

LAMBERTSON FARMS FILING NO. 2 FINAL PLAT (TRACT A)

A RESUBDIVISION OF TRACT A, LAMBERTSON FARMS FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 7

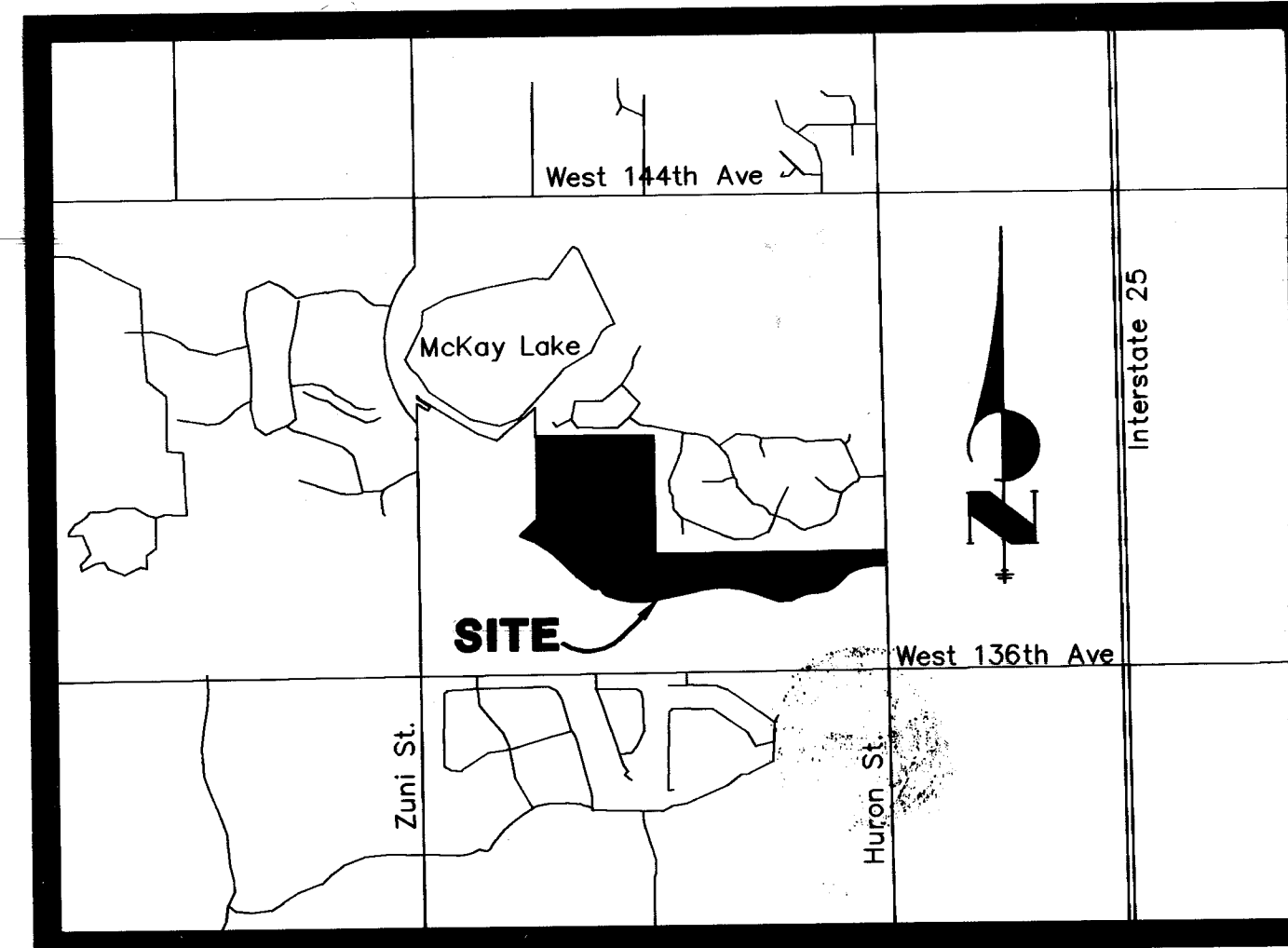
Recorded 12-05-2007 at Reception No. 2007015316

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

TRACT A,
LAMBERTSON FARMS FILING NO. 1, AS RECORDED UNDER RECEPTION
NUMBER 2006009653 IN THE OFFICE OF THE CLERK AND RECORDER,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO,

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF LAMBERTSON FARMS FILING NO. 2; AND
BY THESE PRESENTS DEDICATES, 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 (TRACTS E, M, N, O AND P) 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.



VICINITY MAP

SCALE 1" = 2000'

OWNER

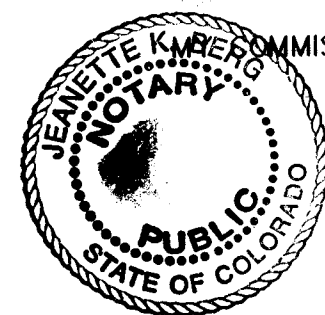
McKAY SHORES CONSTRUCTION CORP.
6301 FEDERAL BLVD., UNIT 3
DENVER, CO 80221

BY: FRANK TETI
AS: PRESIDENT

STATE OF COLORADO)
COUNTY OF BROOMFIELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 11th DAY OF November 2007, BY Frank Teti.

WITNESS MY HAND AND OFFICIAL SEAL.



SUBDIVIDER

PROMONTORY BROOMFIELD, LLC
3223 ARAPAHOE AVE., SUITE 120
BOULDER, CO 80303

BY: DAVID BOSCHERT
AS: MANAGING MEMBER

STATE OF COLORADO)
COUNTY OF BROOMFIELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 27th DAY OF November 2007, BY DAVID BOSCHERT AS

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: September 20, 2008



GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE LINE BETWEEN BROOMFIELD GIS LAND POSITIONS "DI CIERO" AND "GPS NO. 27", HAVING A BEARING OF N14°01'50"W.
2. BROOMFIELD GIS LAND POSITIONS "DI CIERO" AND "GPS NO. 27" WERE USED TO ESTABLISH STATE PLANE GRID BEARINGS FOR THIS PLAT. THE COMBINED FACTOR USED TO CONVERT MODIFIED STATE PLANE COORDINATES TO STATE PLANE COORDINATES WAS CALCULATED AT LAND POSITION "DI CIERO", AND IS .99972315.
3. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08001C0010 G, EFFECTIVE DATE AUGUST 16, 1995.
4. 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.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN. ACCORDING TO C.R.S. 38-51-105 THE OWNER/SUBDIVIDER IS RESPONSIBLE FOR ALL INTERNAL MONUMENTATION OF LOTS, BLOCKS, AND CENTERLINES AS SPECIFIED BY COLORADO LAW AND CITY REGULATIONS.
6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS FIRST ORDER, 1:100,000 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.
7. THE BENCHMARK FOR THIS SITE, AS NOTED ON THE PLAT FOR LAMBERTSON FARMS FILING NO. 1, IS A 1" AXLE IN A MONUMENT BOX AT THE SOUTHEAST CORNER OF SECTION 21, LOCATED AT THE INTERSECTION OF WEST 136TH AVENUE AND HURON STREET, AND HAVING AN ELEVATION OF 5183.30 FEET (NAVD 88).
8. JR ENGINEERING, LLC., USED TITLE COMMITMENT NUMBER 00100637, PREPARED BY EMPIRE TITLE NORTH, LLC, EFFECTIVE DATE JUNE 27, 2005 AT 8:00 A.M., IN THE PREPARATION OF THIS PLAT.
9. ALL PRIVATELY OWNED AND MAINTAINED OUTLOTS SHOWN ON THIS PLAT SHALL ALLOW PUBLIC ACCESS.
10. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.
11. A BLANKET EASEMENT FOR LANDSCAPING AND PUBLIC ACCESS IS HEREBY DEDICATED OVER OUTLOTS A, B, C, D, F, G, H, I, J, K AND Q WITH THIS PLAT.
12. A BLANKET EASEMENT FOR LANDSCAPING, ACCESS AND DRAINAGE SHALL BE DEDICATED OVER OUTLOT L WITH THIS PLAT. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND IN OUTLOT L.
13. OUTLOTS E, M AND N ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC OPEN LANDS.
14. OUTLOTS O AND P ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC RIGHT-OF-WAY.
15. NO BUILDING PERMIT WILL BE ISSUED FOR BLOCK 1, LOT 8; BLOCK 4, LOT 10; BLOCK 4, LOT 11 UNTIL ALL REQUIREMENTS OF SECTION 14.14 OF THE SUBDIVISION IMPROVEMENTS AGREEMENT ARE SATISFIED.

