

# RED HAWK ESTATES FILING NO. 1

Recorded 1-16-2007  
2007000683  
Page 1 of 3

## FINAL PLAT A RESUBDIVISION OF LOTS 2 AND 3 BLOCK 1 ZUNI LTD. TRACT

CONTAINING 19.66 ACRES, MORE OR LESS A PART OF THE SOUTHEAST  
1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH  
P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 3

### LEGAL DESCRIPTION

A RESUBDIVISION OF A LOTS 2 AND 3 BLOCK 1 ZUNI LTD. TRACT, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., KNOWN AS IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG THE EAST SECTION LINE OF SAID SOUTHEAST QUARTER S 00°38'14" E A DISTANCE OF 341.61 FEET; THENCE LEAVING SAID SECTION LINE S 89°38'16" W A DISTANCE OF 35.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2 BLOCK 1; THENCE ALONG THE NORTH LINE OF SAID LOT 2 BLOCK 1 S 89°38'16" W A DISTANCE OF 1100.22 FEET TO A POINT ON THE CENTER LINE OF COMMUNITY DITCH; THENCE ALONG SAID CENTER LINE THE FOLLOWING FOUR (4) COURSES: THENCE S 32°01'38" E A DISTANCE OF 16.47 FEET; THENCE S 16°21'44" E A DISTANCE OF 302.16 FEET; THENCE S 01°16'54" E A DISTANCE OF 214.19 FEET; THENCE S 11°25'01" E A DISTANCE OF 314.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 BLOCK 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 BLOCK 1 N 89°38'16" E A DISTANCE OF 1073.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3 BLOCK 1; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET N 00°39'14" W A DISTANCE OF 826.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 BLOCK 1 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 19.66 ACRES, MORE OR LESS.

### DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

LOTS 2 AND 3 BLOCK 1 ZUNI TRACT, LTD, A SUBDIVISION IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 19.665 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF RED HAWK ESTATES; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS, TRACT A, OUTLOT C AND OUTLOT D AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES. TRACT A IS HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR OPEN SPACE.

15549 ZUNI STREET LLC  
A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL  
THIS 19 DAY OF December, 2006.

Mark G. Marone

MARK G MARONE

NOTARIAL CERTIFICATE

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
MARK G MARONE, AS MANAGER, 15549 ZUNI STREET LLC  
THIS 19th DAY OF December, 2006.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 7-19-2008



Doreen Doherty  
NOTARY PUBLIC

### LIEN HOLDER

FOOTHILLS BANK, A BRANCH OF GUARANTEE BANK

IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND SEAL  
THIS 19th DAY OF December, 2006.

James L. Tuglie  
AUTHORIZED SIGNATURE



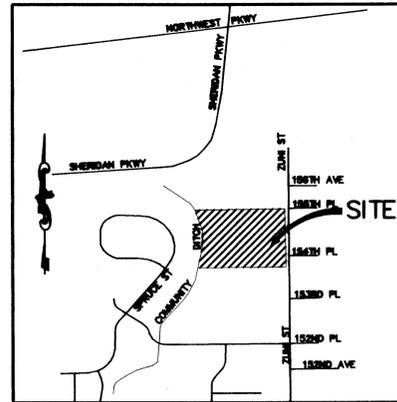
NOTARIAL CERTIFICATE

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
James L. Tuglie OF FOOTHILLS BANK, A BRANCH OF GUARANTEE  
BANK, THIS 19th DAY OF December, 2006.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 8/23/08

James L. Tuglie  
NOTARY PUBLIC



VICINITY MAP

SCALE 1" = 100'

### PROJECT DATUM:

GEODETIC COORDINATES ARE BASED ON NAD 83(1992)  
ORTHOMETRIC HEIGHTS ARE BASED ON THE NAVD 88  
STATE PLANE COORDINATES ARE BASED ON THE COLORADO NORTH ZONE (501)  
UNITS ARE US SURVEY FEET (SFT)

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE  
PROJECT COMBINED FACTOR = 0.999715526

PROJECT COORDINATES ARE MODIFIED TO GROUND AT NGS 1ST ORDER HORIZONTAL  
CONTROL MARK "LUCY"  
THE MARK IS A CITY AND COUNTY OF BROOMFIELD 3 1/4" BRASS SET INTO 18"  
ROUND CONCRETE POST, FLUSH WITH THE GROUND.  
THE LOCATION OF THE MARK MATCHES THE NGS DATA SHEET "STATION  
DESCRIPTION"

