

RINKOR FILING NO. 1 MINOR SUBDIVISION MAP

OF
A PART OF LOT 27, WILCOX SUBDIVISION LOCATED IN
SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2006004370 04/12/2006 09:23A PL
1 of 3 R 0.00 D 0.00 City&Only Broomfield
CLERK AND RECORDER RECORDING INFORMATION

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING THE SAME LANDS CONVEYED BY WARRANTY DEED FROM FRED GINTHER, DATED APRIL 15, 1996, TO LINDA JO RINKOR AND CHARLES W. RINKOR AND RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 00166403 ON APRIL 19, 1996, AT 12:13 P.M.; AND BEING A PORTION OF LOT 27, WILCOX SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 27, THENCE N89°36'42"E 30.00 FEET; THENCE N00°44'03"W 179.85 FEET TO THE POINT OF BEGINNING;
THENCE N72°49'05"E 656.15 FEET TO THE EAST LINE OF SAID LOT 27;
THENCE N00°42'49"W 289.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 27;
THENCE S89°36'21"W 363.19 FEET ALONG THE NORTH LINE OF SAID LOT 27 TO THE CENTERLINE OF THE COMMUNITY WATER DITCH;
THENCE ALONG THE CENTERLINE OF SAID DITCH THE FOLLOWING TWO CALLS
THENCE S47°52'29"W 162.40 FEET;
THENCE S46°44'01"W 195.94 FEET;
THENCE S00°44'03"E 237.55 FEET, TO THE POINT OF BEGINNING.
CONTAINING 4.820 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF RINKOR SUBDIVISION FINAL PLAT; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE DOCUMENT NUMBER 254-H0016625-210-DT, DATED FEBRUARY 3, 2005, PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID FACTOR OF (0.999714036) FOR PROJECTION ELEVATION FACTOR 5,350.00 US FEET. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS I, 1:10,000 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.
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE CITY AND COUNTY OF BROOMFIELD GIS CONTROL POINTS "GPS NO. 30" AND "GPS NO. 29". A LINE BETWEEN SAID GIS POINTS BEARS N82°14'11"W 1837.18 AS MONUMENTED AND OCCUPIED.
- THE INFORMATION SHOWN ON THE PLAT OF WILCOX SUBDIVISION INDICATES THAT THE BREAKDOWN FOR THE WEST LINE OF THE SUBDIVISION WAS CONTROLLED BY THE SECTION CORNERS AND THAT THE THEORETICAL LOCATION FOR THE SOUTHWEST CORNER OF LOT 25 WAS SET EQUIDISTANT BETWEEN THE NORTHWEST CORNER OF SECTION 17 AND THE SOUTHWEST CORNER OF SECTION 17. THE MONUMENT FOUND AND ACCEPTED AS THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 17 DOES NOT FIX THE LOCATION OF THE SOUTHWEST CORNER OF LOT 25. FOR FUTURE REFERENCE, THIS SECTION CORNER IS TIED BY BEARING AND DISTANCE TO THAT LOT CORNER.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNERS TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-020(S) OF THE BROOMFIELD MUNICIPAL CODE.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO NEW SINGLE-FAMILY RESIDENTIAL LOTS IN ADDITION TO THE EXISTING RESIDENCE ON THE PROPERTY FORMERLY KNOWN AS A PORTION OF LOT 27 OF THE WILCOX SUBDIVISION.
- A "NO BUILD EASEMENT" WILL BE REQUIRED THE EXCLUSIVE USE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM SERVING THE EACH LOT. NO STRUCTURES, CORRALS OR PAVEMENT ON ANY PART OF THE "NO BUILD EASEMENT" ARE PERMITTED. THE SIZE AND LOCATION OF THE "NO BUILD EASEMENT" WILL BE A MINIMUM OF 18,000 SQUARE FEET AND WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT BASED ON SITE INFORMATION AND THE DESIGN SPECIFICATIONS ESTABLISHED OR ADOPTED BY THE CITY AND COUNTY OF BROOMFIELD AND IN EFFECT AT THE TIME OF BUILDING PERMIT. THE "NO BUILD EASEMENT" IS FOR THE EXCLUSIVE USE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM SERVING THE LOT ONLY. NO STRUCTURES, CORRALS OR PAVEMENT ON ANY PART OF THE "NO BUILD EASEMENT" ARE PERMITTED. THIS AREA INCLUDES THE 100% DRAINFIELD RESERVE AREA.
- NOTICE OF NO SANITARY SEWER SERVICE.** THE SUBDIVISION IS NOT SERVED BY MUNICIPAL SANITARY SEWER. EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, WHICH IS SUBJECT TO REGULATIONS AND RULES PROMULGATED UNDER COLORADO REVISED STATUTES AND ADOPTED BY THE BROOMFIELD BOARD OF HEALTH, AS AMENDED FROM TIME-TO-TIME. IF, AT SUCH TIME IN THE FUTURE, SOME OR ALL OF THE PROPERTY OWNERS WITHIN THE SUBDIVISION DESIRE TO CONNECT TO MUNICIPAL SEWER SERVICE, OR FOR HEALTH AND SAFETY REASONS, AS DEFINED BY ADOPTED RULES AND REGULATIONS, A CONNECTION TO MUNICIPAL SEWER SERVICE IS MANDATED, THE COST OF THE CONNECTION SHALL BE BORNE BY THE PROPERTY OWNER.
- SEWAGE ADVISORY NOTE:** THE SUBDIVIDER ACKNOWLEDGES THE ACTUAL INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT, WITH PERCOLATION TESTS AND SOIL TYPE AFFECTING THE NUMBER OF BEDROOMS FOR EACH RESIDENCE AND THE SIZE OF THE DRAINFIELD AND RESERVE AREAS.
- WRITTEN APPROVAL WILL BE OBTAINED FROM THE FRICO PRIOR TO UTILIZING THE COMMUNITY DITCH EASEMENT FOR ACCESS TO LOTS 2 AND 3, AND PRIOR TO OBTAINING BUILDING PERMITS FOR THESE LOTS.