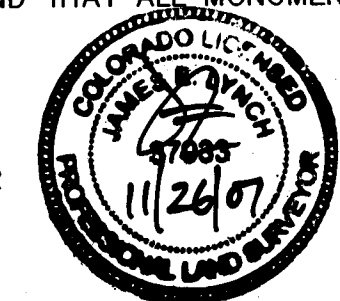
LAND USE SUMMARY

A) TYPE OF LAND USE	ACRES	% OF PROPERTY
SINGLE FAMILY DETACHED	50.57	70.32%
PROPOSED RIGHT OF WAY	11.63	16.45%
OUTLOTS	9.51	13.23%
TOTAL:	71.71	100.0%

B) LOT INFORMATION	VALUE
LARGEST LOT SIZE	26,843 SF
SMALLEST LOT SIZE	14,250 SF
AVERAGE LOT SIZE	18,301 SF
TOTAL SINGLE FAMILY LOTS	123

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY BY THIS PLAT, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



JAMES E. LYNCH, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 37933
FOR AND ON BEHALF OF JR ENGINEERING, LLC.
12195 MARIPOSA STREET, SUITE 100
WESTMINSTER, CO 80234

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

ATTORNEY'S CERTIFICATE

I, Joanne Thies, 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.

Joanne Thies, REGISTRATION NO. 37983, DATE: 11-30-07

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 10th DAY OF September, 2007.

J. B. Stokes
CHAIRMAN

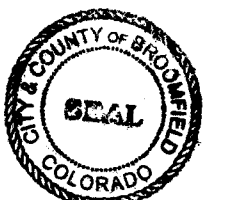
David Carpenter
SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED, AND THE DEDICATIONS ACCEPTED, BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD COLORADO ON THIS 29th DAY OF October, 2007.

Mayor

Judith A. Keiser
CITY CLERK, Deputy



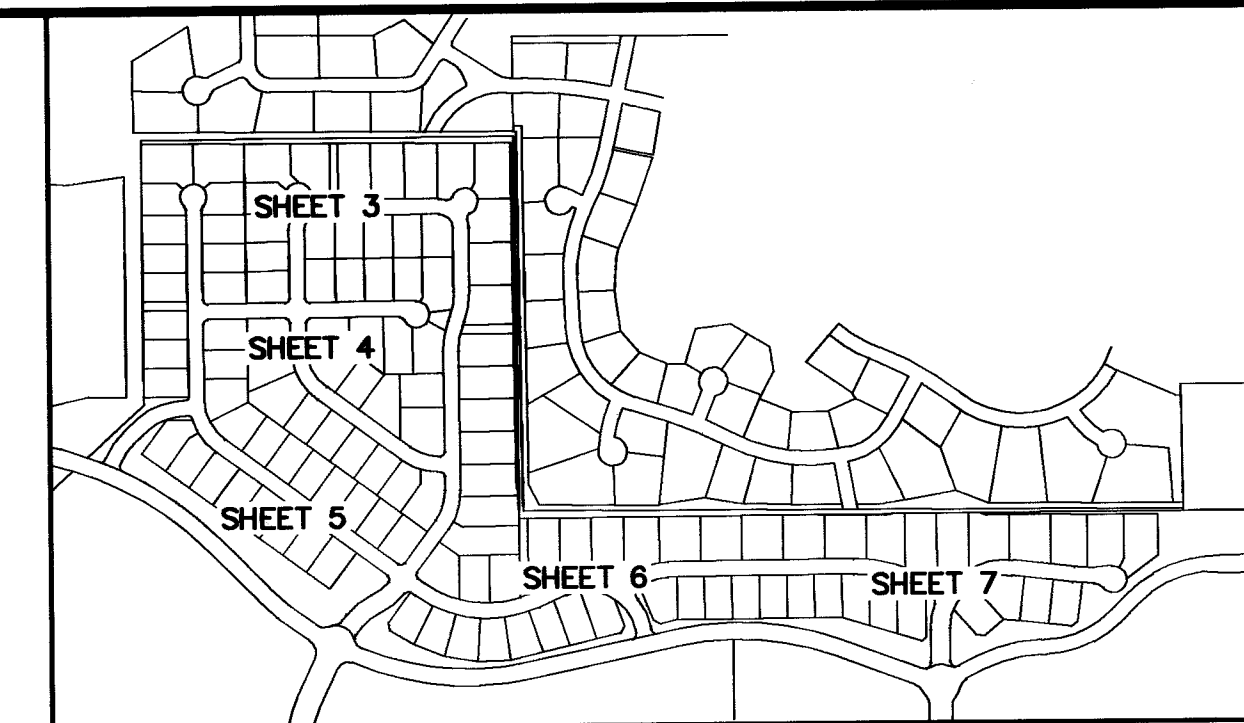
FINAL PLAT
LAMBERTSON FARMS FILING NO. 2
JOB NO. 15122.40
DATE: 8/17/05 REV. 11/20/07
SHEET 1 OF 7

J-R ENGINEERING
A Westrian Agency

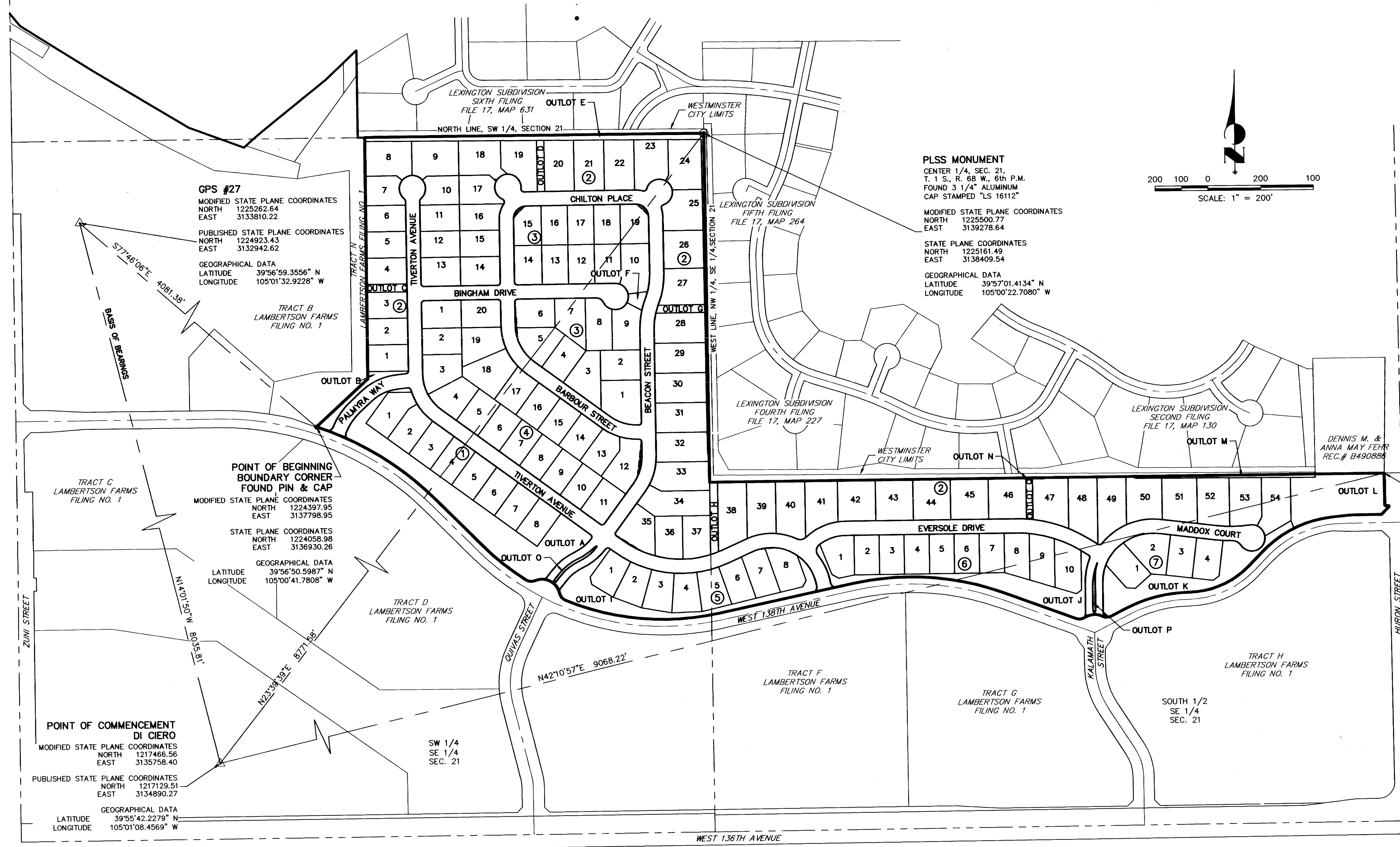
6020 Greenwood Plaza Blvd. • Englewood, CO 80111
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

