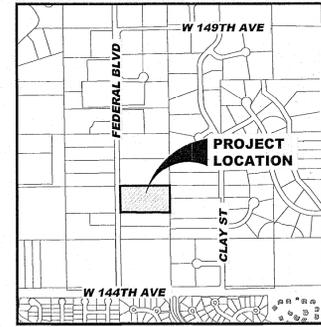


BOSELLI SUBDIVISION FILING NO. 1 MINOR PLAT

A RESUBDIVISION OF LOT 52, WILCOX SUBDIVISION OF SECTION 17
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 17
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



VICINITY MAP
 1" = 2000'

NOTES:

- THIS PLAT CONTAINS TWO (2) LOTS AND NO TRACTS.
- 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.
- 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 OF FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- BASIS OF BEARINGS: THE BASIS OF BEARING USED IN THE CALCULATION OF COORDINATES ARE BASED ON A GRID BEARING OF S 85°57'08" E FROM THE CITY AND COUNTY OF BROOMFIELD CONTROL POINT GPS NO. 25 AND GPS NO. 26 BOTH MONUMENTED BY A FOUND 3-1/4" BRASS CAP IN RANGE BOX APPROPRIATELY MARKED FOR THEIR NAME AND CONTROL POSITION. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. THE SURVEY DATA WAS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN).
- PROJECT BENCHMARK: ALL ELEVATIONS ARE RELATIVE TO THE CITY AND COUNTY OF BROOMFIELD CONTROL POINT GPS NO. 25 AS MONUMENTED BY A FOUND 3-1/4" BRASS CAP IN RANGE BOX HAVING A PUBLISHED NAVD88 ELEVATION OF 5291.90 FEET WITH ALL ELEVATIONS SHOWN HEREIN ARE RELATIVE THERETO.
- ALL DISTANCES SHOWN HERON ARE GROUND DISTANCES. THE COMBINED ELEVATION/ SCALE FACTOR (CSF) USED TO MODIFY THE COORDINATES FROM STATE PLANE (GRID) TO MODIFIED STATE PLANE (GROUND) IS 0.99971316.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD-ORDER, CLASS 1, 1:10,000 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. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE (0501) NAD83/92 US SURVEY FEET.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.
- THE COLLECTIVE IMPROVEMENTS (STORM DRAINAGE, COLLECTIVE OPEN LANDS, ETC.) WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- THE NO-BUILD AREA DEPICTED HEREIN IS FOR THE EXCLUSIVE USE OF AN ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) SERVING A SINGLE LOT. NOTHING SHALL BE PLACED OR CONSTRUCTED ON THE SOIL TREATMENT AREA THAT WOULD SEAL THE SURFACE OF THE SOIL OR CAUSE COMPACTION, SUCH AS, BUT NOT LIMITED TO, CONCRETE (WALKWAYS AND DRIVEWAYS, ETC.), ASPHALT, POOLS AND CORRALS.
- THE LINEAR UNITS FOR THIS SURVEY ARE US SURVEY FEET (1200/3937 METERS); ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON COMMITMENT FILE NO. 39677CEW ISSUED BY STEWART TITLE GUARANTY COMPANY HAVING AN EFFECTIVE DATE OF NOVEMBER 19, 2020 AT 7:00AM.

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:
 LOT 52, EXCEPT THE SOUTHERLY 351 FEET THEREOF, AND EXCEPT THE WEST 30 FEET THEREOF, WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 30 FEET OF LOTS 60 AND 63 AND THE WESTERLY 30 FEET OF LOT 52, SAID WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 CONTAINING 193,716 SQUARE FEET OR 4.45 ACRES, MORE OR LESS.

LIEN HOLDER CERTIFICATE:

THE UNDERSIGNED _____ OF THE HEREIN DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS MINOR REPLAT "A" AND TO THE EXECUTION AND RECORDING OF THIS REPLAT "A" MINOR PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Xiaomei Bergstrom
 (PRINT NAME)
 COMPANY: FirstBank

NOTARY CERTIFICATE
 STATE OF Colorado)
 COUNTY OF adams)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

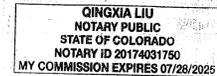
ME THIS 16th DAY OF July 2021.

BY JAMES BOSELLI AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

Qingxia Liu
 NOTARY PUBLIC

MY COMMISSION EXPIRES 7/28/2025



OWNERSHIP CERTIFICATE:

JAMES BOSELLI
 14580 FEDERAL BLVD.
 720-261-2773
 JAMES.BOSELLI@PARTNERS.MCD.COM

BY: James Boselli
 JAMES BOSELLI, OWNER

NOTARY CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF BROOMFIELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS 16th DAY OF July 2021.

