Recorded 12-3-2008 at Reception No. 2008013786

VISTA POINTE FILING NO. 1 REPLAT A

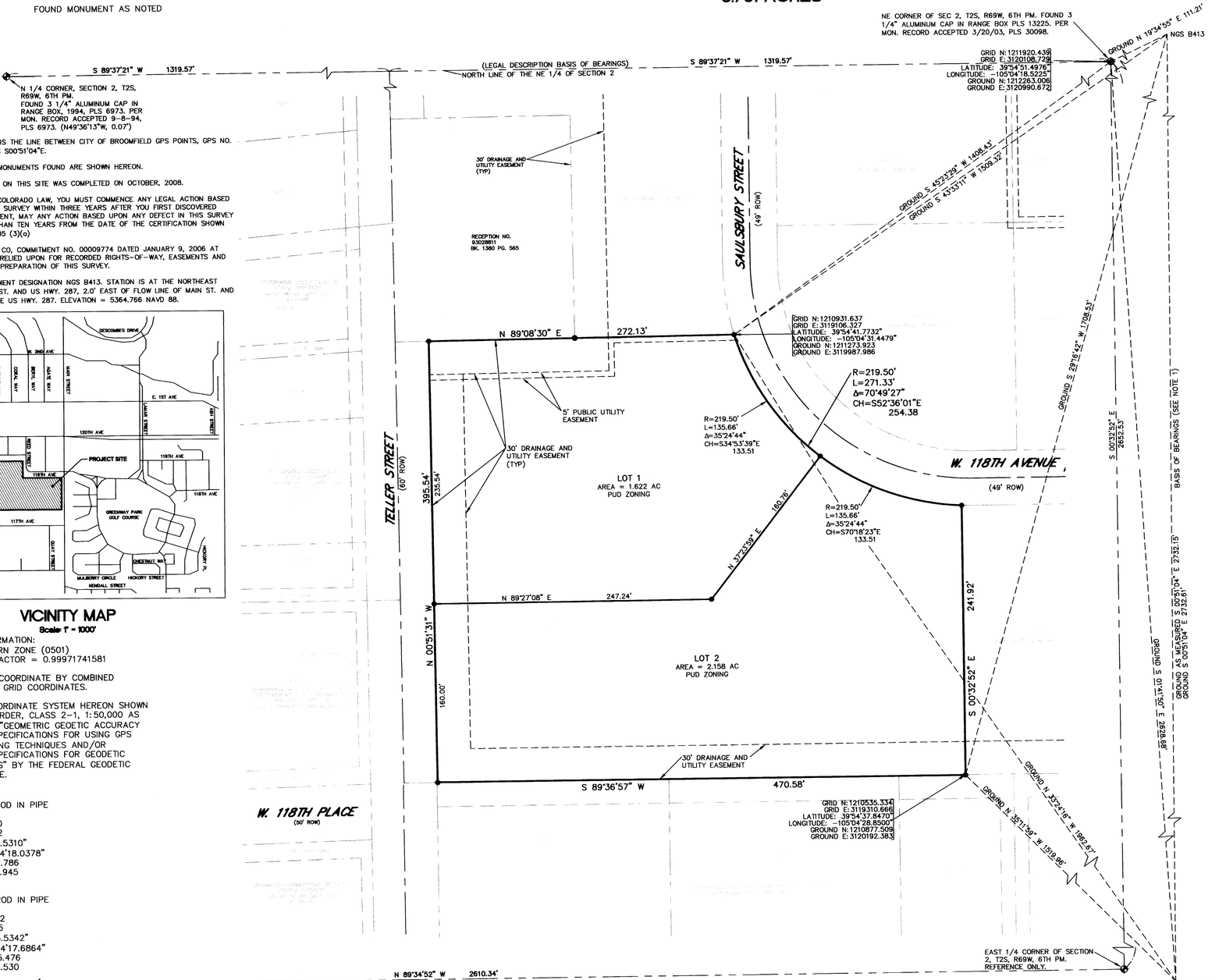
MINOR SUBDIVISION PLAT

A REPLAT OF LOT 11, VISTA POINTE FILING NO. 1 BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, T2S, R69W OF THE 6TH P.M., COUNTY OF BROOMFIELD, STATE OF COLORADO.

