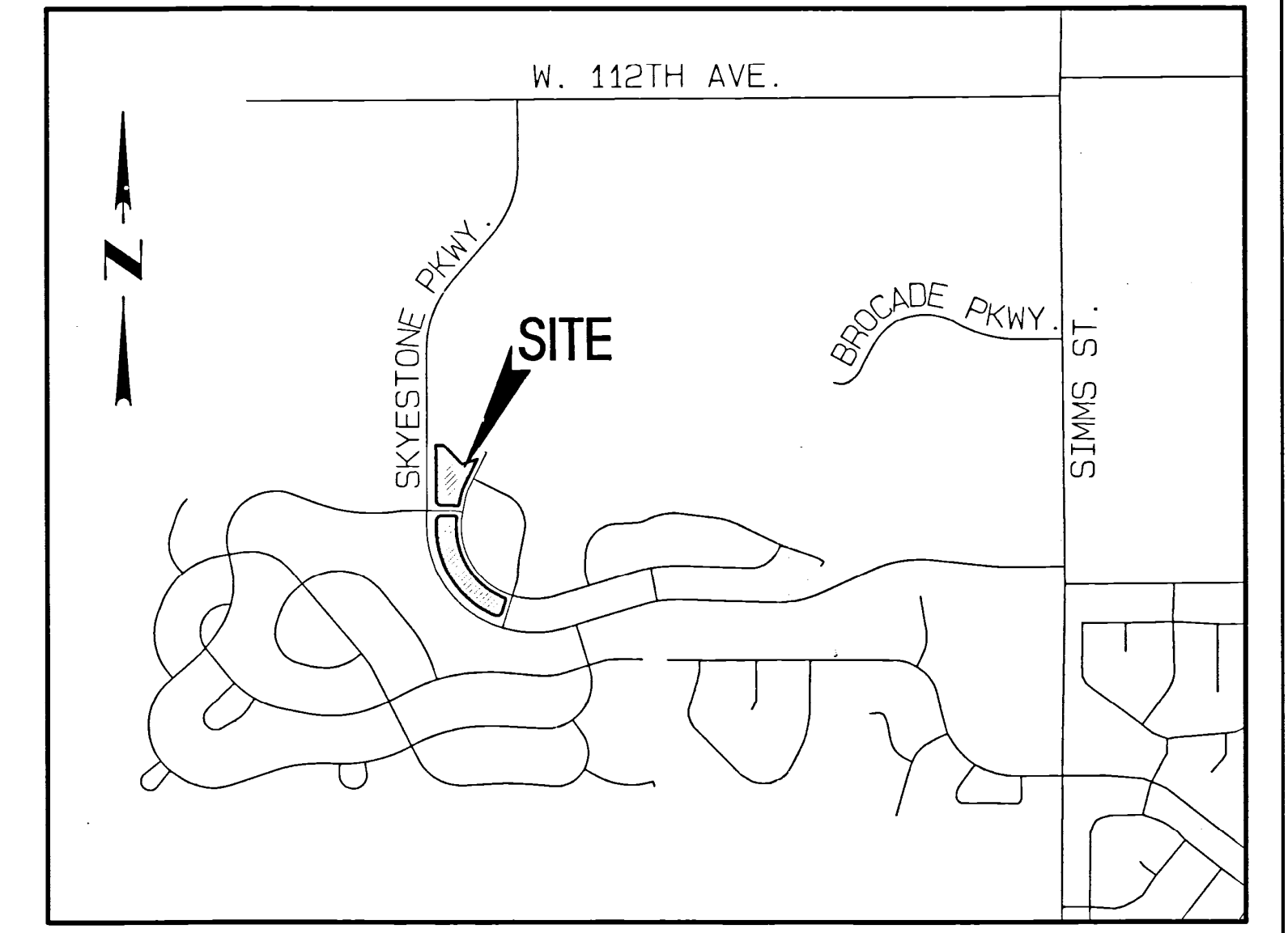


GREAT WESTERN PARK FILING NO. 4 REPLAT G, FINAL PLAT (SKYESTONE)

2014006409 PL 07/16/2014 03:34 PM
Page: 1 of 1 Rec Fee: \$0.00 Doc Fee: \$
City and County of Broomfield

A REPLAT OF LOTS 1-10, 12-15 OF BLOCK 20, TRACTS LL AND NN OF GREAT WESTERN PARK FILING NO. 4 REPLAT D RECORDED IN RECEPTION NO. 2013014836 AND A REPLAT OF LOT 11 OF BLOCK 20 AND TRACT MM OF GREAT WESTERN PARK FILING NO. 4 REPLAT F RECORDED IN RECEPTION NO. 2014002218 LOCATED IN A PORTION OF THE WEST HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



VICINITY MAP
NTS

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS AS FOLLOWS:

TAYLOR MORRISON OF COLORADO, INC., BEING THE OWNER OF LOTS 1-10, 12-15 OF BLOCK 20, TRACT LL AND NN OF GREAT WESTERN PARK - FILING NUMBER 4, REPLAT D AS RECORDED IN RECEPTION NUMBER 2013014836 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE AND LOT 11 OF BLOCK 20 AND TRACT MM OF GREAT WESTERN PARK - FILING NUMBER 4, REPLAT F AS RECORDED IN RECEPTION NUMBER 2014002218 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING AN AREA OF 2.600 ACRES, (113,245 SQUARE FEET), MORE OR LESS. HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "GREAT WESTERN PARK FILING NO. 4 REPLAT G".

