

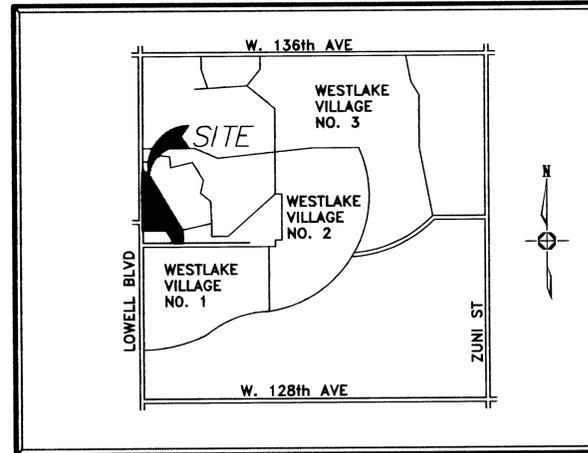
# PINNACLE NORTH FILING NO. 1 FINAL PLAT

A REPLAT OF LOT 2, WESTLAKE FARMS FILING NO. 1  
PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 68 WEST  
OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 2

Recorded 4-14-2005  
2005 004757  
Page 1 of 2  
Agreement Recorded 4-19-2005  
2005 005025

**LEGAL DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
THAT THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 2, WESTLAKE FARMS FILING NO. 1 RECORDED IN FILE 16, MAP 981 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER:  
CONTAINING 12.06 ACRES, MORE OR LESS;  
HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "PINNACLE NORTH FILING NO. 1", AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS AND TRACTS A, B AND C AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS AND FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



**SHEET INDEX**

1	COVER SHEET
2	PLAT DESIGN SHEET

**OWNER**

BY: Lee S. Carlson  
LEE S. CARLSON  
STATE OF COLORADO } SS  
COUNTY OF Adams }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
14th DAY OF January, 2005, BY LEE S. CARLSON

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 02/09/2008  
NOTARY PUBLIC  
Jenny L. Moore  
ADDRESS  
1233 Birch Dr.  
Broomfield CO 80004  
JENNY L. MOORE  
Notary Public  
State of Colorado  
My Commission Expires 2/9/2008

**OWNER**

BY: Clay Carlson  
CLAY CARLSON  
STATE OF COLORADO } SS  
COUNTY OF Adams }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
14th DAY OF January, 2005, BY CLAY CARLSON

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 02/09/2008  
NOTARY PUBLIC  
Jenny L. Moore  
ADDRESS  
1233 Birch Dr.  
Broomfield CO 80004  
JENNY L. MOORE  
Notary Public  
State of Colorado  
My Commission Expires 2/9/2008

**OWNER**

BY: Scott L. Carlson  
SCOTT L. CARLSON  
STATE OF COLORADO } SS  
COUNTY OF Adams }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
14th DAY OF January, 2005, BY SCOTT L. CARLSON

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 02/09/2008  
NOTARY PUBLIC  
Jenny L. Moore  
ADDRESS  
1233 Birch Dr.  
Broomfield CO 80004  
JENNY L. MOORE  
Notary Public  
State of Colorado  
My Commission Expires 2/9/2008

**OWNER**

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE  
BY: Ronald G. Thompson  
AUTHORIZED AGENT  
STATE OF UTAH } SS  
COUNTY OF SALT LAKE }

ON THIS 20 DAY OF January, 2005, PERSONALLY APPEARED BEFORE ME Ronald G. Thompson, PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED AGENT OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 02/09/2008  
NOTARY PUBLIC  
Ronald G. Thompson  
ADDRESS  
50 E. N. Temple St  
SLC, UT 84143

**OWNER**

BY: Kent D. Carlson  
KENT D. CARLSON  
STATE OF COLORADO } SS  
COUNTY OF Adams }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
14th DAY OF January, 2005, BY KENT D. CARLSON

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 02/09/2008  
NOTARY PUBLIC  
Jenny L. Moore  
ADDRESS  
1233 Birch Dr.  
Broomfield CO 80004  
JENNY L. MOORE  
Notary Public  
State of Colorado  
My Commission Expires 2/9/2008

**OWNER**

BY: Blake R. Carlson  
BLAKE R. CARLSON  
STATE OF COLORADO } SS  
COUNTY OF Adams }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
14th DAY OF January, 2005, BY BLAKE R. CARLSON

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 02/09/2008  
NOTARY PUBLIC  
Jenny L. Moore  
ADDRESS  
1233 Birch Dr.  
Broomfield CO 80004  
JENNY L. MOORE  
Notary Public  
State of Colorado  
My Commission Expires 2/9/2008

**OWNER**

BY: Ryan L. Carlson  
RYAN L. CARLSON  
STATE OF COLORADO } SS  
COUNTY OF Adams }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
14th DAY OF January, 2005, BY RYAN L. CARLSON

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 02/09/2008  
NOTARY PUBLIC  
Jenny L. Moore  
ADDRESS  
1233 Birch Dr.  
Broomfield CO 80004  
JENNY L. MOORE  
Notary Public  
State of Colorado  
My Commission Expires 2/9/2008

