

# HIGHLANDS FILING NO. 1 REPLAT E FINAL PLAT

A REPLAT OF LOT 1 OF HIGHLANDS FILING NO. 1 REPLAT B  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,  
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2  
 27.11 ACRES

2018099605 PL 08/29/2018 03:27 PM  
 Page: 1 of 2, Rec Fee \$8.00 Doc Fee \$  
 City and County of Broomfield

SCALE VERIFICATION  
 BAR IS ONE INCH  
 ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

**LEGAL DESCRIPTION & DEDICATION:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS 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:

LOT 1 OF "HIGHLANDS FILING NO. 1 REPLAT B" (PLAT RECORDED 09/23/2015 AT RECEPTION NO. 2015012132), CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

NET ACREAGE OF REPLAT: 27.11 ACRES

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "HIGHLANDS FILING NO. 1 REPLAT E", 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 FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 27th DAY OF July, A.D. 2018.

EVT 7TH & SHERIDAN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
 BY: *Craig S. Cassidy*  
 AS:

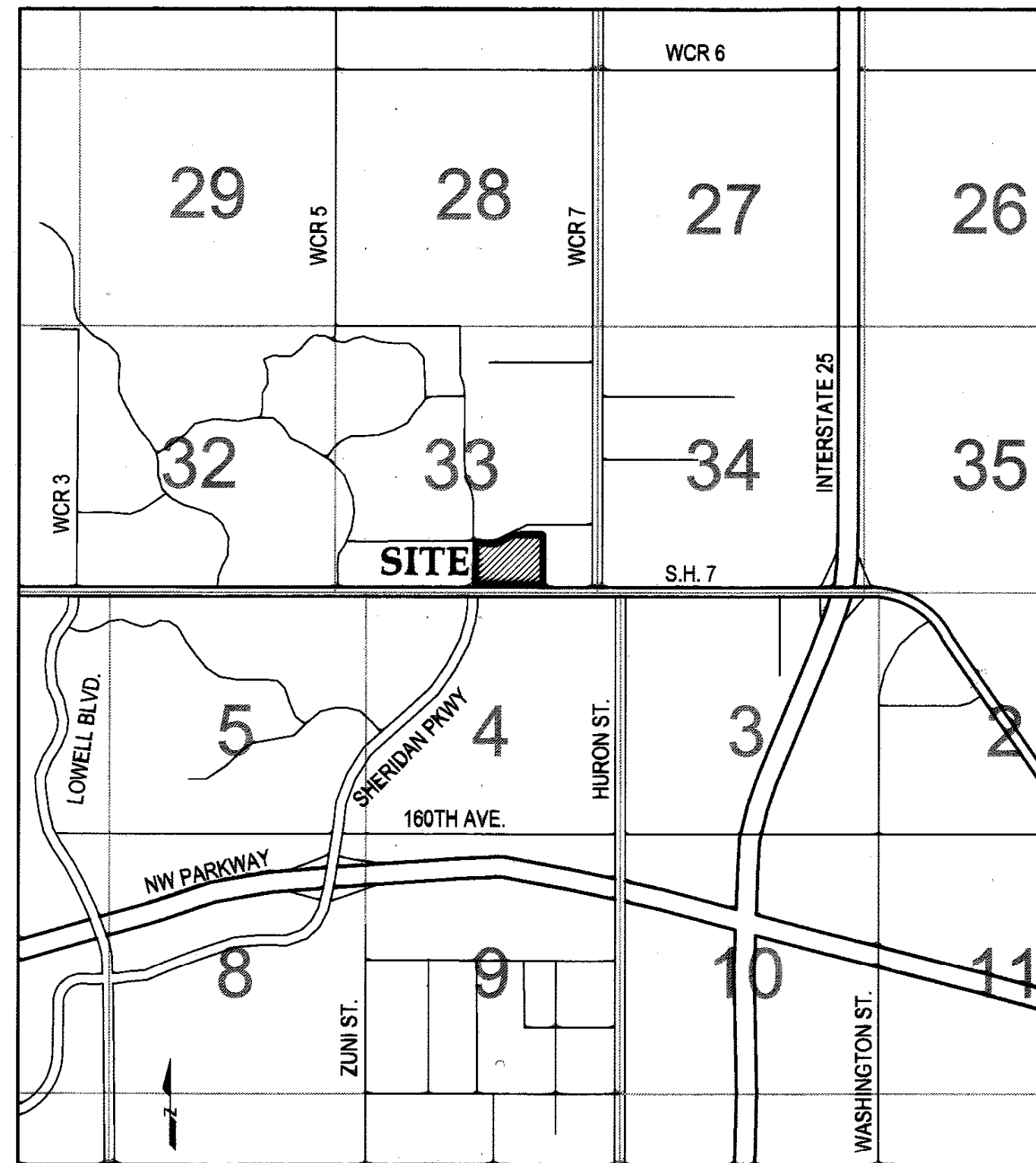
**ACKNOWLEDGMENT:**

STATE OF ARIZONA  
 COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CRAIG S. CASSIDY AS MANAGING MEMBER OF EVT 7TH & SHERIDAN, LLC, THIS 27th DAY OF July, 2018.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES July 11, 2019

*Sandra J. Wendt*  
 NOTARY PUBLIC



VICINITY MAP

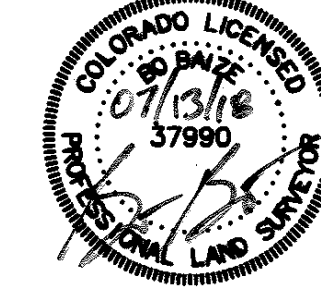
**NOTES:**

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. MAJORITY OF PROPERTY LIES IN AN AREA THAT HAS NOT BEEN MAPPED BY FEMA. THE EASTERLY PORTION OF PROPERTY LIES IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 0850730040F WITH A REVISION DATE OF 08/18/2004.
3. ALL SUBDIVISION CORNERS ARE MONUMENTED WITH SET 1" PLASTIC CAPS, LS 37990, UNLESS OTHERWISE NOTED.
4. UTILITY EASEMENTS ARE 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). PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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 GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

**SURVEYOR'S CERTIFICATE:**

I, BO BAIZE, 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.

DATE: 07/15/18



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,  
 BO BAIZE, COLORADO PLS NO. 37990

**PLANNING AND ZONING COMMISSION CERTIFICATE:**

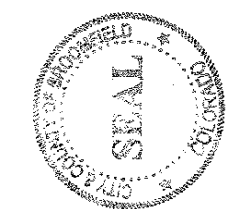
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 23rd DAY OF April, A.D. 2018.

*Susan Barkman* CHAIRMAN  
*Walt* SECRETARY

**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 10th DAY OF July, A.D. 2018.

*Mayor* MAYOR  
*Danaetunjeo* CLERK, Deputy



**ATTORNEY'S CERTIFICATE:**

I, Robert C. Fisher, Jr., 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.