DESIGNATION = LUCY  
NGS PID = A13578  
NAD 83(1991) COORDINATES  
LATITUDE = 40°00'00.35831" (N)  
LONGITUDE = 105°00'41.29278" (W)  
ELLIP. HEIGHT = 5240.15 SFT  
NAVD 88 ELEVATION = 5297.00 SFT

STATE PLANE COORDINATES NORTH ZONE (501)  
N = 1,243,280.090 SFT  
E = 3,136,862.480 SFT

MODIFIED STATE PLANE COORDINATES (GROUND)  
N = 1,243,613.866 SFT  
E = 3,137,755.091 SFT

PROJECT BENCH MARK:  
"LUCY" AS DESCRIBED ABOVE.  
NAVD 88 ELEVATION = 5297.00 SFT

DESIGNATION = GPS NO. 4  
NAD 83(1991) COORDINATES  
LATITUDE = 39°58'00.97374" (N)  
LONGITUDE = 105°02'17.49294" (W)  
ELLIP. HEIGHT = 5240.15 SFT  
NAVD 88 ELEVATION = 5286.783 SFT

STATE PLANE COORDINATES NORTH ZONE (501)  
N = 1,237,211.103 SFT  
E = 3,129,407.554 SFT

MODIFIED STATE PLANE COORDINATES (GROUND)  
N = 1,237,563.156 SFT  
E = 3,130,296.042 SFT

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2ND ORDER,  
CLASS 1, 1:50,000 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.

### BASIS OF BEARINGS

BEARINGS ARE BASED UPON TWO (2) CITY AND COUNTY OF BROOMFIELD, COLORADO GPS  
CONTROL (MODIFIED STATE PLANE - COLORADO NORTH ZONE) - GIS LAND POSITION CORNERS  
"LUCY" (FOUND 3" BRASS DISK SET INTO 18" ROUND CONCRETE POST STAMPED "CITY AND  
COUNTY OF BROOMFIELD LUCY GPS NO. 15") AND "GPS #4" (FOUND 3 1/4" BRASS DISK SET  
INTO 18" ROUND CONCRETE POST STAMPED "CITY AND COUNTY OF BROOMFIELD 1995 GPS NO.  
4") BEARING BEING S 50°56'38" W A DISTANCE OF 9603.05

- DENOTES SET #5 REBAR W/ CAP PLS 22576
- ◆ DENOTES MONUMENT

### GEODETIC TIE CHART:

FROM	TO	BEARING	DISTANCE (MODIFIED STATE PLANE)
LUCY	GPS #4	S50°56'38"W	9603.05'
LUCY	NE COR. SE 1/4 SEC	S08°50'58"W	7821.40'
GPS #4	NE COR. SE 1/4 SEC	S78°44'55"E	6456.49'

### NOTES:

- THIS PLAT HAS BEEN PREPARED BASED ON COMMITMENT NUMBER 1805-57476, DATED JULY 19, 2005, BY GUARDIAN TITLE AGENCY, LLC FOR LOT 2 AND COMMITMENT NUMBER 1805-57475, DATED JULY 21, 2005, BY GUARDIAN TITLE AGENCY, LLC FOR LOT 3.
- THE 100-YEAR FLOOD PLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS PLAT AS SHOWN ON COMMUNITY PANEL NUMBER 0850730085F, REVISED AUGUST 18, 2004 (ZONE C).
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.
- WELL SITE LOCATIONS ARE BASED ON FIELD SURVEY DATA.
- THE MINIMUM LOT SIZE FOR THE SUBDIVISION IS TO BE 1.17 ACRES. LOTS MAY NOT BE DIVIDED INTO SMALLER LOTS IN THE FUTURE.
- A "NO BUILD EASEMENT" WILL BE REQUIRED AND USED EXCLUSIVELY BY THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM SERVING EACH LOT. NO STRUCTURES, CORRALS, OR PAVEMENT ON ANY PART OF THE "NO BUILD EASEMENT" ARE PERMITTED. THE "NO BUILD EASEMENT" IS GRAPHICALLY SHOWN AS 16,000 SQUARE FEET AND THE ACTUAL SIZE WILL BE DETERMINED BY A DESIGN ENGINEER AND IN COMPLIANCE WITH THE BROOMFIELD INDIVIDUAL SEWAGE DISPOSAL REGULATIONS ADOPTED BY THE BROOMFIELD BOARD OF HEALTH IN EFFECT AT THE TIME THE APPLICATION IS APPROVED FOR THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT.
- OUTLOTS A AND B ARE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR DRAINAGE, UTILITY, LANDSCAPING AND SIGNAGE.

