2017009176 PL 07/26/2017 10:29 AM
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City and County of Broomfield

WATERFRONT EAST FILING NO. 1
MINOR SUBDIVISION

PART OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE EAST 1/2 OF SECTION 25, A DISTANCE OF 2048.75 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 25; THENCE NORTH 83° EAST A DISTANCE OF 270 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 82°08'03" EAST ALONG THE SAME LINE, A DISTANCE OF 113 FEET;
THENCE NORTH 7°08'03" WEST A DISTANCE OF 200 FEET;
THENCE SOUTH 82°08'03" WEST A DISTANCE OF 113 FEET; THENCE SOUTH 7°08'03" EAST A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING,

AND THE NORTHERLY 10 FEET OF THE FOLLOWING: LOT 1 AND THE EASTERLY 30 FEET OF LOT 2, ALL IN BLOCK 1, NORTHMOOR ESTATES SECOND FILING, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BROOMFIELD, STATE OF COLORADO.

NOTE: HISTORIC DEED HAS BEEN ROTATED 00°08'03" COUNTERCLOCKWISE TO MATCH ADJACENT PLATS.

CONTAINING 23,627 SQUARE FEET (0.542 ACRES) MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "WATERFRONT EAST MINOR SUBDIVISION", AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE 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 FRANCHISES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THE 12th DAY OF July A.D. 2017.

OWNER:

COLORADO RENOVATION LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO LOT 1

Linda Ruff
BY: Linda Ruff
Manager
AS: manager

ACKNOWLEDGEMENT:

STATE OF Colorado }
COUNTY OF Broomfield } S.S.

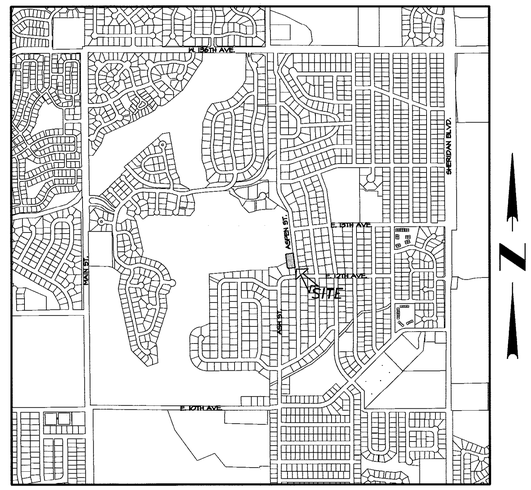
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Linda Ruff
AS Manager OF COLORADO RENOVATION LLC, A COLORADO LIMITED LIABILITY COMPANY,
THIS 12th DAY OF July, 2018.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 2/6/2018

Kirsten Gunderson
NOTARY PUBLIC

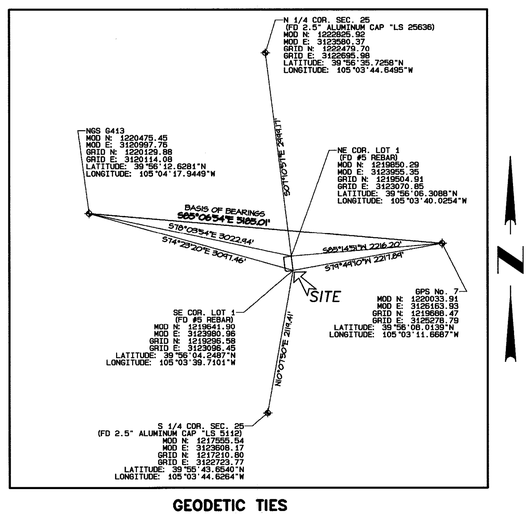
KIRSTEN GUNDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984002465
My Commission Expires Feb. 6, 2018

NOTES:

1. THERE IS ONE (1) LOT WITHIN THE WATERFRONT EAST SUBDIVISION.
2. BEARINGS ARE BASED UPON THE CONSIDERATION THE GRID DISTANCE BEARING BETWEEN BROOMFIELD CONTROL POINT "NGS G413" AND CONTROL POINT "GPS NO. 7", BEARS S85°06'54"E, A DISTANCE OF 5185.01'.
3. PROJECT BENCHMARK: BROOMFIELD CONTROL POINT "GPS NO. 7" HAVING AN UNPUBLISHED ELEVATION OF 5336.150 FEET, NAVD 88 DATUM.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO INC. TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 2370333 WITH AN EFFECTIVE DATE OF JANUARY 18, 2017 AT 5:00 P.M.
6. 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 DEFECTS. 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.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.



VICINITY MAP
1"=1000'



GEODETIC TIES
1"=1000'

CITY AND COUNTY OF BROOMFIELD, APPROVALS:

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS _____ DAY OF _____, 20____.

CITY AND COUNTY MANAGER — DATE 7-19-17
COMMUNITY DEVELOPMENT DIRECTOR — DATE 7.17.17

SURVEYING CERTIFICATE:

I, DEE ALLEN BIRD, 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.

