

# HIGHLANDS FILING No. 1 FINAL PLAT

SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 33, T1N,  
R6E W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
145.48 ACRES  
SHEET 1 OF 4

**LAND USE REVIEW COMMISSION CERTIFICATE:**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 23<sup>rd</sup> DAY OF July, A.D. 2008.

*J. Stohs* CHAIRMAN  
*Frank Pappano* SECRETARY

**BROOMFIELD CITY COUNCIL CERTIFICATE:**

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 24<sup>th</sup> DAY OF February, A.D. 2008.

*[Signature]* MAYOR  
*Judith A. Keiser* CLERK, Deputy

**ATTORNEY'S CERTIFICATE:**

I, *Jeffrey R. Young*, as Counsel for Land Title Guarantee Company, a Colorado Corporation and acting on its behalf, 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.  
\*except as set forth in Land Title Guarantee's title commitment # AB770040746

*Jeffrey R. Young* REGISTRATION NO. 25705 DATE: 4/15/08

**ACKNOWLEDGMENT:**

STATE OF COLORADO }  
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Jeffrey R. Young* Counsel for Land Title Guarantee Company THIS 3<sup>rd</sup> DAY OF April, 2008.

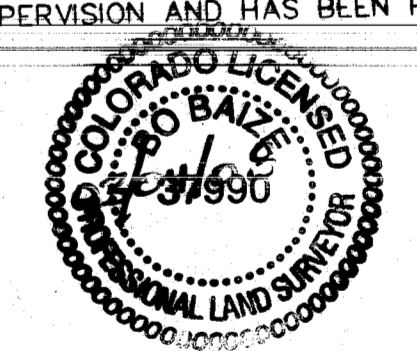
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 8-23-09

*Rebecca J. Hammer* NOTARY PUBLIC  
REBECCA J. HAMMER  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Aug. 23, 2009

**SURVEYOR'S CERTIFICATE:**

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, BO BAIZE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "HIGHLANDS FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

*Bo Baize*  
BO BAIZE  
LICENSED PROFESSIONAL LAND SURVEYOR  
PLS NO. 37990



**LEGAL DESCRIPTION & DEDICATION:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE OR OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S89°19'38"W, 30.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°19'38"W, 2,481.20 FEET ALONG THE SAID NORTH LINE; THENCE S01°19'25"E, 2,572.43 FEET ALONG THE EASTERLY LINE OF A PARCE L DESCRIBED IN A QUIET TITLE DECREE RECORDED 05/09/1991 AT RECEPTION NO. 22495 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 7 THE FOLLOWING THREE COURSES:

- 1) N89°33'19"E, 377.01 FEET;
- 2) N89°36'41"E, 2,009.08 FEET;
- 3) N44°38'45"E, 70.75 FEET;

THENCE N00°19'11"W, 2,534.02 FEET ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 7, BEING A LINE PARALLEL WITH AND 30.00 FEET WEST OF EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33 TO THE POINT OF BEGINNING;

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "HIGHLANDS FILING NO. 1"; AND BY THESE PRESENTS, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE TRACTS B, C & D, THE STREETS AND 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 UTILITIES.

EXECUTED THIS 11 DAY OF MARCH, A.D. 2008

EDWARDS BARNHARDT FAMILY PARTNERSHIP, LLLP

*Steph Lloyd*

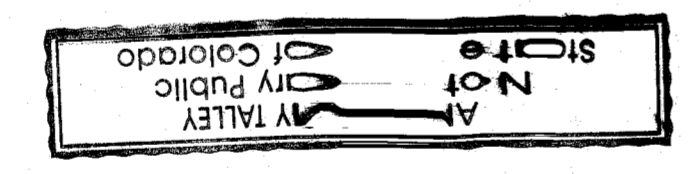
**ACKNOWLEDGMENT:**

STATE OF COLORADO }  
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Steph Lloyd* THIS 11 DAY OF March, 2008.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 4/22/11

