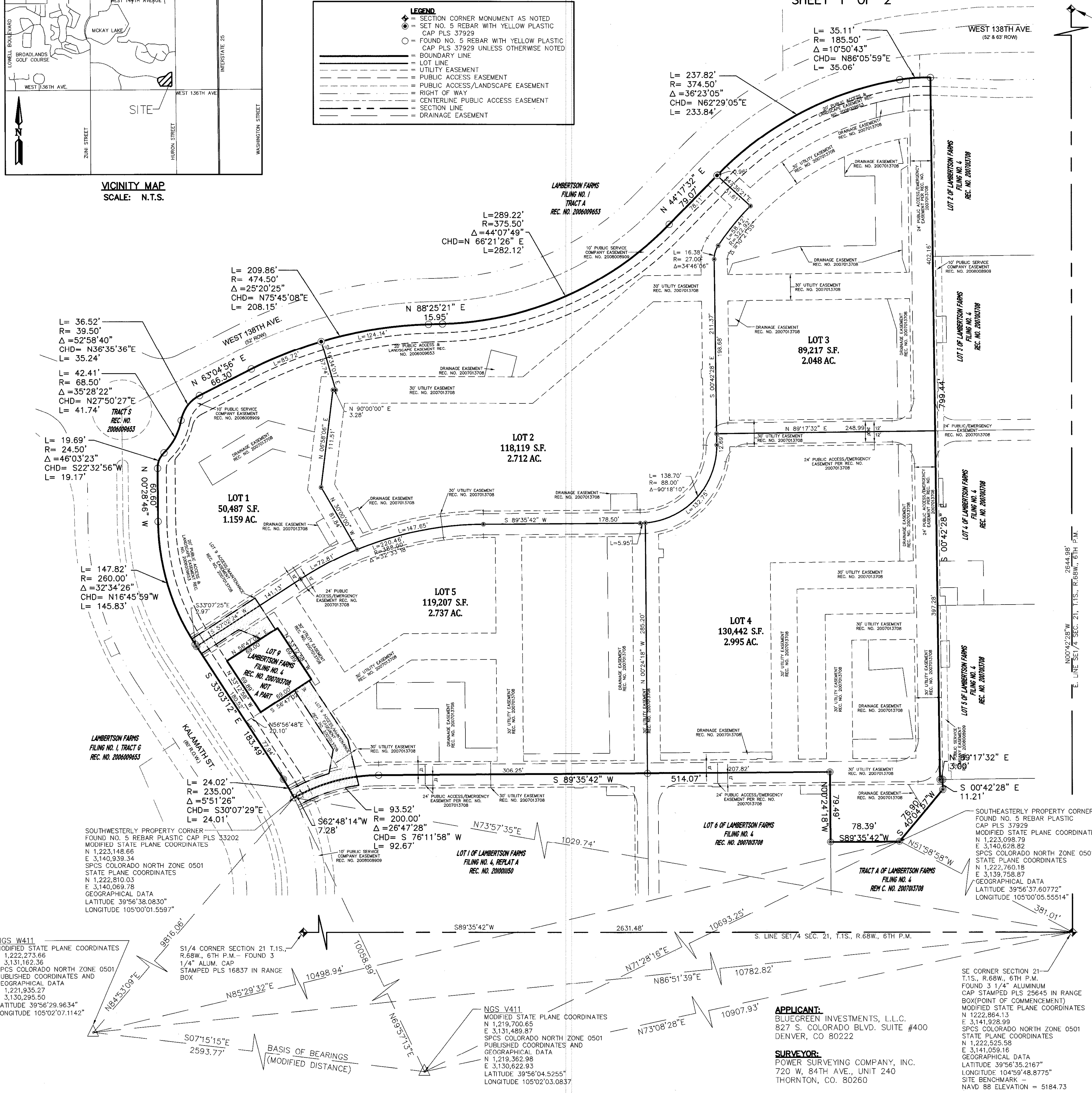
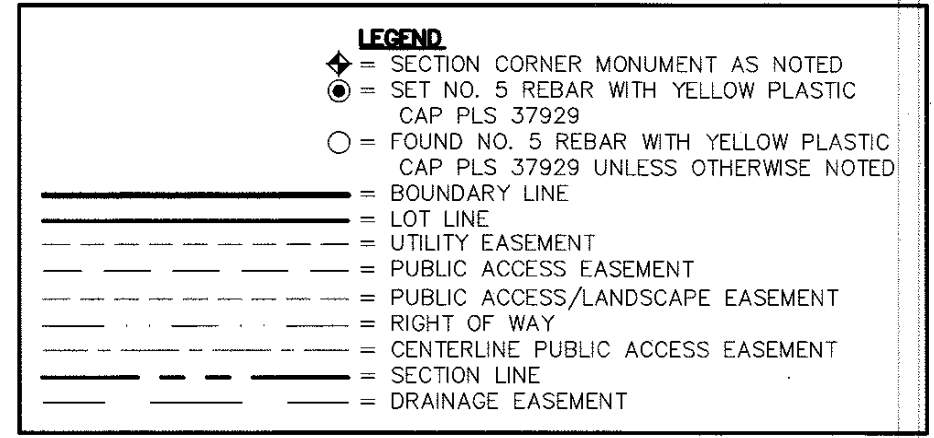
