

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

COMMENCING AT THE CENTER OF SAID SECTION 17; THENCE S00°41'27"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17 A DISTANCE OF 988.63 FEET; THENCE N89°36'38"E A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FEDERAL BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°36'38"E A DISTANCE OF 629.53 FEET TO A POINT IN THE EAST LINE OF SAID LOT 45; THENCE S00°35'03"E ALONG SAID EAST LINE A DISTANCE OF 329.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 45; THENCE S89°36'32"W ALONG THE SOUTH LINE OF SAID LOT 45 A DISTANCE OF 629.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FEDERAL BOULEVARD; THENCE N00°39'52"W ALONG SAID EAST LINE OF FEDERAL BOULEVARD A DISTANCE OF 329.54 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 207,372 SQUARE FEET OR 4.761 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PARKER SUBDIVISION FILING NO. 1, AND GRANTS 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 OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER CERTIFICATE:

JOSHUA JAMISON PARKER AND MARILU AFTON PARKER
20191 CROWN REEF LANE, HUNTINGTON BEACH, CA 92646

BY: Joshua Jamison Parker
JOSHUA JAMISON PARKER, OWNER

BY: Marilu Afton Parker
MARILU AFTON PARKER, OWNER

NOTARY CERTIFICATE

STATE OF California }
COUNTY OF Orange } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF January 2022

BY Joshua Jamison Parker, Marilu Afton Parker Owners

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Morgan Michael Calderoni
NOTARY PUBLIC



MY COMMISSION EXPIRES Oct. 27, 2024

LIENHOLDER CERTIFICATE:

THE UNDERSIGNED ALPINE BANK OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS MINOR PLAT AND TO THE EXECUTION AND RECORDING OF THIS MINOR PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Brittany Ramee Bender

COMPANY: ALPINE BANK

NOTARY CERTIFICATE

STATE OF

COUNTY OF } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF February 2022 6682

2022

BY: Brittany Ramee Bender as authorized signer of Alpine Bank.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: Brittany Ramee Bender

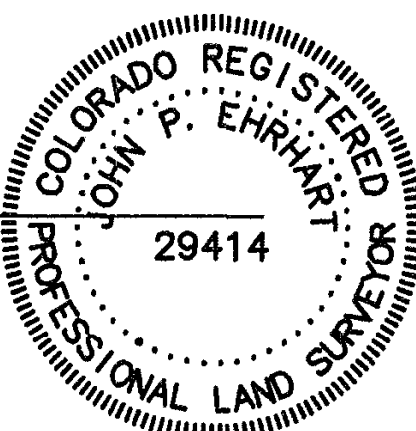
NOTARY PUBLIC

MY COMMISSION EXPIRES April 12, 2023

BRITTANY RAMEE BENDER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194014005
MY COMMISSION EXPIRES APRIL 12, 2023

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, 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.

