

# AZURA BROOMFIELD SUBDIVISION FILING NO. 1 FINAL PLAT

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 30, T1S, R68W OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
AREA = 2.315 ACRES  
SHEET 1 OF 2

2014001950 PL 03/13/2014 08:33 AM  
Page: 1 of 2 Rec Fee \$80.00 Doc Fee \$  
City and County of Broomfield  
PLS 24302

### LEGAL DESCRIPTION AND DEDICATION:

13005 LOWELL BOULEVARD

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF A PARCEL OF LAND BEING A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, T1S, R68W OF THE 6TH P.M., COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 30, THENCE N00°22'15"W ALONG THE EAST-LINE OF SE 1/4 OF SECTION 30, 1221.41 FEET; THENCE S89°55'10"W, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°55'10"W, 200.00 FEET;  
THENCE N00°22'15"W, 100.00 FEET;  
THENCE S89°55'10"W, 187.42 FEET;  
THENCE N00°22'15"W, 208.72 FEET;  
THENCE N89°55'10"E, 387.42 FEET;  
THENCE S00°22'15"E, 308.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.315 ACRES MORE OR LESS, HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF AZURA BROOMFIELD 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, RIGHTS-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.

### ACKNOWLEDGEMENT:

*John J. McClellan*  
JOSEPH A. MCCLELLAN - MANAGING PARTNER  
BROOMFIELD LAND LLC  
PO BOX 894  
BOULDER, CO 80306

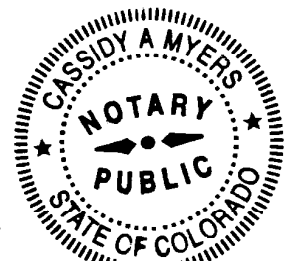
STATE OF COLORADO }  
COUNTY OF BROOMFIELD } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF February, 2014 BY JOSHUA J. MCCLELLAN, MANAGING PARTNER OF BROOMFIELD LAND LLC.

