

**DEDICATION AND ACKNOWLEDGMENT:**

KNOW ALL PERSONS BY THESE PRESENTS THAT CHINH O. TRIEU AND HUONG T. LUONG, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13, WHISTLEPIG FILING NO. 1  
CITY AND COUNTY OF BROOMFIELD  
STATE OF COLORADO

A.K.A. 1777 WHISTLEPIG LANE, BROOMFIELD, CO 80020

CONTAINING 356,370 SQUARE FEET OR 8.18 ACRES MORE OR LESS

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WHISTLEPIG FILING NO. 1, REPLAT A, AND BY THESE PRESENTS 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

**OWNERS:**

CHINH O. TRIEU & HUONG T. LUONG  
1777 WHISTLEPIG LANE  
BROOMFIELD, CO 80020

BY: CHINH O. TRIEU

BY: HUONG T. LUONG

**NOTARY**

COUNTY OF Broomfield

STATE OF Colorado

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 2014 A.D. by CHINH O. TRIEU and HUONG T. LUONG.

WITNESS my hand and official seal. *Kirsten Gunderson*  
NOTARY PUBLIC

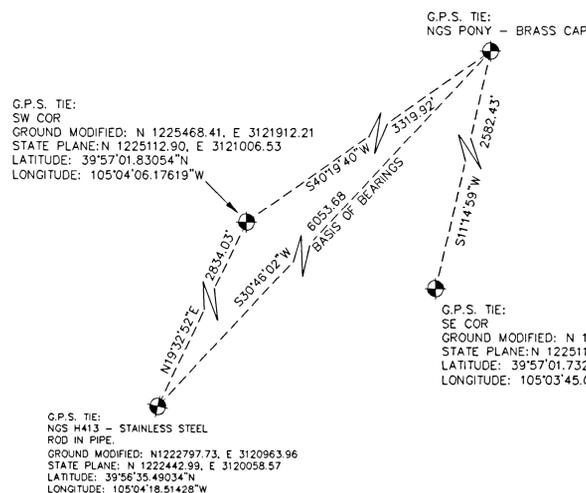
**KIRSTEN GUNDERSON**  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires: 2-6-2018

**NOTES:**

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON A LINE BETWEEN TWO BROOMFIELD GPS CONTROL MONUMENTS, NGS "PONY" AND NGS "H413". THE BEARING BETWEEN THE SAID MONUMENTS IS S 30°46'02" W, MONUMENTED AS SHOWN.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME IN REGARDS TO OWNERSHIP OR EASEMENTS OF RECORD. I RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. K70371591, DATED 4-3-2013 FOR THOSE ITEMS.
3. DISTANCES ON THIS SUBDIVISION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ALL EASEMENTS NOTED ARE FROM THE ORIGINAL PLAT OF "WHISTLEPIG FILING NO. 1", EXCEPT AS NOTED.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

# WHISTLEPIG FILING NO. 1, REPLAT A

MINOR SUBDIVISION PLAT  
BEING A RE-SUBDIVISION OF LOT 13, WHISTLEPIG FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 24  
T. 1 S., R. 69 W. OF THE 6TH P.M.  
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

