

# FINAL PLAT TIARA ESTATES FILING NO. 1

A RESUBDIVISION OF LOT 3, BROZOVICH SUBDIVISION, LOCATED IN THE  
SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

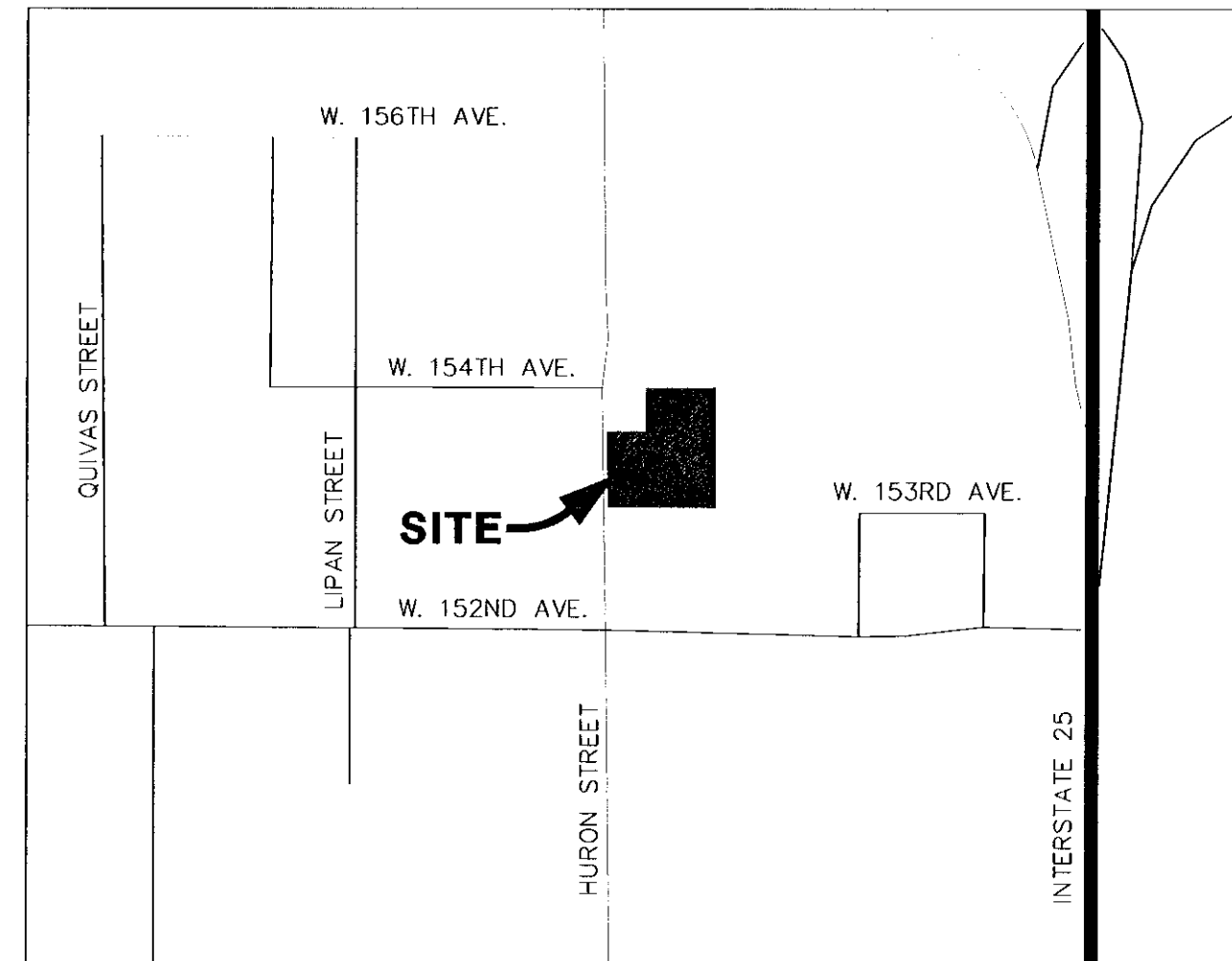
200606523 05/02/2006 09:01A PL  
1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

### LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

LOT 3,  
BROZOVICH SUBDIVISION,  
CITY AND COUNTY OF BROOMFIELD,  
STATE OF COLORADO,

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,  
UNDER THE NAME AND STYLE OF TIARA ESTATES 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 AND  
PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND  
COUNTY OF BROOMFIELD ALL EASEMENTS SHOWN OR NOTED ON THE PLAT  
FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE  
CITY AND COUNTY FOR USE BY PUBLIC AND PRIVATE UTILITIES.