WITNESS MY HAND AND SEAL: 1/5/2015  
MY COMMISSION EXPIRES: \_\_\_\_\_

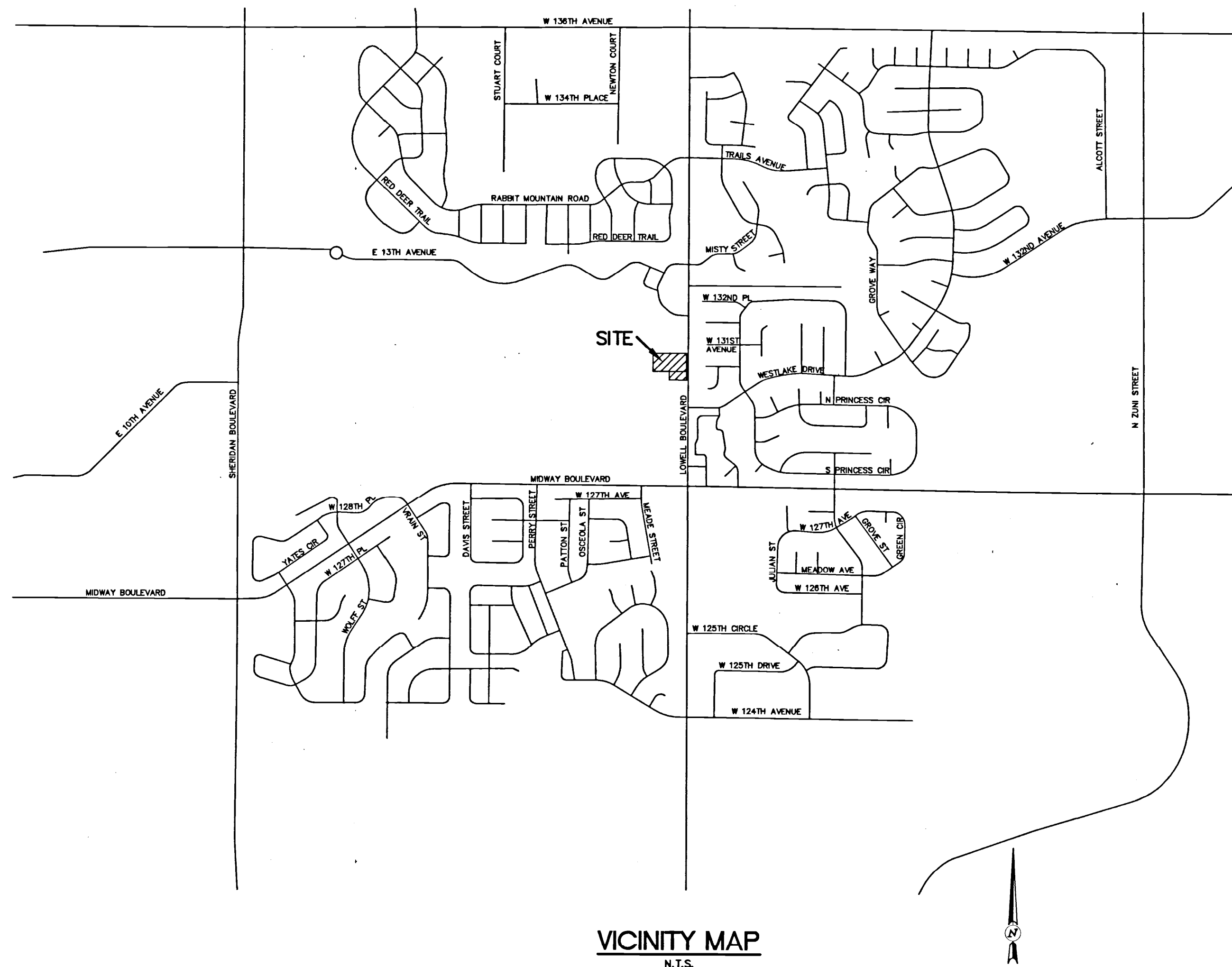
[SEAL]

*Cassidy A. Myers*  
NOTARY PUBLIC



### SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE LINE BETWEEN CITY OF BROOMFIELD GPS POINTS, NGS #W411 AND NGS #V411 BEARS S07°15'15"E.
2. LAND TITLE GUARANTEE COMPANY, ORDER NUMBER K70328455-6, DATED NOVEMBER 15, 2012 AT 5:00 P.M. WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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. CRS-13-60-105 (3)(c)
4. THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY AND COUNTY OF BROOMFIELD, COLORADO, MAP NUMBER 0850730091F, MAP REVISED: AUGUST 18, 2004.
5. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON MARCH 20, 2013.
6. LAND SURVEY PLATS OR PLANS PROVIDED BY CLIENT REFERENCED OR USED FOR THIS SURVEY:  
MISSIONARY ALLIANCE FILING NO. 1, REC. NO. 2011013305
7. RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE OBTAINED FROM THE REFERENCE TITLE COMMITMENT. THE LOWELL BOULEVARD RIGHT-OF-WAY WAS OBTAINED FROM THE MISSIONARY ALLIANCE FILING NO. 1 MINOR SUBDIVISION.
8. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

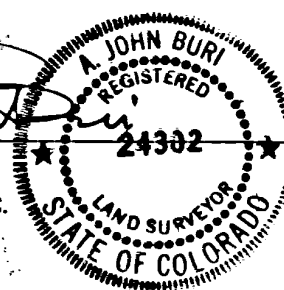


VICINITY MAP  
N.T.S.

### SURVEYOR'S CERTIFICATE:

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT OF AZURA BROOMFIELD SUBDIVISION FILING NO. 1 WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC. AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

A. JOHN BURI PLS 24302  
FOR AND ON BEHALF OF  
SCOTT, COX & ASSOCIATES, INC.  
1530 55TH STREET  
BOULDER, CO 80303



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 IN A FORM APPROVED BY THE CITY AND COUNTY ATTORNEY 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(O) OF THE BROOMFIELD MUNICIPAL CODE.