OWNER ACKNOWLEDGMENT

CHARLES RINKOR
Charles W. Rinkor 2/15/06
DATE
STATE OF COLORADO
COUNTY OF Broomfield

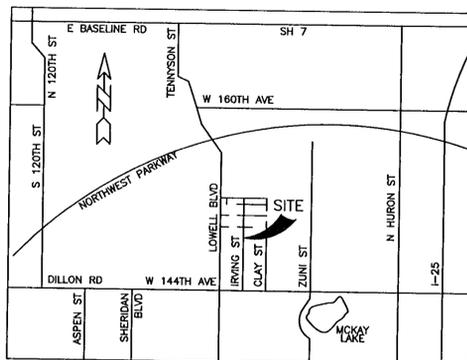
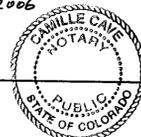
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES RINKOR, THIS 15th DAY OF FEBRUARY, A.D., 2006.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC *Camille Cave*
MY COMMISSION EXPIRES 06/06/2006.



OWNER ACKNOWLEDGMENT

LINDA RINKOR
Linda Jo Rinkor 2/15/06
DATE
STATE OF COLORADO
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LINDA RINKOR, THIS 15th DAY OF FEBRUARY, A.D., 2006.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC *Camille Cave*
MY COMMISSION EXPIRES 06/06/2006.



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, DOUGLAS H. ORT III, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FINAL PLAT OF RINKOR SUBDIVISION, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.

DOUGLAS H. ORT III
COLORADO PLS 37068

ATTORNEYS CERTIFICATE:

I, Richard U. Lopez, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER 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.

Richard U. Lopez #21373

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF BROOMFIELD, COLORADO ON THIS 16th DAY OF April, 2006.

[Signature]
DIRECTOR

CITY & COUNTY MANAGER CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY & COUNTY MANAGER OF BROOMFIELD, COLORADO ON THIS 16th DAY OF April, 2006.

[Signature]
CITY & COUNTY MANAGER

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LAND ENGINEERS LAND SURVEYORS LAND PLANNERS
ACCURATE
350 INTERLOCKEN BLVD., SUITE 160
BROOMFIELD, COLORADO 80021
(303)685-5505 FAX: (303)685-5160
E-MAIL: englsurv@denver.net

MINOR SUBDIVISION FOR:

