

SAWATCH MEADOWS SUBDIVISION FILING NO. 1

2021015897 PL 08/26/2021 02:16 PM
 Page: 1 of 2 Fee: \$9.99 Doc Fee: \$
 City & County of Broomfield

FINAL SUBDIVISION PLAT

A RESUBDIVISION OF A PORTION OF LOT 58 OF WILCOX SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 2

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLOT 58, WILCOX SUBDIVISION, OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., BEING IN THE S 1/2 OF SW 1/4 AND THE SW 1/4 OF SE 1/4 OF SAID SECTION; EXCEPT THAT PORTION OF PLOT 58 CONVEYED BY DEED RECORDED AUGUST 10, 1995 AT RECEPTION NO. C0096853 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF PLOT 58, SAID SOUTHEAST CORNER BEING ON THE SOUTH LINE OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.;

THENCE WEST 156.0 FEET;

THENCE NORTH 279.23 FEET;

THENCE EAST 156.0 FEET;

THENCE SOUTH 279.23 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPTING THEREFROM THAT PARCEL CONVEYED TO THE CITY OF BROOMFIELD IN GENERAL WARRANTY DEED RECORDED MARCH 01, 2019 AT RECEPTION NO. 2019001975, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 360,793 SQUARE FEET (8.283 ACRES) MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SAWATCH MEADOWS SUBDIVISION FILING NO. 1, 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 20th DAY OF August A.D. 2021.

OWNER CERTIFICATE:

144 OFFICE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY;

BY: *Matthew Muell*

AS: Authorized Person

NOTARY CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF Broomfield) SS

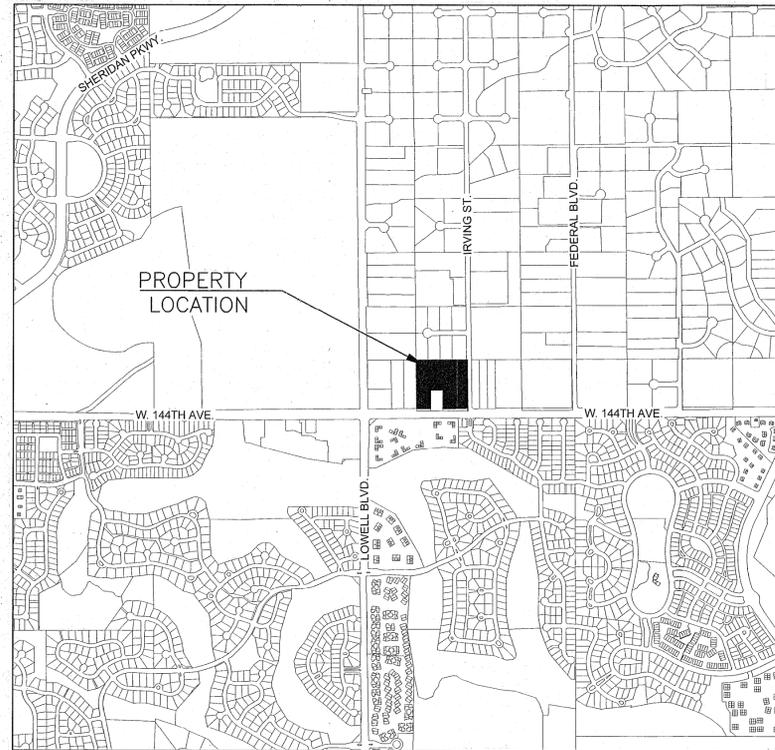
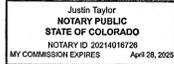
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Matthew Muell* AS *Authorized Person* OF

144 OFFICE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY THIS 20th DAY OF August 2021.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: April 28, 2025

NOTARY PUBLIC



VICINITY MAP
 SCALE: 1" = 1000'

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 22nd DAY OF March 2021.

[Signature]
 CHAIRMAN

[Signature]
 SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 11th DAY OF May 2021.

