

PROSPECT SUBDIVISION FILING NO. 1 FINAL PLAT

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City & County of Broomfield

A REPLAT OF LOT 55, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 55, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 55;
THENCE ALONG THE NORTH LINE OF SAID LOT 55 N89°34'41"E A DISTANCE OF 658.69 FEET;
THENCE ALONG THE EAST LINE OF SAID LOT 55 S0°43'22"E A DISTANCE OF 658.58 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 55 S89°34'41"W A DISTANCE OF 658.29 FEET;
THENCE ALONG THE WEST LINE OF SAID LOT 55 N0°45'30"W A DISTANCE OF 658.56 FEET TO THE POINT OF BEGINNING;

CONTAINING 433,662 SQUARE FEET OR 9.556 ACRES, MORE OR LESS.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS FOR SINGLE FAMILY DEVELOPMENT.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 0850730085G, REVISED OCTOBER 2, 2013. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. BASIS OF BEARINGS: THE LINE BETWEEN CITY OF BROOMFIELD GPS CONTROL PONTS NO. 3 AND NO. 26, BOTH 3-1/4" ALUMINUM CAPS, BEARS S57°38'18"E, A DISTANCE OF 5539.22 FEET (STATE PLANE GRID BEARING - COLO. NORTH ZONE). SEE DETAIL ON SHEET 2 FOR BROOMFIELD GPS CONTROL TIES.
5. PROJECT BENCHMARK - BROOMFIELD CONTROL POINT NO. 26. ELEVATION = 5279.14 (DATUM=NAVD 88)
6. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999718611. THIS FACTOR IS TO BE APPLIED TO ANY GROUND DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 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.
8. THERE ARE NO PLUGGED OR ABANDONED OIL AND GAS WELLS OR FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION OR WITHIN 200 FEET THEREOF.
9. UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN ON SHEET 2.
10. A "NO-BUILD EASEMENT" WILL BE REQUIRED FOR THE ON-SITE WASTEWATER TREATMENT SYSTEM AND USED EXCLUSIVELY BY THE INDIVIDUAL SEPTIC DISPOSAL SYSTEM SERVING EACH LOT FOR THE OWTS PRIMARY AND RESERVE AREA. NO STRUCTURES, CORRALS OR PAVEMENT ON ANY PART OF THE "NO BUILD EASEMENT" ARE PERMITTED. THE ACTUAL SIZE OF THE "NO BUILD EASEMENT" WILL BE A MINIMUM OF 12,000 SQUARE FEET AND WILL BE DETERMINED BY A DESIGN ENGINEER AND IN COMPLIANCE WITH THE OWTS ADOPTED BY THE BROOMFIELD BOARD OF HEALTH IN EFFECT AT THE TIME THE APPLICATION IS APPROVED FOR THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT.
11. THE PUBLIC LAND DEDICATION WILL BE MET WITH A CASH-IN LIEU PAYMENT (SEE THE TABLE BELOW).
12. THE HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN THE STORM DRAINAGE FACILITIES LOCATED ON LOTS SIX THROUGH EIGHT AS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS AND EASEMENTS DEPICTED ON THIS PLAT. THE HOA SHALL HAVE THE RIGHT TO ENTER ONTO THE DRAINAGE EASEMENTS WITHIN LOTS ONE THROUGH EIGHT TO MAINTAIN THE SAID DRAINAGE FACILITIES, SWALES, GRADING OR STRUCTURES IN A REASONABLE MANNER.