CHARLES AND LINDA RINKOR

SHEET

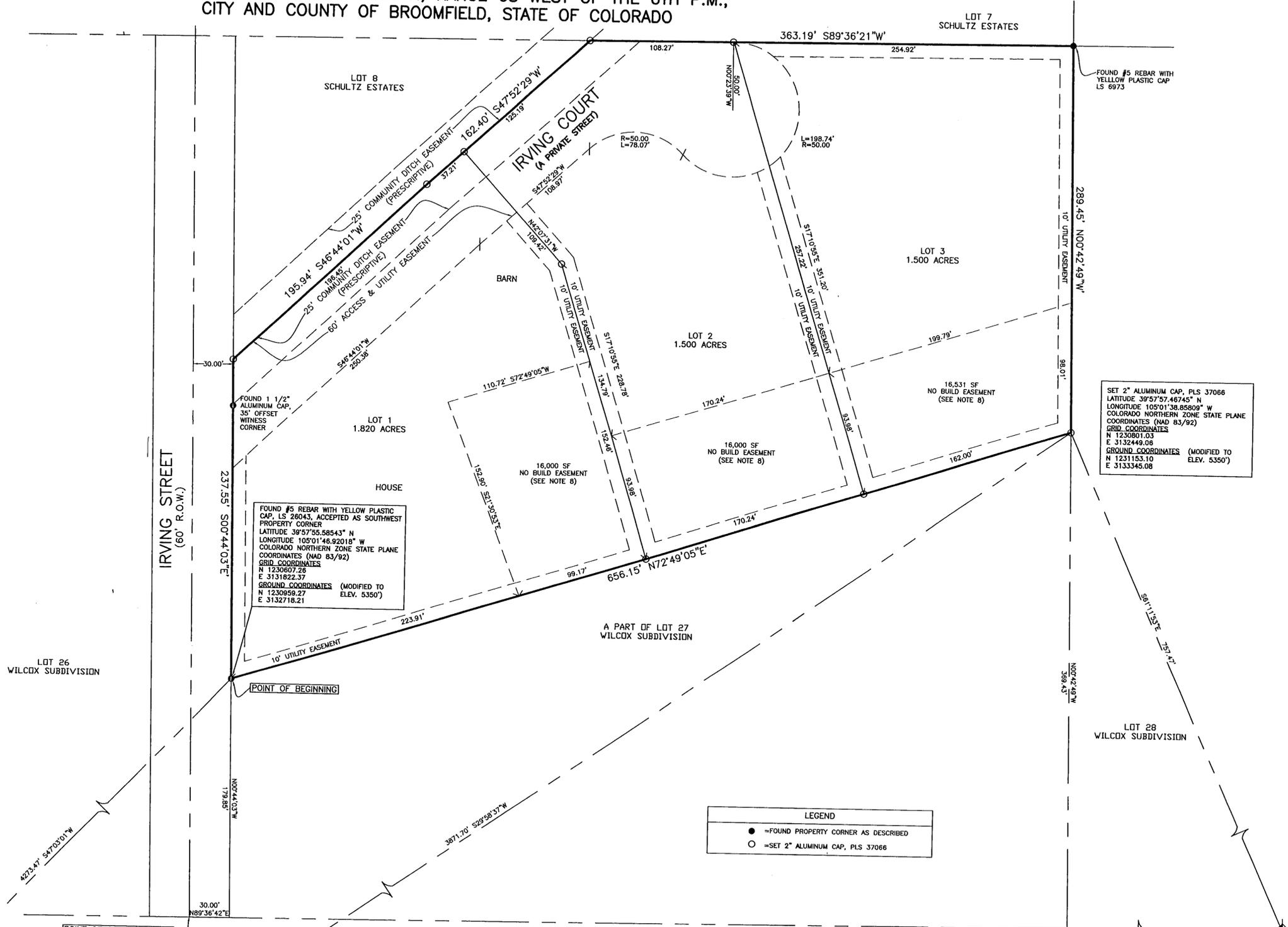
1 OF 3

REVISIONS	DATE	BY	APPROVED BY:
REVISED	06/15/05	DHO	TEC
DRAWN BY: TJB		DATE OF SURVEY: 10/18/04	
FIELD WORK BY: WF		PROJECT NO. 1RIN0101	
DATE OF DWG: 10/18/04			

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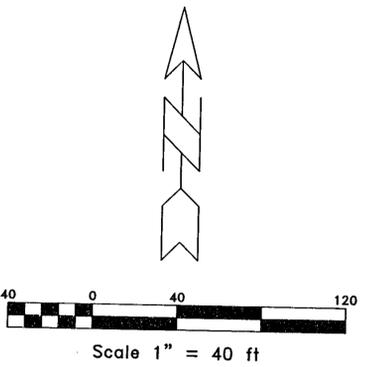
2006004370 04/12/2006 09:23A PL
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FOUND #5 REBAR WITH YELLOW PLASTIC CAP, LS 26043, ACCEPTED AS SOUTHWEST PROPERTY CORNER
LATITUDE 39°57'55.58543" N
LONGITUDE 105°01'46.92018" W
COLORADO NORTHERN ZONE STATE PLANE COORDINATES (NAD 83/92)
GRID COORDINATES
N 1230607.28
E 3131822.37
GROUND COORDINATES (MODIFIED TO ELEV. 5350')
E 3132718.21