[Signature]
 MAYOR

[Signature]
 CITY CLERK ASSISTANT

ATTORNEY'S CERTIFICATE:

I, *Justin Taylor*, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNERS 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 THAT THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature]

REGISTRATION NO. 49649 DATE: August 20, 2021

SURVEYOR'S CERTIFICATE:

I, KEVIN J. KUCHARCZYK, 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.



COLORADO LICENSE NO. 05114/2021 REGISTERED LAND SURVEYOR

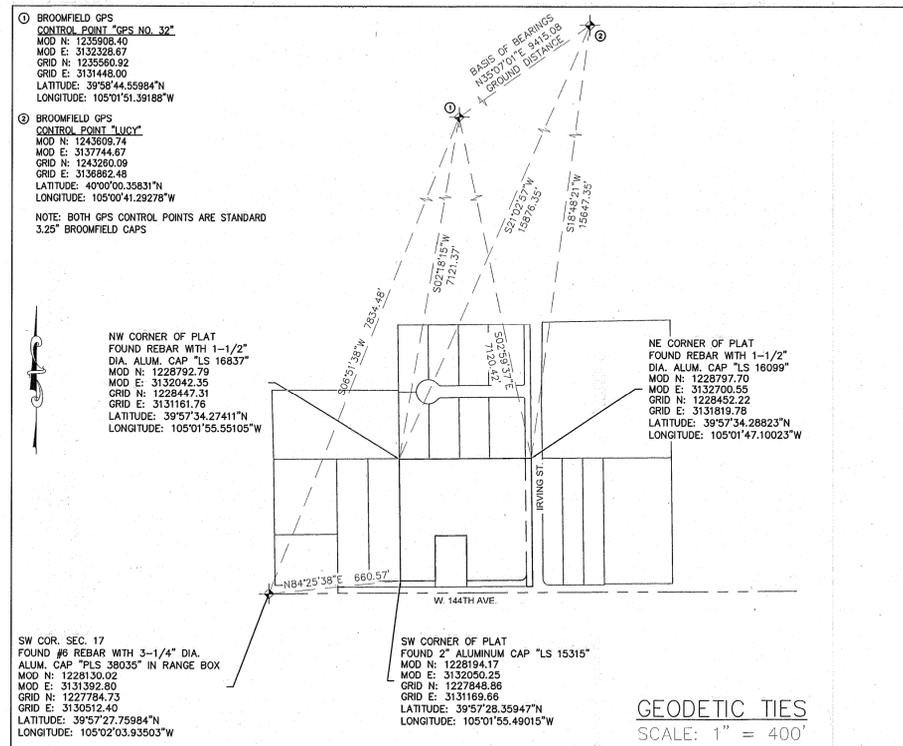
DATE

GEODETIC NOTES:

- THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/2011). THE STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "LUCY" AND "GPS NO. 32" SHOWN HEREON IS S35°07'01"W, 9415.07 FEET MODIFIED STATE PLANE GROUND DISTANCE. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999718845.
- 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.
- ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE GROUND MEASUREMENTS.
- "GRID" = STATE PLANE GRID
 "MOD" = MODIFIED STATE PLANE GROUND

NOTES:

- THERE ARE SEVEN (7) LOTS WITHIN SAWATCH MEADOWS SUBDIVISION FILING NO. 1.
- 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 PERCENT ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08001C0284H REVISED MARCH 5, 2007. 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 HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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 THE SDP 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 EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY AND COUNTY OF BROOMFIELD FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- MAINTENANCE OF POND WILL BE RESPONSIBILITY OF CORRESPONDING LOT OWNERS AND RESPONSIBILITY FOR COSTS AND MANAGEMENT OF MAINTENANCE ALLOCATED AS BETWEEN THE OWNERS OF ALL LOTS IN THE SUBDIVISION THROUGH EASEMENTS. THE SAME WILL APPLY TO OTHER COMMUNITY INFRASTRUCTURE SUCH AS PRIVATE STORM DRAIN PIPING AND THE SCREEN WALL.
- 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). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, 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.
- THE PUBLIC LAND DEDICATION WILL BE MET WITH A CASH-IN LIEU PAYMENT.
- THE NEW PUBLIC STREET (W. 144TH COURT) WILL BE BUILT TO RURAL ROAD STANDARDS FROM THE CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS (2020), WHICH INCLUDES PAVEMENT.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON TITLE COMMITMENT FILE NO. 5509-3616552, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 06, 2020 AT 8:00 A.M.
- 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, C.R.S.