*Amy Talley* NOTARY PUBLIC



VISTA HIGHLANDS, LLC

*Bo Baize*

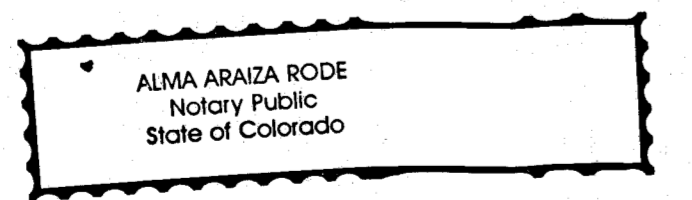
**ACKNOWLEDGMENT:**

STATE OF COLORADO }  
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Bo Baize* THIS 14<sup>th</sup> DAY OF March, 2008.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 6-21-2009

*Alma Araiza Rode* NOTARY PUBLIC



VICINITY MAP

**NOTES:**

1. NOTICE: 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 MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. EXISTING EASEMENT INFORMATION BASED ON A TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABB70040176.1-7 WITH AN EFFECTIVE DATE OF 02/08/2007.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) PER FIRM MAP NUMBER 0802660970D WITH A REVISION DATE OF 09/28/1990.
4. BASIS OF BEARINGS: SEE SHEET 2.
5. THE OWNER OF TRACT A SHALL NOT PLAT ANY PROPERTY LINES, CONSTRUCT ANY PERMANENT OR TEMPORARY STRUCTURE OR AND OTHER IMPROVEMENTS WITHIN WELL SETBACKS SHOWN.
6. TRACT A WILL BE OWNED AND MAINTAINED BY VISTA HIGHLANDS COMMUNITY OR COMMERCIAL ASSOCIATION.
7. TRACTS B, C & D ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR OWNERSHIP AND MAINTENANCE.
8. BOUNDARY CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS, LS 37990, UNLESS OTHERWISE NOTED.

