

Thompson Subdivision Filing No. 1 - Minor Subdivision

A Resubdivision of Lot 44, Wilcox Subdivision of Section 17,
 Located in the Southwest 1/4 of Section 17,
 Township 1 South, Range 68 West of the 6th P.M.,
 City and County of Broomfield, State of Colorado.

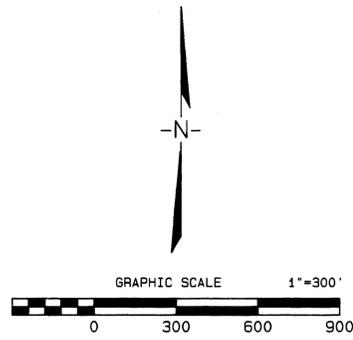
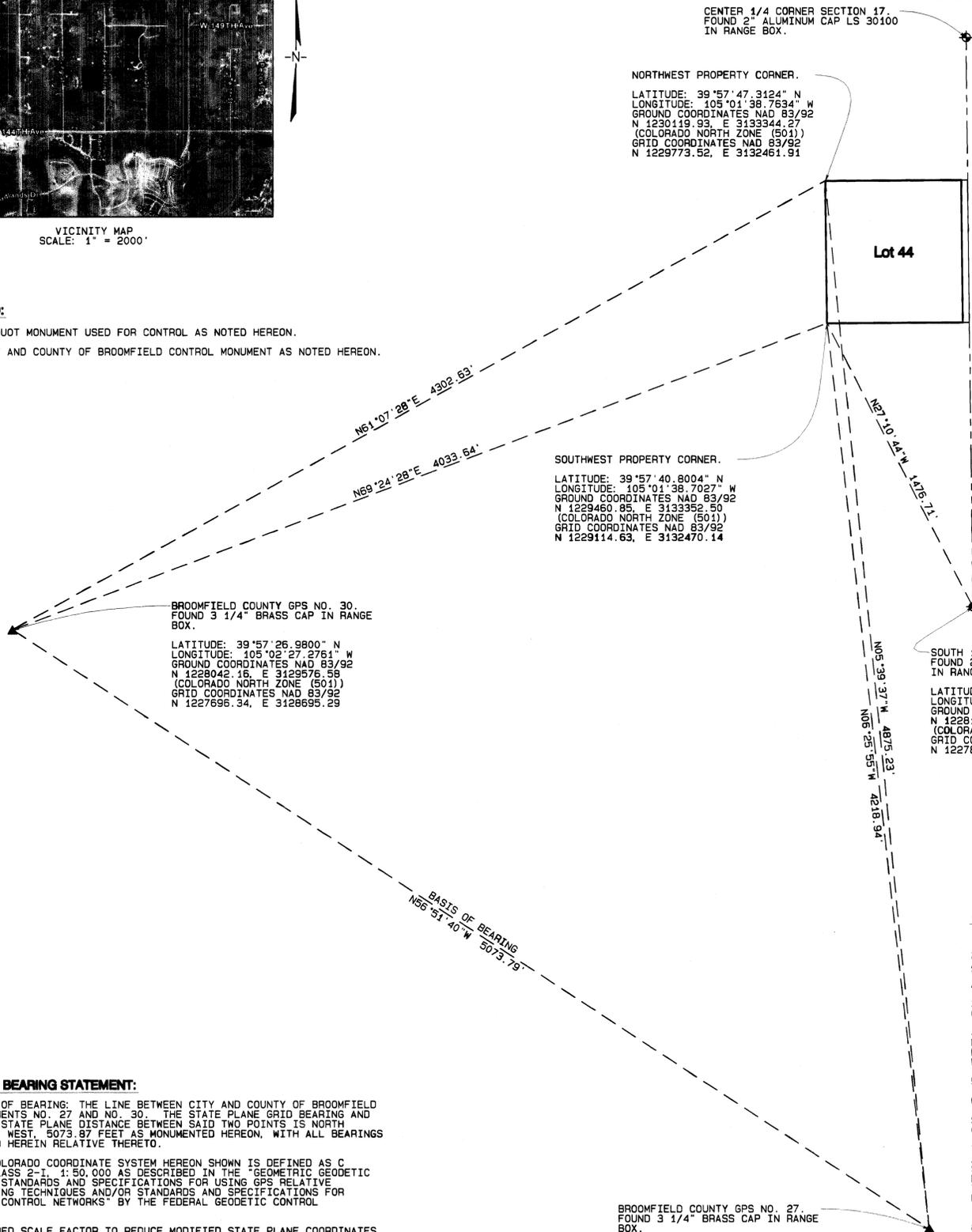
Sheet 1 of 2