**NOTES**

- NOTICE:** 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 THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NGS V411 AND GPS NO. 7 WHICH BEARS NORTH 86°30'52" WEST ACCORDING TO THE CITY AND COUNTY OF BROOMFIELD GEODETIC CONTROL NETWORK AND IS MONUMENTED AS SHOWN HEREON.
- FLOOD PLAIN NOTE: THE PROPERTY AS HEREON PLATTED IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ADAMS COUNTY, COLORADO, COMMUNITY PANEL NUMBERS 08001C0010 G, 08001C0016 G AND 08001C0017 G, ALL DATED AUGUST 16, 1995.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABD70063525-2, EFFECTIVE DATE NOVEMBER 15, 2004.
- ALL DIMENSIONS ON THIS PLAT ARE MODIFIED STATE PLANE VALUES. THE MODIFICATION FACTOR (TO 8 DECIMAL PLACES) NEEDED TO REDUCE THE SAID MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES IS 0.99971926.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THE DRAINAGE EASEMENT, AND ALL DRAINAGE FACILITIES WITHIN THE DRAINAGE EASEMENT, LOCATED WITHIN LOT 1, BLOCK 1, WILL BE MAINTAINED BY THE CITY AND COUNTY OF BROOMFIELD.
- THE ACCESS AND UTILITY EASEMENT LOCATED WITHIN LOT 1, BLOCK 1, WILL BE MAINTAINED BY THE OWNER OF LOT 1, BLOCK 1.

**ATTORNEY'S CERTIFICATE**

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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

ATTORNEY AT LAW \_\_\_\_\_ REG. NO. \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, KENNETH R. SHORT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF PINNACLE NORTH FILING NO. 1 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION, AND WAS PREPARED IN ACCORDANCE WITH COLORADO STATE LAWS.

KENNETH R. SHORT, PLAT NO. 28286  
FOR AND BEHALF OF CARROLL & LANGE, INC.  
DATE 1/12/05

**LAND USE REVIEW COMMISSION CERTIFICATE**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 14th DAY OF January, 2005.  
CHAIRMAN: Jerry M. ... SECRETARY: ...

**CITY COUNCIL CERTIFICATE**

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 20th DAY OF November, 2005.  
MAYOR: Chris Stewart CITY CLERK: Dickie Mays

**OWNER/DEVELOPER**

**CARLSON**  
12460 1st STREET  
EASTLAKE, CO. 80614

**ENGINEER/SURVEYOR**

**Carroll & Lange**  
Professional Engineers & Land Surveyors  
160 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
(303) 980-0200

# PINNACLE NORTH FILING NO. 1 FINAL PLAT

RECORDED 4-14-2005  
2005 004 757  
PAGE 2 OF 2

A REPLAT OF LOT 2, WESTLAKE FARMS FILING NO. 1  
PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 68 WEST  
OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 2 OF 2