BY JAMES BOSELLI AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

Qingxia Liu
 NOTARY PUBLIC

MY COMMISSION EXPIRES 7/28/2025



CITY APPROVAL CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO

THIS 30 DAY OF July 2021

Christopher Adams
 DIRECTOR OF COMMUNITY DEVELOPMENT

THIS 3 DAY OF Aug 2021

John Hoff
 CITY MANAGER

LAND SURVEYOR'S CERTIFICATE:

I, AARON J. HANDL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT 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.



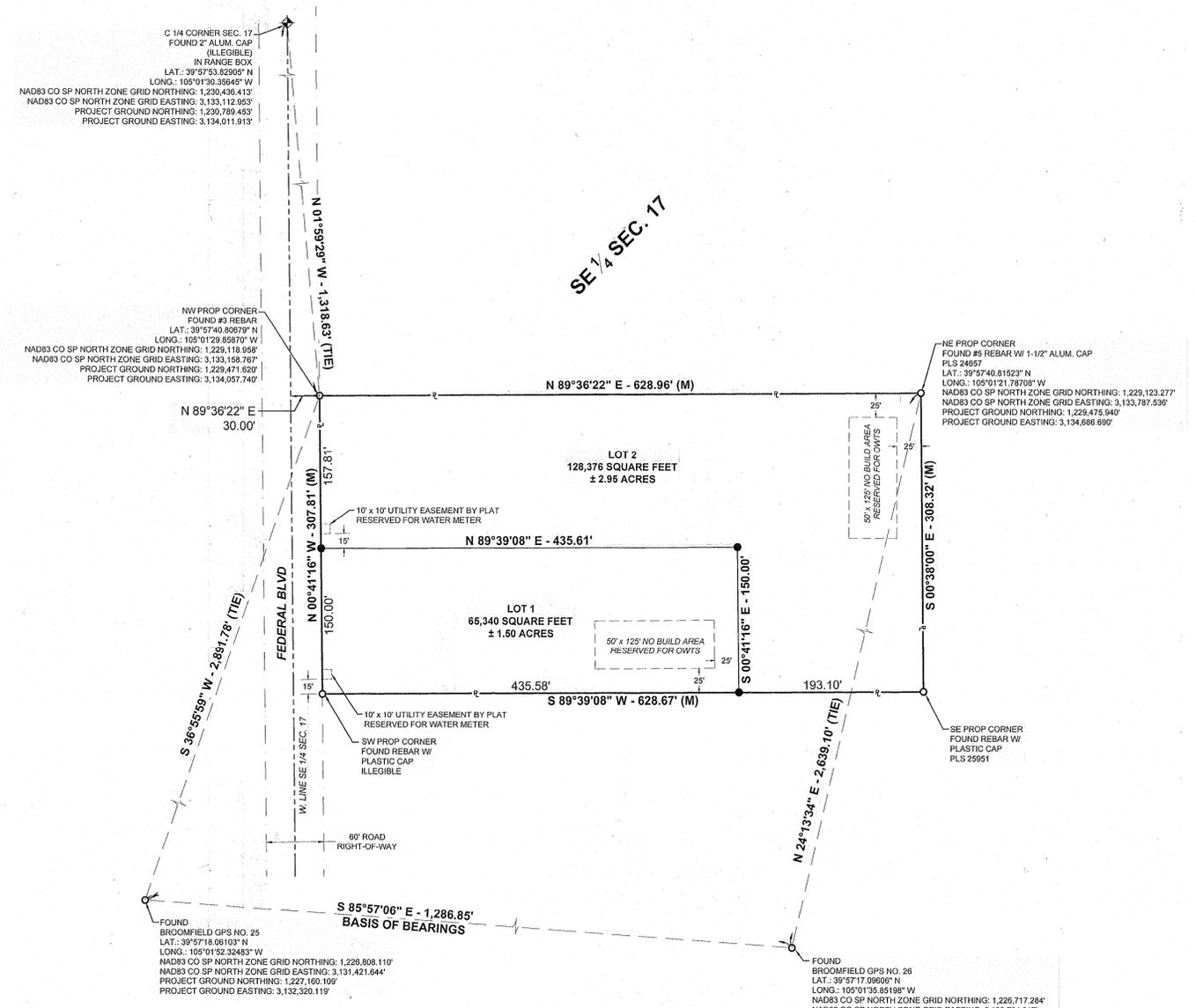
AARON J. HANDL, CO PLS #38328
 FOR AND ON BEHALF OF ENCOMPASS SERVICES, LLC
 10901 W. 120TH AVE., SUITE 400
 BROOMFIELD, CO 80021