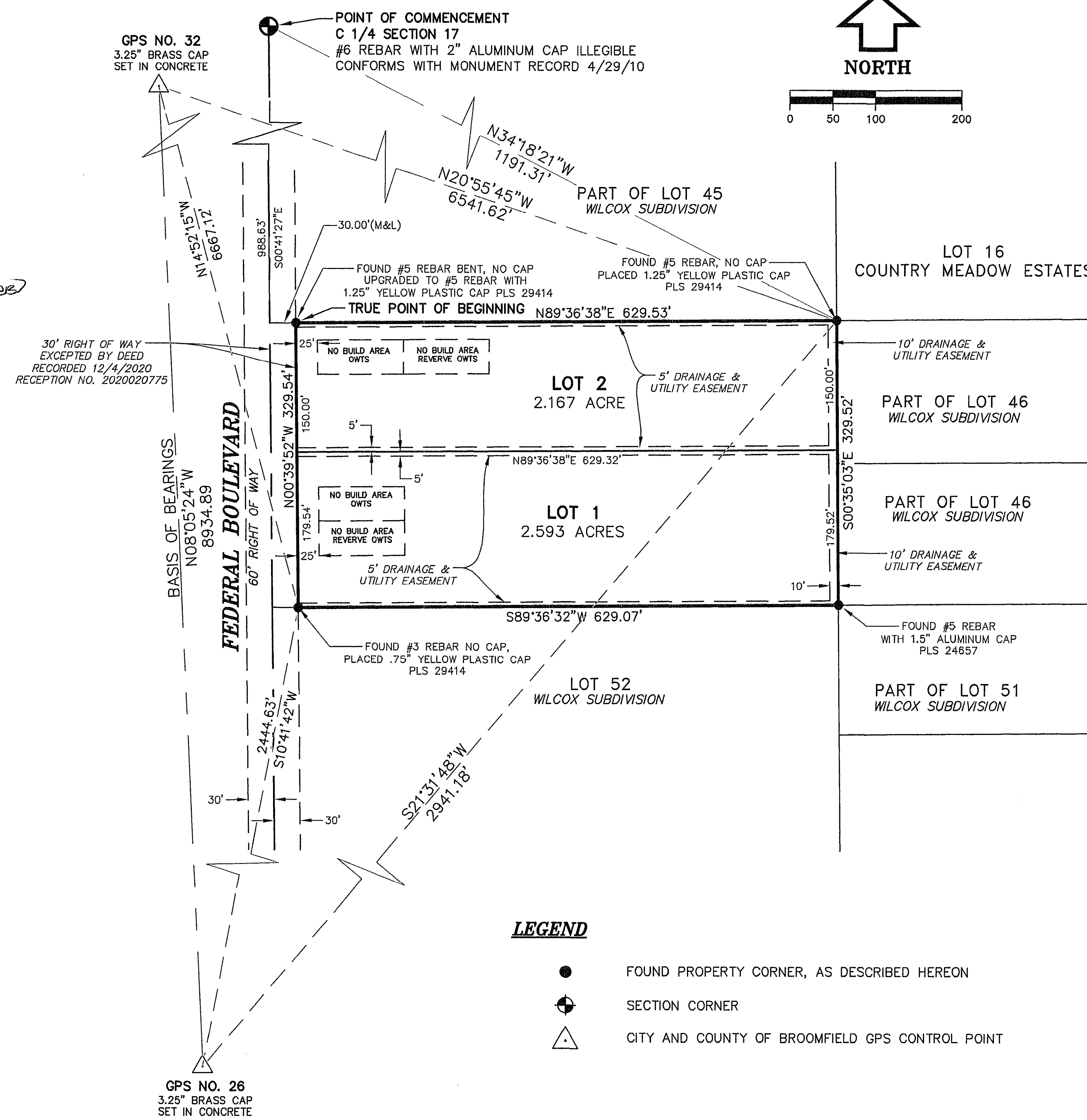
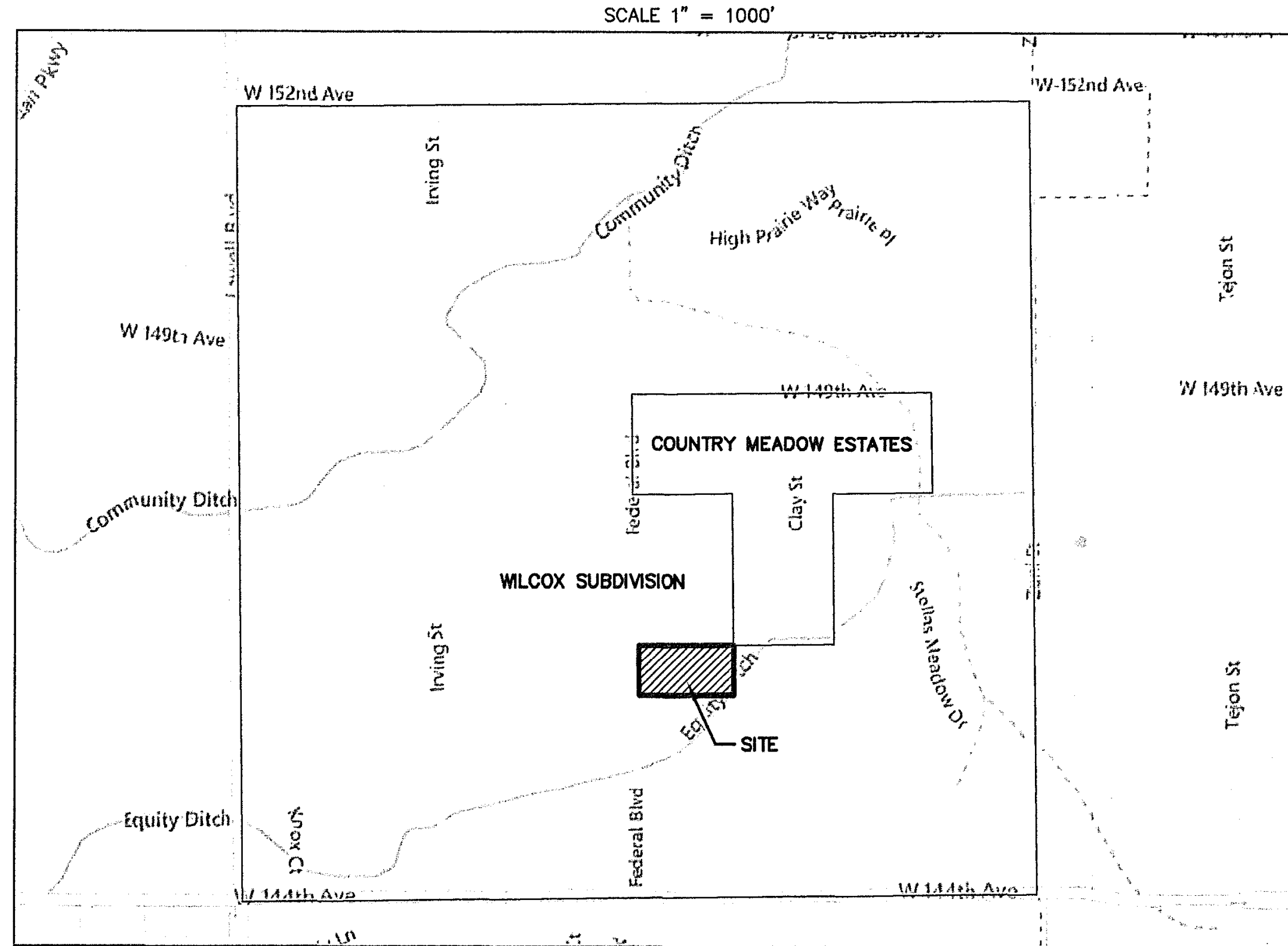


JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIE, CO 80516
PHONE: 303-828-3340

STATE PLANE COORDINATE SCHEDULE	
GPS NO. 26	
MODIFIED NORTHING	1227063.64'
MODIFIED EASTING	3133589.21'
STATE PLANE NORTHING	1226717.43'
STATE PLANE EASTING	3132705.07'
LATITUDE	39°57'17.0948"
LONGITUDE	-105°01'35.85169"
GPS NO. 32	
MODIFIED NORTHING	1235909.62'
MODIFIED EASTING	3132331.83'
STATE PLANE NORTHING	1235560.91'
STATE PLANE EASTING	3131448.05'
LATITUDE	39°58'44.57748"
LONGITUDE	-105°01'51.39725"
C 1/4 SECTION 17	
MODIFIED NORTHING	1230783.67'
MODIFIED EASTING	3133997.15'
STATE PLANE NORTHING	1230436.41'
STATE PLANE EASTING	3133112.89'
LATITUDE	39°57'53.82900"
LONGITUDE	-105°01'30.35730"
SW CORNER OF PLAT	
MODIFIED NORTHING	1229465.80'
MODIFIED EASTING	3134042.89'
STATE PLANE NORTHING	1229118.91'
STATE PLANE EASTING	3133158.62'
LATITUDE	39°57'40.80601"
LONGITUDE	-105°01'29.86056"
NE CORNER OF PLAT	
MODIFIED NORTHING	1229799.60'
MODIFIED EASTING	3134668.58'
STATE PLANE NORTHING	1229452.61'
STATE PLANE EASTING	3133784.14'
LATITUDE	39°57'44.07090"
LONGITUDE	-105°01'21.80420"

AVERAGE COMBINED SCALE FACTOR = 0.99971785
COLORADO NORTH ZONE (NAD 83)

**PARKER SUBDIVISION FILING NO. 1
MINOR PLAT
A REPLAT OF LOT 45, WILCOX SUBDIVISION
SE 1/4 OF SECTION 17, T1S, R68W, OF THE 6TH P.M.
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO
VICINITY MAP**



- LEGEND**
- FOUND PROPERTY CORNER, AS DESCRIBED HEREON
 - ⊕ SECTION CORNER
 - △ CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINT

CITY APPROVAL:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 15th DAY OF February 2022.

BY: John P. Ehrhart DIRECTOR OF COMMUNITY DEVELOPMENT
BY: John P. Ehrhart CITY MANAGER

NOTES:

- THIS PLAT CONTAINS 2 LOTS AND 0 TRACTS.
- A PUBLIC LAND DEDICATION FEE WILL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A NEW DWELLING UNIT.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- THE PROPERTY IS IN ZONE "X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08507300895, 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 HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- BEARINGS BASED ON THE CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS; GPS NO. 26 AND GPS NO. 32. A LINE BETWEEN SAID POSITIONS BEARS N08°05'24"W (GRID BEARING), 8934.89 FEET (COLORADO NORTH - MODIFIED STATE PLANE DISTANCE), MONUMENTED AS SHOWN HEREON.
- A COMBINED SCALE FACTOR OF 0.99971785 WAS USED TO CONVERT COLORADO NORTH MODIFIED STATE PLANE COORDINATES TO COLORADO STATE PLANE COORDINATES. THE GROUND COORDINATES WERE SCALED FROM 0,0.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 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 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).
- 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 AREA IS GRAPHICALLY SHOWN ON THE PLAT. 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.
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.

PROJECT NO.
S205381



P.O. Box 930
Erie, Colorado 80516
(303) 828-3340
www.coloradols.com

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MINOR PLAT
A REPLAT OF LOT 45, WILCOX SUBDIVISION
SE OF 1/4 SECTION 17, T1S, R68W, OF THE 6TH P.M.
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO**

REVISIONS		DESCRIPTION	BY	DATE
1		BROOMFIELD COMMENTS	JMH	4/28/21
2		BROOMFIELD COMMENTS	JMH	7/13/21
3		BROOMFIELD COMMENTS	JMH	9/21/21
4		BROOMFIELD COMMENTS	JMH	10/12/21

DATE: 7/13/21
FIELD WORK BY: IRE
DRAWN BY: JMH
CHECKED BY: JPE

SHEET NO.
1 OF 1