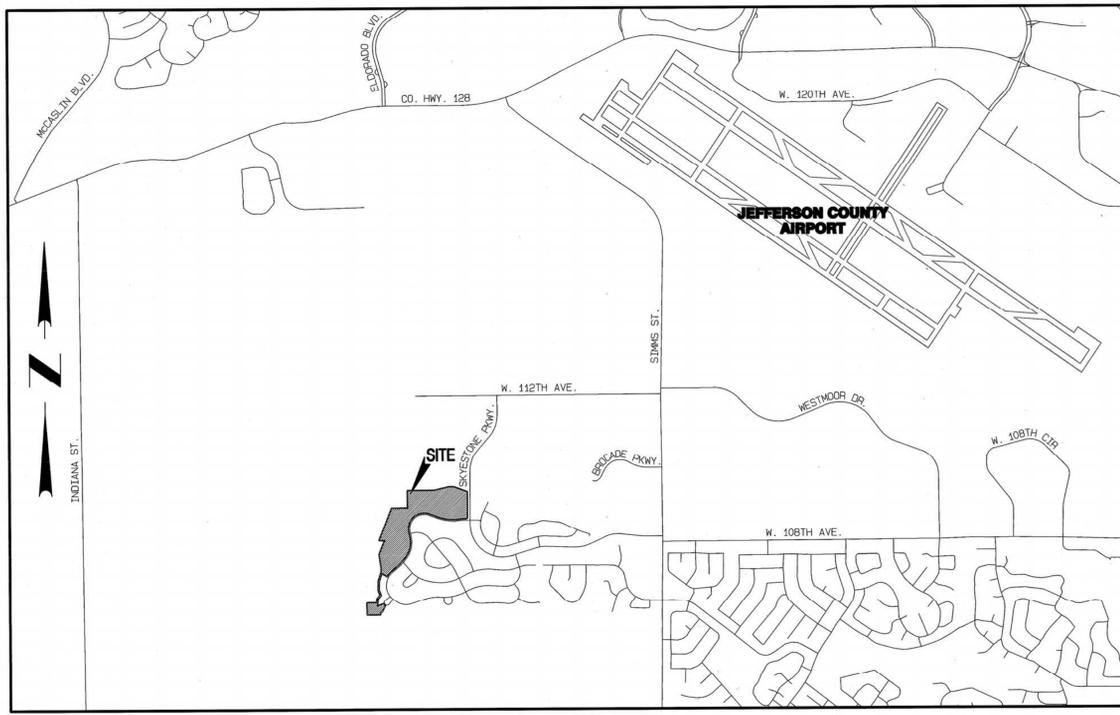


GREAT WESTERN PARK FILING NO.4 REPLAT H, FINAL PLAT (SKYESTONE)

SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2
 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

GENERAL NOTES

1. THERE ARE 86 LOTS AND 7 TRACTS WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT H.
2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. 11 AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.
3. 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 CERTIFICATION SHOWN HEREON.
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1 ORDER, CLASS C, 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.
5. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.99970680. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
6. ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
7. PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212
8. TRACTS "A2", "A3", "B", "F", "G", "CC", "RR", AND "TT" ARE FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. TRACT "SS" IS FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED BY THE CITY AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC., NOR GOODWIN AND MARSHALL, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. AND GOODWIN AND MARSHALL, INC. RELIED UPON TITLE COMMITMENT NO. NCS-492495-CO EFFECTIVE JUNE 9, 2011 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, EASEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
12. EIGHT (8) AND SIX (6) FOOT WIDE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS IN THIS SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
13. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
14. TRAILS AND SIDEWALKS SHOWN ON THE SITE DEVELOPMENT PLAN OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL HAVE A PUBLIC ACCESS EASEMENT EXTENDING 2-FOOT BEYOND THE TRAIL/SIDEWALK.



VICINITY MAP
NTS

TRACT SUMMARY TABLE

TRACT / OUTLOT	OWNERSHIP (CITY OR PRIVATE)	SQ. FT.	ACRES	DESCRIPTION / ALLOCATION (ACRES)				RESPONSIBLE FOR MAINTENANCE	
				PARKS	OPEN SPACE / FLOODPLAIN	OPEN LANDS	OPEN LANDS / DRAINAGE	CITY	PRIVATE
A2	PRIVATE	201072	4.616			X			X
A3	PRIVATE	64884	1.490			X			X
B	PRIVATE	22248	0.511			X			X
F	PRIVATE	40641	1.117			X			X
G	PRIVATE	2824	0.065			X			X
CC	PRIVATE	66267	1.590			X			X
RR	PRIVATE	5646	0.130			X			X
SS	CITY	20376	0.468	X					X
TT	PRIVATE	9980	0.227			X			X