### LEGEND

- PUBLIC LAND CORNER FOUND
- FOUND #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302
- FOUND MONUMENT AS NOTED
- (S54°08'29"W 0.08') RECORD OR CALCULATED POSITION TO FOUND MONUMENT

STATE PLANE INFORMATION:  
COLORADO NORTHERN ZONE (0501)  
COMBINED SCALE FACTOR = 0.9997220403

MULTIPLY GROUND COORDINATE BY COMBINED FACTOR TO OBTAIN GRID COORDINATES.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS CLASS 2-1, 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.

NGS #W411  
STAINLESS STEEL ROD IN PIPE

GRID N: 1,221,935.27  
GRID E: 3,130,295.50  
LATITUDE: 39°56'29.9634"  
LONGITUDE: -105°02'07.1140"  
GROUND N: 1,222,275.02  
GROUND E: 3,131,165.84

SCP NGS W411  
STAINLESS STEEL ROD IN PIPE

GRID N: 1,219,362.98  
GRID E: 3,130,622.93  
LATITUDE: 39°56'04.5255"  
LONGITUDE: -105°02'03.0837"  
GROUND N: 1,219,702.01  
GROUND E: 3,131,493.36

### APPROVALS

#### PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 15 DAY OF February, 2014

*Thomas S. Salvo* CHAIRMAN  
*John J. Salvo* SECRETARY

#### CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 15 DAY OF February, 2014

*Michelle A. Kelly* CITY CLERK  
*Judith A. Keiser* CITY CLERK, Deputy



**SCOTT, COX & ASSOCIATES, INC.**  
consulting engineers • surveyors  
1530 55th Street • Boulder, Colorado 80303  
(303) 444-3051

