



**SUNNYSLOPE ESTATES FILING NO.3**  
 (A REPLAT OF A PORTION OF BLOCK 5 OF SUNNYSLOPE ESTATES)  
 BEING A PART OF THE NE 1/4 OF SECTION 30,  
 T.01 S., R. 68 W., 6th PRINCIPAL MERIDIAN  
 CITY AND COUNTY OF ADAMS COUNTY, COLORADO  
 CONTAINING 215,881.9 SQ. FT. OR 4.956 ACRES, MORE OR LESS

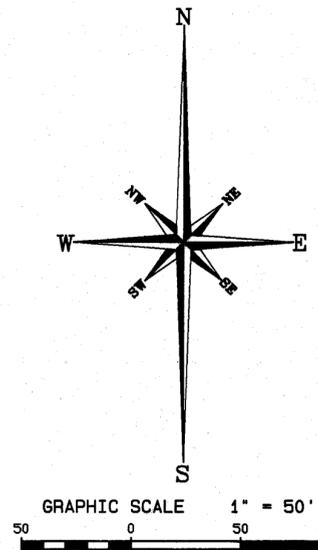
Reception No. 2003001680  
 City and County of  
 Broomfield

DRAWING NUMBER  
 Sheet 2 of 2

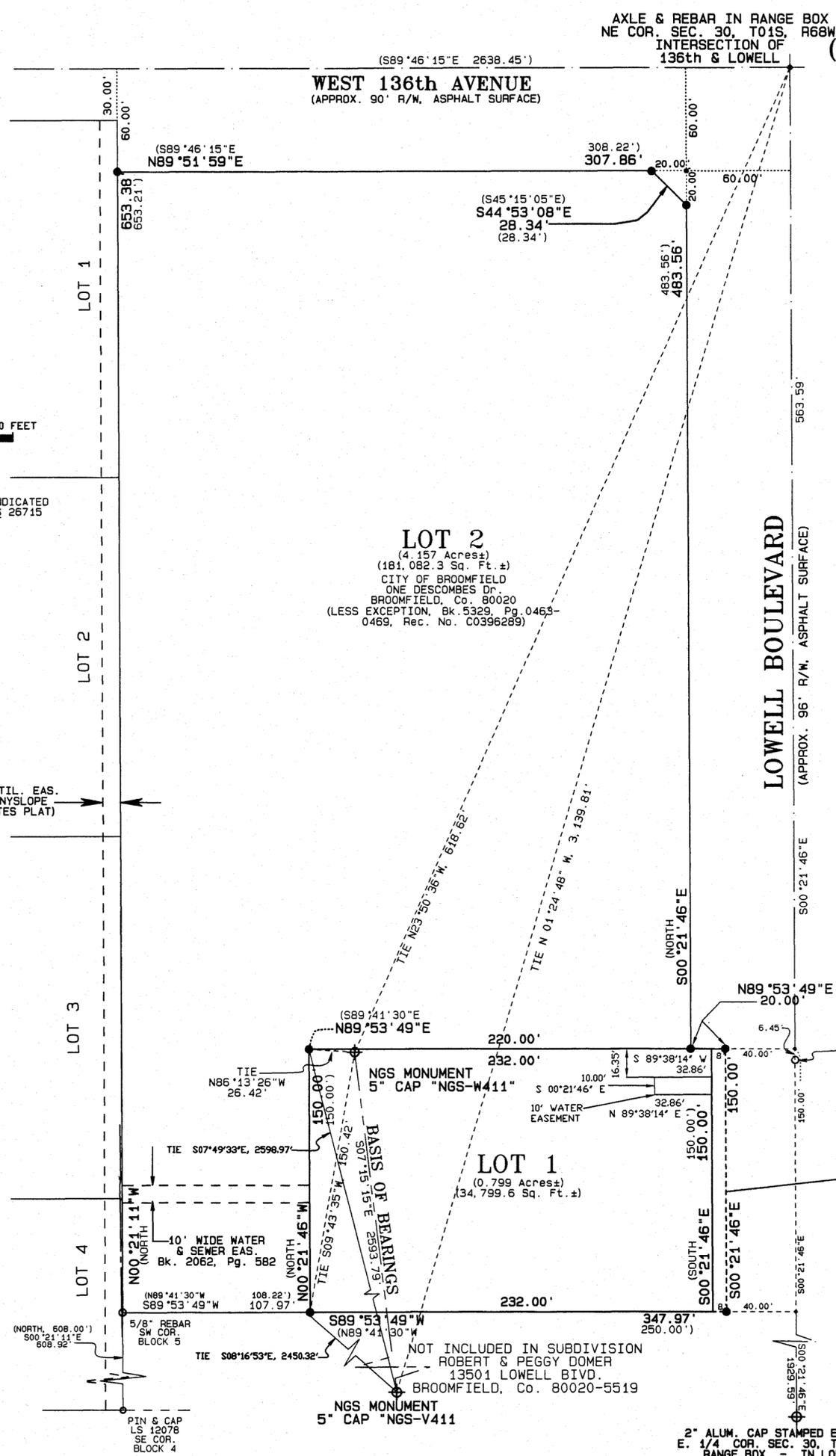
SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
 REORDER BY PART NUMBER 6552