**VICINITY MAP**  
1" = 1000'

### OWNER

DON L. CLAPS AND CYNTHIA K. CLAPS  
3400 E. 156TH AVENUE  
BRIGHTON, CO. 80602

BY Don L. Claps 11-28-2005  
DATE

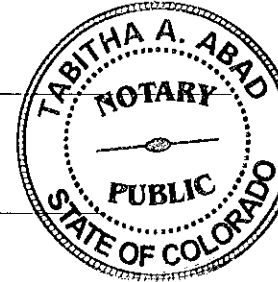
BY Cynthia K. Claps 11/29/05  
DATE

STATE OF COLORADO }  
COUNTY OF BROOMFIELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 28 DAY OF November, 2005 BY DON L. CLAPS AND  
CYNTHIA K. CLAPS.

WITNESS MY HAND AND OFFICIAL SEAL.

Debita A. Abad  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 12/2006

### LAND USE SUMMARY

A) TYPE OF LAND USE	ACRES	% OF PROPERTY
SINGLE FAMILY DETACHED	8.04	83.83%
PROPOSED RIGHT OF WAY	1.51	15.75%
TRACTS	0.04	0.42%
TOTAL:	9.59	100.0%

GROSS DENSITY = 9.59 ACRES / 7 DU = 0.73 DU/ACRE

B) LOT INFORMATION	VALUE
LARGEST LOT SIZE	51,441 SF
SMALLEST LOT SIZE	49,051 SF
AVERAGE LOT SIZE	49,984 SF
MINIMUM LOT SIZE	49,000 SF
FRONT SETBACK	35 FEET
SIDE YARD SETBACK	20 FEET
REAR SETBACK (DWELLING UNIT)	50 FEET
REAR SETBACK (ACCESSORY STRUCT.)	10 FEET

### GENERAL NOTES

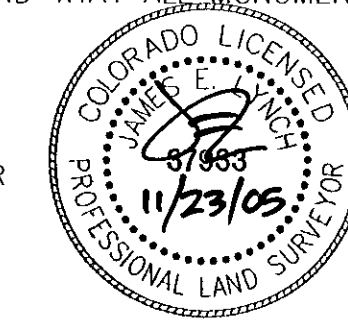
1. THE BASIS OF BEARINGS IS THE LINE BETWEEN BROOMFIELD GIS LAND POSITIONS "LUCY" AND "BASELINE", HAVING A BEARING OF S 89°55'09" E.

BROOMFIELD GIS LAND POSITIONS "LUCY" AND "BASELINE" WERE USED TO ESTABLISH STATE PLANE GRID BEARINGS FOR THIS PLAT. THE MODIFICATION FACTOR USED TO CONVERT MODIFIED STATE PLANE COORDINATES TO STATE PLANE COORDINATES WAS CALCULATED AT LAND POSITION "LUCY", AND IS .99975397.

2. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR BROOMFIELD, COLORADO, COMMUNITY PANEL NUMBER 085073 0010 D, REVISED DATE SEPTEMBER 30, 1997.
3. 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.
4. 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.
5. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE.
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 "NO-BUILD EASEMENT" IS FOR THE EXCLUSIVE USE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM SERVING THE LOT ONLY. NOTHING SHALL BE PLACED OR CONSTRUCTED ON THE FINISHED ABSORPTION OR REPLACEMENT AREAS THAT WILL SEAL THE SURFACE OF THE SOIL OR CAUSE COMPACTION, SUCH AS, BUT NOT LIMITED TO CONCRETE, ASPHALT, DRIVEWAYS AND CORRALS.

### 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.

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, Thomas J. Kinnell, 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.