BOSELLI SUBDIVISION FILING NO. 1 MINOR PLAT

A RESUBDIVISION OF LOT 52, WILCOX SUBDIVISION OF SECTION 17
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 17
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SCALE: 1"=75'	DRAWN BY: AH	08/02/21	CHECKED BY: HS	08/09/2021	REV: 3
ENCOMPASS SERVICES, LLC		DATE PLOTTED		SHEET	
10901 W. 120TH AVE.		BROOMFIELD, CO 80021		BOSELLI SUBDIVISION FILING NO. 1 MINOR PLAT PL1946	

BOSELLI SUBDIVISION FILING NO. 1 MINOR PLAT
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 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



SE 1/4 SEC. 17

C 1/4 CORNER SEC. 17
 FOUND 2" ALUM. CAP
 (ILLEGIBLE)
 IN RANGE BOX
 LAT.: 39°57'53.32000" N
 LONG.: 105°01'30.35645" W
 NAD83 CO SP NORTH ZONE GRID NORTHING: 1,230,436.413'
 NAD83 CO SP NORTH ZONE GRID EASTING: 3,133,112.853'
 PROJECT GROUND NORTHING: 1,230,789.453'
 PROJECT GROUND EASTING: 3,134,011.813'

NW PROP CORNER
 FOUND #3 REBAR
 LAT.: 39°57'40.80679" N
 LONG.: 105°01'29.89507" W
 NAD83 CO SP NORTH ZONE GRID NORTHING: 1,229,118.958'
 NAD83 CO SP NORTH ZONE GRID EASTING: 3,133,158.767'
 PROJECT GROUND NORTHING: 1,229,471.520'
 PROJECT GROUND EASTING: 3,134,057.740'

NE PROP CORNER
 FOUND #5 REBAR W/ 1-1/2" ALUM. CAP
 PLS 24657
 LAT.: 39°57'40.81523" N
 LONG.: 105°01'31.78708" W
 NAD83 CO SP NORTH ZONE GRID NORTHING: 1,229,123.277'
 NAD83 CO SP NORTH ZONE GRID EASTING: 3,133,787.536'
 PROJECT GROUND NORTHING: 1,229,475.940'
 PROJECT GROUND EASTING: 3,134,688.690'

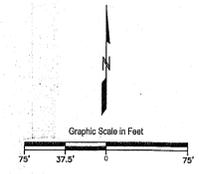
FOUND
 BROOMFIELD GPS NO. 25
 LAT.: 39°57'18.06103" N
 LONG.: 105°01'52.32483" W
 NAD83 CO SP NORTH ZONE GRID NORTHING: 1,228,908.110'
 NAD83 CO SP NORTH ZONE GRID EASTING: 3,131,421.644'
 PROJECT GROUND NORTHING: 1,227,160.109'
 PROJECT GROUND EASTING: 3,132,320.119'

FOUND
 BROOMFIELD GPS NO. 26
 LAT.: 39°57'17.09600" N
 LONG.: 105°01'35.85198" W
 NAD83 CO SP NORTH ZONE GRID NORTHING: 1,228,717.284'
 NAD83 CO SP NORTH ZONE GRID EASTING: 3,132,704.917'
 PROJECT GROUND NORTHING: 1,227,069.257'
 PROJECT GROUND EASTING: 3,133,603.769'

BOSELLI
 2021-01-14
 10:00 AM
 10:00 AM
 10:00 AM
 10:00 AM



- LEGEND**
- ◆ SECTION CORNER
 - SET #5 REBAR WITH 2" ALUMINUM CAP "PLS 38328"
 - FOUND MONUMENT AS DESCRIBED
 - (M) MEASURED BEARING AND DISTANCE
 - SECTION LINE
 - PROPERTY LINE
 - - - RIGHT-OF-WAY LINE



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 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SCALE: 1"=75'	DRAWN BY: AH	08/09/2021	CHECKED BY: HS	09/09/2021	REV: 3
		EXHIBIT SERVICES, LLC 1000 W. QUINN AVENUE SUITE 400 BROOMFIELD, CO 80021		DWG NO. BOSELLI SUBDIVISION FILING NO. 1 MINOR PLAT_P1.dwg	SHEET 2 of 2