LAMBERTSON FARMS FILING NO. 2 FINAL PLAT (TRACT A)

A RESUBDIVISION OF TRACT A, LAMBERTSON FARMS FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 7

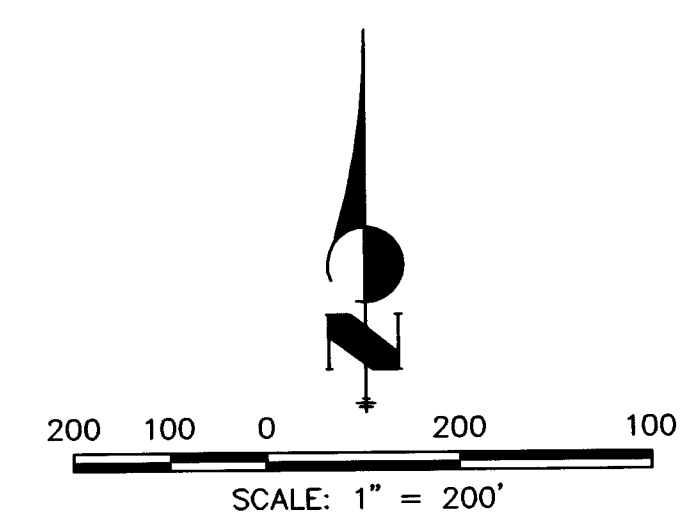


KEY MAP



GPS #27
MODIFIED STATE PLANE COORDINATES
NORTH 1225262.64
EAST 3133810.22
PUBLISHED STATE PLANE COORDINATES
NORTH 1224923.43
EAST 3132942.62
GEOGRAPHICAL DATA
LATITUDE 39°56'59.3556" N
LONGITUDE 105°01'32.9228" W

PLSS MONUMENT
CENTER 1/4, SEC. 21,
T. 1 S., R. 68 W., 6th P.M.
FOUND 3 1/4" ALUMINUM
CAP STAMPED "LS 16112"
MODIFIED STATE PLANE COORDINATES
NORTH 1225500.77
EAST 3139278.64
STATE PLANE COORDINATES
NORTH 1225161.49
EAST 3138409.54
GEOGRAPHICAL DATA
LATITUDE 39°57'01.4134" N
LONGITUDE 105°00'22.7080" W



**POINT OF BEGINNING
BOUNDARY CORNER
FOUND PIN & CAP**
MODIFIED STATE PLANE COORDINATES
NORTH 1224397.95
EAST 3137798.95
STATE PLANE COORDINATES
NORTH 1224058.98
EAST 3136930.26
GEOGRAPHICAL DATA
LATITUDE 39°56'50.5987" N
LONGITUDE 105°00'41.7808" W

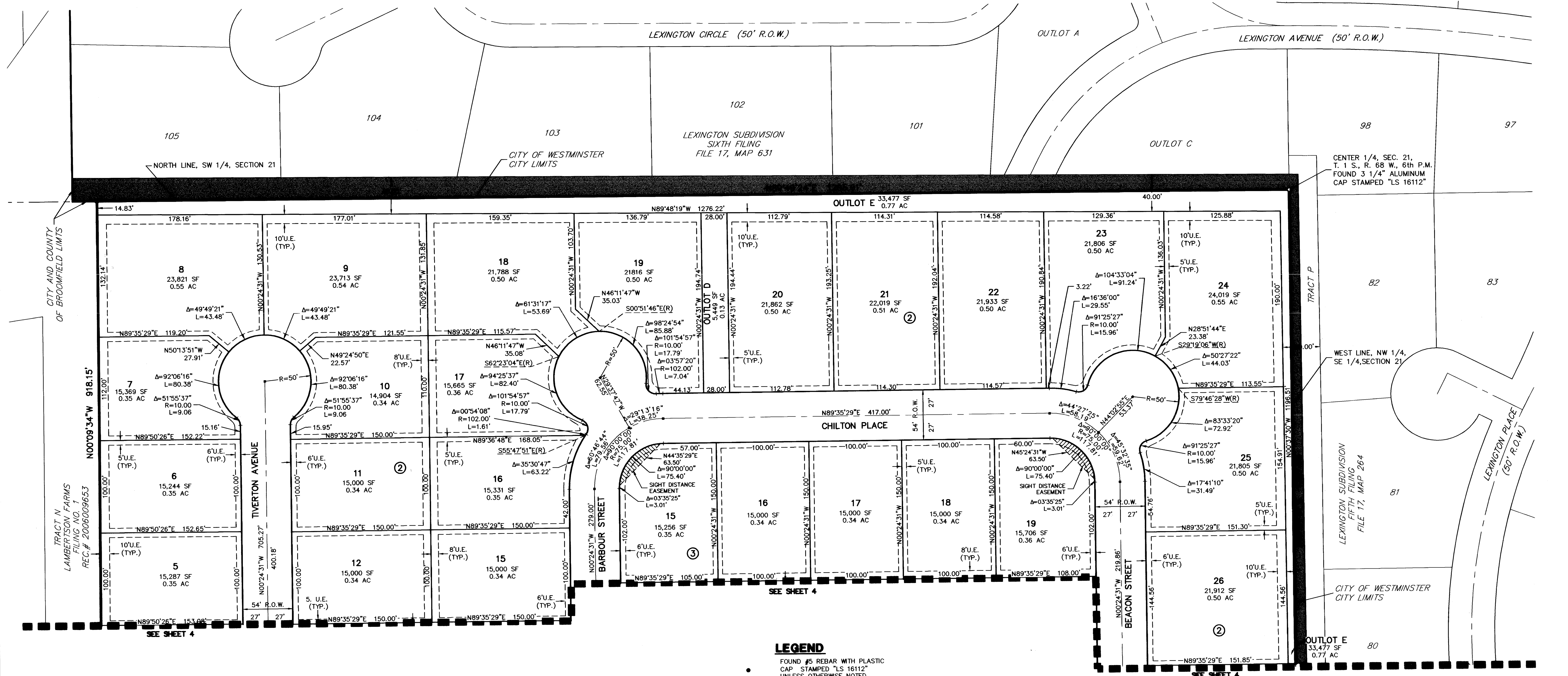
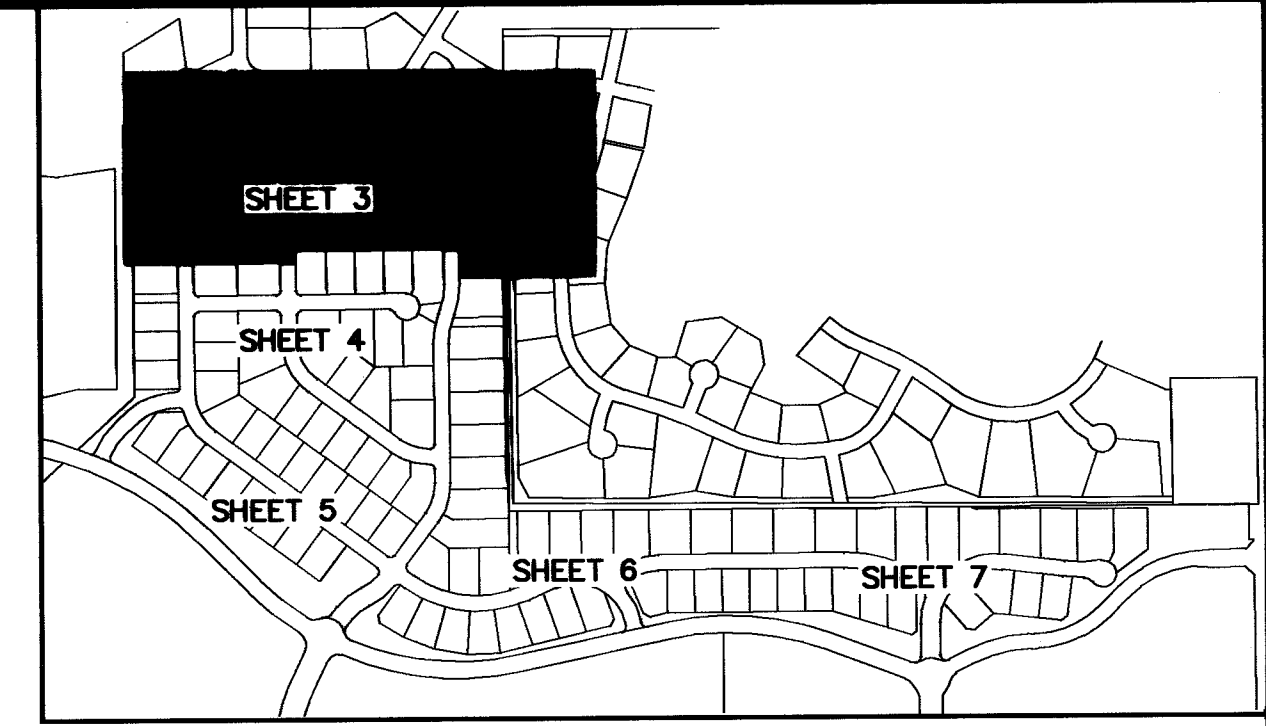
**POINT OF COMMENCEMENT
DI CIERO**
MODIFIED STATE PLANE COORDINATES
NORTH 1217466.56
EAST 3135758.40
PUBLISHED STATE PLANE COORDINATES
NORTH 1217129.51
EAST 3134890.27
GEOGRAPHICAL DATA
LATITUDE 39°55'42.2279" N
LONGITUDE 105°01'08.4569" W