*Robert C. Fisher, Jr.* REGISTRATION NO. 10492, DATE: 8-22-18

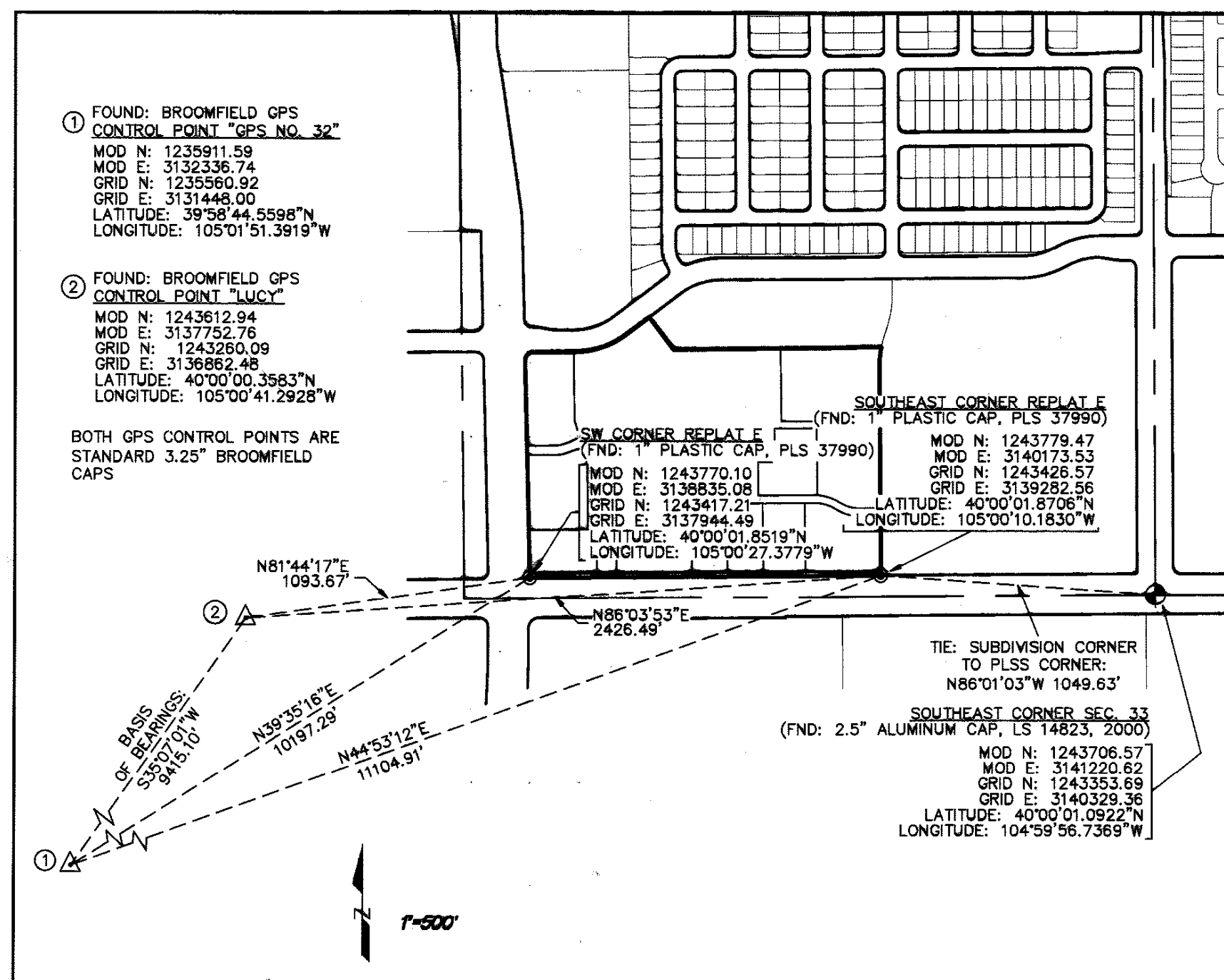
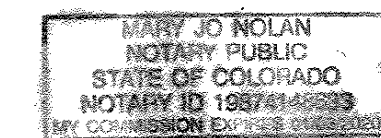
**ACKNOWLEDGMENT:**

STATE OF COLORADO  
 COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Robert C. Fisher, Jr.* THIS 22nd DAY OF August, 2018.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 1-3-2020

*Mary Jo Nolan*  
 NOTARY PUBLIC



GEODETIC TIES

\* (except the lien for taxes and assessments, and except for the lien of the deed of trust in favor of Vista Highlands, LLC, securing the stated principal amount of \$3,882,489.75 and recorded 11/6/2015 at Reception No. 2015014233)

**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 "LUCY" AND "GPS NO. 32" SHOWN HEREON IS S35°07'01"W, 9415.10 FEET. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267.
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. "GRID" = STATE PLANE GRID  
 "MOD" = MODIFIED STATE PLANE GRID