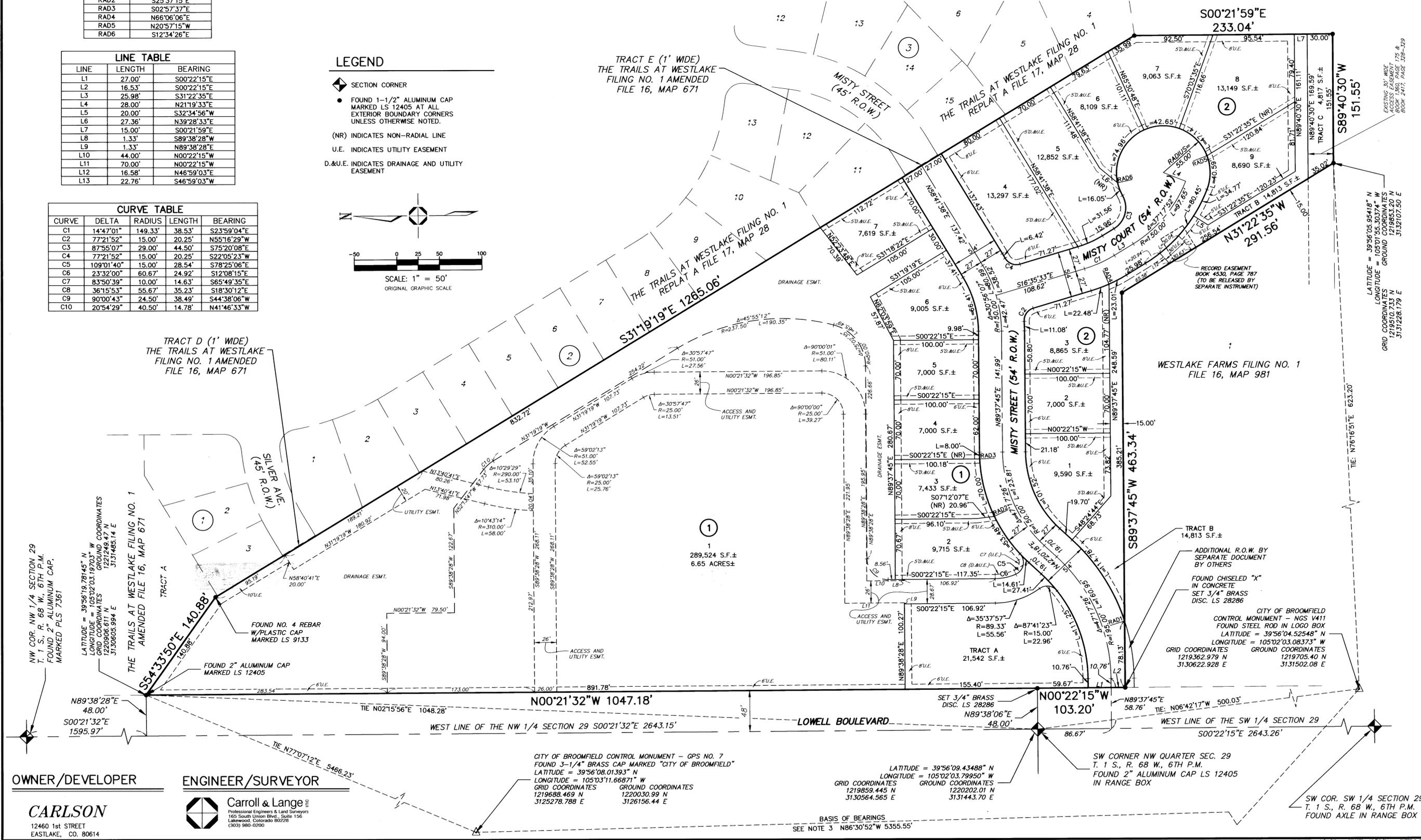
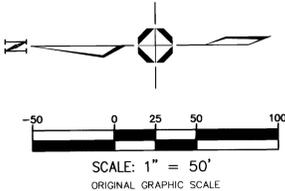
RADIAL LINE TABLE	
LINE	BEARING
RAD1	N18°02'18"W
RAD2	S25°37'15"E
RAD3	S02°57'37"E
RAD4	N66°06'06"E
RAD5	N20°57'15"W
RAD6	S12°34'26"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.00'	S00°22'15"E
L2	16.53'	S00°22'15"E
L3	25.98'	S31°22'35"E
L4	28.00'	N21°19'33"E
L5	20.00'	S32°34'56"W
L6	27.36'	N39°28'33"E
L7	15.00'	S00°21'59"E
L8	1.33'	S89°38'28"W
L9	1.33'	N89°38'28"E
L10	44.00'	N00°22'15"W
L11	70.00'	N00°22'15"W
L12	16.58'	N46°59'03"E
L13	22.76'	S46°59'03"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	14°47'01"	149.33'	38.53'	S23°59'04"E
C2	77°21'52"	15.00'	20.25'	N55°16'29"W
C3	87°55'07"	29.00'	44.50'	S75°20'08"E
C4	77°21'52"	15.00'	20.25'	S22°05'23"W
C5	109°01'40"	15.00'	28.54'	S78°25'06"E
C6	23°32'00"	60.67'	24.92'	S12°08'15"E
C7	83°50'39"	10.00'	14.63'	S65°49'35"E
C8	36°15'53"	55.67'	35.23'	S18°30'12"E
C9	90°00'43"	24.50'	38.49'	S44°38'06"W
C10	20°54'29"	40.50'	14.78'	N41°46'33"W

## LEGEND

- SECTION CORNER
- FOUND 1-1/2" ALUMINUM CAP MARKED LS 12405 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- (NR) INDICATES NON-RADIAL LINE
- U.E. INDICATES UTILITY EASEMENT
- D.&U.E. INDICATES DRAINAGE AND UTILITY EASEMENT



OWNER/DEVELOPER  
**CARLSON**  
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EASTLAKE, CO. 80614

ENGINEER/SURVEYOR  
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Lakewood, Colorado 80226  
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CITY OF BROOMFIELD CONTROL MONUMENT - GPS NO. 7  
FOUND 3-1/4" BRASS CAP MARKED "CITY OF BROOMFIELD"  
LATITUDE = 39°56'08.01393" N  
LONGITUDE = 105°03'11.66871" W  
GRID COORDINATES  
1219688.469 N  
3125278.788 E

LATITUDE = 39°56'09.43488" N  
LONGITUDE = 105°02'03.79950" W  
GRID COORDINATES  
1219859.445 N  
3130564.565 E

SW CORNER NW QUARTER SEC. 29  
T. 1 S., R. 68 W., 6TH P.M.  
FOUND 2" ALUMINUM CAP LS 12405  
IN RANGE BOX

SW COR. SW 1/4 SECTION 29  
T. 1 S., R. 68 W., 6TH P.M.  
FOUND AXLE IN RANGE BOX