25933
COLORADO LICENSE NO.

7-10-17
DATE

REGISTERED LAND SURVEYOR

GEODETIC NOTES:

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/92). THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "NGS G413" AND "GPS NO. 7" SHOWN HEREON IS S85°06'54"E, 5185.01 FEET MODIFIED GRID DISTANCE. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.99971686.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, 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. "GRID" = STATE PLANE GRID
   "MOD" = MODIFIED STATE PLANE GRID

REVISIONS		
By	Date	Description

DRAWN: NDS
CHECKED: KEA
DESIGNED:
FILENAME: Waterfront East

WATERFRONT EAST FILING NO. 1, MINOR SUBDIVISION

COVER SHEET / SIGNATURE BLOCKS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING • MAPPING
PHONE: (303) 688-4086
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

JOB NO. 16-0299
SCALE 1"=1000'
DATE FEB. 06, 2017
SHEETS 2
SHEET 1

Fri Jul 07 13:56:45 2017
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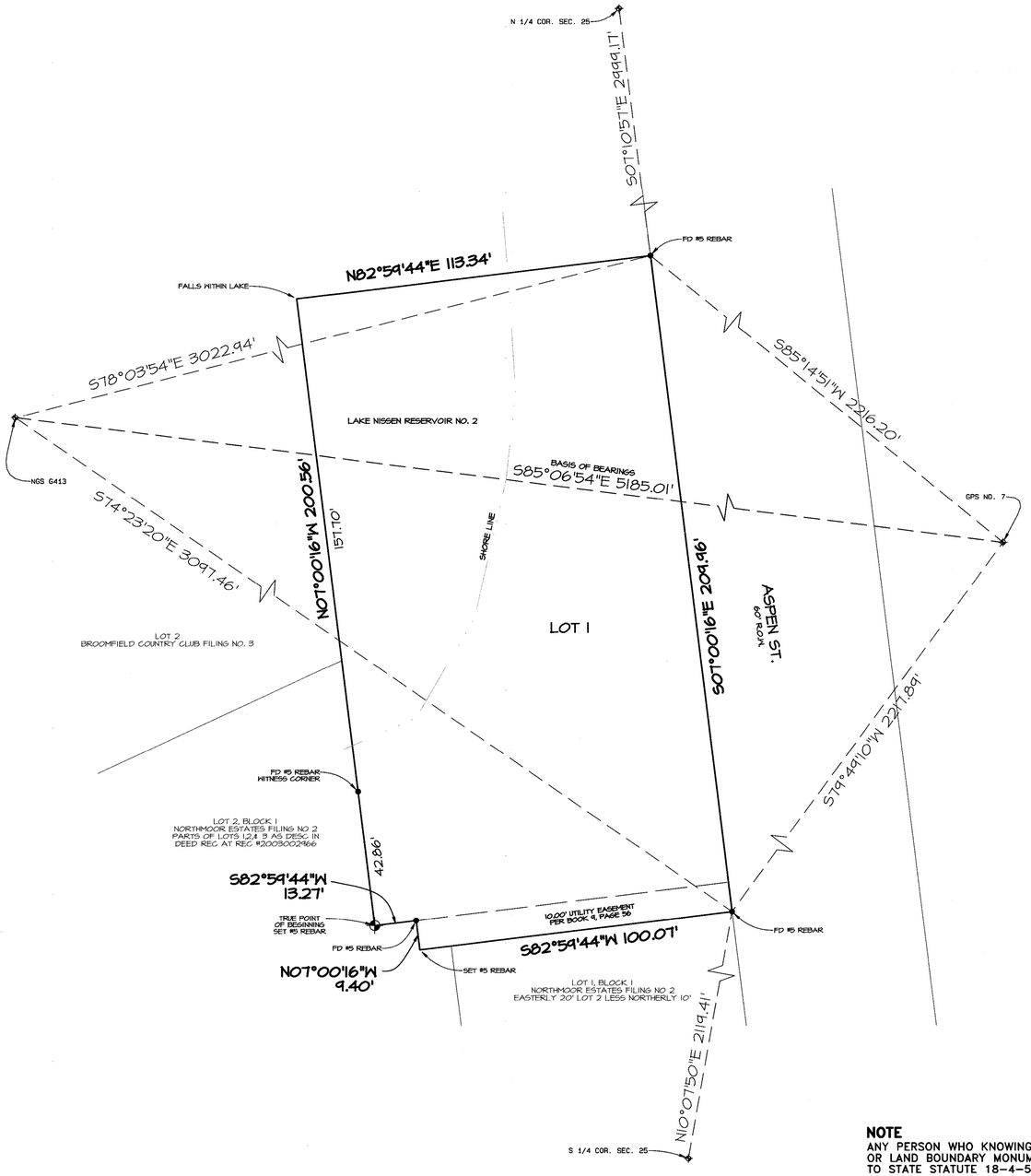
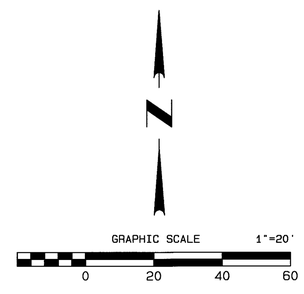
CITY AND COUNTY OF BROOMFIELD, COLORADO





All measurements shown hereon are U.S. Survey Feet.

Conflicting boundary evidence is as shown.

NOTE

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, OF THE COLORADO REVISED STATUTE.

REVISIONS		
By	Date	Description

DRAWN: NDS
CHECKED: KEV
DESIGNED:
FILENAME: Waterfront East

WATERFRONT EAST FILING NO. 1, MINOR SUBDIVISION

PLAT

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & MAPPING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

JOB NO. 16-0299
SCALE 1"=20'
DATE FEB. 06, 2017
SHEETS 2 SHEET 2

Fri Jul 07 14:01:07 2017
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