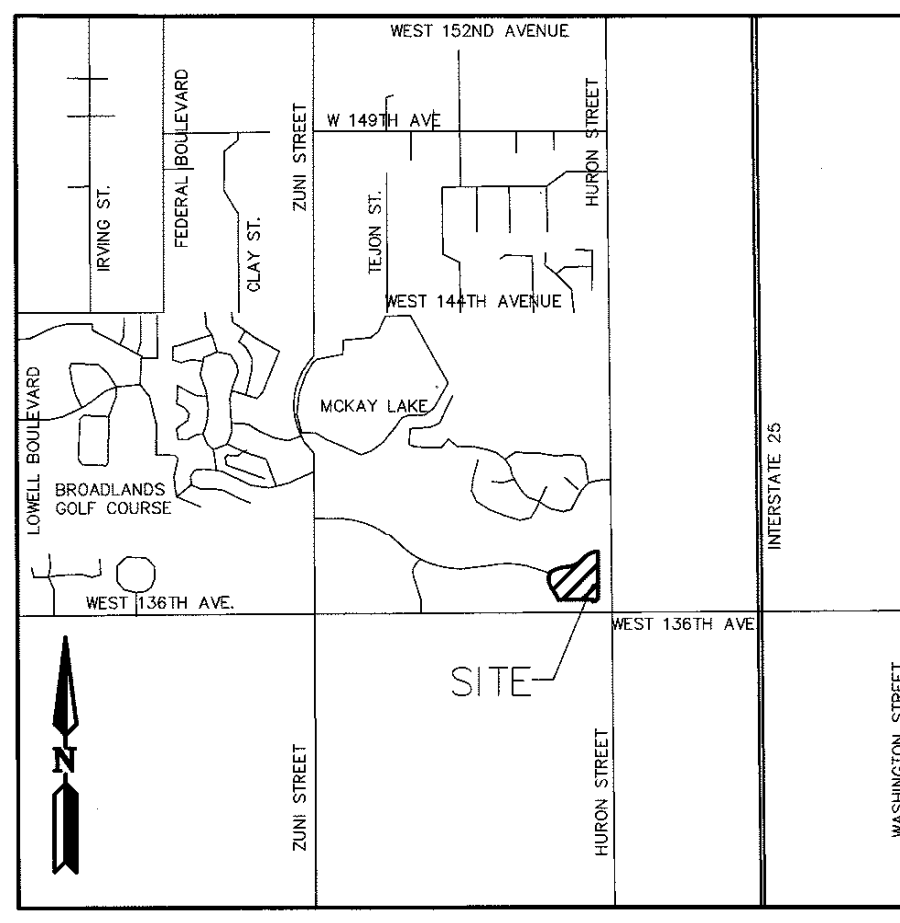