OWNER / DEVELOPER: EVT 7TH & SHERIDAN, LLC  
 2710 E. CAMELBACK ROAD  
 SUITE 210  
 PHOENIX, AZ 85016  
 ENGINEER / SURVEYOR: HURST & ASSOCIATES, INC.  
 1265 S PUBLIC ROAD, SUITE 8  
 LAFAYETTE, CO 80026

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	1.60 Ac.	DRAINAGE EASEMENT	EVT 7TH & SHERIDAN, LLC	EVT 7TH & SHERIDAN, LLC

NO.	DESCRIPTION	DATE	BY

HURST & ASSOCIATES, INC.  
 1265 S Public Road, Suite 8  
 Lafayette, CO 80026  
 303.449.9105

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

HIGHLANDS FIL. NO. 1 REPLAT E  
 FINAL PLAT  
 BROOMFIELD, COLORADO

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	BO
JOB NUMBER:	2559-01
DATE:	06/20/18
SCALE:	N/A
SHEET NO.:	1 OF 2

# HIGHLANDS FILING NO. 1 REPLAT E FINAL PLAT

SHEET 2 OF 2

2018009605 PL 08/29/2018 03:27 PM  
Page: 2 of 2 Rec Fee \$8.00 Doc Fee \$  
City and County of Broomfield

SCALE VERIFICATION  
BAR IS ONE INCH  
ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