Thomas J. Kinnell REGISTRATION NO. 9043 DATE: May 25, 2006

### LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 21st DAY OF October, 2005.

J. Stohs  
CHAIRMAN

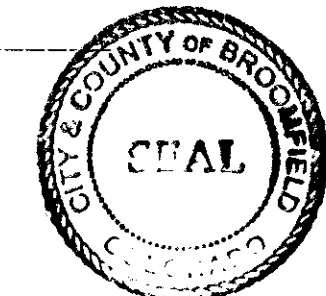
Sharon R. Bergant  
SECRETARY

### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD COLORADO ON THIS 22nd DAY OF November, 2005.

Wesley Stewart  
MAYOR

Debra May  
CITY CLERK



FINAL PLAT  
TIARA ESTATES FILING NO. 1  
JOB NO. 15102.00  
JULY 19, 2005 REV. 10/31/05  
SHEET 1 OF 2

**J-R ENGINEERING**  
A Westrian Company

2255 Mariposa Street, Suite 100 • Westminster, CO 80234  
720-872-9850 • Fax: 720-872-9853 • www.jrengineering.com

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200606923 06/02/2006 09:01A PL  
2 of 2 R 0.00 D 0.00 City&Only Broomfield

W 1/4, SEC. 10,  
T. 1 S., R. 68 W., 6th P.M.,  
FOUND 3/4" ALUMINUM CAP  
IN RANGE BOX STAMPED  
"LS 7276"

MODIFIED STATE PLANE COORDINATES  
N 1236051.95  
E 3141679.52  
STATE PLANE COORDINATES  
N 1235747.84  
E 3140906.57  
LATITUDE 39°58'45.8946"N  
LONGITUDE 104°59'49.8732"W

BLOCK 4  
MUSTANG ACRES  
FILE 12 MAP 11

WEST 154TH AVE.  
(50' R.O.W.)

BLOCK 8  
MUSTANG ACRES  
FILE 12 MAP 11

HUON STREET (80' R.O.W.)

WEST LINE ( THE SW 1/4 SEC. 10 )

POINT OF BEGINNING  
FOUND RED PLASTIC CAP  
ON REBAR STAMPED "LS 22579"  
- DID NOT USE YELLOW PLASTIC  
CAP ON #2 REBAR (ILLEGIBLE)  
0.84 FEET SOUTH

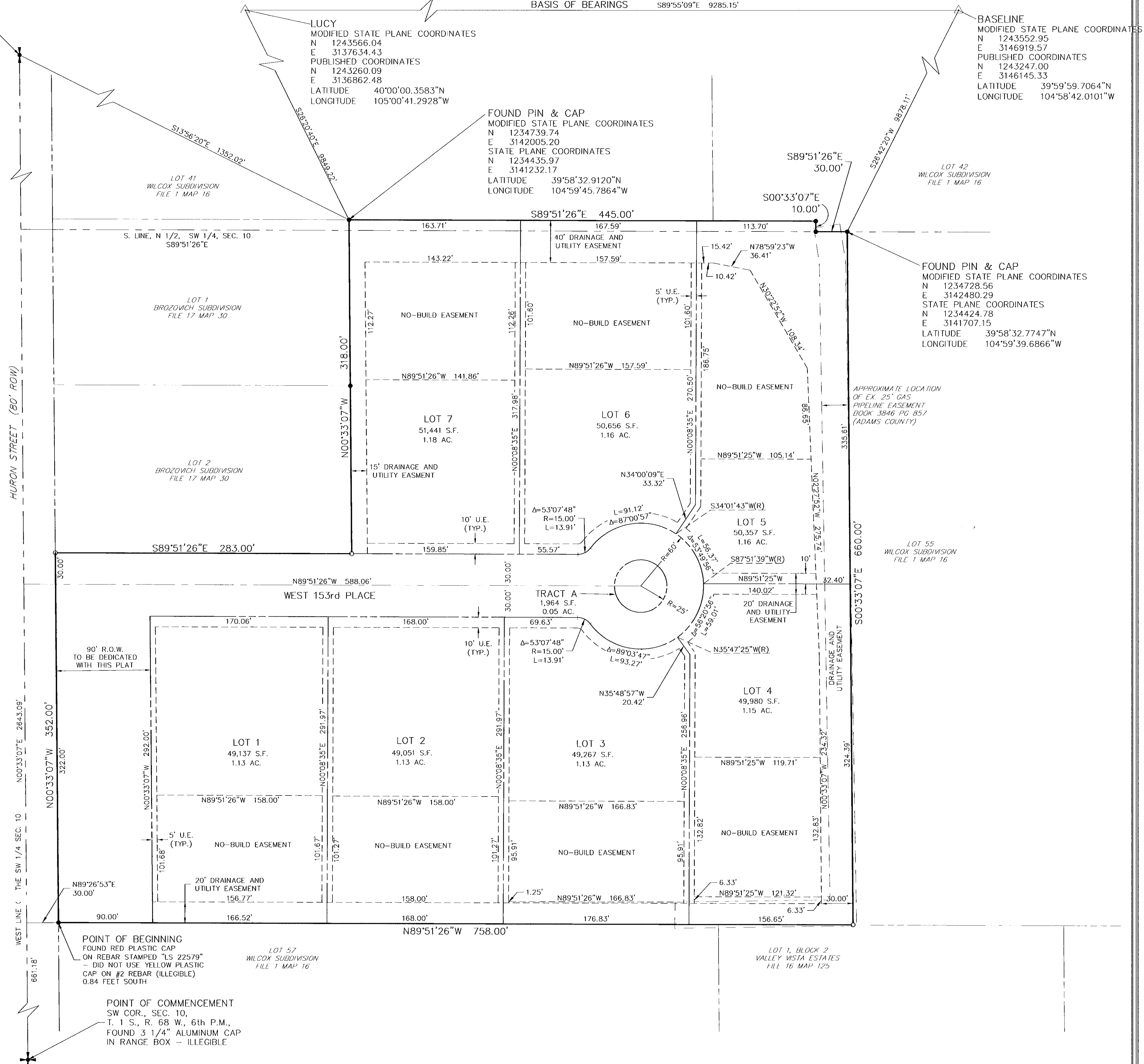
POINT OF COMMENCEMENT  
SW COR., SEC. 10,  
T. 1 S., R. 68 W., 6th P.M.,  
FOUND 3/4" ALUMINUM CAP  
IN RANGE BOX - ILLEGIBLE