LAMBERTSON FARMS FILING NO. 4, REPLAT B

201802599 PL 03/13/2018 12:10 PM
 Page: 1 of 2 Rec Fee \$8.00 Doc Fee \$3
 City and County of Broomfield

MINOR PLAT
 A REPLAT OF LOT 1, LAMBERTSON FARMS FILING NO. 4
 LYING WITHIN THE SOUTHEAST QUARTER ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 AREA = ±11.650 ACRES
 SHEET 1 OF 2



E 1/4 CORNER SECTION 21
 T.1S., R.68W., 6TH P.M.
 FOUND 3 1/4" ALUM. CAP
 STAMPED PLS 25645 IN
 CONCRETE GUTTER

LEGAL DESCRIPTION AND DEDICATION:
 BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER(S) OF:
 LOT 1, LAMBERTSON FARMS FILING NO. 4, FINAL PLAT, RECORDED AT RECEPTION NO. 2007013708 LOCATED IN THE SOUTHEAST
 ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
 BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE GRID BEARING BETWEEN THE CITY AND COUNTY OF BROOMFIELD STATE PLANE COORDINATE SYSTEM
 POINTS NGS W411 AND V411 BEARS SOUTH 07°15'15" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
 CONTAINING ±507,472.50 FEET OR ±11.65 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "LAMBERTSON FARMS
 FILING NO. 4, REPLAT B", 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 USE BY FRANCHISEES OF THE
 CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:
 BLUEGREEN INVESTMENTS, L.L.C. A COLORADO LIMITED LIABILITY COMPANY
 BY: *Rod Weimer* - MANAGER
 ROD WEIMER - MANAGER
 STATE OF COLORADO)
 COUNTY OF Broomfield)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE 22nd DAY OF February 2017, A.D., BY ROD WEIMER,
 MANAGER OF BLUEGREEN INVESTMENTS, L.L.C.

WITNESS MY HAND AND NOTORIAL SEAL
 MY COMMISSION EXPIRES 4-9-2022
Jill S. Walkingstick
 NOTARY PUBLIC
 Notary ID # 20124003615
 My Commission Expires 04-09-2022

CITY AND COUNTY OF BROOMFIELD APPROVALS:
 THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD,
 COLORADO THIS 22nd DAY OF March 2018.

Paul Stein
 CITY AND COUNTY MANAGER
 DATE: 3/9/18
David Kelly
 COMMUNITY DEVELOPMENT DIRECTOR
 DATE: 2-7-18

HOLDER OF DEED OF TRUST:
 TBK BANK,
 BY: *David Kelly*
 VICE PRESIDENT

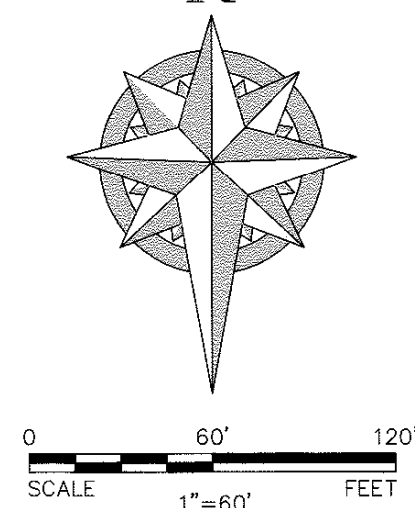
STATE OF COLORADO)
 COUNTY OF Weld)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE 22 DAY OF February 2017, A.D.,
 BY *David Kelly* PRESIDENT.