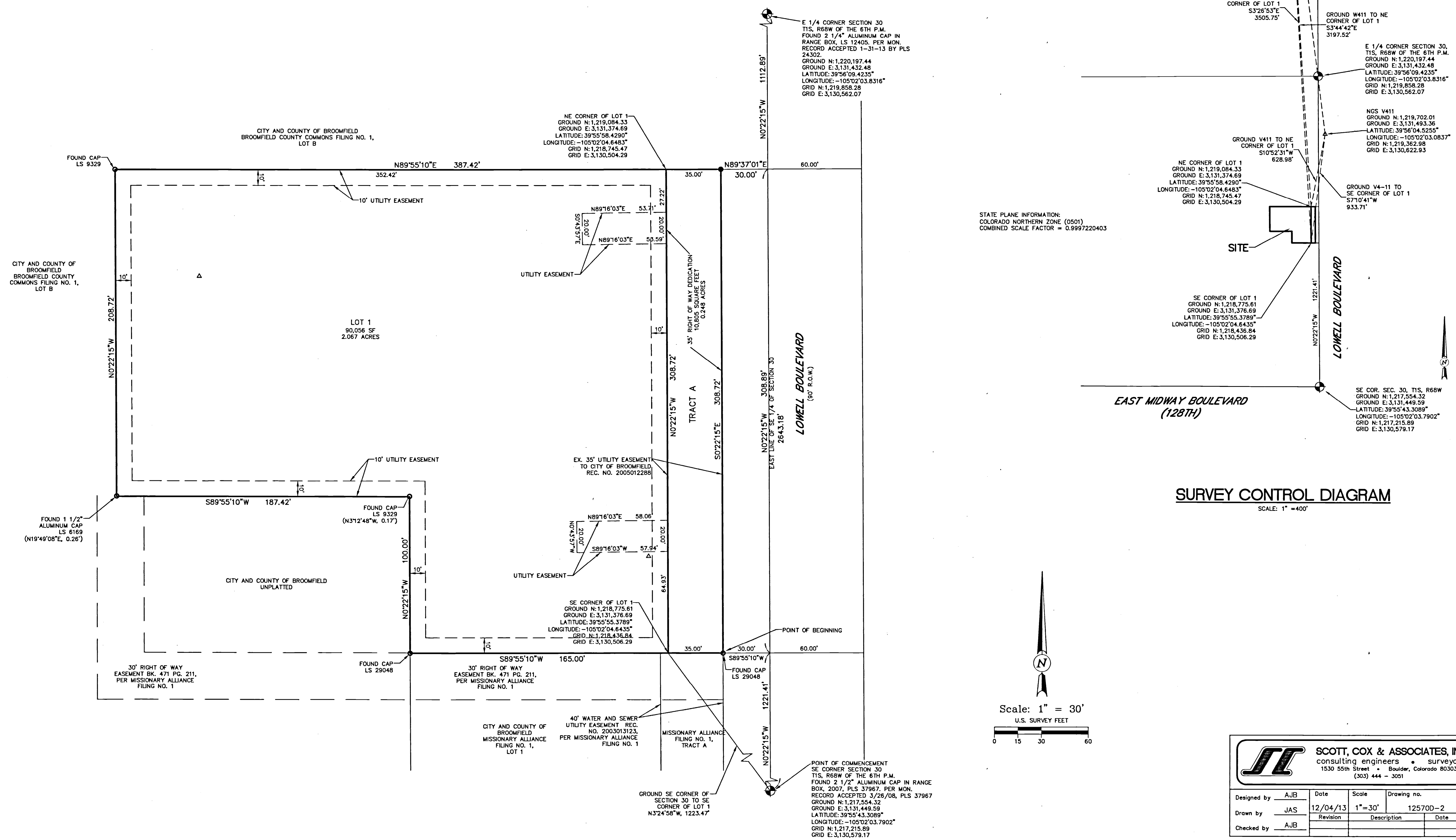
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Drawn by	JAS	Revision		Description		Date		Project no.	12570D
Checked by	AJB								

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SHEET 2 OF 2

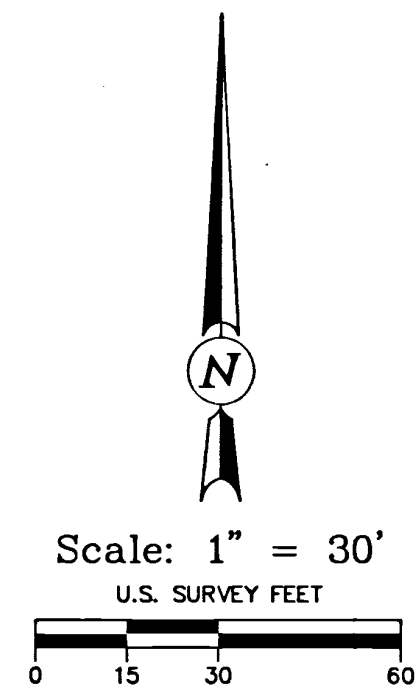
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Page 2 of 2 Rec Fee \$9.00 Doc Fee \$  
City and County of Broomfield



STATE PLANE INFORMATION:  
COLORADO NORTHERN ZONE (0501)  
COMBINED SCALE FACTOR = 0.9997220403

EAST MIDWAY BOULEVARD  
(128TH)

**SURVEY CONTROL DIAGRAM**  
SCALE: 1" = 400'



**SCOTT, COX & ASSOCIATES, INC.**  
consulting engineers • surveyors  
1530 55th Street • Boulder, Colorado 80303  
(303) 444 - 3051

Designed by	AJB	Date	12/04/13	Scale	1"=30'	Drawing no.	125700-2	Sheet	2
Drawn by	JAS	Revision		Description		Date		Project no.	125700
Checked by	AJB								

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