SET 2" ALUMINUM CAP, PLS 37066
LATITUDE 39°57'57.46745" N
LONGITUDE 105°01'38.85808" W
COLORADO NORTHERN ZONE STATE PLANE COORDINATES (NAD 83/92)
GRID COORDINATES
N 1230801.03
E 3132449.06
GROUND COORDINATES (MODIFIED TO ELEV. 5350')
E 3133345.08

LEGEND
● = FOUND PROPERTY CORNER AS DESCRIBED
○ = SET 2" ALUMINUM CAP, PLS 37066



GPS NO. 30
LATITUDE 39°57'26.98001" N
LONGITUDE 105°02'27.27610" W
COLORADO NORTHERN ZONE STATE PLANE COORDINATES (NAD 83/92)
GRID COORDINATES
N 1227696.34
E 3128695.29
GROUND COORDINATES (MODIFIED TO ELEV. 5350')
N 1228047.52
E 3129590.24

GPS NO. 29
LATITUDE 39°57'24.43429" N
LONGITUDE 105°02'03.92283" W
COLORADO NORTHERN ZONE STATE PLANE COORDINATES (NAD 83/92)
GRID COORDINATES
N 1227448.23
E 3130515.11
GROUND COORDINATES (MODIFIED TO ELEV. 5350')
N 1227799.34
E 3131410.58

FOUND 2" ALUM. CAP L.S. 30100, PER MONUMENT RECORD FILED JUNE 19, 1996 BY PLS 30100, ACCEPTED AS CENTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
LATITUDE 39°57'53.82686" N
LONGITUDE 105°01'30.36049" W
COLORADO NORTHERN ZONE STATE PLANE COORDINATES (NAD 83/92)
GRID COORDINATES
N 1230436.20
E 3133112.64
GROUND COORDINATES (MODIFIED TO ELEV. 5350')
N 1230786.16
E 3134008.85