WITNESS MY HAND AND NOTORIAL SEAL
 MY COMMISSION EXPIRES 11-05-2019
Tracy Fritzier
 NOTARY PUBLIC
 Notary ID 20114017582
 MY COMMISSION EXPIRES 11/05/2019

- GENERAL NOTES:
- THE PURPOSE OF THIS MINOR PLAT IS TO CREATE FIVE LOTS.
 - THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BROOMFIELD CITY AND COUNTY, COLORADO MAP NUMBER 0850730085F, DATED AUGUST 18, 2004.
 - 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
 - THE BASIS OF BEARINGS IS SOUTH 07°15'15" EAST WHICH IS THE GRID BEARING BETWEEN THE NGS W411 MONUMENT AND THE NGS V411 MONUMENT, BASED ON THE STATE PLANE COORDINATES, COLORADO NORTH ZONE, PUBLISHED BY THE CITY AND COUNTY OF BROOMFIELD. THE MODIFIED DISTANCE BETWEEN THESE POINTS IS 2593.77 FEET. ALL DISTANCES SHOWN ON THIS PLAT ARE IN THE U.S. SURVEY FOOT BASED ON THE MODIFIED STATE PLANE COORDINATES AT A GROUND ELEVATION OF 5216, WHICH IS THE AVERAGE ELEVATION OF THE SITE AND THE ELEVATION OF V411. THE COMBINED FACTOR USED TO MODIFY THE COORDINATES OF THIS PLAT FOR THE GROUND ELEVATION IS 0.999723153.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHTS OF WAY OR TITLE OF RECORD, TITLE COMMITMENT NO. 5509-2864316 BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR THIS INFORMATION.
 - THE SIDELINES OF THE PUBLIC ACCESS/LANDSCAPE EASEMENTS ARE CONTIGUOUS WITH OR PARALLEL WITH THE RIGHT-OF-WAY LINES OF THE STREETS SHOWN HEREON. IN ALL CASES, THE NON-CONTIGUOUS SIDELINES EXTEND OR SHORTEN TO INTERSECT EACH OTHER AS SHOWN.
 - THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C 2 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.
 - BENCHMARK: SE CORNER OF SECTION 21, T.1S., R.68W., OF THE 6TH P.M. - 3.25" ALUMINUM CAP STAMPED PLS 25645 IN RANGE BOX. ELEVATION - 5184.76 FEET (NAVD 1988 DATUM).
 - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PRIVATE ACCESS EASEMENTS (ROADS) AND TRACT A OF LAMBERTSON FARMS FILING NO. 4.
 - THE COLORADO OIL AND GAS CONSERVATION COMMISSION ON-LINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF RECORDED OF THIS PLAT, ANY PLUGGED AND ABANDONED OIL AND GAS WELLS OR ANY FORMER OIL AND PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ADJUTING PROPERTY.

SURVEYORS CERTIFICATE
 I, RICHARD BRUCE GABRIEL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT TRULY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND THAT ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

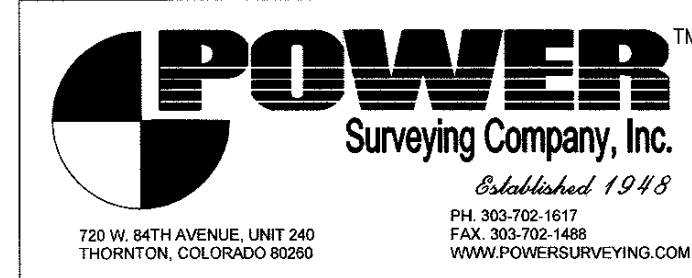
RICHARD BRUCE GABRIEL, P.L.S.
 Colorado License No. 37929
 For and on behalf of
 Power Surveying Company, Inc.



APPLICANT:
 BLUEGREEN INVESTMENTS, L.L.C.
 827 S. COLORADO BLVD. SUITE #400
 DENVER, CO 80222

SURVEYOR:
 POWER SURVEYING COMPANY, INC.
 720 W. 84TH AVE., UNIT 240
 THORNTON, CO. 80260

SE CORNER SECTION 21
 T.1S., R.68W., 6TH P.M.
 FOUND 3 1/4" ALUMINUM
 CAP STAMPED PLS 25645 IN RANGE
 BOX (POINT OF COMMENCEMENT)
 MODIFIED STATE PLANE COORDINATES
 N 1,222,964.13
 E 3,141,928.99
 SPCS COLORADO NORTH ZONE 0501
 STATE PLANE COORDINATES
 N 1,222,525.58
 E 3,141,059.18
 GEOREGICAL DATA
 LATITUDE 39°56'35.2167"
 LONGITUDE 104°59'48.8775"
 SITE BENCHMARK
 NAVD 88 ELEVATION = 5184.73