GENERAL NOTES

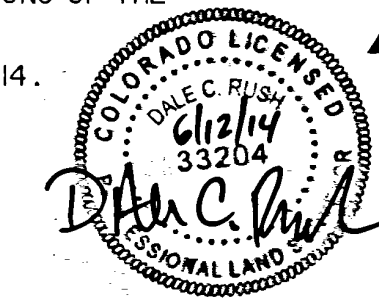
1. THERE ARE 15 LOTS AND 3 TRACTS WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT G.
2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. II AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1 ORDER, CLASS C, 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.
5. THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999706803. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
6. ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
7. PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1969 IN BOOK 1992 AT PAGE 212
8. TRACTS "LL", "MM", AND "NN" ARE FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. 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 18-6-508, C.R.S.
10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. NOR GOODWIN AND MARSHALL, INC. TO DETERMINE OWNERSHIP OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. AND GOODWIN AND MARSHALL, INC. RELIED UPON TITLE COMMITMENT NO. NCS-492495-CO EFFECTIVE JUNE 9, 2011 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
11. UPON RECORDED, THIS REPLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS REPLAT. WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL EFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS REPLAT, AND THAT THE PROPERTY DESCRIBED IN THIS REPLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH PREVIOUSLY RECORDED PLATS.
12. EIGHT (8) AND SIX (6) FOOT WIDE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS IN THIS 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.
13. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER, 2011, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 12th DAY OF JUNE, 2014.

DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P. NO. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



SURVEY BY:



8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

PREPARED BY:

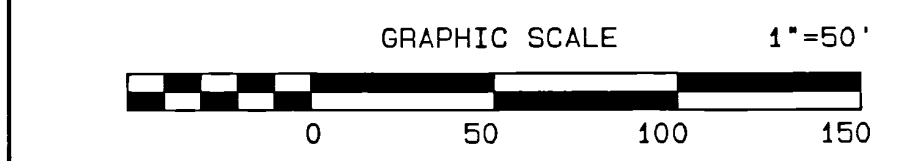


8400 EAST PRENTICE AVENUE, SUITE 1500
GREENWOOD VILLAGE, COLORADO 80111
(303) 459-4861

CITY OF BROOMFIELD CONTROL POINT "NGS ENERGY"
GROUND COORDINATES
N = 4210565.672
E = 3094321.237
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 4210540.738
E = 3093413.991
LATITUDE = N 39° 54' 35.7334"
LONGITUDE = W 105° 10' 01.2020"

NW COR. SEC. 8, T2S, R69W
FND. 3-1/4" ALUMINUM CAP STAMPED
"LAND CORNER 2005 PLS 13583"
GROUND COORDINATES
N = 1206975.679
E = 3099811.645
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1206621.794
E = 3099802.780
LATITUDE = N 39° 54' 00.0564"
LONGITUDE = W 105° 08' 50.9472"

BOUNDARY CORNER
GROUND COORDINATES
N = 1205095.631
E = 3101715.563
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1204742.301
E = 3100806.149
LATITUDE = N 39° 53' 41.4055"
LONGITUDE = W 105° 08' 26.6224"



LEGEND	
•	SET NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 33204"
+	FOUND CONTROL POINT AS NOTED
◆	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
▲	FOUND YELLOW PLASTIC CAP STAMPED "R NOBBE PLS 23899"
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89° 36' 57" E	40.26'
L2	S 11° 22' 23" W	37.38'
L3	S 88° 58' 14" W	42.01'
L4	N 00° 03' 45" W	28.11'
L5	N 89° 56' 14" E	42.01'
L6	S 16° 58' 20" W	65.50'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	277.00'	14° 32' 36"	71.36'	S 18° 48' 31" W	71.76'
C2	10.00'	85° 57' 37"	15.18'	S 54° 51' 12" W	13.76'
C3	277.00'	8° 23' 46"	40.59'	N 85° 51' 53" W	40.56'
C4	30.00'	90° 00' 00"	47.12'	N 05° 03' 46" W	42.43'
C5	30.00'	90° 00' 00"	47.12'	N 44° 56' 14" E	42.43'
C6	223.00'	7° 47' 41"	30.34'	S 86° 09' 55" E	30.31'
C7	10.00'	88° 32' 18"	15.45'	S 37° 59' 55" E	13.96'
C8	10.00'	84° 48' 47"	14.80'	S 25° 26' 03" E	13.49'
C9	30.00'	96° 44' 03"	50.65'	S 65° 20' 22" W	44.85'

TRACT SUMMARY TABLE

TRACT / OUTLOT	OWNERSHIP (CITY OR PRIVATE)	ACREAGE	DESCRIPTION / ALLOCATION (ACRES)				RESPONSIBLE FOR MAINTENANCE	
			PARKS	OPEN SPACE / FLOODPLAIN	OPEN LANDS	OPEN LANDS / DRAINAGE	CITY	PRIVATE
LL	PRIVATE	0.029			X			X
MM	PRIVATE	0.027			X			X
NN	PRIVATE	0.524			X			X

OWNER / DEVELOPER:
taylor morrison

Homes Inspired By You



1420 WEST CANAL COURT, STE. 170, LITTLETON, COLORADO 80120, (303) 798-3500

W:\D-555-CCO-GO-REPLAT-G\REPLAT G-FINAL PLAT - Wed Jun 11 08:01:05 2014