

# BREWER ACRES FILING NO. 1 FINAL PLAT

2021019473 PL 10/26/2021 09:12 AM  
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield

A REPLAT OF A PORTION OF PLOT 46, WILCOX SUBDIVISION  
LOCATED IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

**OWNER CERTIFICATE AND LEGAL DESCRIPTION**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

THE SOUTH HALF OF PLOT 46, EXCEPT THE SOUTH 164 FEET THEREOF AND EXCEPT THE EAST 30 FEET THEREOF, WILCOX SUBDIVISION, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, CONTAINING 2.384 ACRES OF LAND

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BREWER ACRES FILING NO. 1 FINAL PLAT, AND BY THESE PRESENTS DEDICATED, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC USES.

ROBERT WAYNE BREWER AND CAITLIN BREWER, AS JOINT TENANTS  
14641 CLAY STREET, BROOMFIELD, COLORADO

BY: Robert Wayne Brewer  
ROBERT WAYNE BREWER, JOINT TENANT

AND  
BY: Caitlin Brewer  
CAITLIN BREWER, JOINT TENANT

**NOTARY CERTIFICATE**

STATE OF Colorado } ss  
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF October 2021 BY ROBERT WAYNE BREWER AND CAITLIN BREWER, AS JOINT TENANTS.

WITNESS MY HAND AND OFFICIAL SEAL.

Rhonda Kirkman Rhonda Kirkman  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: DEC 09, 2024  
RHONDA KIRKMAN  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20044046130  
MY COMMISSION EXPIRES DEC 9, 2024

**LIENHOLDER CERTIFICATE**

THE UNDERSIGNED MORTGAGEE OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT, AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Moria Price AVP Post Closing  
NAME TITLE  
COMPANY: Cherry Creek Mortgage, LLC

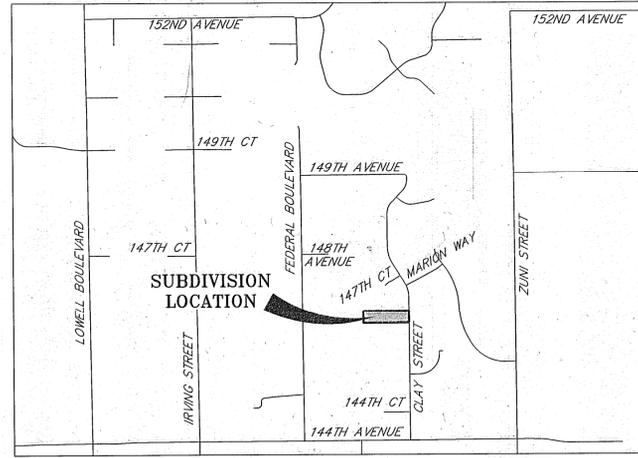
**NOTARY CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF October 2021 BY Gabria Price AS AVP Post Closing Manager OF Cherry Creek Mortgage, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Jessica Ann Christner  
MY COMMISSION EXPIRES: 02/25/2024  
JESSICA ANN CHRISTNER  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20044046130  
MY COMMISSION EXPIRES FEB 25, 2024



VICINITY MAP  
SCALE: 1" = 1,000'