TYPE OF SUBMITTAL:	REPLAT
PREPARATION DATE:	MAY 12, 2017
REVISION DATE:	OCTOBER 03, 2017
REVISION DATE:	DECEMBER 29, 2017
REVISION DATE:	FEBRUARY 7, 2018
JOB NO. 501-17-23	DWG: 501-17-23.DWG

LAMBERTSON FARMS FILING NO. 4, REPLAT B

MINOR PLAT

A REPLAT OF LOT 1, LAMBERTSON FARMS FILING NO. 4

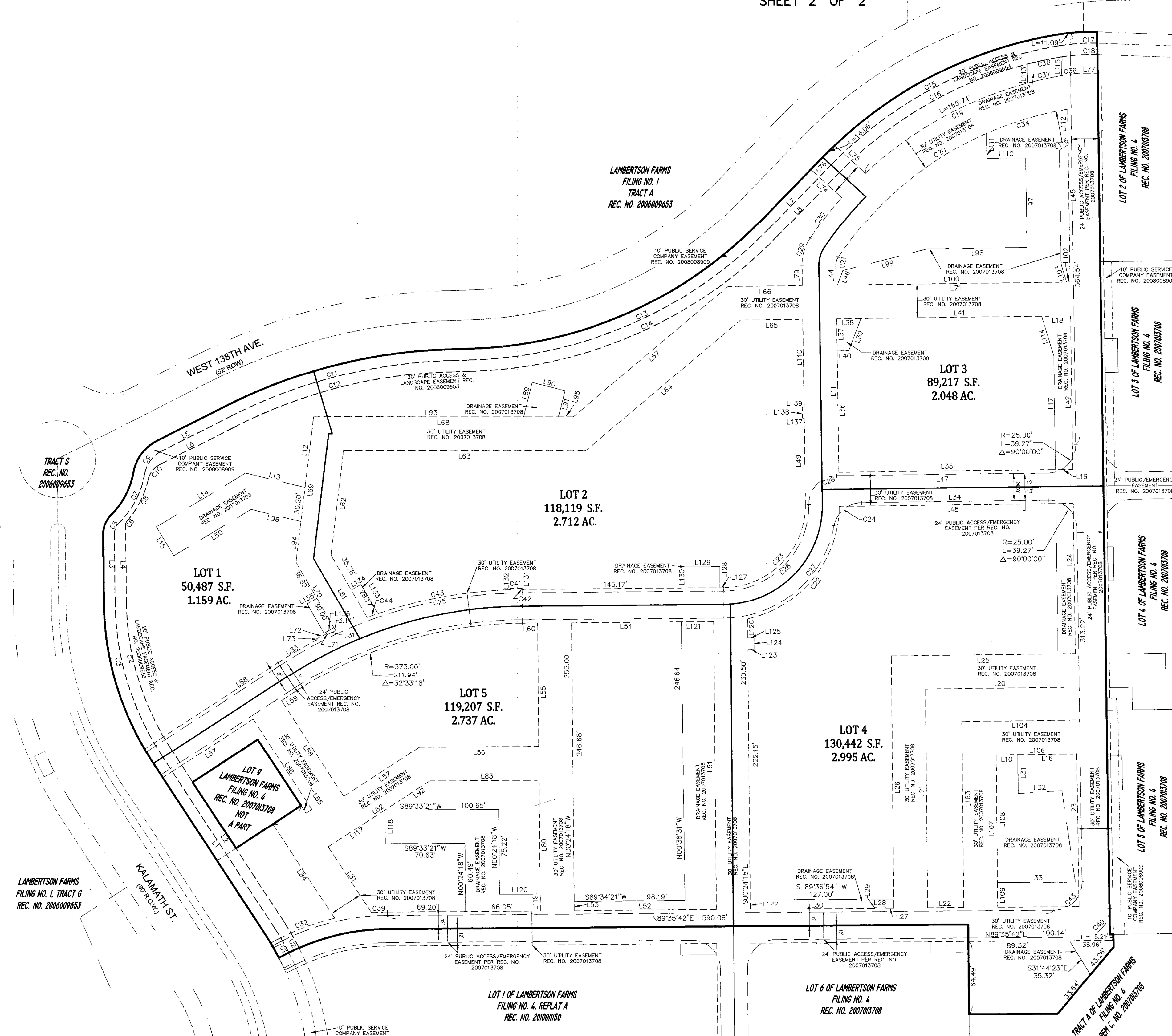
LYING WITHIN THE SOUTHEAST QUARTER ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