GEODETIC TIES
 SCALE: 1" = 400'

LOT OWNERSHIP & MAINTENANCE TABLE

LOT	AREA	OWNERSHIP	MAINTENANCE
LOT 1	1.005 AC.	OWNER	OWNER
LOT 2	1.001 AC	OWNER	OWNER
LOT 3	1.010 AC	OWNER	OWNER
LOT 4	1.003 AC	OWNER	OWNER
LOT 5	1.005 AC	OWNER	OWNER
LOT 6	1.013 AC	OWNER	OWNER
LOT 7	1.011 AC	OWNER	OWNER
DETENTION POND	0.698 AC	HOA	HOA

ENGINEER/SURVEYOR

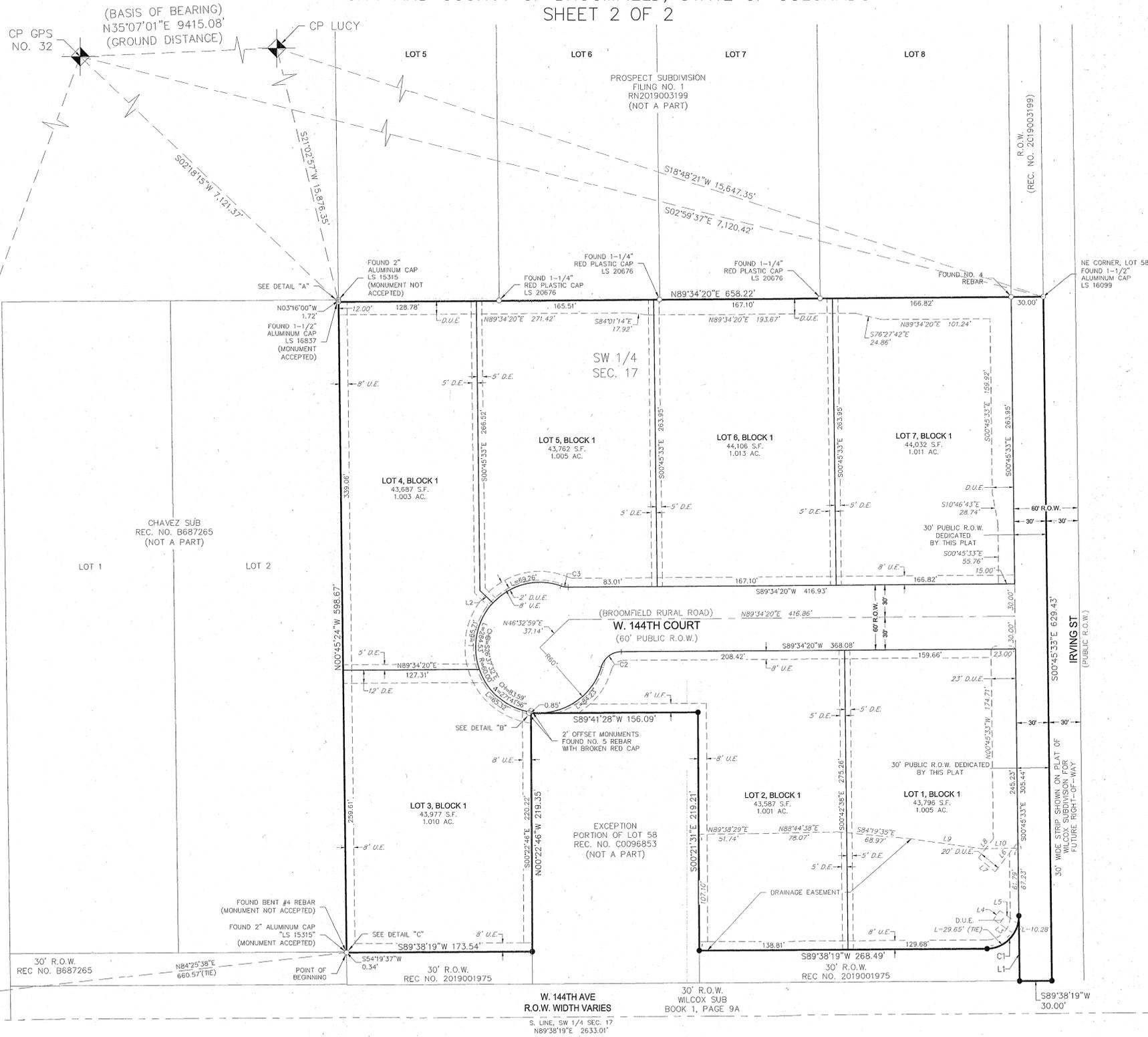
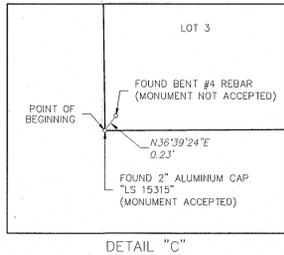
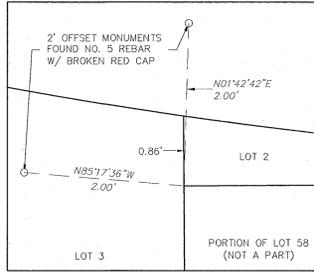
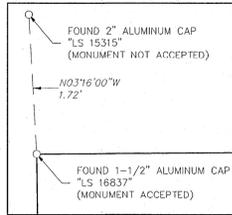
CVL CONSULTANTS
 10333 E. Dry Creek Rd., Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526 / Fax: (720) 482-9546