3.781 ACRES

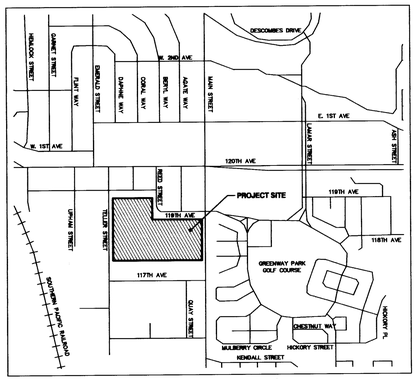
LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302
- FOUND MONUMENT AS NOTED



SURVEY NOTES:

1. THE BASIS OF BEARINGS IS THE LINE BETWEEN CITY OF BROOMFIELD GPS POINTS, GPS NO. 8 AND NGS B413 BEARS S00°51'04"E.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON OCTOBER, 2008.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
5. AMERICAN LIBERTY TITLE CO, COMMITMENT NO. 00009774 DATED JANUARY 9, 2006 AT 8:00 A.M. WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
6. BENCHMARK: NGS MONUMENT DESIGNATION NGS B413. STATION IS AT THE NORTHEAST INTERSECTION OF MAIN ST. AND US HWY. 287, 2.0' EAST OF FLOW LINE OF MAIN ST. AND 36' NORTH OF FLOW LINE US HWY. 287. ELEVATION = 5364.766 NAVD 88.



VICINITY MAP

Scale: 1" = 1000'

STATE PLANE INFORMATION:
COLORADO NORTHERN ZONE (0501)
COMBINED SCALE FACTOR = 0.99971741581

MULTIPLY GROUND COORDINATE BY COMBINED FACTOR TO OBTAIN GRID COORDINATES.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEOETIC 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.

NGS B413
STAINLESS STEEL ROD IN PIPE

GRID N:1212025.190
GRID E:3120145.992
LATITUDE: 39°54'52.5310"
LONGITUDE: -105°04'18.0378"
GROUND N:1212367.786
GROUND E:3121027.945

GPS NO. 8
STAINLESS STEEL ROD IN PIPE

GRID N:1209293.652
GRID E:3120186.565
LATITUDE: 39°54'25.5342"
LONGITUDE: -105°04'17.6864"
GROUND N:1209635.476
GROUND E:3121068.530

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, T2S, R69W OF THE 6TH P.M., COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, VISTA POINTE FILING NO. 1, RECORDED OCTOBER 7, 2008 AT RECEPTION NO. 2008011779 OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINS 3.781 ACRES MORE OF LESS,

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF VISTA POINTE FILING NO. 1, REPLAT A: AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

JIM SCHAFER
ATTORNEY-IN-FACT,
S&S DEVELOPMENT, INC.

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS.
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December, 2008, BY TIM SCHAFER.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: April 27, 2010

[SEAL]

LAURA C. GLODEK
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 04/27/2010

Laura C. Glodek
NOTARY PUBLIC

APPROVAL CERTIFICATES

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS 2nd DAY OF December, 2008

CITY AND COUNTY MANAGER — DATE 12-2-08

COMMUNITY DEVELOPMENT DIRECTOR — DATE 12-2-08

ATTORNEY'S CERTIFICATE:

I, _____, 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.

_____ REGISTRATION NO. 22090 DATE: 12-2-2008

OWNERS CERTIFICATE:

EXECUTED THIS 2nd DAY OF December, 2008

S&S DEVELOPMENT, INC.
NO. 4 GARDEN CENTER, SUITE 200
BROOMFIELD, CO 80020

BY: _____
JIM SCHAFER
ATTORNEY-IN-FACT, S&S DEVELOPMENT, INC.

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS.
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December, 2008, BY TIM SCHAFER.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: April 27, 2010

[SEAL]

LAURA C. GLODEK
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 04/27/2010

Laura C. Glodek
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT OF VISTA POINTE FILING NO. 1 REPLAT A WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC. AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

A. JOHN BURI PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.

A. JOHN BURI — REGISTERED — 24302 — 12-1-08 — LAND SURVEYOR — STATE OF COLORADO

Scale: 1" = 50'
0 25 50 100

FINAL PLAT
VISTA POINTE FILING NO. 1 REPLAT A
MINOR SUBDIVISION PLAT
BROOMFIELD, COLORADO

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by WMK	Date	Scale	Drawing no.	Sheet 1
Drawn by WMK/JAS	10/10/08	1"=50'	05437E-4 LOT 11 REPLAT	of 1
Checked by AJB	Revision	Description	Date	Project no.
	1	CITY COMMENTS	11/19/08	05437E
	2	CITY COMMENTS	11/26/08	

X:\DRAWINGS\2005 PROJECT FOLDERS\05437 - Pierce Business Park\05437E-4 LOT11 REPLAT.dwg, 12/1/2008 9:55:17 AM