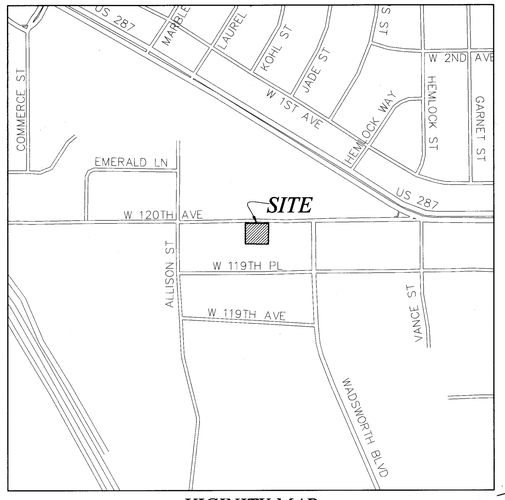
LA PLACA ESTATES SUBDIVISION FILING NO. 1

FINAL PLAT

A RESUBDIVISION OF LOTS 7, 8 & 9, BLOCK 4, COLMANS LAKEVIEW SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST, 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Recorded July 29, 2004 at Reception No. 2004011423



VICINITY MAP

SCALE: 1"=500'

W. 120th AVE.

(60' R.O.W)

NW CORNER SEC. 2, T.2 S., R69 W FOUND 2" ALUMINUM CAP ON 2" PIPE

S 89°37'10" W 2639.48'

N. LINE OF NE QUARTER SECTION 2

N 1/4 CORNER SEC. 2, T.2 S., R69 W FOUND 3 1/4" ALUM. CAP ON 2" PIPE

N 1/4 COR. SEC 2, T.2 S., R69W
LAT: 39°54'51.45400"N
LON: 105°04'52.38365"W
NSPCS
NORTH: 1211903.43'
EAST: 3117470.38'
MODIFIED COORDINATES
NORTH: 1212249.15'
EAST: 3118359.70'

NGS #B413
LAT: 39°54'52.53097"N
LON: 105°04.18.03779"W
NSPCS
NORTH: 1212025.19'
EAST: 3120145.99'
MODIFIED COORDINATES
NORTH: 1212370.94'
EAST: 3121036.07'

BASIS OF BEARINGS S 87°07'20" W 2955.74'

N 87°31'20" E 3662.24'

N 87°25'59"E 3512.59'

N87°33'23"E 833.45'

N89°04'54"E 557.12'

N 89°11'41" E 706.87'

NGS #F413
LAT: 39°54'51.20401"N
LON: 105°04'55.92174"W
NSPCS
NORTH: 1211876.84'
EAST: 3117194.82'
MODIFIED COORDINATES
NORTH: 1212222.55'
EAST: 3118084.06'

N 89°36'57" E 149.75' (M)

50.00' 50.00' 49.75'

LAT: 39°54'51.13867"N
LON: 105°05'04.99070"W
NSPCS
NORTH: 1211866.91'
EAST: 3116488.22'
MODIFIED COORDINATES
NORTH: 1212212.61'
EAST: 3117377.26'

LAT: 39°54'51.14166"N
LON: 105°05'03.06934"W
NSPCS
NORTH: 1211867.91'
EAST: 3116637.93'
MODIFIED COORDINATES
NORTH: 1212213.62'
EAST: 3117527.01'

LOT 1,2, & 3
TOTAL
20,212 SQ.FT.
(±0.46 ACRES)

LOT 6 BLOCK 4
COLMANS LAKEVIEW
SUBDIVISION

N 00°22'58" W 134.95' (M)

LOT 1
6,747 SQ.FT.
(±0.15 ACRES)

S 00°22'58" E 134.94' (M)

LOT 2
6,747 SQ.FT.
(±0.15 ACRES)

S 00°22'58" E 134.93' (M)

LOT 3
6,718 SQ.FT.
(±0.15 ACRES)

S 00°24'43" E 134.93' (M)

LOT 10 BLOCK 4
COLMANS LAKEVIEW
SUBDIVISION

5.0' DRAINAGE EASEMENT

5.0' DRAINAGE EASEMENT

5.0' DRAINAGE EASEMENT

5.0' DRAINAGE EASEMENT

LEGEND

These standard symbols will be found in the drawing.