AREA = ±11.650 ACRES

SHEET 2 OF 2

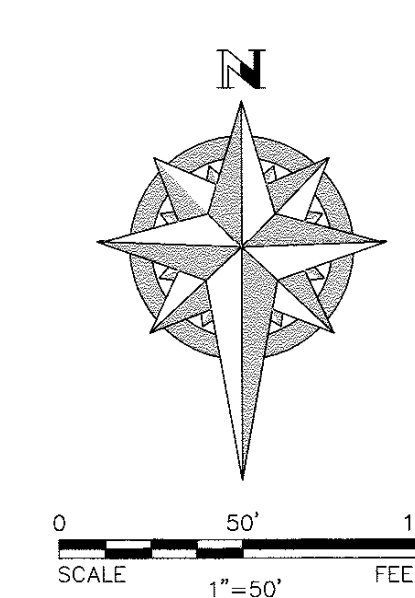
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Page 2 of 2 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

SAFETY PRODUCTS • NEW HIRE, MINNESOTA
 SAFETY PRODUCTS • NEW HIRE, MINNESOTA
 SAFETY PRODUCTS • NEW HIRE, MINNESOTA
 SAFETY PRODUCTS • NEW HIRE, MINNESOTA
 SAFETY PRODUCTS • NEW HIRE, MINNESOTA