OWNER / DEVELOPER: VISTA HIGHLANDS, LLC  
7887 BELLEVIEW AVE  
SUITE 825  
ENGLEWOOD, CO 80111

ENGINEER / SURVEYOR: HURST & ASSOCIATES, INC  
4999 PEARL EAST CIRCLE  
SUITE 106  
BOULDER, COLORADO 80301

PLANNER: NUSZER KOPATZ URBAN DESIGN ASSOC.  
1117 CHEROKEE STREET  
DENVER, CO. 80204

**HIGHLANDS FILING NO. 1  
FINAL PLAT  
COVER SHEET**

SCALE HOR. N/A  
VERT. N/A

DESIGN/APPR. BO  
DRAWN BY RH  
DATE 02/21/08  
FILE G:\22991\SURVEY\FINAL\01-991-FP-CV

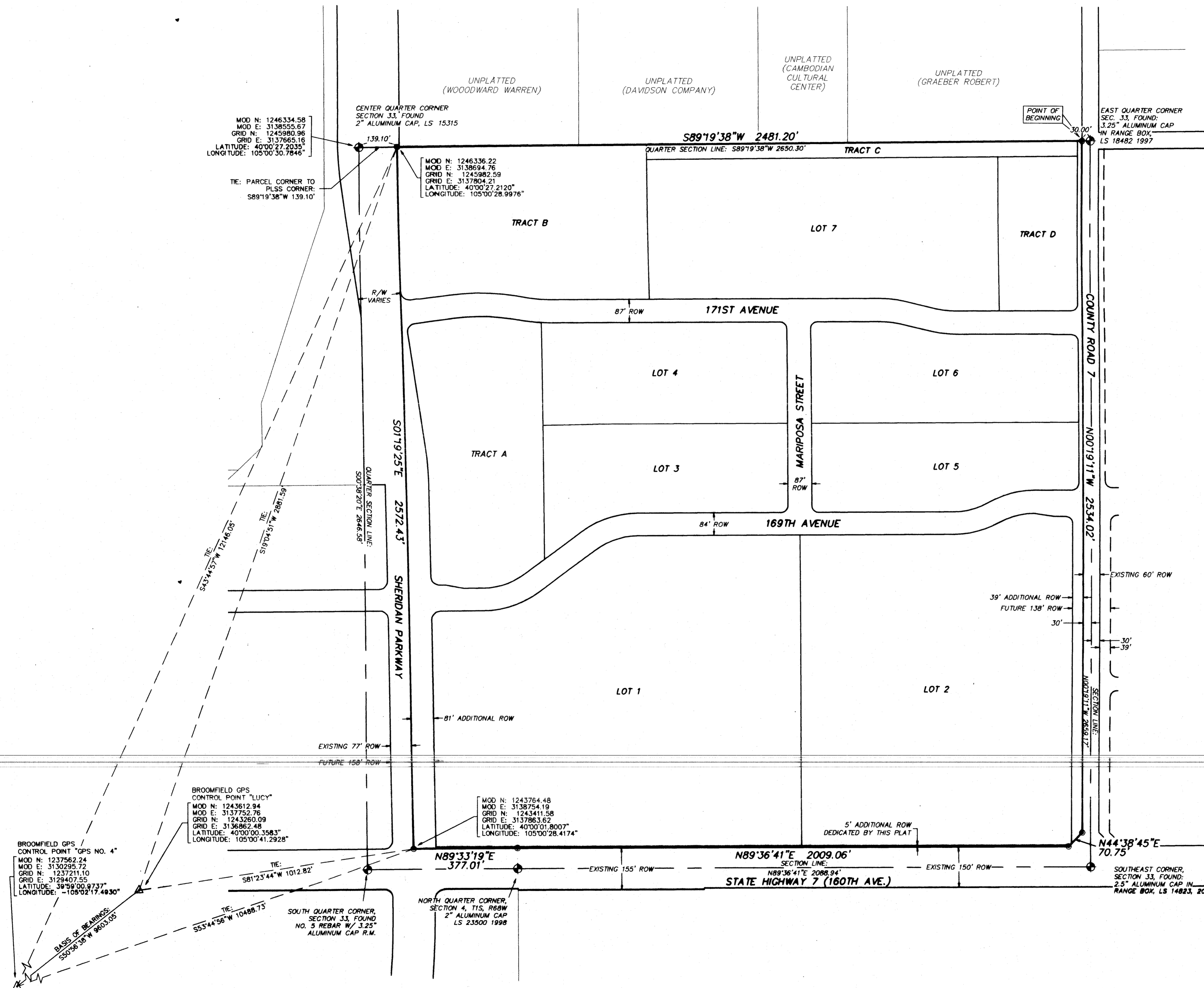
HURST & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
4999 Pearl East Circle, Suite 106  
Boulder, Colorado 80501 (303) 440-9105