**BOUNDARY CORNER
FOUND PIN & CAP**
MODIFIED STATE PLANE COORDINATES
NORTH 1224186.20
EAST 3141847.65
STATE PLANE COORDINATES
NORTH 1223847.28
EAST 3140977.83
GEOGRAPHICAL DATA
LATITUDE 39°56'48.2830" N
LONGITUDE 104°59'49.8255" W

FINAL PLAT
LAMBERTSON FARMS FILING NO. 2
JOB NO. 15122.40
DATE: 8/17/05 REV. 11/20/07
SHEET 2 OF 7

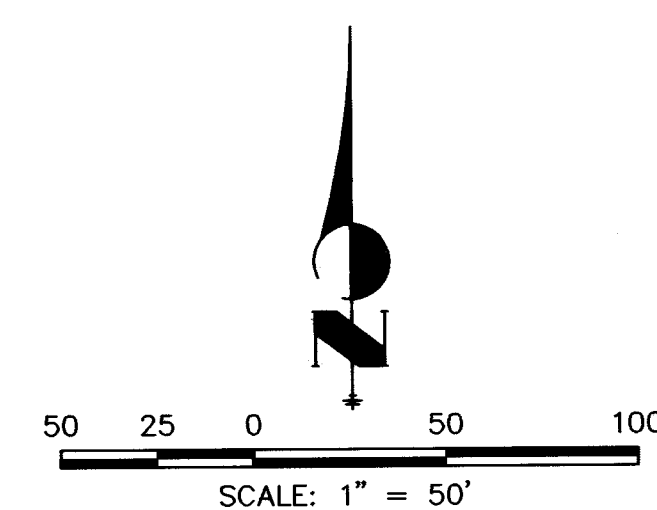
LAMBERTSON FARMS FILING NO. 2 FINAL PLAT (TRACT A)

A RESUBDIVISION OF TRACT A, LAMBERTSON FARMS FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 3 OF 7



LEGEND

- FOUND #5 REBAR WITH PLASTIC CAP STAMPED "LS 16112" UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "LS 37933"
- RANGE POINT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- PARCEL TO BE CONVEYED TO CITY AND COUNTY OF BROOMFIELD BY SEPARATE DOCUMENT



FINAL PLAT
LAMBERTSON FARMS FILING NO. 2
JOB NO. 15122.40
DATE: 8/17/05 REV. 11/20/07
SHEET 3 OF 7

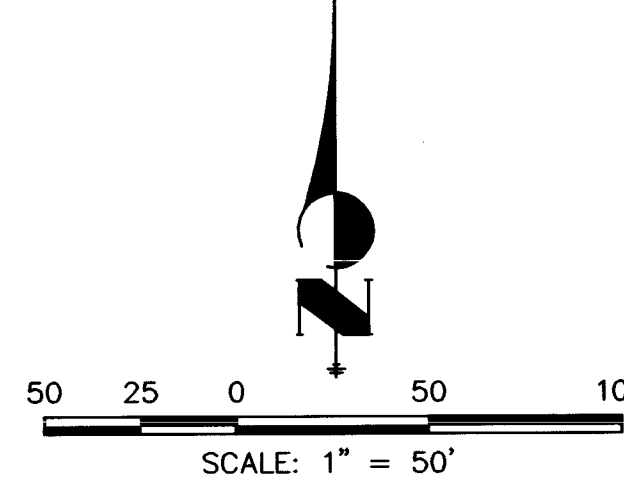
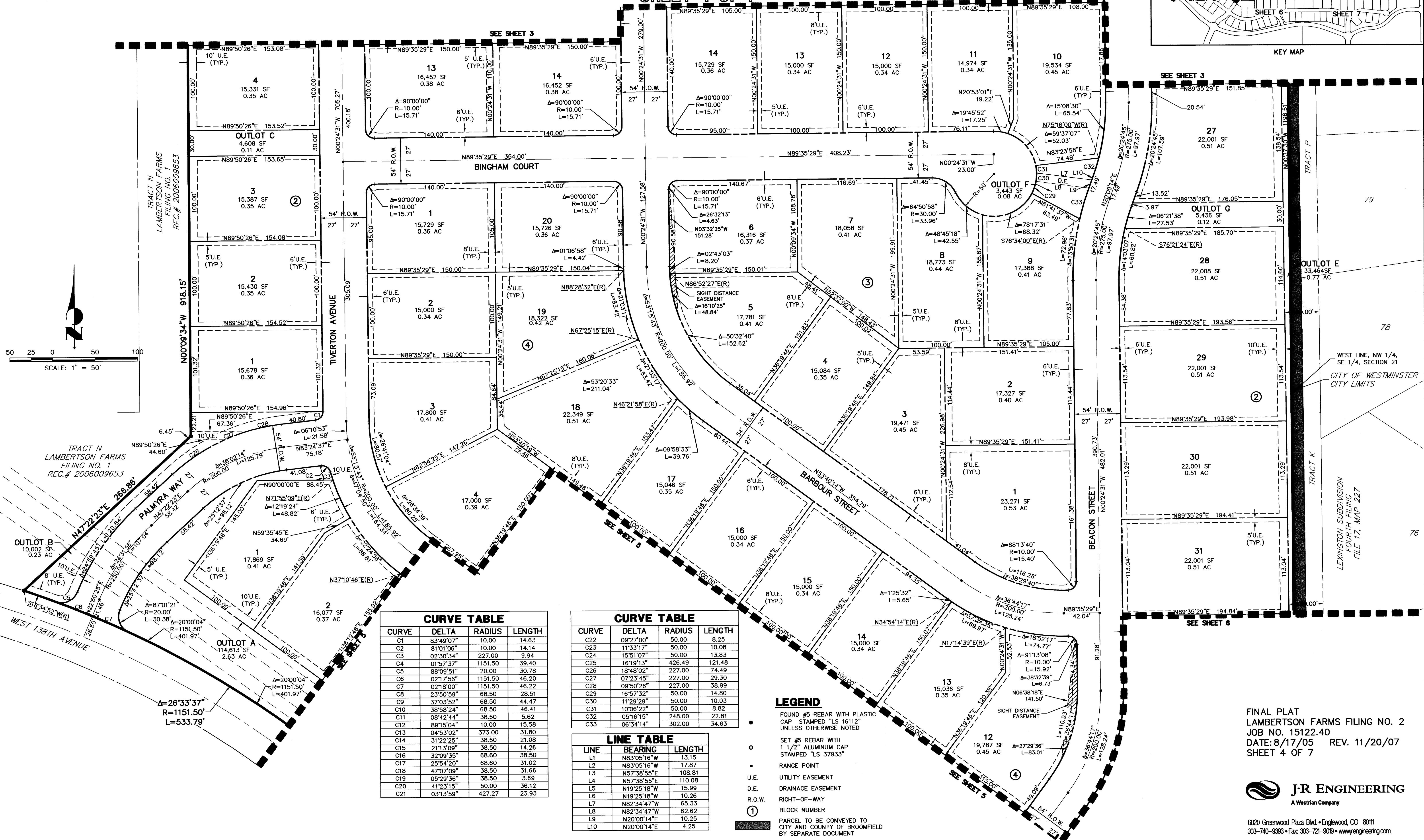
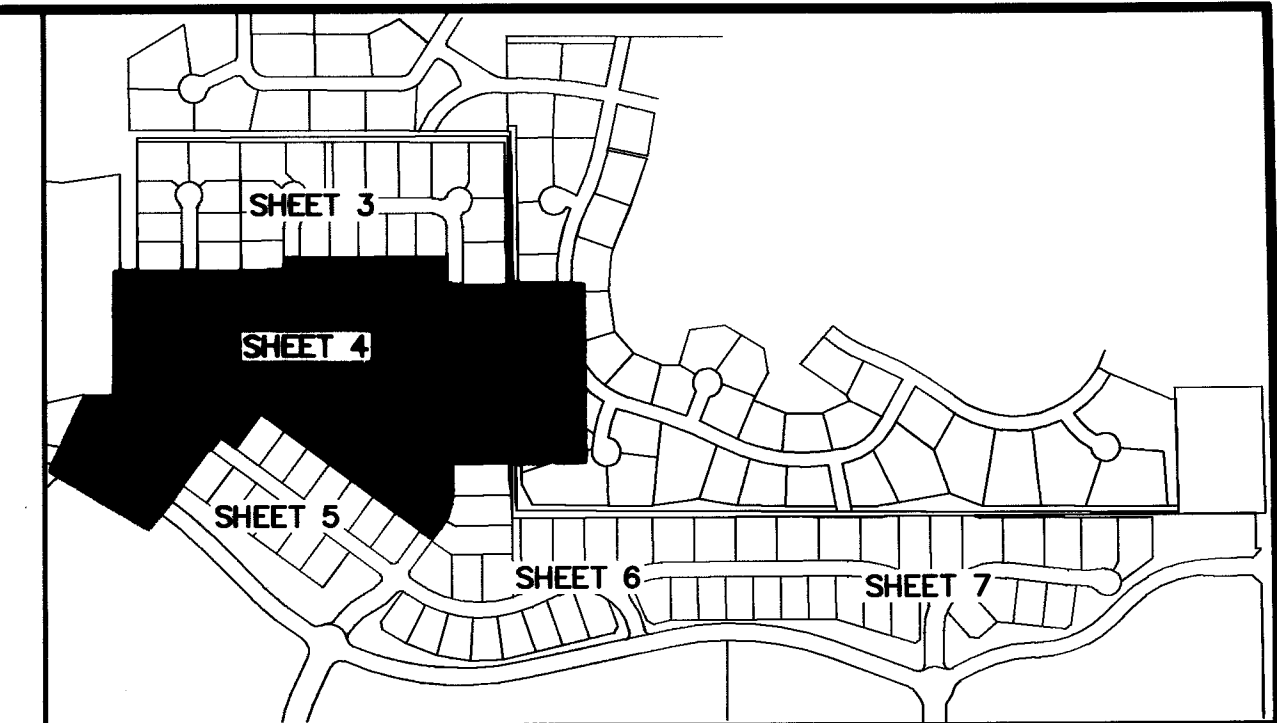
J-R ENGINEERING
A Westrian Company