LEGEND	
●	SET NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 33204"
◆	FOUND CONTROL POINT AS NOTED
●	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
▲	FOUND YELLOW PLASTIC CAP STAMPED "R NOBBE PLS 23899"
□	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "289329 RMC"
■	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 9652 ESC"
○	FOUND NO. 4 REBAR
△	FOUND NO. 5 REBAR
A.E., D.E., U.E.	ACCESS EASEMENT, DRAINAGE EASEMENT, UTILITY EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORD PLAT OF GREAT WESTERN PARK FILING NO. 4, REC. NO. 200904077

OWNER / DEVELOPER:
taylor morrison
 Homes Inspired By You
 1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 796-3600

SURVEY BY:
AZTEC CONSULTANTS, INC.
 300 E. Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS AS FOLLOWS:
 TAYLOR MORRISON OF COLORADO, INC. BEING THE OWNER OF LOTS 1 AND 2 OF BLOCK 2, AND TRACT CC OF GREAT WESTERN PARK - FILING NO. 4, REPLAT C AS RECORDED IN RECEPTION NO. 2013004766 AND LOTS 1-22 OF BLOCK 3, LOTS 1-16 OF BLOCK 4, AND TRACTS A2, A3, B, F, AND G OF GREAT WESTERN PARK - FILING NO. 4 AS RECORDED IN RECEPTION NO. 200904077 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 CONTAINING AN AREA OF 24.403 ACRES, (1,063,003 SQUARE FEET), MORE OR LESS.
 HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "GREAT WESTERN PARK FILING NO. 4 REPLAT H" 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.

OWNER'S CERTIFICATE

TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION
 BY: *G. Thomas Hennessy*
 G. THOMAS HENNESSY, PRESIDENT
 STATE OF COLORADO)
)
 COUNTY OF ARAPAHOE)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September, 2016 BY G. THOMAS HENNESSY, PRESIDENT OF TAYLOR MORRISON OF COLORADO INC., A COLORADO CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL.

Dan W. Goffinet
 NOTARY PUBLIC - STATE OF COLORADO
 Notary Identification #0119418596
 My Commission Expires 9/11/2019

ATTORNEY'S CERTIFICATE

I, *Scott A. Ross*, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.
 20966
 ATTORNEY REGISTRATION NO. *Scott A. Ross*
 LICENSED ATTORNEY FOR APPLICANT

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ON THIS 23rd DAY OF August, 2016.
Travis *Julius Kegereis*
 MAYOR CITY CLERK, DEPUTY
 COLORADO LICENSED NOTARY PUBLIC SEAL

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 13th DAY OF June, 2016.
Thomas & Hilma *Kevin*
 CHAIRMAN SECRETARY

SURVEYOR'S CERTIFICATE

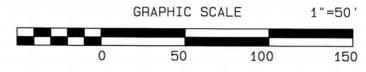
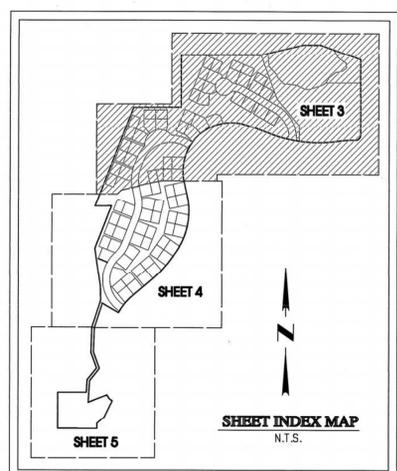
I, DALE C. RUSH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.
 BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. 11 AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.
 I ATTEST THE ABOVE ON THIS 23rd DAY OF AUGUST, 2016.

DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. No. 33204
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
Dale C. Rush
 COLORADO LICENSED SURVEYOR SEAL

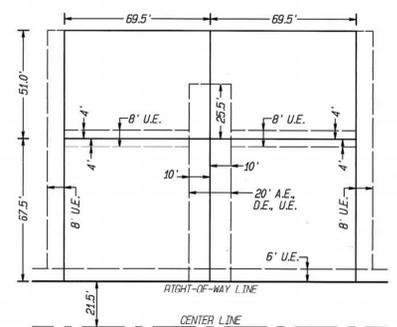
PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 8400 EAST PRENTICE AVENUE, SUITE 1500
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 459-4861

GREAT WESTERN PARK FILING NO.4 REPLAT H, FINAL PLAT (SKYESTONE)

SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 2
 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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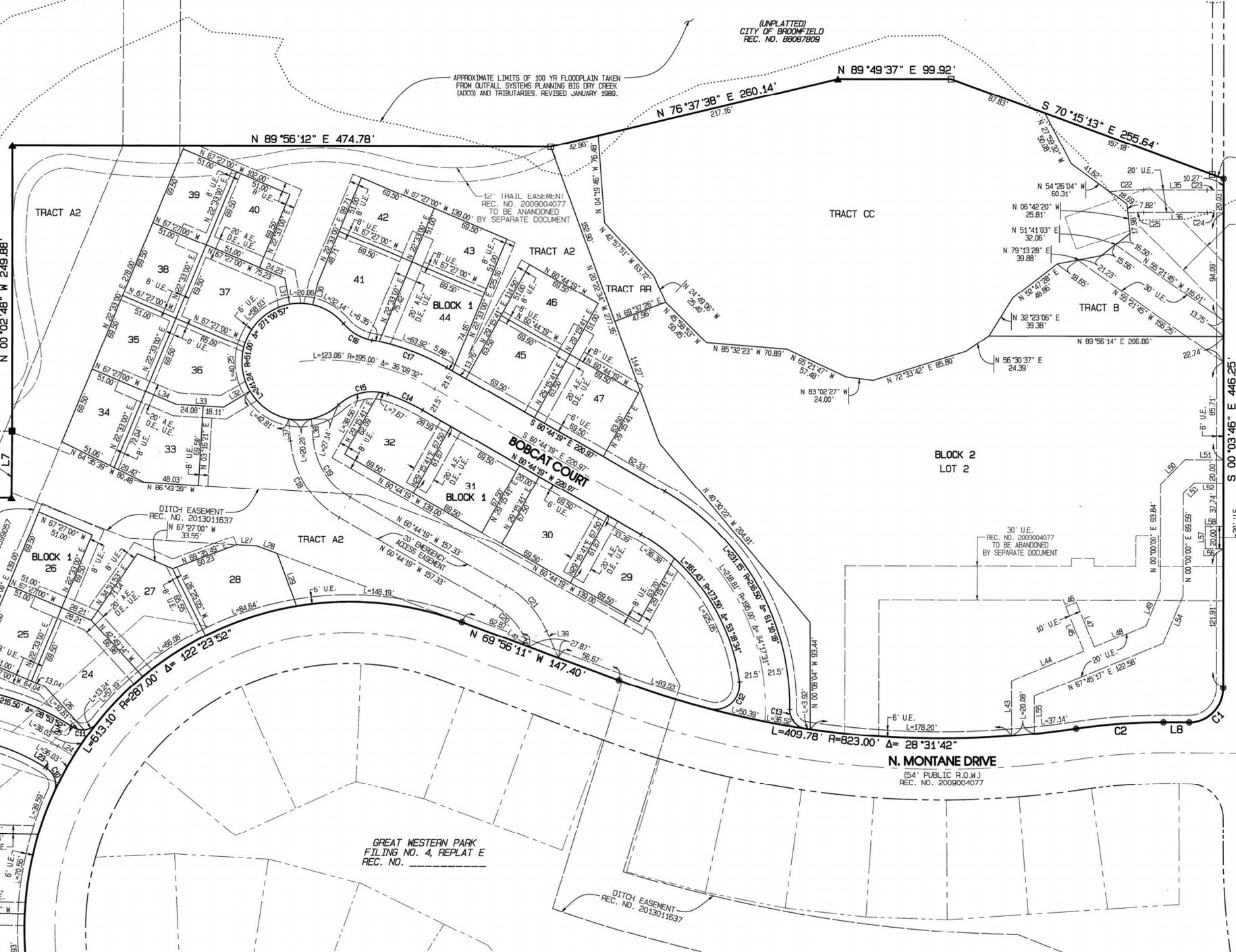


NOTE: SEE SHEET 5 FOR
 LINE AND CURVE TABLES



TYPICAL LOT BASEMENT DETAIL
 N.T.S.

PIPELINE EASEMENT
 REC. NO. F0654158



OWNER / DEVELOPER:
**taylor
 morrison**

Homes Inspired By You
 1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 798-3500

SURVEY BY:
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PREPARED BY:
**GOODWIN &
 MARSHALL**
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 8400 EAST PRENTICE AVENUE, SUITE 1500
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 459-4861



CITY AND COUNTY OF BROOMFIELD, COLORADO
 PLAT NO. 2009004077
 RECORDED IN THE PUBLIC RECORDS OF BROOMFIELD COUNTY, COLORADO
 ON 02/06/2017 AT 10:44 AM
 BY: [Signature]
 COUNTY CLERK
 300 E. Mineral Ave., Suite 1, Littleton, CO 80122
 (303) 713-1898
 www.broomfield.gov