SHEET 1 OF 4

# HIGHLANDS FILING No. 1

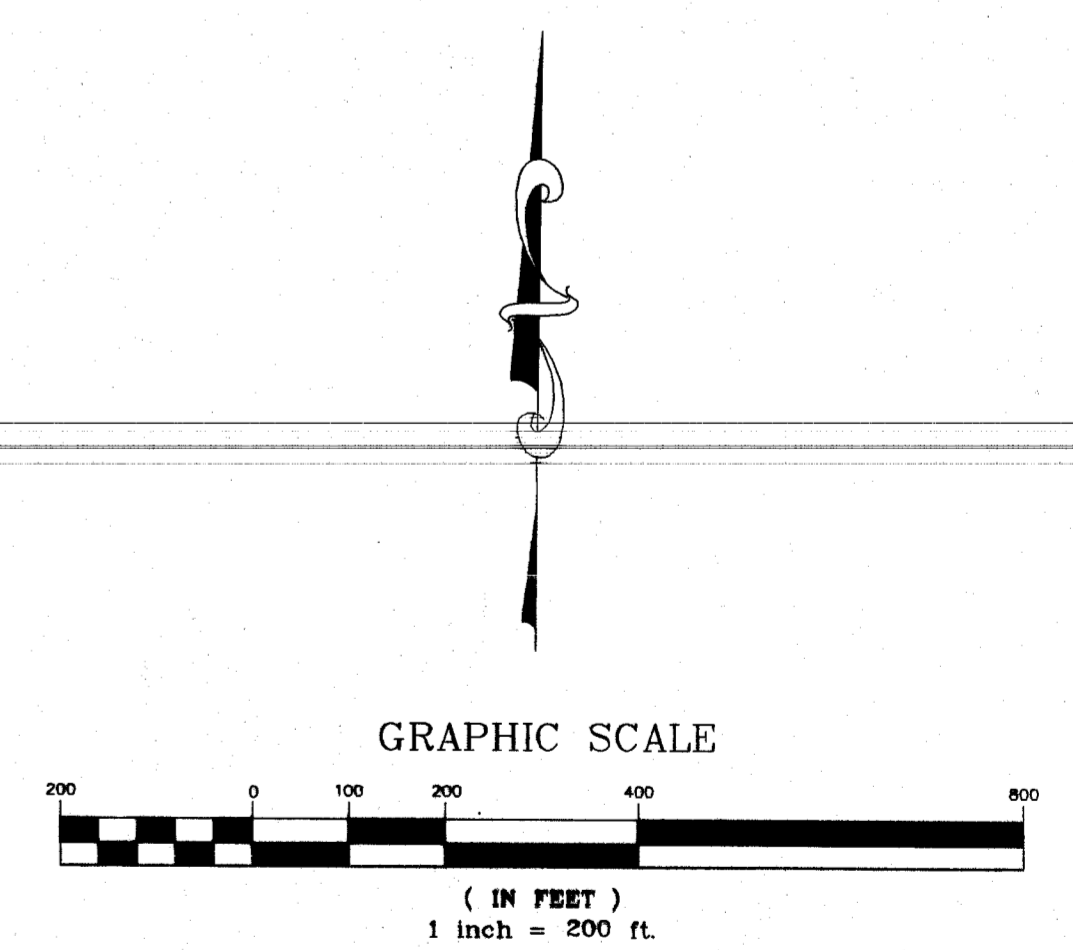
## FINAL PLAT

### SHEET 2 OF 4



**NOTES:**

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (S01) (NAD 83/92). THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "LUCY" AND "GPS NO. 4" SHOWN HEREON IS  $S50^{\circ}56'38''W$ , 9603.05 FEET. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999719297.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C, CLASS 2-1, 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.
3. ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS.
4. ALL PROPERTY CORNERS ARE MONUMENTED BY #4 REBAR WITH 1 INCH PLASTIC CAPS, LS 15315.
5. "GRID" = STATE PLANE GRID  
"MOD" = MODIFIED STATE PLANE GRID