VICINITY MAP
 SCALE: 1" = 2000'

LEGEND:

- ◆ = ALIQUOT MONUMENT USED FOR CONTROL AS NOTED HEREON.
- ▲ = CITY AND COUNTY OF BROOMFIELD CONTROL MONUMENT AS NOTED HEREON.



LOT TABLE:

LOT	ACREAGE	SQUARE FOOTAGE
1	2.38	103,596
2	2.38	103,610
3	2.38	103,623
4	2.38	103,636

GENERAL NOTES:

- 1) THERE ARE FOUR LOTS WITHIN THIS SUBDIVISION.
- 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.
- 3) ELEVATIONS ARE BASED ON THE BROOMFIELD GIS DATA SHEET ELEVATION OF GPS-Y411 (ELEVATION 5284.42 FEET NAVD88).
- 4) BOUNDARY SHOWN IS CALCULATED FROM FOUND AND SURVEYED SECTION MONUMENTATION. OFFSETS OF OTHER FOUND MONUMENTATION ARE SHOWN RELATIVE TO THE CALCULATED BOUNDARY CORNERS. BOUNDARY CORNERS WERE SET AS SHOWN HEREON.
- 5) ZONING: PROPERTY IS ZONED A1 (A) AGRICULTURAL ONE, ADAMS COUNTY.
- 6) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP EFFECTIVE DATE AUGUST 18, 2004, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" COMMUNITY MAP NO. 0850730085F. THIS PROPERTY IS NOT WITHIN A 100-YEAR FLOOD ZONE.
- 7) NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-020(S) OF BROOMFIELD'S MUNICIPAL CODE. (ORD. 1534 § 2, 2001; ORD. 1965 § 2, 2002; ORD. 1698 § 5, 2002)
- 8) EASEMENTS SHOWN HEREON ARE 10' WIDE UTILITY AND DRAINAGE EASEMENTS INSIDE THE PERIMETER OF EACH LOT IN THIS SUBDIVISION.
- 9) THIS MINOR SUBDIVISION PLAT SHALL CONFORM TO THE BROOMFIELD MUNICIPAL CODE 16-20-020.
- 10) NO OIL OR GAS WELLS ARE LOCATED WITHIN THIS SUBDIVISION.

PROPERTY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
 LOT 44, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE EAST 30 FEET THEREOF CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO;
 CONTAINING 414,466 SQ. FT. OR 9.515 ACRES +/-
 HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THOMPSON MINOR SUBDIVISION.
 EXECUTED THIS 26th DAY OF April, 2007 A.D.

OWNER / SUBDIVIDER:
 DALE E. THOMPSON
 BY Dale E. Thompson
 ADDRESS: 14625 FEDERAL BOULEVARD
 BROOMFIELD, CO 80020
 STATE OF COLORADO }
 COUNTY OF BROOMFIELD } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF April, 2007 A.D. BY DALE E. THOMPSON.
 WITNESS MY HAND AND OFFICIAL SEAL
Janet A. Manning
 NOTARY PUBLIC
 MY COMMISSION EXPIRES October 4, 2007

CITY AND COUNTY OF BROOMFIELD APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 17th DAY OF May, 2007 A.D.
[Signature]
 DIRECTOR OF COMMUNITY DEVELOPMENT
[Signature]
 CITY AND COUNTY MANAGER

ATTORNEY'S CERTIFICATE:

I, Erich C. Lang 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.
Erich C. Lang May 17, 2007
 NAME DATE
23632
 REGISTRATION NO.