CENTER QUARTER CORNER  
SECTION 33,  
2" ALUMINUM CAP, LS 184.5  
UNPLATTED  
SEVENTH DAY ADJUDICIST ASSN

RIDGE VIEW DRIVE

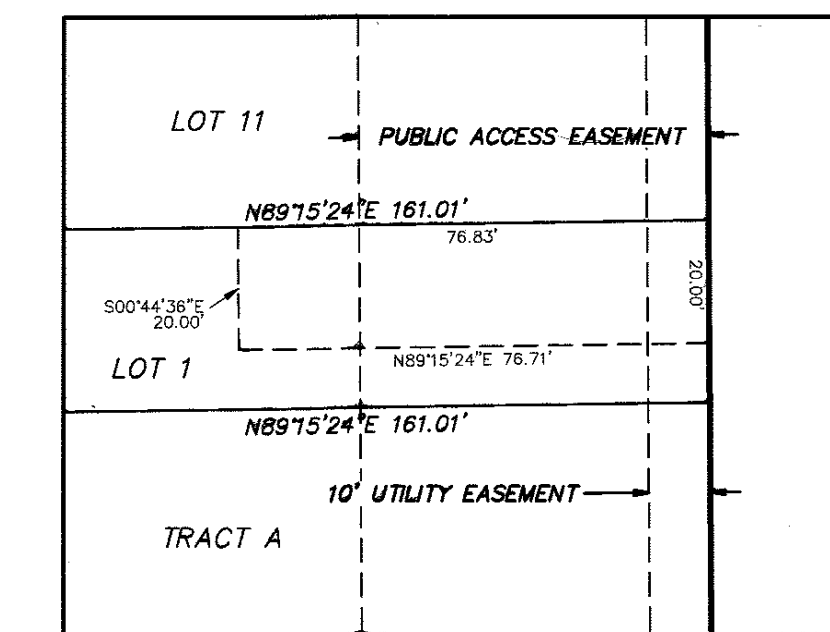