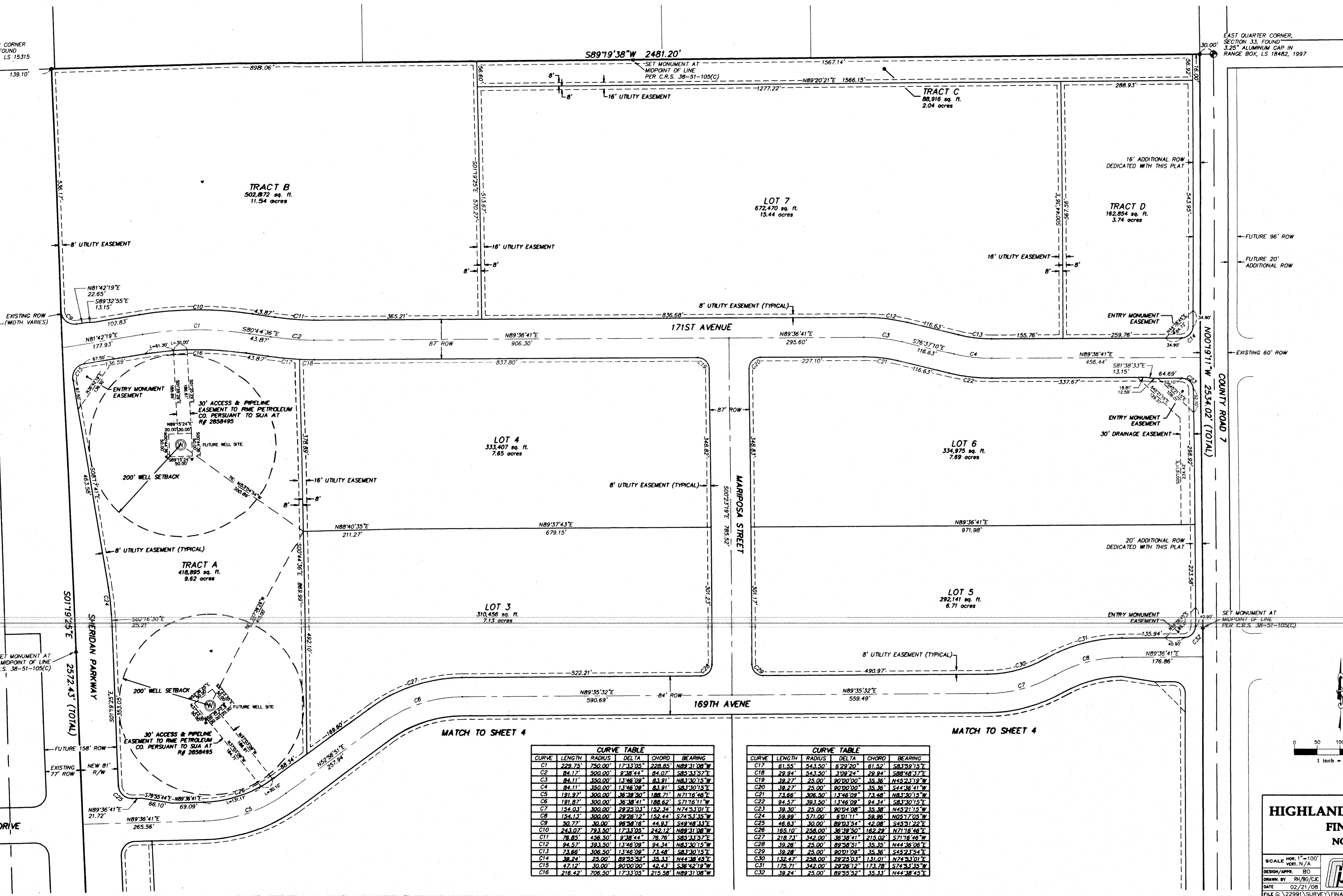
**HIGHLANDS FILING NO. 1**  
**FINAL PLAT**  
**OVERALL**

SCALE: HOR. 1" = 200' VERT. N/A	<b>HURST &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80501 (303) 449-9106
DESIGN/APPR. BO	
DRAWN BY: RH/BO/CJC	
DATE: 02/21/08	
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# HIGHLANDS FILING No. 1

## FINAL PLAT

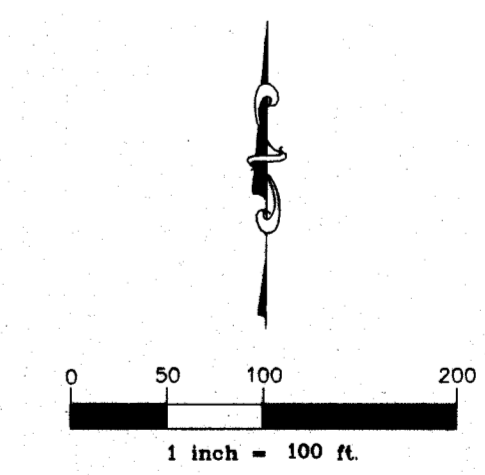
### SHEET 3 OF 4



EAST QUARTER CORNER, SECTION 33, FOUND 3.25" ALUMINUM CAP IN RANGE BOX, LS 18482, 1997

COUNTY ROAD 7

SET MONUMENT AT MIDPOINT OF LINE PER C.R.S. 38-51-105(C)