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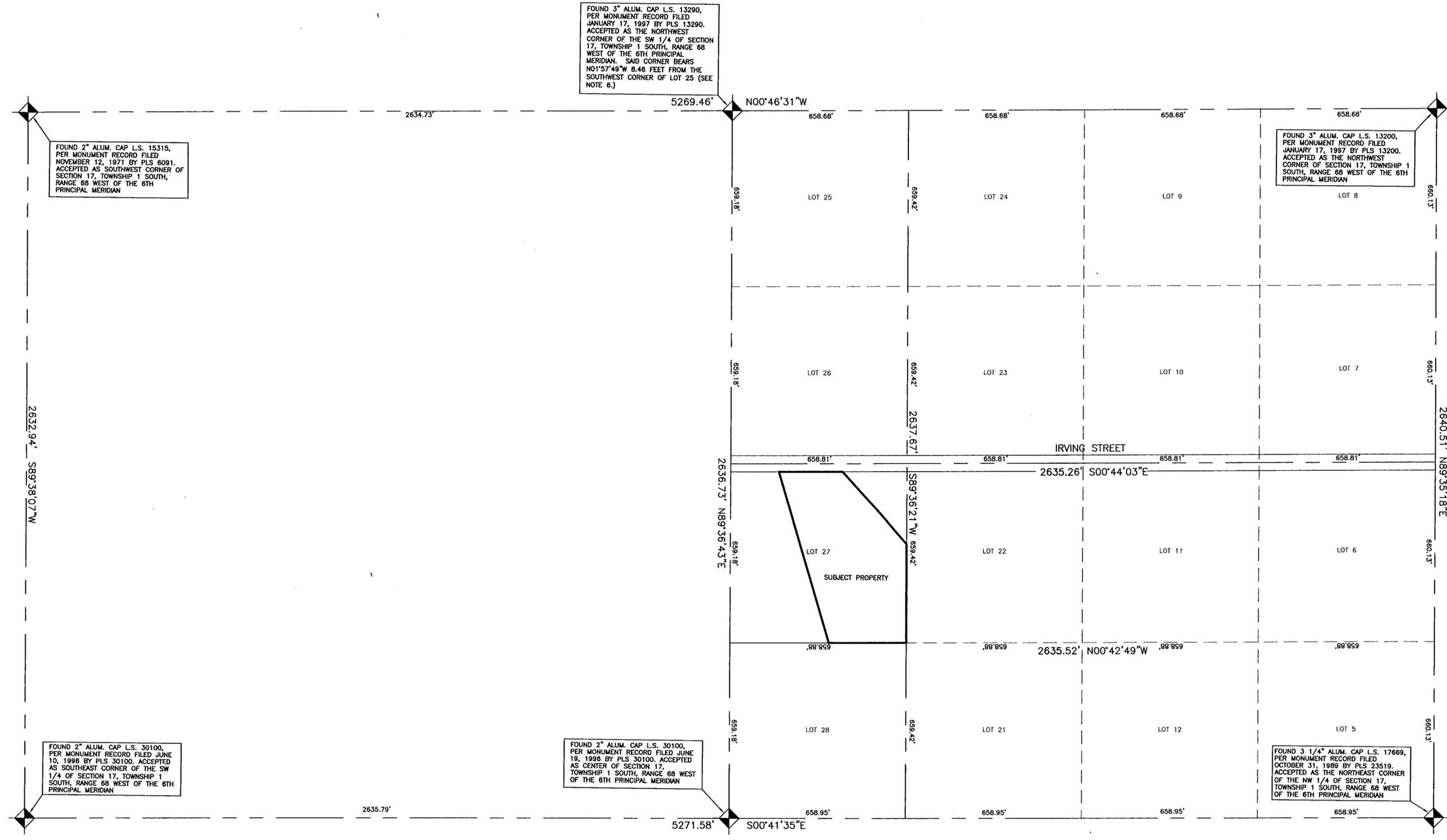
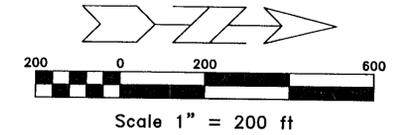
MINOR SUBDIVISION FOR:
CHARLES AND LINDA RINKOR

SHEET 2 OF 3	REVISIONS	DRAWN BY: TJB	APPROVED BY: TEC
	REVISED 06/15/05 DHO	FIELD WORK BY: WF	DATE OF SURVEY: 10/18/04
		DATE OF DWG: 10/18/04	PROJECT NO. 1RIN0101

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FOUND 2" ALUM. CAP L.S. 15315,
PER MONUMENT RECORD FILED
NOVEMBER 12, 1971 BY PLS 6091.
ACCEPTED AS SOUTHWEST CORNER OF
SECTION 17, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN

FOUND 3" ALUM. CAP L.S. 13290,
PER MONUMENT RECORD FILED
JANUARY 17, 1997 BY PLS 13290.
ACCEPTED AS THE NORTHWEST
CORNER OF THE SW 1/4 OF SECTION
17, TOWNSHIP 1 SOUTH, RANGE 68
WEST OF THE 6TH PRINCIPAL
MERIDIAN. SAID CORNER BEARS
N01°57'49"W 8.46 FEET FROM THE
SOUTHWEST CORNER OF LOT 25 (SEE
NOTE 6.)

FOUND 3" ALUM. CAP L.S. 13200,
PER MONUMENT RECORD FILED
JANUARY 17, 1997 BY PLS 13200.
ACCEPTED AS THE NORTHWEST
CORNER OF SECTION 17, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN

FOUND 2" ALUM. CAP L.S. 30100,
PER MONUMENT RECORD FILED JUNE
10, 1998 BY PLS 30100, ACCEPTED
AS SOUTHEAST CORNER OF THE SW
1/4 OF SECTION 17, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN

FOUND 2" ALUM. CAP L.S. 30100,
PER MONUMENT RECORD FILED JUNE
19, 1998 BY PLS 30100, ACCEPTED
AS CENTER OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN

FOUND 3 1/4" ALUM. CAP L.S. 17669,
PER MONUMENT RECORD FILED
OCTOBER 31, 1989 BY PLS 23519.
ACCEPTED AS THE NORTHEAST CORNER
OF THE NW 1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN

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MINOR SUBDIVISION FOR:
CHARLES AND LINDA RINKOR

SHEET
3 OF 3

REVISIONS
REVISED 06/15/05 DHO

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FIELD WORK BY: WF
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