Civil Engineering and CADD Consulting

## MUSTANG ACRES REPLAT "A"

Parcel 1, A Replat of Plots 1,2,3 & 4, Block 3, Mustang Acres Subdivision Located in the Southeast Quarter of Section 9, T1S, R68W

of the 6th Principal Meridian, City and County of Broomfield, State of Colorado **Modified State Plane State Plane Coordinates** Combined Latitude Northing Easting Northing Easting E 1/4 Cor. Sec. 9, T1S, R68W 1,243,260.090 3,136,862.481 1,243,613.451 3,137,754.043 40°00'00.35831" N 105°00'41.29278" W 0.99971586 (Per Monument Records on file) 1,237,211.103 3,129,407.554 1,237,562.744 3,130,296.997 39°59'00.97374" N 105°02'17.49294" W 0.99971586 West 156th Ave. GPS No. 4 1,235,746.880 3,140,905.956 1,236,098.105 3,141,798.667 39°58'45.88542" N 104°59'49.88194" W 0.99971586 (30' R.O.W. By Plat) S 89° 49′ 18″ W NE Prop. Cor. 1,235,372.267 3,140,539.845 1,235,723.385 3,141,432.452 39°58'42.20378" N 104°59'54.61221" W 0.99971586 2605.91 NW Prop. Cor. 1,235,371.482 3,140,270.158 1,235,722.600 3,141,162.688 39°58'42.21109" N 104°59'58.07663" W 0.99971580 C 1/4 Cor. Sec. 9, T1S, R68W NOTES (Per Monument Records on file) 1.) Bearings are based on NGS points "Lucy" and "GPS No. 4". (Per Broomfield monument records on file), Bearing N 50°56'38" E a distance of 9603.05' 2.) Horizontal Datum - NAD 83/2007; Zone - Colorado North, US Survey Feet; 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 CITY OF BROOMFIELD CONTROL TIES GPS relative positioning techniques and/or standards and specifications for geodetic control networks" by the Federal Geodetic Control Committee. The map depicted hereon reflects modified state plane bearings/distances/coordinates City of Broomfield Pt. except as shown. Combined Factor from Modified State Plane grid coordinates to State Plane values = 0.99971586. 3.) According to Colorado law you must commence any legal action based upon 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 cmmenced more than ten years from the date of the certification shown hereon. 4.) This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights—of—way and title of record, BSF Inc. relied upon commitment for Title Insurance Commitment Number S026422 Admendment 1 issued by Security Title Guaranty Co. on March 20, 2008 at 10:38:22 A.M. NE Prop. Cor. Set #5 Rebar w/ 5.) The utilities shown hereon were compiled from existing maps and field observations. City of Broomfield Pt. "GPS No. 4" BSF Inc. does not guarantee the location of existing utilities. Yellow Cap "PLS 31932" 6.) City of Broomfield Ordinance No. 1637, recorded 11/08/2001 at Reception No. C0884456, West 155th PL. annexes 6.67 + /- acres partially located within the limits of this survey, specifically s 189° 50' 00" WPlot 2A Plots 1 thru 4 in Block 3, Mustang Acres Subdivision. Plots 1A, 2A, 2B & 4A were **Adams County** E 1/4 COR. originally conveyed to Adams County by the plat of Mustang Acres. This survey does not City and County of Broomfield attempt to address ownership or annexation issues with the Plots in question. 1A, 2A, 2B & 4A and are shown for graphic purposes only, and are granted easements per the original plat, Mustang Acres Subdivision. (By Separate Document) 7.) This Minor Subdivision Plat shall conform to the Broomfield Municiple Code Section 16-20-020 **SITE ADDRESS: LEGAL DESCRIPTION:** City of Broomfield Pt. "GPS No. 4" 15536 Sante Fe Drive Parcel 1, Mustang Acres Replat "A" Set #5 Rebar w/ Township 1 South, Range 68 West of the 6th. P.M. Yellow Cap City and County of Broomfield City of Broomfield Pt. "GPS No. 4" "PLS 31932" State of Colorado. Containing 78,501 Square Feet or 1.80 Acres more or less. 78,501 sq. ft. 1.80 acres **SURVEYOR'S CERTIFICATION:** PETER T. KENT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT IT IS ACCURATE TO THE BEST OF MY 10' Utility Easement PROFESSIONAL KNOWLEDGE AND BELIEF. (By Separate Document) PETER T. KENT, P.L.S. 31932 W 154th Avenue CITY OF BROOMFIELD APPROVALS Set #5 Rebar w// -Yellow Cap THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 18 TO DAY OF AUS Set #5 Rebar w/ Yellow Cap "PLS 31932" VICINITY MAP DAY OF August, 2008. "PLS 31932" OF COMMUNITY DEVELOPMENT <u>LEGEND:</u> ȘE Cor. Sec 9, T1S, R68W Project Control Point (Per Monument Records on File) \_ Water Meter Fence Line **OWNER AND SUBDIVIDERS:** Set P/C, LS #31932 Scale: 1" = 50'9200 W. Cross Drive, Suite 605 Littleton, CO 80123 (303) 985-9199 Contact: Craig M. Friesen, P.E.

MUSTANG ACRES REPLAT "A"

MINOR SUBDIVISION PLAT

Date	Designed by: PK	Initial Date: 02/10/2008
7/10/08		
7/31/08	Drawn by: PK	Job No: NS-01245_02022008
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	Checked by: AG	
		Sheet 1 Of 1
	7/10/08 7/31/08	7/10/08