### APPROVALS

#### LAND USE REVIEW COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW THIS 16th DAY OF July, 2006.

J.D. Stohr  
CHAIRMAN

Lucia Keenan  
SECRETARY

#### CITY COUNCIL CERTIFICATION

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 12th DAY OF December, 2006.

Ken Stuart  
MAYOR

Lucia Keenan  
CITY CLERK

#### SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "RED HAWK ESTATES" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Charles R. Melvin  
22576  
12/16/06  
DATE

CHARLES R. MELVIN, COLORADO REGISTERED  
PROFESSIONAL LAND SURVEYOR NO. 22576

#### ATTORNEY'S CERTIFICATION

I, Joseph R. King, 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.

J. King  
ATTORNEY  
21917  
12-22-06  
REGISTRATION NO. DATE

#### PURPOSE AND DESCRIPTION OF OUTLOTS:

- OUTLOTS A AND B DRAINAGE, UTILITY, LANDSCAPE AND SIGN EASEMENT. TO BE OWNED AND MAINTAINED BY THE HOA. IF THE HOA DOES NOT PROPERLY MAINTAIN THE OUTLOTS, THE CITY AND COUNTY OF BROOMFIELD HAS THE RIGHT TO MAINTAIN THE OUTLOTS AND CHARGE THE HOA FOR THE MAINTENANCE PERFORMED.
- OUTLOTS C AND D LANDSCAPE, DRAINAGE AND UTILITY EASEMENT. TO BE OWNED BY THE CITY AND COUNTY OF BROOMFIELD AND MAINTAINED BY THE HOA.
- TRACT A OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENT. TO BE OWNED BY THE CITY AND COUNTY OF BROOMFIELD AND MAINTAINED BY THE CITY AND COUNTY OF BROOMFIELD.

#### OWNER

15549 ZUNI STREET LLC  
A COLORADO LIMITED LIABILITY COMPANY  
6343 W. 120th AVENUE #100  
BROOMFIELD, CO 80020

#### LIEN HOLDER

FOOTHILLS BANK,  
A BRANCH OF GUARANTEE BANK  
1187 W. 120th AVENUE  
WESTMINSTER, CO 80234

#### SUBDIVIDER

ASPEN LEAF BUILDING COMPANY  
6343 W. 120th AVENUE #200  
BROOMFIELD, CO 80020

### MELVIN SURVEYING

1202 FALL RIVER CIRCLE  
LOWMONT, COLORADO 80501

1-303-702-0888

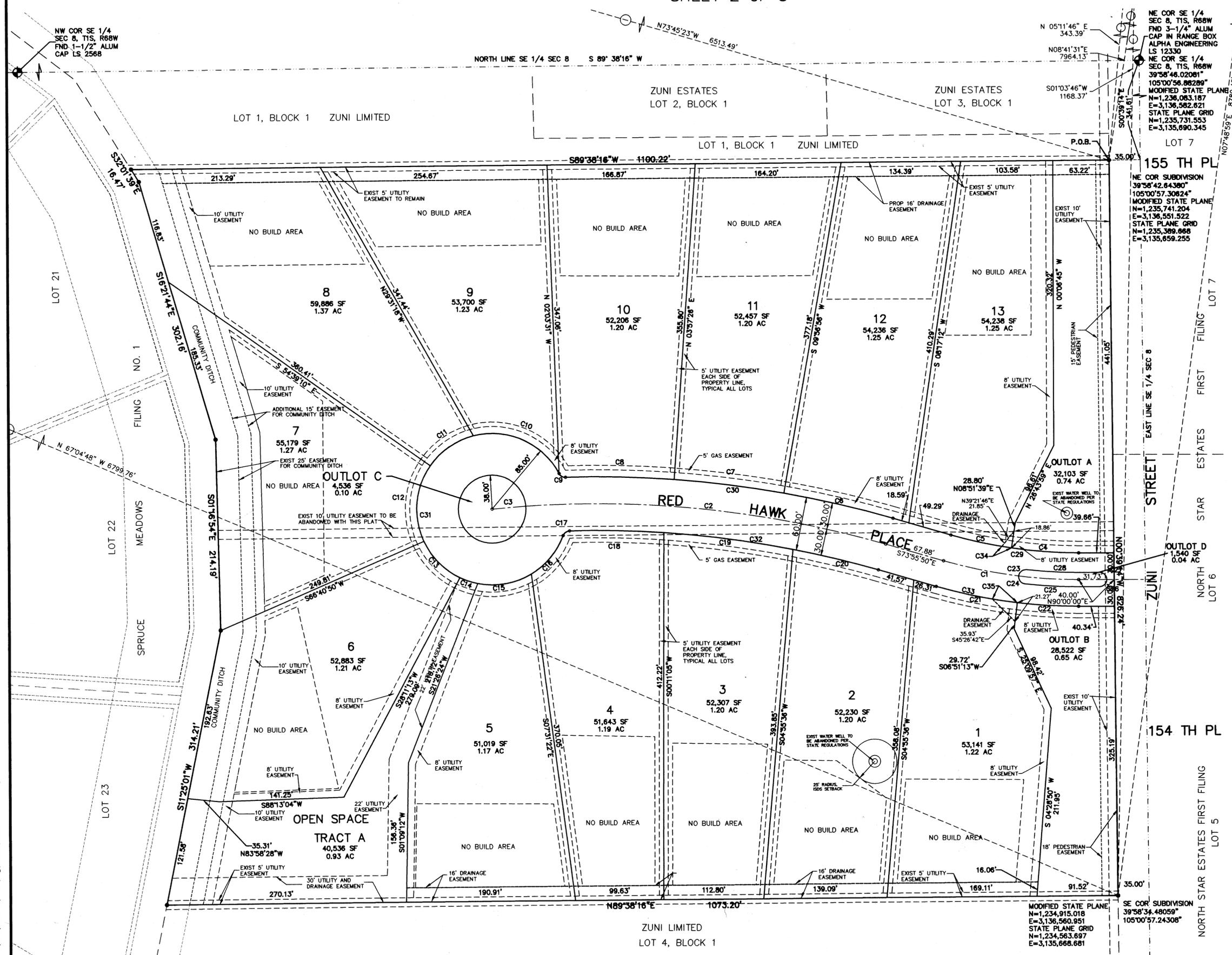
RED HAWK ESTATES FILING NO. 1  
FINAL PLAT