DRAWING NUMBER  
 Sunny Slope Estates  
 Filing No. 3

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
 REORDER BY PART NUMBER 6552



LEGEND:  
 ○ FOUND SURVEY MONUMENT AS INDICATED  
 SET 1/2" RB WITH CAP PEGS 26715  
 BRASS (ALUM.) CAP OR TABLET



THE TRAILS AT WESTLAKE  
 FILING NO. 4

LOWELL BOULEVARD  
 (APPROX. 96' R/W, ASPHALT SURFACE)

COLORADO STATE PLANE				
MONUMENT DESCRIPTION	COORDINATE NORTH ZONE & CITY OF BROOMFIELD GPS GROUND COORDINATE	COORDINATE NORTH ZONE & CITY OF BROOMFIELD GRID COORDINATE	LATITUDE	LONGITUDE
NE COR. SEC. 30	N 1,222,845.312 E 3,131,427.366	N 1,222,500.938 E 3,130,545.503	39°56'35.54067" N	105°02'03.86616" W
NW COR. FIRE DEPT TRACT	N 1,222,281.229 E 3,131,150.935	N 1,221,937.014 E 3,130,269.150	39°56'29.98196" N	105°02'07.45226" W
SW COR. FIRE DEPT. TRACT	N 1,222,131.232 E 3,131,151.885	N 1,221,787.059 E 3,130,270.099	39°56'28.49997" N	105°02'07.45016" W
GPS CONTROL NGS-V411	N 1,219,706.469 E 3,131,504.813	N 1,219,362.979 E 3,130,622.926	39°56'04.52548" N	105°02'03.08373" W
GPS CONTROL NGS-W411	N 1,222,279.489 E 3,131,177.297	N 1,221,935.274 E 3,130,295.504	39°56'29.96340" N	105°02'07.11402" W

PROJECT MEAN COMBINED SCALE FACTOR = 0.999718383  
 NOTE:  
 THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 150,000 AS DESCRIBED IN THE 'GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES' BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

NOTE:  
 RECORD PLAT RECORDS THE BEARING FOR THE SOUTH LINE OF FIRE DEPT. TRACT AS BEING N89°46'15"W (PARALLEL TO THE NORTH LINE OF BLOCK 5). CALCULATION OF RECORD DISTANCES PROVE THAT THE SOUTH LINE OF THE FIRE DEPT. TRACT IS PARALLEL TO THE SOUTH LINE OF BLOCK 4 (N89°41'30"W, BELIEVED TO BE A TYPOGRAPHICAL ERROR). SURVEY DATA SHOWN IN PARANTHESIS ( ) IS RECORD DATA TAKEN FROM DEED AND SUNNYSLOPE ESTATES SUBDIVISION PLAT.

8' WIDE AREA DEDICATED TO THE CITY OF BROOMFIELD FOR ROADWAY PURPOSES (1,200 Sq. Ft. ±)

THE TRAILS AT WESTLAKE  
 FILING NO. 4

**HL HIGHLINE ENGINEERING & SURVEYING**  
 ENGINEERING CONSULTANTS  
 9101 EAST KENYON AVENUE, SUITE 2500 DENVER, COLORADO 80237  
 Tel. No. (303) 869-0044 Fax. No. (303) 869-0012  
 DATE OF SURVEY 07/12/01 JOB NO. 171plat  
 DATE ISSUED: 08-30-01 SHEET 2 OF 2

2" ALUM. CAP STAMPED EMK PLS 12406  
 E. 1/4 COR. SEC. 30, T.01S, R.68W, IN RANGE BOX - IN LOWELL BLVD.

NOT INCLUDED IN SUBDIVISION ROBERT & PEGGY DOMER 13501 LOWELL BVD BROOMFIELD, CO. 80020-5519