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS THE SURVEYED LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.
Curtis D. Hoos 37971
4-26-2007
 CURTIS D. HOOS, P.L.S. FOR AND ON BEHALF OF AMERICAN WEST LAND SURVEYING CO., A COLORADO CORPORATION

BASIS OF BEARING STATEMENT:

- 1) BASIS OF BEARING: THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENTS NO. 27 AND NO. 30. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS NORTH 56°51'40" WEST, 5073.87 FEET AS MONUMENTED HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-I, 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.
- 3) COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE COORDINATES TO STATE PLANE VALUES = 0.999718397.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

American West Land Surveying Co.
 A Colorado Corporation
 PO Box 129, Brighton, CO 80001 * P 303-656-1532 F 303-656-0575 * amwest123@aol.com

A Resubdivision of Lot 44, Wilcox Subdivision of Section 17,
 Located in the Southwest 1/4 of Section 17,
 Township 1 South, Range 68 West of the 6th P.M.,
 City and County of Broomfield, State of Colorado.

SCALE 1" = 300'	DATE: Dec. 14, 2006	CLIENT: Thompson
DRAWN BY: MRH	CHECKED BY: CDH	JOB NO: AW06-11095
COUNTY COMMENTS	REVISION	DATE
COUNTY COMMENTS		2-28-2007
COUNTY COMMENTS		3-9-2007