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	229.75	750.00	173.3105	228.85	N89°31'08"W
C2	84.17	500.00	93.8444	84.07	S85°33'52"E
C3	84.11	350.00	134.6298	83.81	N61°30'15"W
C4	84.11	350.00	134.6298	83.81	S61°30'15"W
C5	191.87	300.00	36.38367	188.71	N71°18'46"E
C6	191.87	300.00	36.38411	188.62	S71°18'46"W
C7	154.03	300.00	29.25101	152.34	N74°53'01"E
C8	154.03	300.00	29.2512	152.44	S74°53'01"W
C9	50.77	30.00	86.2818	44.93	S49°48'33"E
C10	245.07	750.00	173.3105	244.12	N89°31'08"W
C11	78.82	450.00	93.8444	78.76	S85°33'52"E
C12	84.57	383.50	134.6298	84.34	N61°30'15"W
C13	73.66	306.50	134.6298	73.48	S61°30'15"W
C14	39.24	25.00	89°55'52"	39.33	N44°38'45"E
C15	47.12	30.00	89°55'52"	47.43	S44°38'45"W
C16	216.42	706.50	173.3105	215.56	N89°31'08"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	61.55	543.50	62°20'0"	61.52	S81°52'15"E
C18	29.84	543.50	109°24'0"	29.84	S88°48'17"E
C19	39.27	25.00	90°00'0"	39.36	N44°36'41"W
C20	39.27	25.00	90°00'0"	39.36	S44°36'41"W
C21	24.86	306.50	134.6298	24.69	N61°30'15"W
C22	24.86	306.50	134.6298	24.69	S61°30'15"W
C23	39.30	25.00	90°00'0"	39.38	N44°36'15"W
C24	58.99	571.00	60°11'1"	58.86	N65°17'05"W
C25	46.63	30.00	89°55'52"	46.68	S44°37'22"E
C26	165.10	450.00	36.38367	162.22	N71°18'46"E
C27	218.74	342.00	36°18'41"	215.02	S71°18'46"W
C28	39.28	25.00	89°58'51"	39.35	N44°36'06"E
C29	39.28	25.00	90°01'00"	39.36	S44°36'15"E
C30	132.47	258.00	29°43'01"	131.07	N74°31'07"E
C31	176.71	342.00	29°28'17"	173.78	S74°31'07"W
C32	39.24	25.00	89°55'52"	39.33	N44°38'45"E

**HIGHLANDS FILING NO. 1**  
**FINAL PLAT**  
**NORTH SIDE**

SCALE: HOR. 1" = 100'  
VERT. 1/4" = 100'