JOB NO	DATE	CAD NO	SHEET NO
248-30	11/28/06	24830FP01 STAT	1 OF 3

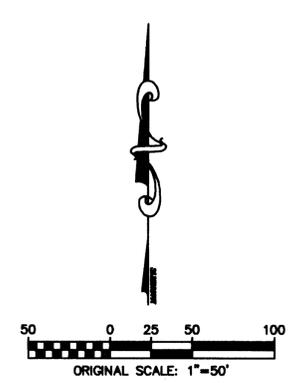
# RED HAWK ESTATES FILING NO. 1

## SHEET 2 OF 3

Recorded 1-16-2007  
200700683  
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT/CHORD	BEARING	CHORD	DELTA
C1	154.25	350.00	77.62	S81°57'35"E	153.79	16°04'10"
C2	489.48	1080.00	266.79	N83°58'14"W	487.37	19°32'48"
C3	38.80	1080.00	19.88	S82°16'01"W	38.80	1°02'43"
C4	76.13	350.00	38.13	S82°48'29"E	76.07	8°23'19"
C5	69.71	350.00	34.91	S77°46'19"E	69.66	7°49'39"
C6	125.80	1210.00	63.00	N76°54'39"W	125.80	5°07'38"
C7	124.61	1210.00	62.30	N88°30'30"W	124.36	3°54'08"
C8	129.43	1210.00	63.50	N89°41'42"W	129.37	5°48'23"
C9	8.50	8.00	4.99	S39°39'47"E	8.46	6°38'13"
C10	113.29	85.00	64.89	N65°54'38"W	105.89	76°21'54"
C11	60.50	85.00	36.41	S35°29'28"W	39.38	48°49'35"
C12	88.89	85.00	48.99	S85°07'00"W	84.89	39°59'08"
C13	38.89	85.00	38.68	S44°41'25"E	37.72	39°41'41"
C14	21.89	85.00	18.66	S71°48'25"E	21.14	14°17'24"
C15	62.65	85.00	38.82	N88°03'34"E	61.84	48°13'41"
C16	56.90	85.00	29.61	N29°44'33"E	35.92	38°24'22"
C17	9.49	8.00	5.40	S34°38'19"W	8.95	6°39'43"
C18	184.42	1150.00	93.23	N88°48'21"W	185.39	3°18'00"
C19	146.63	1150.00	73.42	N88°28'25"W	146.39	7°02'23"
C20	98.87	1150.00	49.47	N76°22'37"W	98.84	4°55'34"
C21	93.29	380.00	46.79	S78°38'19"E	93.19	9°12'36"
C22	69.38	380.00	34.73	S86°34'23"E	69.34	6°31'13"
C23	12.51	8.00	7.94	S31°27'11"W	11.27	8°25'00"
C24	12.62	8.00	8.85	S38°28'49"E	11.29	9°25'00"
C25	60.82	350.00	30.44	S86°52'46"E	60.79	5°14'46"
C26	12.57	8.00	8.89	N43°08'06"E	11.31	9°00'00"
C27	12.57	8.00	8.89	N43°08'06"W	11.31	9°00'00"
C28	59.07	542.00	29.57	S86°38'48"E	59.04	6°14'48"
C29	145.84	350.00	73.40	S81°57'35"E	145.36	16°04'10"
C30	391.78	1217.43	197.56	N89°29'48"W	390.81	18°26'28"
C31	462.46	85.00	38.88	S82°25'39"E	463.51	311°43'58"
C32	351.94	1150.00	177.36	N82°41'53"W	350.57	17°38'50"
C33	162.67	380.00	81.27	S81°57'35"E	162.14	16°04'10"
C34	11.79	350.00	3.52	S81°08'06"E	11.89	1°13'20"
C35	28.41	350.00	14.82	S81°44'30"E	28.43	2°48'52"