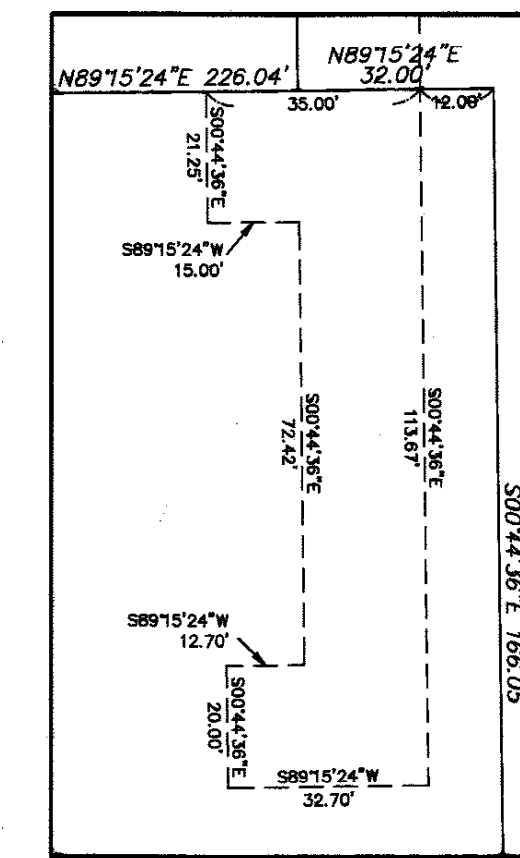
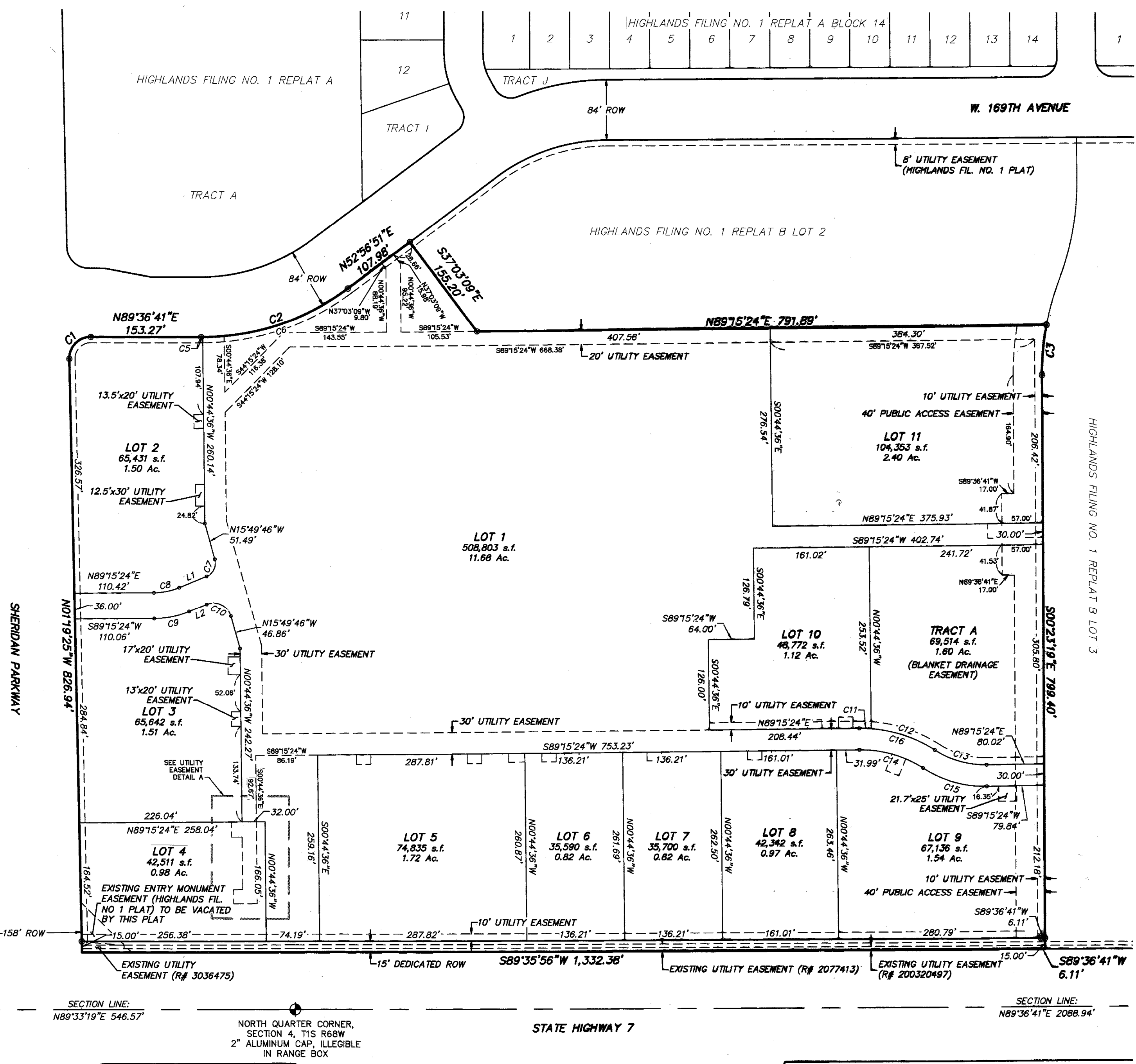
VISTA RIDGE FILING NO. 14  
1ST AMEND LOT 1A