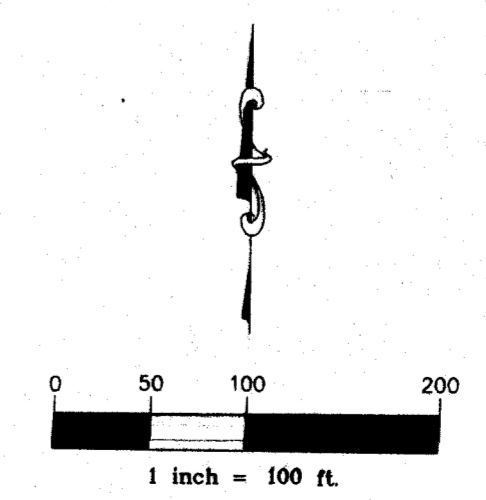
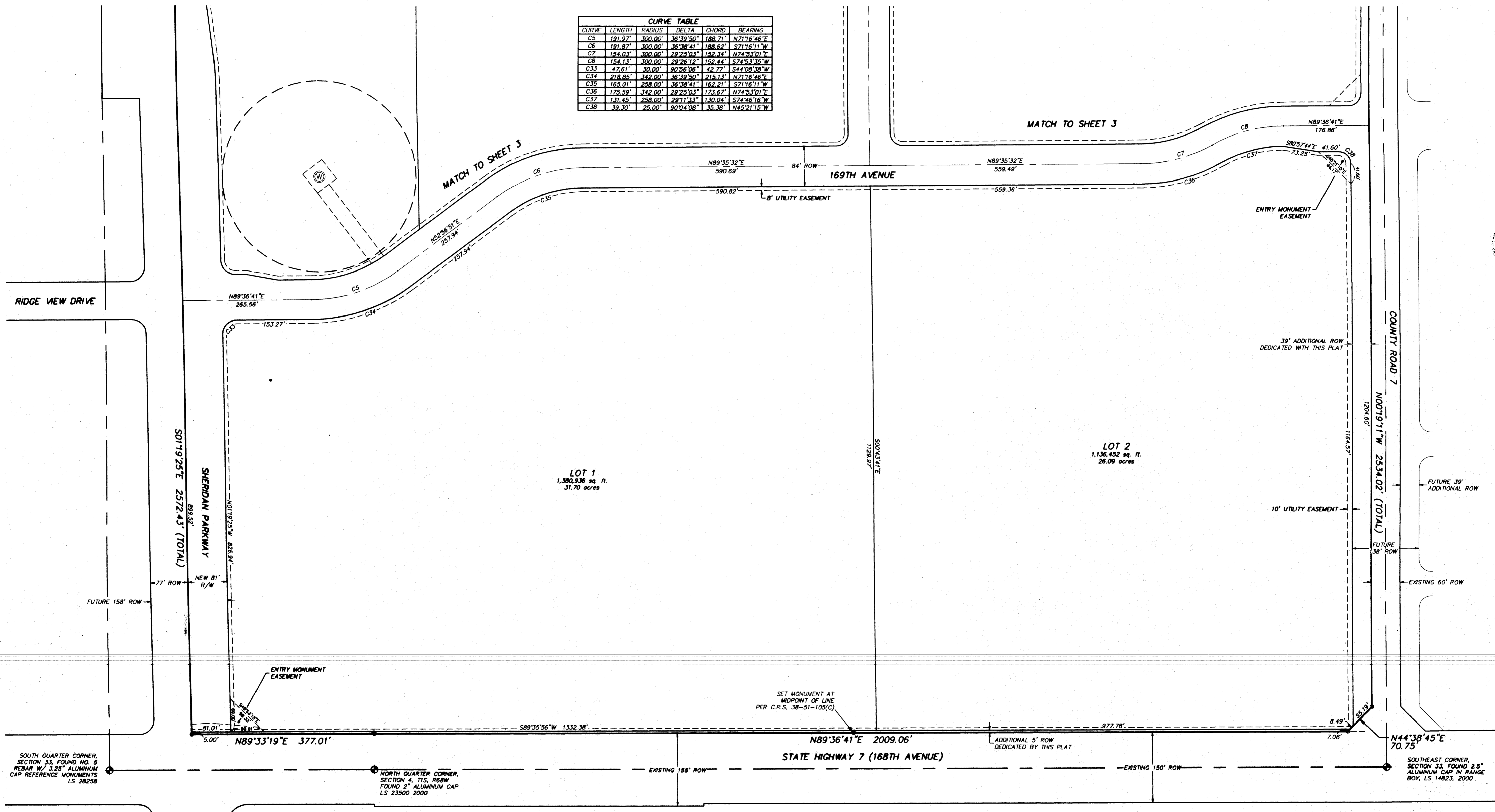
DESIGN/APPR. BO  
DRAWN BY RH/BO/C.C.  
DATE 02/21/08

**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
4800 Pearl East Circle, Suite 106  
Denver, Colorado 80202 (303) 449-9166

FILE G:\22991\SURVE\FINAL\03-991-FP2 SHEET 3 OF 4

# HIGHLANDS FILING No. 1 FINAL PLAT SHEET 4 OF 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	191.87'	300.00'	36.39°50'	188.71'	N71°16'46"E
C6	191.87'	300.00'	36.39°41'	188.62'	S71°16'11"W
C7	124.03'	300.00'	29.29°03'	102.34'	N74°53'01"E
C8	154.13'	300.00'	29.29°12'	102.44'	S74°53'15"W
C33	47.61'	30.00'	90°56'06"	42.77'	S44°08'38"W
C34	218.85'	342.00'	36.39°50'	215.13'	N71°16'46"E
C35	165.01'	258.00'	36.39°41'	162.21'	S71°16'11"W
C36	175.59'	342.00'	29.29°03'	173.67'	N74°53'01"E
C37	131.45'	258.00'	29°11'33"	130.04'	S74°46'16"W
C38	39.30'	25.00'	90°04'08"	35.38'	N45°21'15"W



**HIGHLANDS FILING NO. 1  
FINAL PLAT  
SOUTH SIDE**

SCALE: HOR. 1" = 100'  
VERT. N/A

DESIGN/APPR. BO  
DRAWN BY RH/BO/CJC  
DATE 02/21/08

**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
4900 Pearl East Circle, Suite 100  
Boulder, Colorado 80504 (303) 440-9100

FILE G:\22891\SURVEY\FINAL\04-891-FP3 SHEET 4 OF 4