**MELVIN SURVEYING**  
1202 FALL RIVER CIRCLE  
LONGMONT, COLORADO 80501  
1-303-702-0888

RED HAWK ESTATES FILING NO. 1  
FINAL PLAT

JOB NO	DATE	CAD NO	SHEET NO
246-30	11/28/06	24630FP01 STATE	2 OF 3

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# RED HAWK ESTATES FILING NO. 1

## SHEET 3 OF 3

DESIGNATION = LUCY  
 40°00'00.35831"  
 105°00'41.29278"  
 MODIFIED STATE PLANE  
 N = 1,243,813.866 SFT  
 E = 3,137,755.091 SFT  
 STATE PLANE GRID  
 N = 1,243,260.080 SFT  
 E = 3,136,862.480 SFT

*Recorded - 1-16-2007*  
*2007000683*  
*Page 3 of 3*

DESIGNATION = GPS NO. 4  
 39°59'00.97374"  
 105°02'17.49294"  
 MODIFIED STATE PLANE  
 N = 1,237,563.156 SFT  
 E = 3,130,298.042 SFT  
 STATE PLANE GRID  
 N = 1,237,211.103 SFT  
 E = 3,129,407.554 SFT

S 92°38'38" W 9603.05'  
 BASIS OF BEARING

S 08°50'58" W 7821.40'  
 N 08°47'31" E 7883.13'  
 N 07°48'59" E 8780.43'

S 76°44'55" E 6456.49'

N 73°45'23" W 6513.49'

N 67°04'48" W 6799.78'

NORTH LINE SE 1/4 SEC 8      S 89° 38'16" W

NE COR SE 1/4  
 SEC 8, T1S, R68W  
 39°58'46.02081"  
 105°00'56.88289"  
 MODIFIED STATE PLANE  
 N=1,238,083.187  
 E=3,136,582.821  
 STATE PLANE GRID  
 N=1,235,731.553  
 E=3,135,890.345

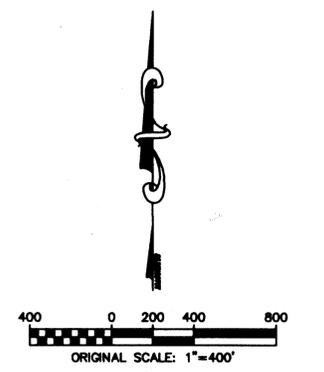
S05°11'46"W  
 343.39'

NE COR SUBDIVISION  
 39°58'42.64380"  
 105°00'57.30624"  
 MODIFIED STATE PLANE  
 N=1,235,741.204  
 E=3,136,551.522  
 STATE PLANE GRID  
 N=1,235,389.668  
 E=3,135,859.255

N01°03'46"E  
 1168.37'

SE COR SUBDIVISION  
 39°58'34.48059"  
 105°00'57.24308"

MODIFIED STATE PLANE  
 N=1,234,915.018  
 E=3,136,580.951  
 STATE PLANE GRID  
 N=1,234,563.697  
 E=3,135,668.681



<b>MELVIN SURVEYING</b>			
1202 FALL RIVER CIRCLE LONGMONT, COLORADO 80501 1-303-702-0888			
<b>RED HAWK ESTATES FILING NO. 1</b>			
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JOB NO	DATE	CAD NO	SHEET NO
246-30	11/28/06	24630FP01 STATE	3 OF 3

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