**GENERAL NOTES**

- APPROVED AS PART OF THIS FINAL PLAT IS A VARIANCE FROM SECTION 16-28-100 OF THE BROOMFIELD MUNICIPAL CODE TO ALLOW FOR A FLAG LOT WITHOUT A PUD PLAN.
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD GPS POINTS NO. 3 AND NO. 32. SAID LINE BEARS NORTH 30°11'26" EAST.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2019.
- ALL MEASUREMENTS SHOWN ON THIS SURVEY ARE IN US SURVEY FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND /OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY DEFACES, CHANGES OR REMOVES ANY MONUMENT OR BENCHMARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. 1858
- 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).
- THIS PLAT CONTAINS 2 LOTS AND ZERO TRACTS.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THE PLS OR R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP. FOR LEGAL DESCRIPTION AND EASEMENT(S) OF RECORD, THE TITLE COMMITMENT PREPARED BY FIRST INTEGRITY TITLE COMPANY, COMMITMENT NO. 101-2020219-R, WITH AN EFFECTIVE DATE OF MAY 6, 2020 WAS RELIED UPON.
- COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE COORDINATES TO STATE PLANE VALUES = 0.9997195577
- 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.
- THE NO-BUILD AREA 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 NO-BUILD AREAS ARE GRAPHICALLY SHOWN ON THE PLAT. THE OWTS ON LOT 1 IS APPROXIMATE; AS NO DESIGN IS CURRENTLY AVAILABLE, THIS LOCATION WILL NEED TO BE UPDATED DURING THE DESIGN PROCESS THE ACTUAL SIZE WILL BE DETERMINED BY A DESIGN ENGINEER AND REVIEWED BY BROOMFIELD PUBLIC HEALTH AS PART OF THE APPLICATION PROCESS. APPROVAL OR REJECTION OF THE APPLICATION WILL BE BASED ON THE APPLICATION REVIEW AND COMPLIANCE WITH CITY AND COUNTY OF BROOMFIELD OWTS REGULATIONS.
- THE PUBLIC LAND DEDICATION FEE WILL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A NEW DWELLING.

**SURVEYOR'S CERTIFICATE**

I, STACY LYNN JACOBS, 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 ON 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.



STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 38495  
FOR, AND ON BEHALF OF:  
R&R ENGINEERS-SURVEYORS, INC.

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.