VISTA RIDGE FILING NO. 14  
3RD AMEND LOT 2B

VISTA RIDGE FILING NO. 14  
1ST AMEND LOT 1A

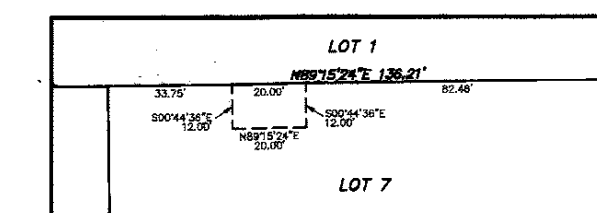
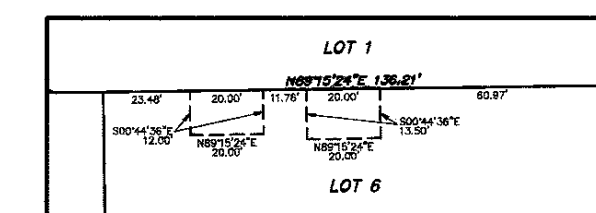
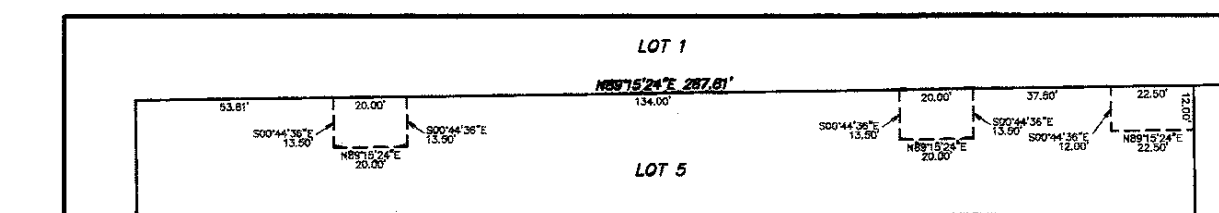
VISTA RIDGE FILING NO. 14  
LOT 3

SOUTH QUARTER CORNER, SECTION  
33, NO. 5 REBAR W/ 3.25"  
ALUMINUM CAP REFERENCE  
MONUMENTS LS 28258



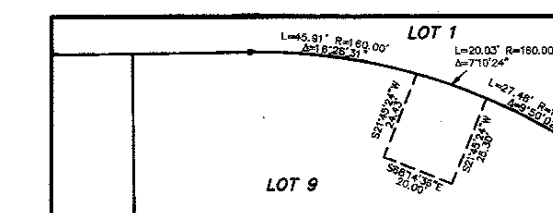
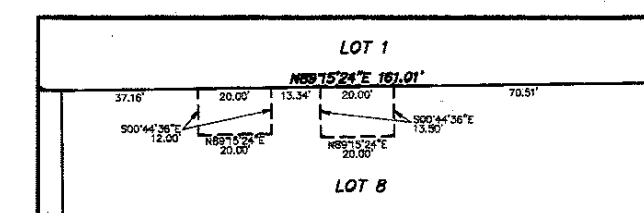
UTILITY EASEMENT  
DETAIL A  
(1"=30")