LUCY  
MODIFIED STATE PLANE COORDINATES  
N 1243566.04  
E 3137634.43  
PUBLISHED COORDINATES  
N 1243260.09  
E 3136862.48  
LATITUDE 40°00'00.3583"N  
LONGITUDE 105°00'41.2928"W

FOUND PIN & CAP  
MODIFIED STATE PLANE COORDINATES  
N 1234739.74  
E 3142005.20  
STATE PLANE COORDINATES  
N 1234435.97  
E 3141232.17  
LATITUDE 39°58'32.9120"N  
LONGITUDE 104°59'45.7864"W

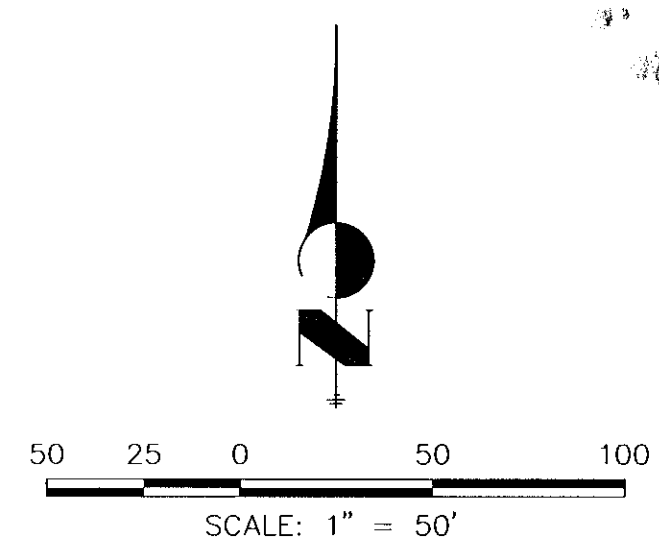
BASELINE  
MODIFIED STATE PLANE COORDINATES  
N 1243552.95  
E 3146919.57  
PUBLISHED COORDINATES  
N 1243247.00  
E 3146145.33  
LATITUDE 39°59'59.7064"N  
LONGITUDE 104°58'42.0101"W

BASIS OF BEARINGS S89°55'09"E 9285.15'



### LEGEND

- FOUND RED PLASTIC CAP ON REBAR STAMPED "LS 22579" UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "LS 37933"
- U.E. UTILITY EASEMENT



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SHEET 2 OF 2

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