○	FOUND PIN & CAP STAMPED PLS# 5648
●	SET PIN & CAP STAMPED PLS #28291
(P) -	PER PLAT DIMENSIONS
(M) -	FIELD MEASURED
(MS) -	MODIFIED STATE PLANE DIMENSIONS
(G) -	GRID DIMENSIONS
NSPCS -	STATE PLANE COORDINATE SYSTEM COLORADO NORTH ZONE (0501) U.S SURVEY FEET

0' 10' 20' 30'

SCALE: 1" = 10'

50.00' 50.00' 49.82'

S 89°36'22" W 149.82' (M)

LOT 26 BLOCK 4
COLMANS LAKEVIEW
SUBDIVISION

LOT 24 BLOCK 4
COLMANS LAKEVIEW
SUBDIVISION
R-2 (J)
OWNER: DENVER METRO MUD JACK INC.

LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF LOT 7, 8, & 9, BLOCK 4, TOGETHER WITH THAT PORTION OF VACATED NORTH 1/2 OF ALLEY ADJACENT TO SUBJECT PROPERTY COLMANS LAKEVIEW SUBDIVISION, COUNTY OF BROOMFIELD, STATE OF COLORADO HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF LA PLACA ESTATES SUBDIVISION FILING NO. 1; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHT-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 AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS:

HARTWICK, INC., A NEVADA CORPORATION

BY: Norm Te Slaa,

BY Vice President

NOTARY:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June 2004, BY Norm Te Slaa

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC LINDA K. SINCLAIR STATE OF COLORADO

ADDRESS: 1490 S. Colorado Blvd, Annex B14 Denver CO 80246

EXECUTED THIS 28th DAY OF June, 2004

CITY COUNCIL APPROVAL:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 8th DAY OF June, 2004

MAYOR Pro Tem

Vicki Mayy
CITY CLERK

CITY & COUNTY OF BROOMFIELD

LAND USE REVIEW COMMISSION:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 9th DAY OF March, 2004

CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATE:

I, ROBERT B. TAYLOR, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS SITE PLAN OF LA PLACA ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, CHECKING AND SUPERVISION, AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH COLORADO STATE LAW.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 28291

Robert B. Taylor 6/25/04

ROBERT B. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO STATE PLS NO. 28291

ATTORNEY'S CERTIFICATE:

I, JAMES C HENRY, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER 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 THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

James C Henry, REGISTRATION NO. 268, DATE: 7/27/04

GENERAL NOTES:

1.) R&R ENGINEERS-SURVEYORS, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. J1020267 DATED NOVEMBER 30, 1999 FOR EASEMENT AND BOUNDARY INFORMATION.

2.) BENCHMARK: LOCATED AT THE WEST 120th AVENUE CROSSING OF THE COLORADO AND SOUTHERN RAILROAD, 48.6 FEET WEST OF A FENCE CORNER AND 24.3 FEET SOUTH OF THE CENTERLINE OF THE AVENUE.
ELEVATION=5406.74

3.) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BROOMFIELD GEODETIC CONTROL NETWORK BETWEEN GPS POINTS: NGS B413 AND NGS F413. THE STATE PLANE VALUES ARE BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM (NAD 83/92), NORTH ZONE (0501) IN U.S SURVEY FEET.

4.) FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080087 0075 B, DATED AUGUST 5, 1986.

5.) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS II, 1:20,000 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.

6.) THE MODIFICATIONS SCALE TO STATE PLANE VALUES IN THIS PLAT IS 0.99971481

R&R ENGINEERS-SURVEYORS, INC.
1490 SOUTH COLORADO BOULEVARD
ANNEX BUILDING
DENVER, COLORADO 80246
PH 303-753-6730 FX 303-753-6568
RREngineers.com

REVISIONS	
CITY PLANNING COMMENTS 2/20/2004	File No. NT03021-GPS-PLAT
	Date Drawn 8/25/03
	Drawn By GDU
	Checked By RBT
	Job No. NT03021

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