SAWATCH MEADOWS SUBDIVISION FILING NO. 1

FINAL SUBDIVISION PLAT

A RESUBDIVISION OF A PORTION OF LOT 58 OF WILCOX SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 2

2021015897 PL 08/26/2021 02:16 PM
Page: 2 of 2 Rec Fee \$0.90 Doc Fee \$
City & County of Broomfield



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.33'	30.00'	90°23'52"	S44°26'23"W	42.57'
C2	25.15'	20.00'	72°02'43"	S53°32'56"W	23.52'
C3	6.86'	20.00'	19°39'08"	S80°36'06"E	6.83'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	60.21'	N0°45'33"W
L2	16.65'	S46°54'44"E
L3	23.02'	N54°36'46"W
L4	10.00'	N35°23'14"E
L5	20.86'	S54°36'46"E
L6	34.23'	S38°24'12"W
L7	20.00'	N51°35'48"W
L8	22.36'	N38°24'12"E
L9	65.92'	S82°14'45"E
L10	34.41'	N89°14'27"E

- LEGEND**
- ◆ FOUND SECTION CORNER (AS NOTED)
 - FOUND PROPERTY MONUMENT (AS NOTED)
 - SET #5 REBAR & RED PLASTIC CAP, STAMPED "CVL PLS 34591"
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - EX. EXISTING
 - R.O.W. RIGHT OF WAY



ENGINEER/SURVEYOR
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

N:\PROJECTS\EDGE CORE BROOMFIELD\CAD\SURVEY\REPLATE\EDGE CORE - PLAT SHEET.DWG, MUPARK, 3/30/21