**LAND USE REVIEW COMMISSION**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 04th DAY OF May 2021

Stacy Lynn Jacobs  
CHAIRMAN SECRETARY

Janetta Makin  
SECRETARY

**CITY COUNCIL CERTIFICATE**

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MAYOR \_\_\_\_\_

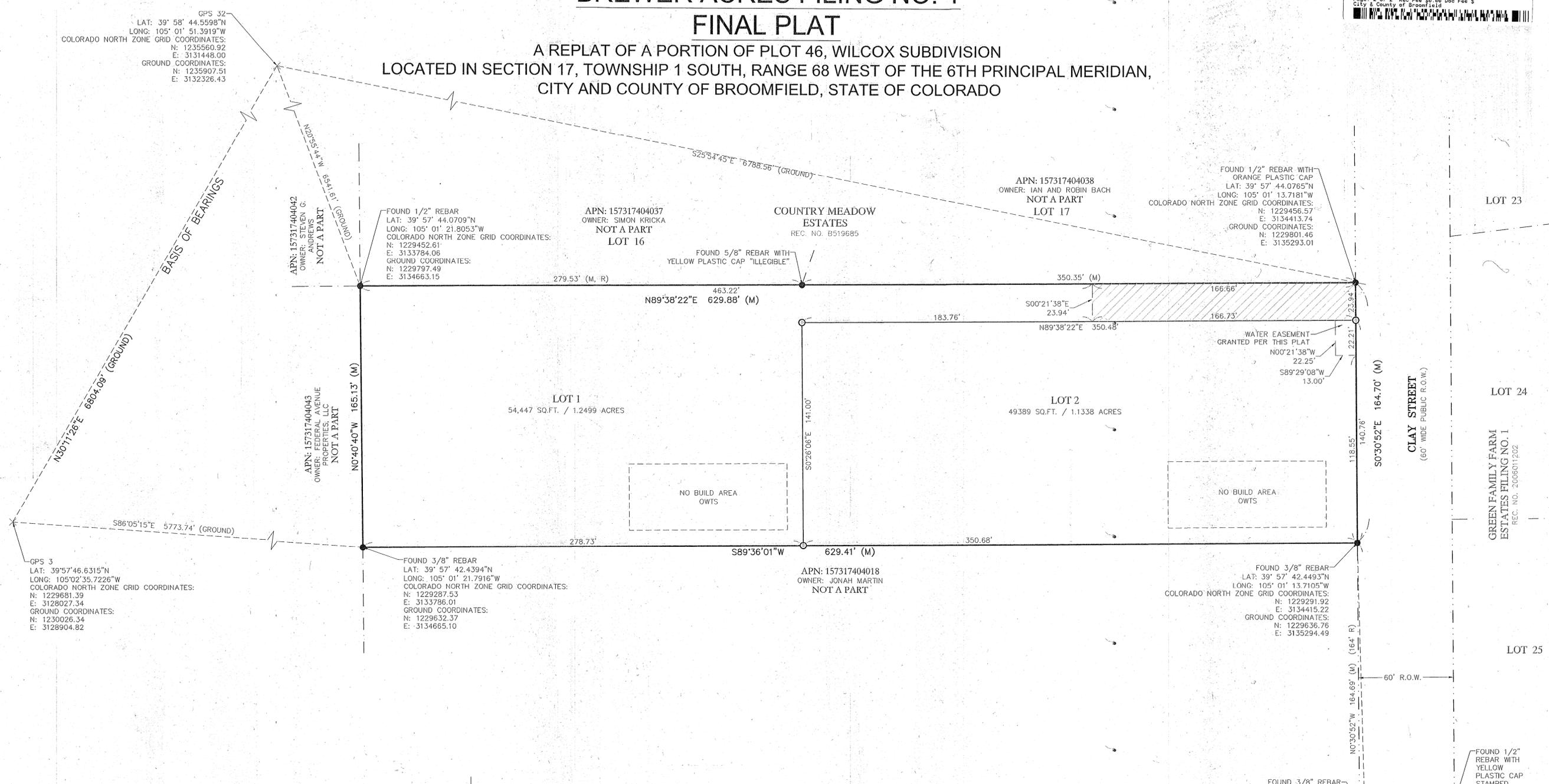
CITY CLERK \_\_\_\_\_

<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 WEST 13TH AVENUE, SUITE 300 DENVER, COLORADO 80204 (P)303-783-8790 (F)303-783-6568 WWW.RRENGINEERS.COM	
File No. CB19126 REPLAT 3/12/21 ADDRESS COMMENTS Date Drawn 10/22/19 5/10/21 REVISE LOT/ADD ESMT Drawn By SLJ Checked By AWS Job No. CB19126	

# BREWER ACRES FILING NO. 1 FINAL PLAT

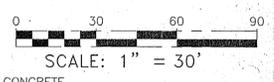
A REPLAT OF A PORTION OF PLOT 46, WILCOX SUBDIVISION  
LOCATED IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2021019473 PL 10/26/2021 09:12 AM  
Page: 2 of 2, Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield



### LEGEND

- FOUND MONUMENT, AS NOTED
- SET NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
- ◆ SECTION CORNER, AS NOTED
- (R) RECORD DISTANCE
- (M) MEASURED DIMENSION
- APN: ASSESSOR'S PARCEL ID NUMBER
- SUBDIVISION BOUNDARY LINE
- - - LOT LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - TIE LINE
- BROOMFIELD GPS BASIS
- ▨ ACCESS EASEMENT, HEREBY GRANTED



AREA OF CONCRETE



SW CORNER E 1/2 SE1/4 SECTION 17  
FOUND REBAR WITH 2" ALUMINUM  
CAP STAMPED "PLS 30100"  
LAT: 39° 57' 27.8008"N  
LONG: 105° 01' 13.2545"W  
COLORADO NORTH ZONE GRID COORDINATES:  
N: 1227809.90  
E: 3134458.75  
GROUND COORDINATES:  
N: 1228154.33  
E: 3135338.03

SHEET 2 OF 2

<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 (P) 303-753-6730 (F) 303-753-6568 WWW.RRENINEERS.COM		
<b>REVISIONS</b>		
3/12/21	ADDRESS COMMENTS	File No. 0819126 REPLAT
5/10/21	REVISE LOT/ADD ESMT	Date Drawn 10/22/19
		Drawn By: SJJ
		Checked By: AWS
		Job No. CB19126