UTILITY EASEMENT  
DETAIL  
LOT 1 (1"=30")



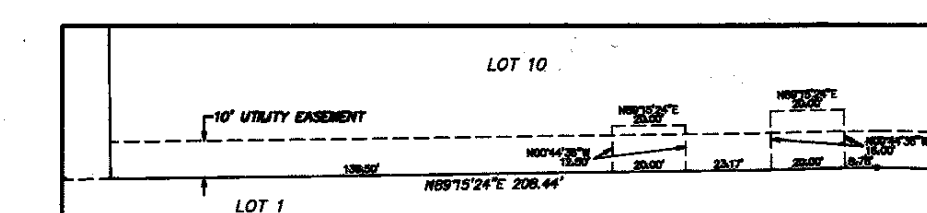
UTILITY EASEMENT  
DETAIL  
LOT 6 (1"=30")

UTILITY EASEMENT  
DETAIL  
LOT 7 (1"=30")



UTILITY EASEMENT  
DETAIL  
LOT 8 (1"=30")

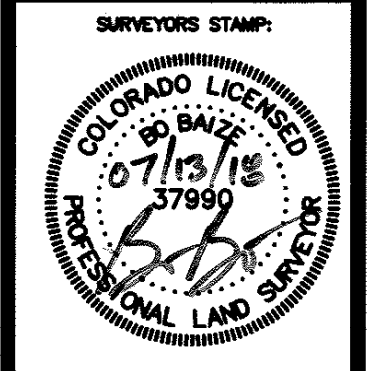
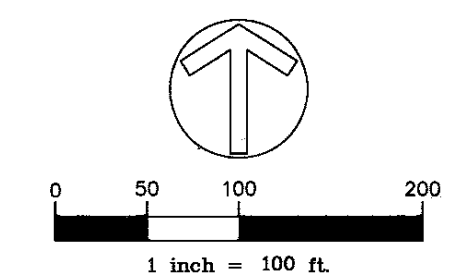
UTILITY EASEMENT  
DETAIL  
LOT 9 (1"=30")



UTILITY EASEMENT  
DETAIL  
LOT 10 (1"=30")

LINE	BEARING	LENGTH
L1	N67°15'14"E	41.26'
L2	S67°15'14"W	26.39'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	47.61'	30.00'	90°56'06"	42.77'	N44°08'38"E
C2	218.85'	342.00'	36°39'50"	215.13'	N71°16'46"E
C3	70.59'	373.00'	10°50'38"	70.49'	S05°02'00"W
C5	2.17'	342.00'	0°21'46"	2.17'	N89°25'48"E
C6	216.68'	342.00'	36°18'04"	213.08'	N71°05'53"E
C7	28.00'	20.00'	83°05'00"	26.53'	N65°42'44"E
C8	36.10'	94.00'	22°00'11"	35.88'	N78°15'19"E
C9	49.92'	130.00'	22°00'11"	49.62'	S78°15'19"W
C10	42.29'	25.00'	96°55'00"	37.42'	N64°17'16"W
C11	16.60'	190.00'	5°00'19"	16.59'	N88°14'26"W
C12	94.32'	190.00'	28°26'36"	93.36'	N71°30'57"W
C13	75.89'	130.00'	33°26'57"	74.82'	N74°01'07"W
C14	93.41'	160.00'	33°26'57"	92.09'	S74°01'07"E
C15	93.41'	160.00'	33°26'57"	92.09'	S74°01'07"E
C16	110.92'	190.00'	33°26'57"	109.39'	S74°01'07"E



HURST & ASSOCIATES, INC.  
1255 S Public Road, Suite B  
Lafayette CO 80016  
303.449.9105

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

HIGHLANDS FIL. NO. 1 REPLAT E  
FINAL PLAT  
BROOMFIELD, COLORADO

DRAWN BY: BO  
DESIGNED BY: BO  
APPROVED BY: BO  
JOB NUMBER: 2559-01  
DATE: 06/20/18  
SCALE: 1"=100'  
SHEET NO: 2 OF 2