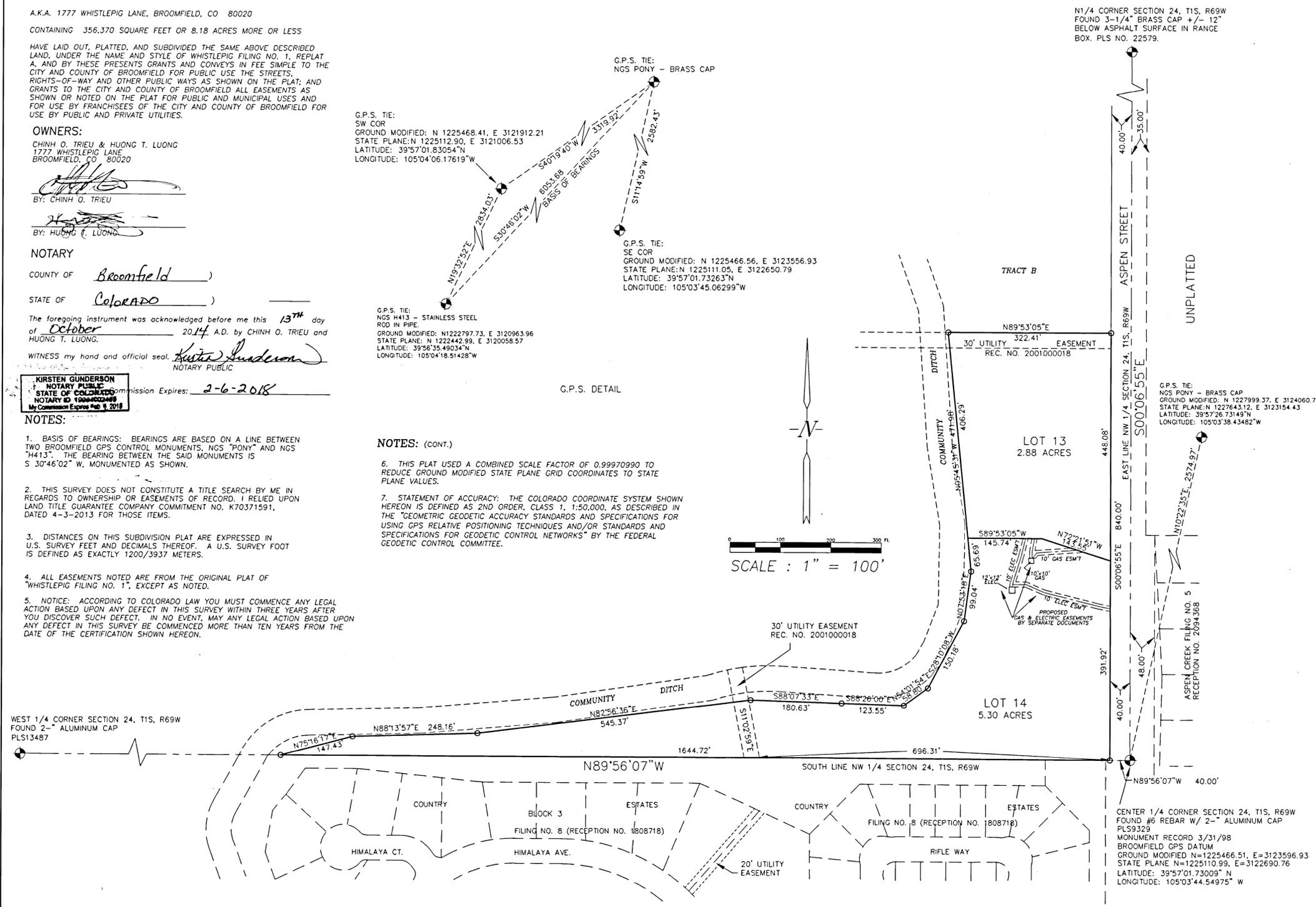


G.P.S. DETAIL

**NOTES: (CONT.)**

6. THIS PLAT USED A COMBINED SCALE FACTOR OF 0.99970990 TO REDUCE GROUND MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES.
7. STATEMENT OF ACCURACY: THE COLORADO COORDINATE SYSTEM SHOWN HEREON 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.

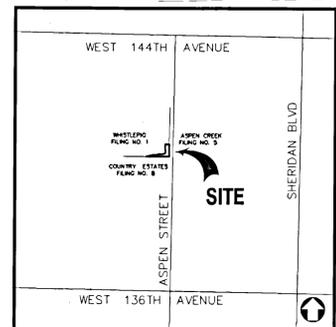
SCALE : 1" = 100'



**LEGEND:**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FND #4 REBAR & 1" PLASTIC CAP #27258

2014010895 PL 11/07/2014 11:24 AM  
Page: 1 of 1 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield



VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE:**

I, EDGAR B. JENNINGS A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS 12<sup>th</sup> DAY OF August 2013.



**ATTORNEY'S CERTIFICATE:**

I, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND AND THAT PARTIES EXCLUDING THE DEDICATION OF STREETS, EASEMENTS, PARCELS OF LAND AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD ARE THE OWNERS THEREOF IN FEE SIMPLE AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH HEREIN.

SO SHOWN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

ATTORNEY AT LAW \_\_\_\_\_

**APPROVAL:**

CITY AND COUNTY OF BROOMFIELD  
ONE DESCOMBES DRIVE  
BROOMFIELD, CO 80020

*Algh*  
CITY AND COUNTY MANAGER DATE  
*David Shuman*  
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

CENTER 1/4 CORNER SECTION 24, T1S, R69W  
FOUND #6 REBAR W/ 2" ALUMINUM CAP  
PLS9329  
MONUMENT RECORD 3/31/98  
BROOMFIELD GPS DATUM  
GROUND MODIFIED N=1225466.51, E=3123596.93  
STATE PLANE N=1225110.99, E=3122690.76  
LATITUDE: 39°57'01.73009" N  
LONGITUDE: 105°03'44.54975" W

DRAWING NUMBER  
1 of 1

DRAWING NUMBER  
Minor Subdivision

DRAWING NUMBER  
Whistlepig Filing No. 1 Replat A

DRAWING NUMBER  
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