6020 Greenwood Plaza Blvd. • Englewood, CO 80111
303-740-9988 • Fax: 303-721-9019 • www.jrengineering.com

LAMBERTSON FARMS FILING NO. 2 FINAL PLAT (TRACT A)

A RESUBDIVISION OF TRACT A, LAMBERTSON FARMS FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 OF 7



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	83°49'07"	10.00	14.63
C2	81°01'06"	10.00	14.14
C3	02°30'34"	227.00	9.94
C4	01°57'37"	1151.50	39.40
C5	88°09'51"	20.00	30.78
C6	02°17'56"	1151.50	46.20
C7	02°18'00"	1151.50	46.22
C8	23°50'59"	68.50	28.51
C9	37°03'52"	68.50	44.47
C10	38°58'24"	68.50	46.41
C11	08°42'44"	38.50	5.62
C12	89°15'04"	10.00	15.58
C13	04°53'02"	373.00	31.80
C14	31°22'25"	38.50	21.08
C15	21°13'09"	38.50	14.26
C16	32°09'35"	68.60	38.50
C17	25°54'20"	68.60	31.02
C18	47°07'09"	38.50	31.66
C19	05°29'36"	38.50	3.69
C20	41°23'15"	50.00	36.12
C21	03°13'59"	427.27	23.93

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	09°27'00"	50.00	8.25
C23	11°33'17"	50.00	10.08
C24	15°51'07"	50.00	13.83
C25	16°19'13"	426.49	121.48
C26	18°48'02"	227.00	74.49
C27	07°23'45"	227.00	29.30
C28	09°50'26"	227.00	38.99
C29	16°57'32"	50.00	14.80
C30	11°29'29"	50.00	10.03
C31	10°08'22"	50.00	8.82
C32	05°16'15"	248.00	22.81
C33	06°34'14"	302.00	34.63

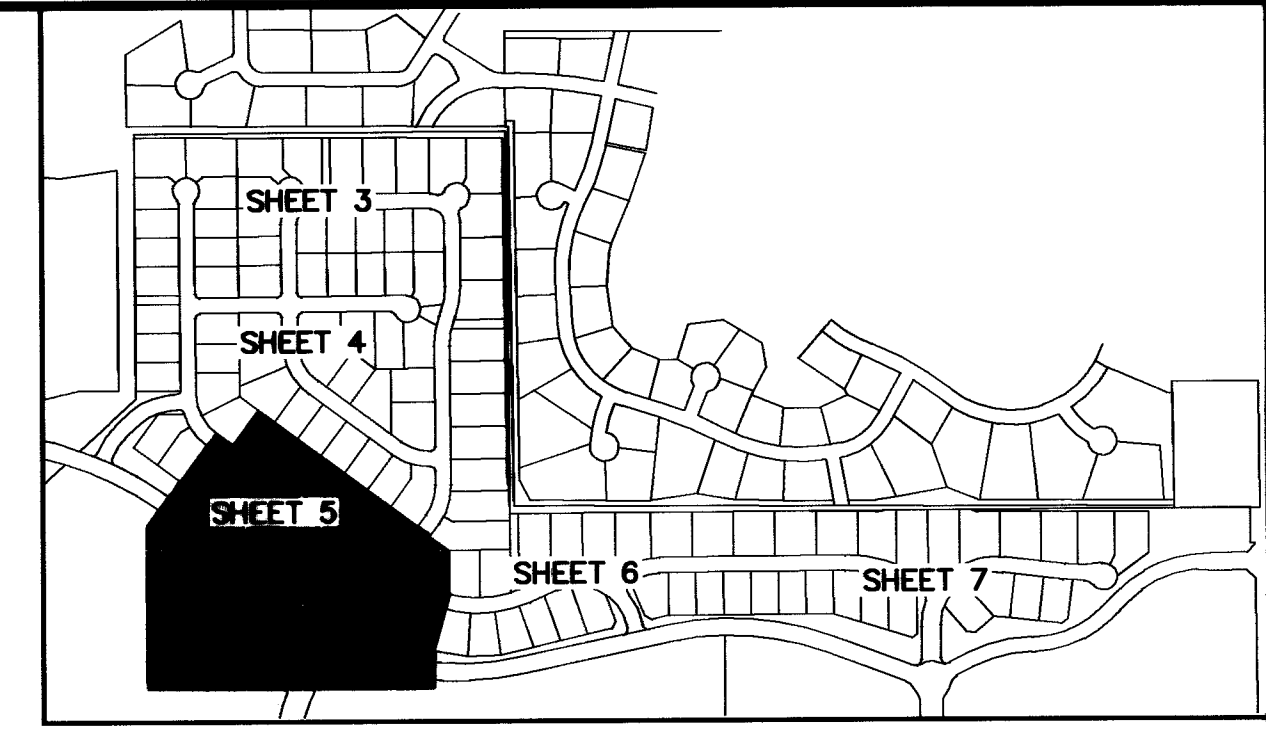
LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°05'16"W	13.15
L2	N83°05'16"W	17.87
L3	N57°38'55"E	108.81
L4	N57°38'55"E	110.08
L5	N19°25'18"W	15.99
L6	N19°25'18"W	10.26
L7	N82°34'47"W	65.33
L8	N82°34'47"W	62.62
L9	N20°00'14"E	10.25
L10	N20°00'14"E	4.25

- LEGEND**
- FOUND #5 REBAR WITH PLASTIC CAP STAMPED "LS 16112" UNLESS OTHERWISE NOTED
 - SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "LS 37933"
 - RANGE POINT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - RIGHT-OF-WAY
 - BLOCK NUMBER
 - PARCEL TO BE CONVEYED TO CITY AND COUNTY OF BROOMFIELD BY SEPARATE DOCUMENT

FINAL PLAT
LAMBERTSON FARMS FILING NO. 2
JOB NO. 15122.40
DATE: 8/17/05 REV. 11/20/07
SHEET 4 OF 7

LAMBERTSON FARMS FILING NO. 2 FINAL PLAT (TRACT A)

