSON )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 15:24:50 O' CLOCK AM / PM THIS 9th DAY OF February, 2001, AND AS DULY RECORDED IN PLAN FILE \_\_\_\_\_ MAP \_\_\_\_\_ FILM \_\_\_\_\_ AS RECEPTION NUMBER F1182498 FEES \$ 20.00 PAID.

ATTEST:

By: Melanie Sacias <sup>7KB</sup>  
DEPUTY

Faye Hoffman <sup>kg/KB</sup>  
RECORDER

**OWNER:**

CITY OF BROOMFIELD  
 BY: William M. Berens  
 NAME: William M. Berens  
 TITLE: MAYOR

STATE OF COLORADO )  
 ) SS  
 COUNTY OF Boulder )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF February, A.D. 20 01, BY William M. Berens AS CITY MAYOR OF THE CITY OF BROOMFIELD.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 2/2/2002

Kurtis Rueden (SEAL)  
NOTARY PUBLIC

EXECUTED THIS 8th DAY OF FEBRUARY, 20 01.

**OWNER:** LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Charles C. McKay  
CHARLES C. MCKAY, MANAGING MEMBER

BY: Gregg A. Bradbury  
GREGG A. BRADBURY, MANAGING MEMBER

BY: Cladd, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER

BY: David L. Zaharias  
DAVID L. ZAHARIAS, MANAGING MEMBER

BY: Jeff L. Nading  
JEFF L. NADING, MEMBER

STATE OF COLORADO )  
 ) SS  
 COUNTY OF Jefferson )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D. 20 01, BY CHARLES C. MCKAY AND GREGG A. BRADBURY, AS MANAGING MEMBERS OF PAPILLON, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-2001

Karl M. Anderson (SEAL)  
NOTARY PUBLIC

STATE OF COLORADO )  
 ) SS  
 COUNTY OF Jefferson )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D. 20 01, BY DAVID L. ZAHARIAS, AS MANAGING MEMBER OF CLADD, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-01

Karl M. Anderson (SEAL)  
NOTARY PUBLIC

STATE OF COLORADO )  
 ) SS  
 COUNTY OF Jefferson )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D. 20 01, BY JEFF L. NADING, AS MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-2001

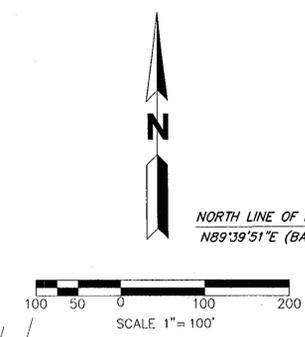
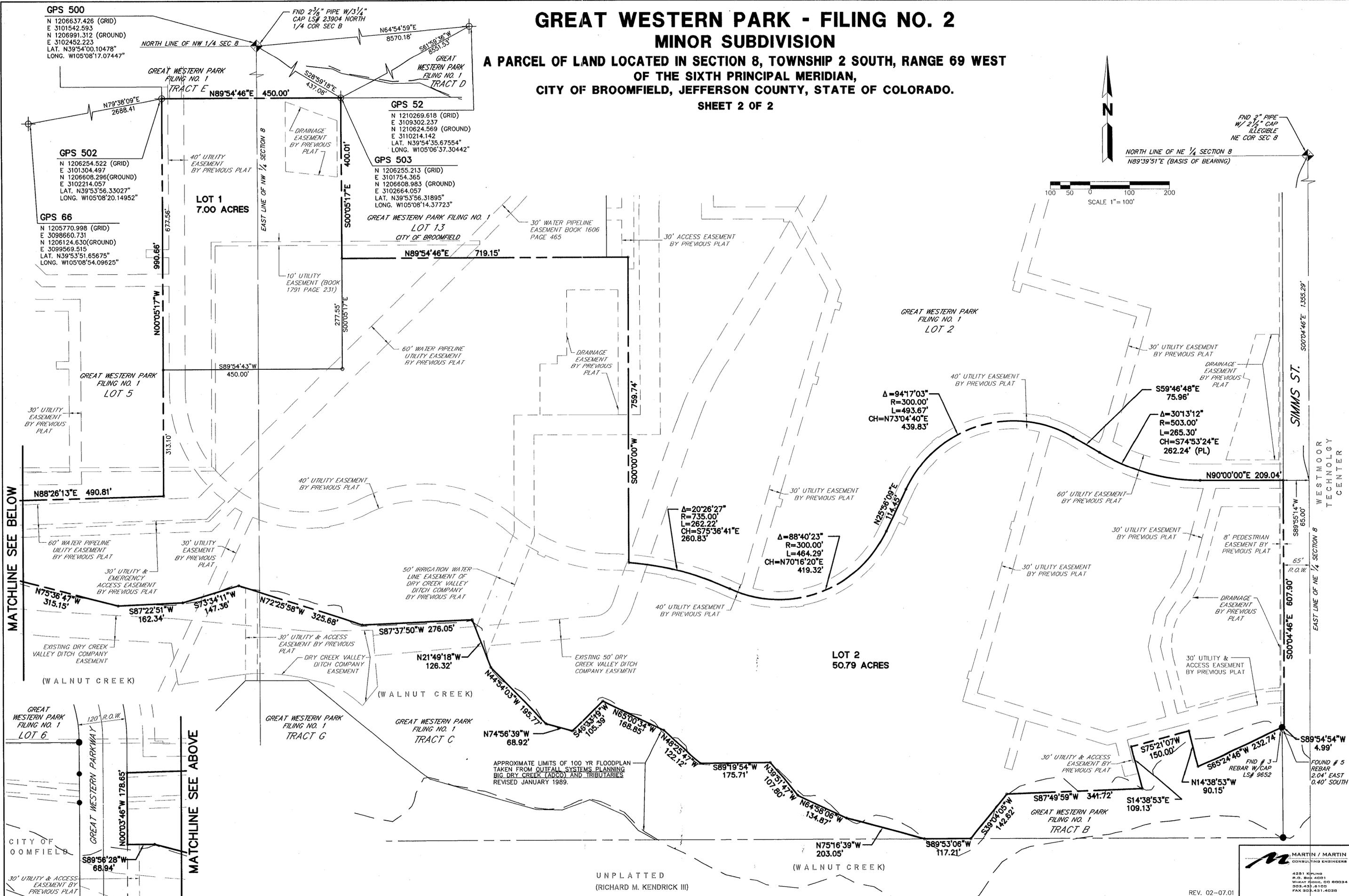
Karl M. Anderson (SEAL)  
NOTARY PUBLIC

# GREAT WESTERN PARK - FILING NO. 2 MINOR SUBDIVISION

**A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO.**

SHEET 2 OF 2

project manager DL JAH  
 designed by JAH  
 drawn by JAH  
 job no. 14545.003  
 sheet no.



MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE


**MARTIN / MARTIN**  
 CONSULTING ENGINEERS  
 4251 Kipling  
 P.O. Box 4001  
 Wheat Ridge, CO 80034  
 303.431.6100  
 FAX 303.431.4038

REV. 02-07.01  
DATE 02-02-01