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	183.49	N33°03'12\"	L80	13.44	N89°35'42\"	L119	15.31	S00°24'18\"
L2	183.49	N33°03'12\"	L81	63.95	N30°00'00\"	L120	36.05	S89°34'21\"
L3	60.84	N00°28'46\"	L82	93.21	N06°38'06\"	L121	28.68	N89°35'42\"
L4	69.16	N00°28'46\"	L83	214.40	S90°00'00\"	L122	8.35	N00°24'18\"
L5	66.44	N63°04'56\"	L84	179.42	N48°58'56\"	L123	5.46	S89°34'42\"
L6	73.66	N63°04'56\"	L85	55.08	N89°17'32\"	L124	10.00	S00°24'18\"
L7	79.07	S44°17'32\"	L86	65.79	S89°17'32\"	L125	5.46	S89°35'42\"
L8	79.07	S44°17'32\"	L87	179.21	S49°38'56\"	L126	16.65	N00°24'18\"
L9	69.89	N33°17'58\"	L88	230.03	N30°00'00\"	L127	3.34	N89°35'42\"
L10	18.94	N89°17'32\"	L89	129.80	S06°58'06\"	L128	18.58	S00°24'18\"
L11	136.00	N00°42'28\"	L90	70.03	S30°00'00\"	L129	30.00	N89°35'42\"
L12	63.14	S06°58'06\"	L91	1.01	N32°57'36\"	L130	18.58	S00°24'18\"
L13	54.23	N78°28'25\"	L92	10.68	S63°38'23\"	L131	1.00	N00°28'24\"
L14	92.27	S58°51'52\"	L93	1.01	S32°57'36\"	L132	1.00	N01°44'40\"
L15	30.00	S31°08'08\"	L94	36.92	S47°36'21\"	L133	30.00	S30°00'00\"
L16	52.30	N89°17'32\"	L95	36.68	S47°36'21\"	L134	10.00	S60°00'00\"
L17	100.91	S00°42'28\"	L96	15.98	N44°17'28\"	L135	10.00	N60°00'00\"
L18	25.58	S89°17'32\"	L97	22.17	N89°17'32\"	L136	10.00	N60°00'00\"
L19	15.29	S89°17'32\"	L98	147.17	N89°17'32\"	L137	1.50	S89°17'32\"
L20	132.92	S89°17'32\"	L99	17.68	N00°42'28\"	L138	10.00	N00°42'28\"
L21	193.63	S00°24'18\"	L100	116.01	S00°24'18\"	L139	1.50	S89°17'32\"
L22	32.00	N89°35'42\"	L101	69.79	N33°12'58\"	L140	77.48	N00°42'28\"
L23	135.34	N00°42'28\"	L102	107.45	N57°02'24\"			
L24	133.00	S00°42'28\"	L103	96.66	N88°35'42\"			
L25	162.77	S89°17'32\"	L104	99.79	N33°12'58\"			
L26	223.47	S00°42'18\"	L105	8.05	S33°12'58\"			
L27	7.00	S89°35'42\"	L106	95.27	N32°57'36\"			
L28	10.00	S89°38'42\"	L107	95.41	S57°02'24\"			
L29	1.00	S00°24'18\"	L108	140.88	N57°02'24\"			
L30	110.00	S89°38'42\"	L109	31.31	N14°08'38\"			
L31	34.38	S00°42'28\"	L110	60.00	S75°00'00\"			
L32	38.74	N86°13'50\"	L111	23.75	S14°08'38\"			
L33	68.85	S89°35'42\"	L112	47.51	N57°02'24\"			
L34	207.02	N89°17'32\"	L113	186.03	S90°00'00\"			
L35	191.70	S89°17'32\"	L114	36.46	S63°38'23\"			
L36	107.66	N00°42'28\"	L115	13.06	N90°00'00\"			
L37	28.33	N00°42'28\"	L116	45.36	S76°25'25\"			
L38	21.43	S89°17'32\"	L117	79.19	N00°42'28\"			
L39	30.48	S20°50'45\"	L118	98.02	S89°08'23\"			
L40	10.23	N89°17'32\"	L119	77.38	N74°47'09\"			
L41	206.99	N89°17'32\"	L120	202.86	S89°17'32\"			
L42	136.00	S00°42'28\"	L121	3.11	S89°17'32\"			
L43	206.99	S89°17'32\"	L122	16.33	S17°02'59\"			
L44	17.85	N00°42'28\"	L123	107.09	N00°42'28\"			
L45	153.07	S00°42'28\"	L124	164.80	S00°24'18\"			
L46	13.62	S20°50'45\"	L125	101.08	N89°17'32\"			
L47	186.99	S89°17'32\"	L126	71.24	S89°17'32\"			
L48	165.38	N89°17'32\"	L127	134.98	S00°24'18\"			
L49	76.21	N00°42'28\"	L128	112.96	N00°24'18\"			
L50	79.94	S58°51'52\"	L129	22.00	N00°24'18\"			
L51	255.00	S00°24'18\"	L130	34.29	S89°17'32\"			
L52	126.00	S89°35'42\"	L131	22.30	S00°42'28\"			
L53	8.32	S00°42'18\"	L132	31.60	S00°42'28\"			
L54	97.32	N89°35'42\"	L133	17.29	S01°52'24\"			
L55	108.99	S00°24'18\"	L134	36.57	S17°02'59\"			
L56	105.42	S89°35'42\"	L135	16.91	S01°52'24\"			
L57	80.24	S32°57'36\"	L136	11.16	S01°52'24\"			
L58	100.99	N32°57'36\"	L137	59.95	N57°02'24\"			
L59	15.70	N57°02'24\"	L138	30.00	N00°26'39\"			