A RESUBDIVISION OF TRACT A, LAMBERTSON FARMS FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 5 OF 7



KEY MAP

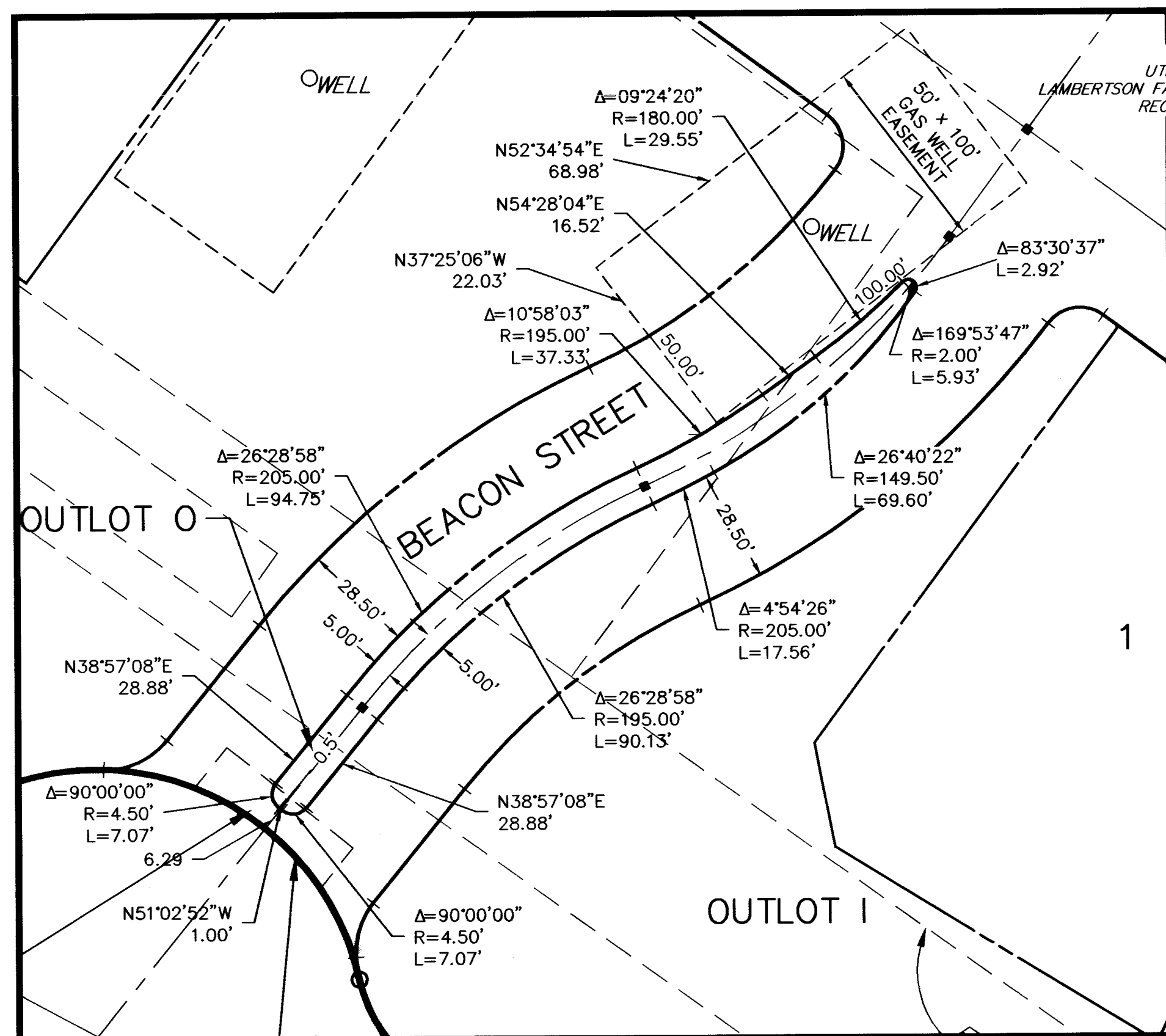
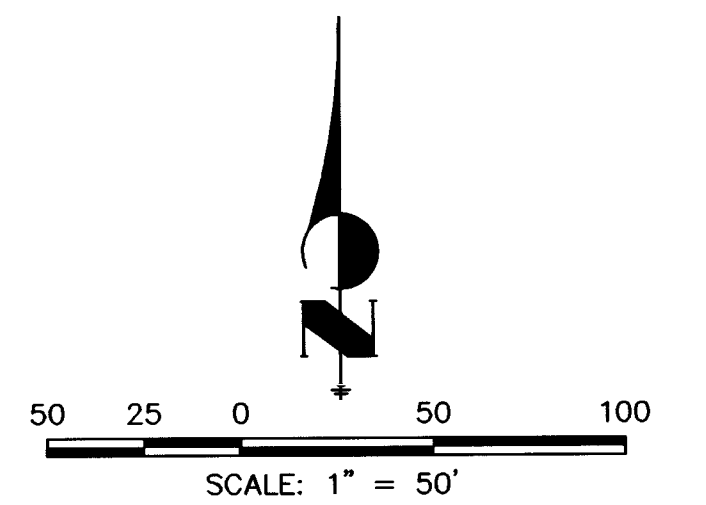
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	83°49'07"	10.00	14.63
C2	81°01'06"	10.00	14.14
C3	02°30'34"	227.00	9.94
C4	01°57'37"	1151.50	39.40
C5	88°09'51"	20.00	30.78
C6	02°17'56"	1151.50	46.20
C7	02°18'00"	1151.50	46.22
C8	23°50'59"	68.50	28.51
C9	37°03'52"	68.50	44.47
C10	38°58'24"	68.50	46.41
C11	08°42'44"	38.50	5.82
C12	89°15'04"	10.00	15.58
C13	04°53'02"	373.00	31.80
C14	31°22'25"	38.50	21.08
C15	21°13'09"	38.50	14.26
C16	32°09'35"	68.60	38.50
C17	25°54'20"	68.60	31.02
C18	47°07'09"	38.50	31.66
C19	05°29'36"	38.50	3.69
C20	41°23'15"	50.00	36.12
C21	03°13'59"	427.27	23.93

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	09°27'00"	50.00	8.25
C23	11°33'17"	50.00	10.08
C24	15°51'07"	50.00	13.83
C25	16°19'13"	426.49	121.48
C26	18°48'02"	227.00	74.49
C27	07°23'45"	227.00	29.30
C28	09°50'26"	227.00	38.99
C29	16°57'32"	50.00	14.80
C30	11°29'29"	50.00	10.03
C31	10°06'22"	50.00	8.82
C32	05°16'15"	248.00	22.81
C33	06°34'14"	302.00	34.63

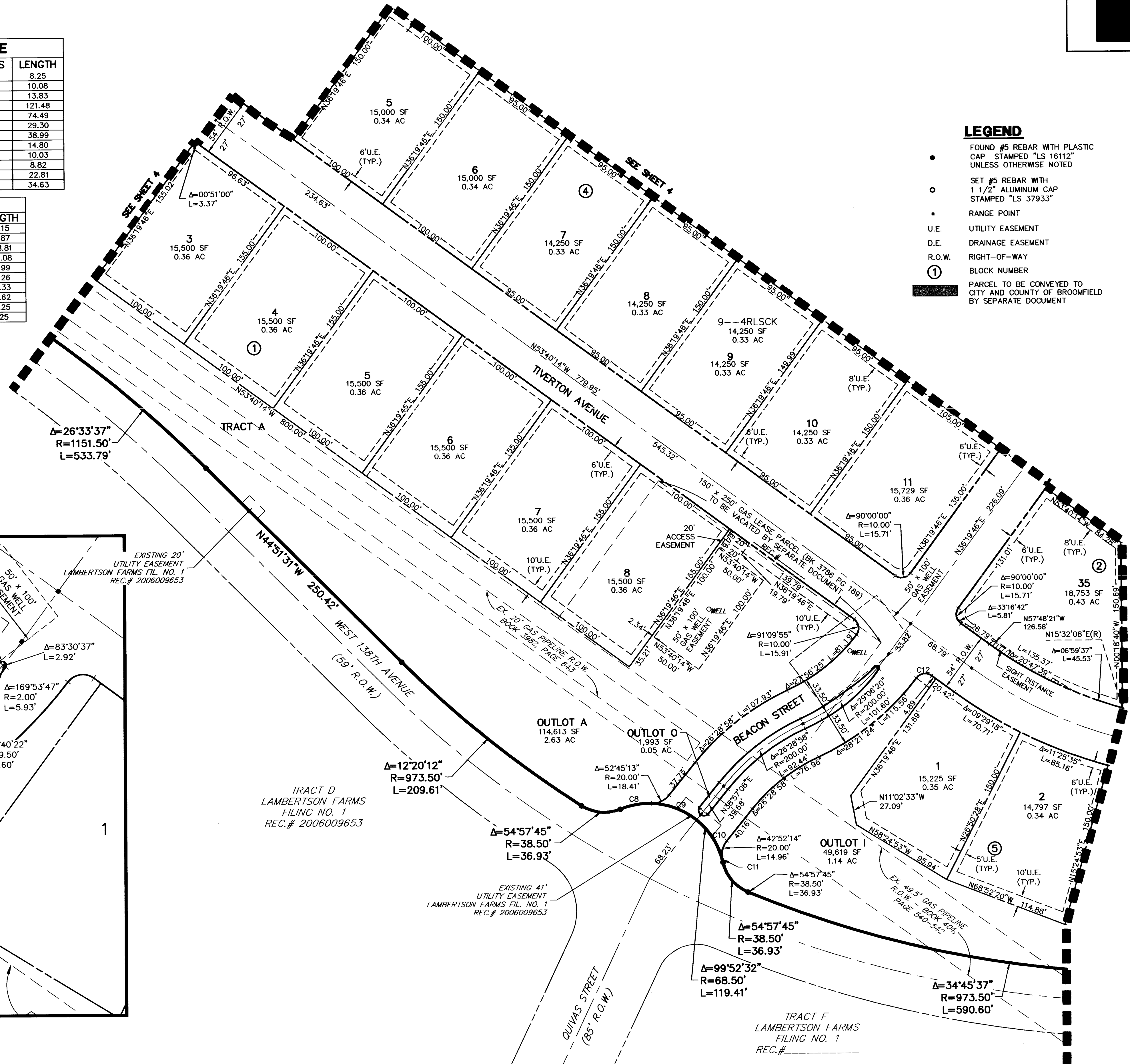
LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°05'16"W	13.15
L2	N83°05'16"W	17.87
L3	N57°38'55"E	108.81
L4	N57°38'55"E	110.08
L5	N19°25'18"W	15.99
L6	N19°25'18"W	10.26
L7	N82°34'47"W	65.33
L8	N82°34'47"W	62.62
L9	N20°00'14"E	10.25
L10	N20°00'14"E	4.25