Z:\AM\SURVEYS\T - Z\Milcox\THOMSUBP81.prc

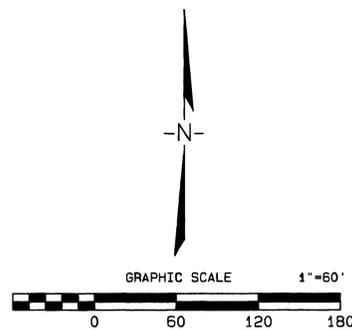


200706207 05/19/2007 02:51p PL
 1 of 2 R 6.00 P 6.00 City&County Broomfield

Thompson Subdivision Filing No. 1 - Minor Subdivision

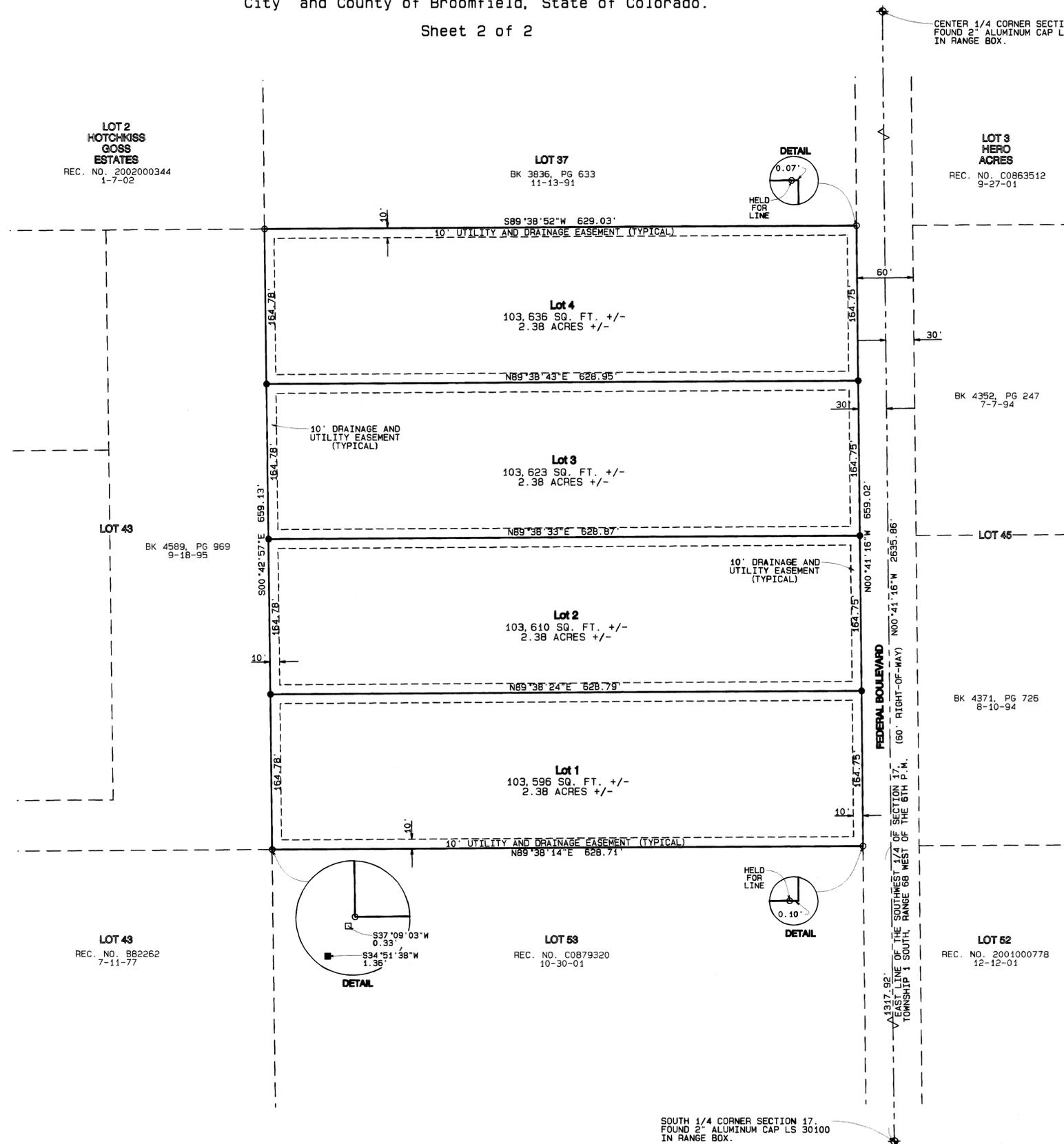
A Resubdivision of Lot 44, Wilcox Subdivision of Section 17,
 Located in the Southwest 1/4 of Section 17,
 Township 1 South, Range 68 West of the 6th P.M.,
 City and County of Broomfield, State of Colorado.

Sheet 2 of 2



LEGEND:

- ⊕ = ALIQUOT MONUMENT USED FOR CONTROL AS NOTED HEREON.
- = FOUND 3/8" REBAR WITH NO CAP.
- = SET 5/8" X 24" REBAR WITH RED PLASTIC CAP LS 37971.
- = FOUND 1/2" REBAR WITH UNREADABLE YELLOW PLASTIC CAP.
- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LS 2730.



CENTER 1/4 CORNER SECTION 17,
 FOUND 2" ALUMINUM CAP LS 30100
 IN RANGE BOX.

SOUTH 1/4 CORNER SECTION 17,
 FOUND 2" ALUMINUM CAP LS 30100
 IN RANGE BOX.



American West
Land Surveying Co.
 A Colorado Corporation
 PO Box 128, Brighton, CO 80901 • P 303-699-1592 F 303-655-0575 • amwest128@aol.com

A Resubdivision of Lot 44, Wilcox Subdivision of Section 17,
 Located in the Southwest 1/4 of Section 17,
 Township 1 South, Range 68 West of the 6th P.M.,
 City and County of Broomfield, State of Colorado.

SCALE 1" = 60'	DATE: Dec. 14, 2006	CLIENT: Thompson
DRAWN BY: MDH	CHECKED BY: CDH	JOB NO: AW06-11095
COUNTY COMMENTS	REVISION	DATE
		2-28-2007
		3-9-2007

200708297 05 18 12:00 02 51 PL
 2 of 2 R 0.00 D 0.00 City&County Broomfield