

project G:\THOMAS\Zanarias\FINAL-Plat\FLG3-LOT6
 project manager DL
 designed by DL
 drawn by JH
 job no. 14545.03
 sheet no. 1 OF 2
 plot date 11/19/01
 paper space PLAN
 model space
 xreference
 main file: FLG3-PLT00.dwg

GREAT WESTERN PARK - FILING NO. 3 MINOR SUBDIVISION

**A RESUBDIVISION OF LOT 6 OF GREAT WESTERN PARK - FILING NO. 1, FINAL PLAT
 LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN,
 THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 SHEET 1 OF 2**

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, CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6, GREAT WESTERN PARK - FILING NO. 1, AS RECORDED AT RECEPTION NO. F1182497

SAID PARCEL CONTAINS 21.92 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. 3.

NOTES

- 1.) BEARINGS ARE BASED ON THE CITY OF BROOMFIELD GPS POINTS 52 AND 66. GPS POINT 52 BEING A BRASS CAP IN THE GROUND LOCATED IN THE JEFFERSON COUNTY AIRPORT IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN. GPS POINT 66 BEING A BRASS CAP IN THE GROUND LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN. SAID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN GPS POINT 52 AND GPS POINT 66, BEING N67°05'03"E, 11556.71 FEET.
- 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 A. Newlin, 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 11/20/01 (SEAL)

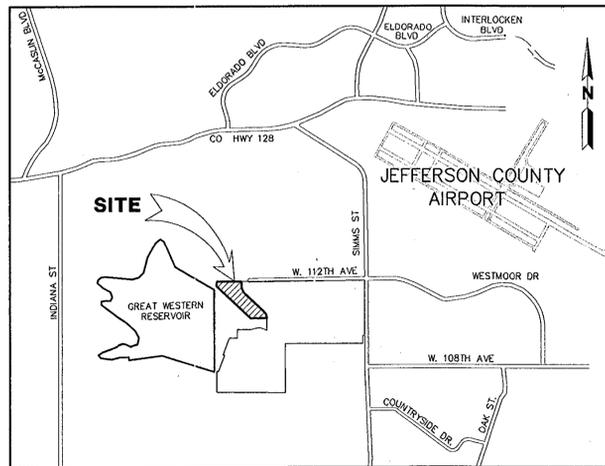


OWNER/SUBDIVIDER:

LAKE POWELL DEVELOPMENT COMPANY
 C/O CHURCH RANCH
 10050 WADSWORTH BLVD.
 WESTMINSTER, CO 80021
 CONTACT: 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



VICINITY MAP
N.T.S.

CITY OF BROOMFIELD APPROVALS

THIS REPLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 21st DAY OF November, 2001

Kim Self
 DIRECTOR OF COMMUNITY DEVELOPMENT

Chad Guba
 CITY MANAGER

RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
 COUNTY OF BROOMFIELD)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O' CLOCK AM / PM
 THIS 28th DAY OF November, 2001, AND AS DULY RECORDED IN PLAN FILE _____
 MAP _____ FILM _____ AS RECEPTION NUMBER 2001000178
 FEES \$ _____ PAID.

ATTEST:
 DEPUTY _____ RECORDER _____

ATTORNEY'S CERTIFICATE: N/A

I, _____ AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY 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 OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.
 _____, REGISTRATION NO. _____ DATE: _____

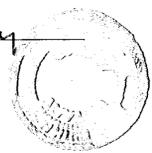
EXECUTED THIS 20th DAY OF November, 2001.

OWNER: LAKE POWELL DEVELOPMENT COMPANY, A COLORADO CORPORATION
 BY: PAPILLON, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER

BY: Gregg A. Bradbury
 GREGG A. BRADBURY, PRESIDENT

STATE OF COLORADO)
) SS
 COUNTY OF Jefferson)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November, A.D. 2001,
 BY GREGG A. BRADBURY, AS PRESIDENT OF LAKE POWELL DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-2002
Karel R. McKay (SEAL)
 NOTARY PUBLIC



NOVEMBER 19, 2001
 NOVEMBER 13, 2001
 OCTOBER 25, 2001
 OCTOBER 01, 2001
 SEPTEMBER 4, 2001