LEGEND

- FOUND #5 REBAR WITH PLASTIC CAP STAMPED "LS 16112" UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "LS 37933"
- RANGE POINT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- ① BLOCK NUMBER
- PARCEL TO BE CONVEYED TO CITY AND COUNTY OF BROOMFIELD BY SEPARATE DOCUMENT



DETAIL
SCALE 1" = 30'



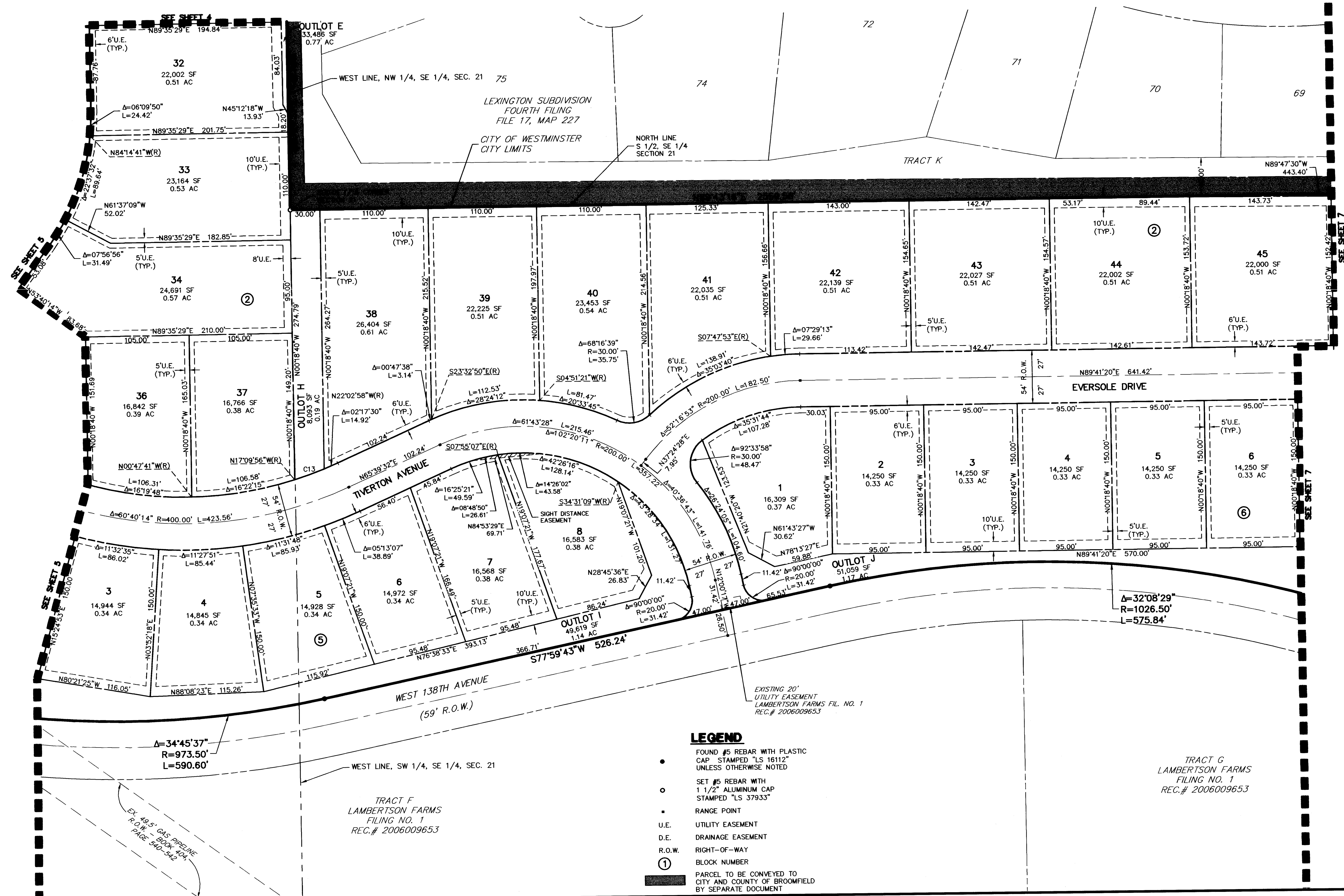
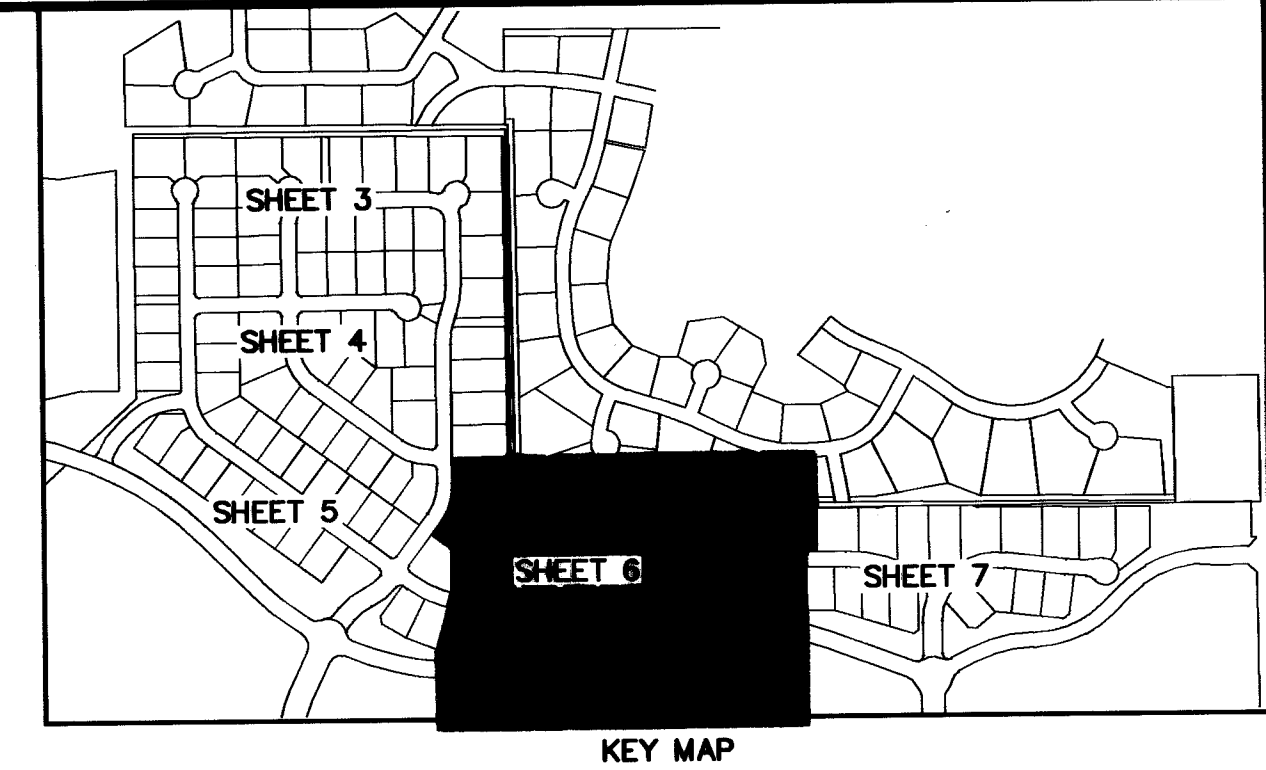
FINAL PLAT
LAMBERTSON FARMS FILING NO. 2
JOB NO. 15122.40
DATE: 8/17/05 REV. 11/20/07
SHEET 5 OF 7