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C1	05°51'42\"	245.00	25.06	S30°07'21\"	25.05
C2	05°56'53\"	235.00	26.47	S30°04'45\"	26.46
C3	32°34'28\"	145.00	14.23	S16°45'59\"	14.22
C4	32°34'28\"	240.00	136.45	S16°45'59\"	134.62
C5	45°06'14\"	14.50	11.41	S23°01'31\"	11.12
C6	42°09'03\"	4.50	3.31	S20°35'46\"	3.24
C7	35°28'22\"	78.50	48.60	N27°50'22\"	47.83
C8	28°52'13\"	82.50	41.57	N27°11'11\"	41.15
C9	52°42'41\"	29.50	27.14	N36°27'38\"	26.19
C10	50°16'51\"	20.00	17.55	N37°56'30\"	16.99
C11	25°20'25\"	464.50	205.43	N78°45'08\"	203.76
C12	25°20'25\"	454.50	201.01	N78°45'08\"	199.38
C13	44°07'49\"	395.50	304.62	N66°21'26\"	297.19
C14	44°07'49\"	395.50	304.62	N66°21'26\"	297.19
C15	36°23'05\"	364.50	231.47	S62°28'05\"	227.60
C16	36°23'05\"	354.50	225.12	S62°28'05\"	221.36
C17	10°58'20\"	175.50	33.61	N85°09'47\"	33.56
C18	11°06'57\"	165.50	32.10	N85°14'04\"	32.05
C19	35°13'56\"	337.92	209.76	S64°39'57\"	206.41
C20	46°14'44\"	307.92	248.53	S57°11'01\"	241.84
C21	34°46'06\"	12.00	7.28	S16°40'35\"	7.17
C22	7°17'19\"	138.94	138.94	N89°31'18\"	128.64
C23	90°18'10\"	73.00	115.05	N44°26'37\"	103.51
C24	78°47'09\"	25.00	34.38	S49°53'58\"	31.73
C25	19°56'17\"	403.00	140.24	S78°37'34\"	139.53
C26	90°07'37\"	76.00	118.55	N44°31'54\"	107.60
C27	78°05'19\"	100.00	138.04	N50°03'03\"	123.33
C28	89°42'27\"	25.00	39.19	S44°22'48\"	35.30
C29	34°46'06\"	42.00	25.49	S16°40'35\"	25.10
C30	74°3'53\"	337.92	45.60	S37°56'35\"	45.56
C31	1°08'58\"	403.00	8.09	S64°46'45\"	8.09
C32	05°11'01\"	215.00	53.33	S62°54'34\"	53.19
C33	54°41'01\"	403.00	49.33	S58°54'25\"	49.31
C34	13°58'11\"	307.92	75.08	S73°19'17\"	74.89
C35	90°18'10\"	25.00	39.40	N44°26'37\"	35.45
C36	1°48'27\"	337.92	10.65	S81°32'44\"	10.65
C37	05°11'01\"	337.92	30.97	S73°36'35\"	30.95
C38	04°59'48\"	354.00	30.87	S78°17'34\"	30.86
C39	3°46'34\"	215.00	14.17	S87°42'25\"	14.17
C40	90°18'10\"	25.00	39.40	N44°26'37\"	35.45
C41	01°25'18\"	404.00	10.02	S88°47'59\"	10.02
C42	03°03'08\"	403.00	0.60	S89°33'10\"	0.60
C43	16°59'11\"	403.00	119.48	S79°35'44\"	119.04
C44	01°26'44\"	403.00	10.17	S70°22'47\"	10.17



APPLICANT:
BLUEGREEN INVESTMENTS, L.L.C.
827 S. COLORADO BLVD. SUITE #400
DENVER, CO 80222

SURVEYOR:
POWER SURVEYING COMPANY, INC.
720 W. 84TH AVE. UNIT 240
THORNTON, CO. 80260

POWER
Surveying Company, Inc.
Established 1948
720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260
PH: 303.702.1617
FAX: 303.702.4866
WWW.POWERSURVEYING.COM

TYPE OF SUBMITTAL:	REPLAT
PREPARATION DATE:	MAY 12, 2017
REVISION DATE:	OCTOBER 3, 2017
REVISION DATE:	DECEMBER 29, 2017
REVISION DATE:	FEBRUARY 7, 2018
JOB NO. 501-17-23	DWG. 501-17-23.DWG