J-R ENGINEERING
A Westrian Company

6020 Greenwood Plaza Blvd. • Englewood, CO 80111
303-740-9939 • Fax 303-721-9019 • www.jrengineering.com

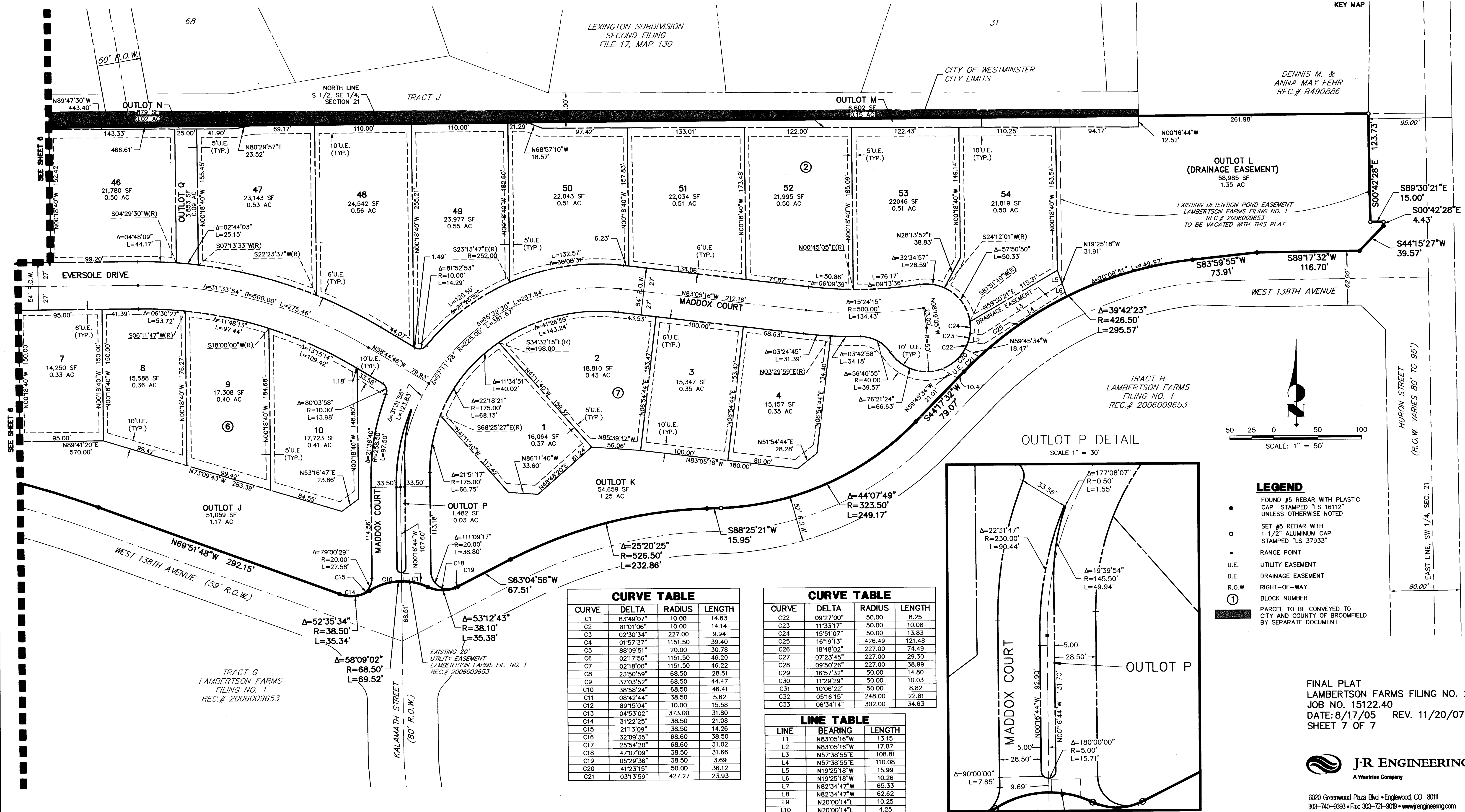
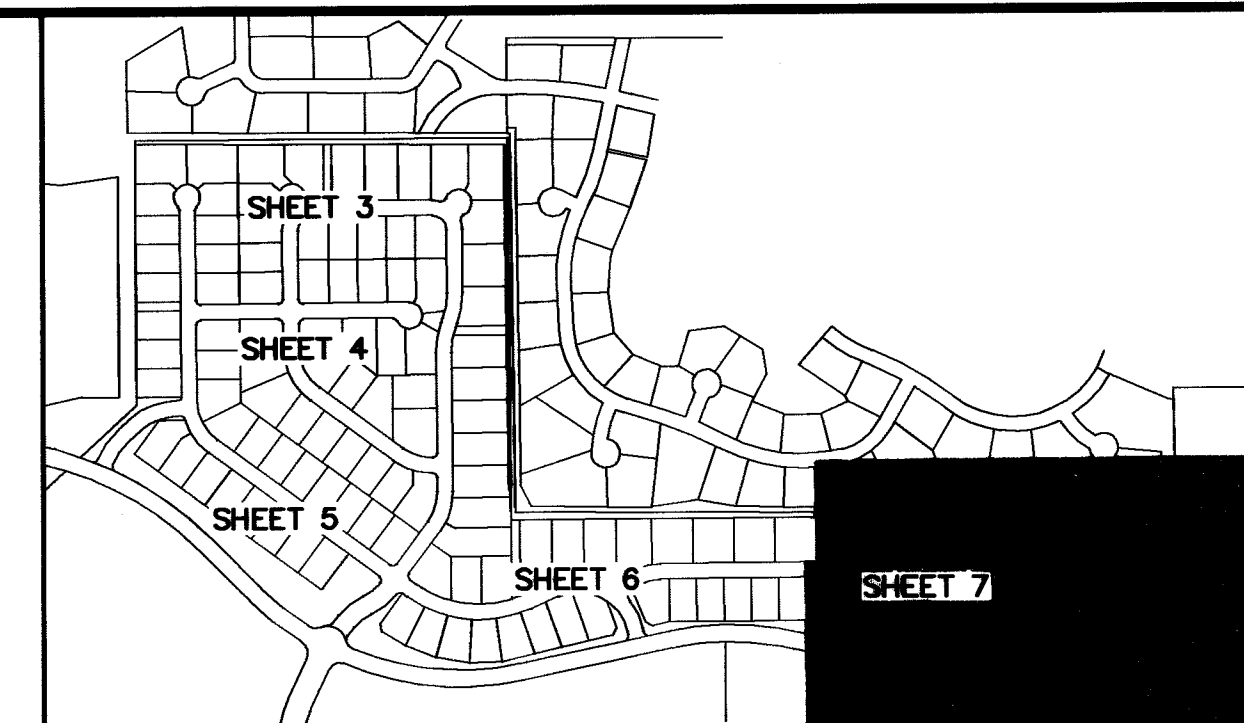
LAMBERTSON FARMS FILING NO. 2 FINAL PLAT (TRACT A)

A RESUBDIVISION OF TRACT A, LAMBERTSON FARMS FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 6 OF 7



LAMBERTSON FARMS FILING NO. 2 FINAL PLAT (TRACT A)

A RESUBDIVISION OF TRACT A, LAMBERTSON FARMS FILING NO. 1,
LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 7 OF 7



- LEGEND**
- FOUND #5 REBAR WITH PLASTIC CAP - STAMPED "LS 16112" UNLESS OTHERWISE NOTED
 - SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "LS 37933"
 - RANGE POINT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - ① BLOCK NUMBER
 - PARCEL TO BE CONVEYED TO CITY AND COUNTY OF BROOMFIELD BY SEPARATE DOCUMENT

FINAL PLAT
LAMBERTSON FARMS FILING NO. 2
JOB NO. 15122.40
DATE: 8/17/05 REV. 11/20/07
SHEET 7 OF 7