

MOUNTAIN TERRACE FILING NO. 1 REPLAT A-FINAL PLAT

A REPLAT OF LOTS 2 & 3 MOUNTAIN TERRACE FILING NO. 1
LOCATED IN THE NORTHWEST 1/4 OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST 6TH P.M.
CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO
SHEET 1 OF 7

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND SITUATED IN NORTH HALF OF THE NORTHWEST QUARTER, SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 2 AND 3, MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT (RECEPTION #2007011216), CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
CONTAINING 473,800 SQ. FT. OR 10.877 ACRES, MORE OR LESS.

ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2
MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT ALSO BEING SHOWN AS NORTHEAST CORNER
MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT - REPLAT A
WITHIN THE CONTROL MAP OF THIS PLAT;
THENCE SOUTH 00°23'17" WEST, A DISTANCE OF 638.98 FEET;
THENCE NORTH 89°40'32" WEST, A DISTANCE OF 773.30 FEET;
THENCE NORTH 00°25'47" WEST, A DISTANCE OF 601.64 FEET;
THENCE SOUTH 89°35'03" EAST, A DISTANCE OF 499.16 FEET;
THENCE NORTH 00°24'57" EAST, A DISTANCE OF 8.59 FEET;
THENCE NORTH 89°59'45" EAST, A DISTANCE OF 132.66 FEET;
THENCE NORTH 47°17'03" EAST, A DISTANCE OF 41.24 FEET;
THENCE NORTH 89°59'45" EAST, A DISTANCE OF 119.96 FEET TO THE POINT OF BEGINNING.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF MOUNTAIN TERRACE FILING NO. 1 FINAL PLAT-REPLAT A; 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 AND TRACT A, AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN 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.

OWNER:

CICCARRELLI ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: Donna Ciccarelli mgr

NOTARY:

STATE OF Colorado

COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF August, 2014,

BY: DONNA CICCARRELLI, AS MANAGER OF CICCARRELLI ENTERPRISES, L.L.P.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 6/19/2017

SUBDIVIDER/DEVELOPER:

DEN ALF 1, LLC

BY: Andrew Wallace

NOTARY:

STATE OF Colorado

COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF August, 2014,

BY: ANDY WALLACE AS ATTORNEY IN FACT FOR DEN ALF 1, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 6/19/2017

BASE OF BEARINGS

BEARINGS ARE BASED UPON (2) BROOMFIELD COLORADO GPS CONTROL (MODIFIED STATE PLANE-COLORADO NORTH ZONE)- GIS LAND POSITION CORNERS "CITY OF BROOMFIELD NO. 2" (FOUND 3.25" BRASS CAP SET LEVEL WITH THE GROUND) AND "CITY OF BROOMFIELD GPS DI CIERO" (FOUND 3.25" BRASS CAP SET ON A REBAR SET INTO CONCRETE FLUSH WITH THE GROUND). BEARING BEING N35°43'52"E A GROUND DISTANCE OF 2740.79 FEET. DISTANCES ARE IN U.S. SURVEY FEET AND BEARINGS ARE DEGREES MINUTES AND SECONDS.

PROJECT DATUM

GEODETIC COORDINATES ARE BASED ON NAD 83 (1992)
ORTHOMETRIC HEIGHTS ARE BASED ON THE NAVD 88 VERTICAL DATUM
STATE PLANE COORDINATES ARE BASED ON THE COLORADO NORTH ZONE (501)
UNITS ARE IN U.S. SURVEY FEET (ft)

PROJECT (GROUND) COORDINATES ARE MODIFIED STATE PLANE
PROJECT COMBINED FACTOR = .99972592
PROJECT COORDINATES WERE MODIFIED TO GROUND AT NGS 1st ORDER HORIZONTAL CONTROL MARK "DI CIERO"
THE MARK IS A CITY OF BROOMFIELD DISK SET ON REBAR SET INTO THE TOP OF A ROUND 42 CM CONCRETE POST
THE LOCATION OF THE MARK MATCHES THE NGS DATA SHEET "STATION DESCRIPTION"

DESIGNATION= DI CIERO
PROJECT POINT NUMBER= 4
NGS PID= A13577
NAD 83 (1992) COORDINATES
LATITUDE= 39°55'42.2279"N
LONGITUDE= 105°01'08.4569"W
ELLIP. HEIGHT=5159.94 sft.
NAVD 88 ELEVATION=5216.00 sft.

STATE PLANE COORDINATES NORTH ZONE (501)
N= 1217129.51
E= 3134890.27
MODIFIED STATE PLANE COORDINATES (GROUND)
N= 1217463.19
E= 3135749.71
PROJECT BENCHMARK:
"DI CIERO" AS DESCRIBED ABOVE
NAVD ELEVATION= 5216.00

ZONING NOTE:

THE SUBJECT PROPERTY LOCATED AT 12640 LOWELL BOULEVARD, BROOMFIELD, CO 80020, LOT 2 AND LOT 3, BLOCK 1, MOUNTAIN TERRACE FILING NO. 1, IS ZONED PUD.

STATUTE OF LIMITATIONS:

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE AND 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 OF THE DATE OF CERTIFICATION SHOWN HEREON.

MONUMENTATION NOTICE

ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

STATEMENT OF ACCURACY

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2nd ORDER, CLASS 2-I, 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.

SHEET INDEX

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SHEET 2 PLAT/BOUNDARY INFORMATION
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SHEET 5 STORM SEWER EASEMENT
SHEET 6 ACCESS EASEMENT
SHEET 7 ALL EASEMENTS

GENERAL NOTES:

1. TRACT 'A' DEDICATED BY THIS FINAL PLAT TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC OPEN LAND.

TITLE AND EASEMENT NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, JEHN ENGINEERING RELIED UPON INFORMATION FILE # 451-H0374517-036 JY7, AMENDMENT No.2, DATED JULY 23, 2013 AT 7:00 A.M., PREPARED BY HERITAGE TITLE COMPANY. ALL INFORMATION, LIENS, IF ANY, LEASES, DEEDS OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.

ATTORNEY'S CERTIFICATE

I, MICHAEL A. LITTMAN, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER DEDICATING THE STREETS, EASEMENTS, TRACTS AND RIGHTS-OF-WAY TO THE CITY HEREON OWNS THOSE IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH IN THE SUBDIVISION IMPROVEMENT AGREEMENT FOR MOUNTAIN TERRACE FILING NUMBER 1, RECORDED AUGUST 28, 2007, AT RECEPTION NUMBER 2007011217, IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO ("PRIOR SIA"), WHICH OBLIGATIONS WILL BE PARTIALLY EXTINGUISHED AS DESCRIBED IN SECTION 15.5 OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION IMPROVEMENT AGREEMENT FOR MOUNTAIN TERRACE FILING NUMBER 1, REPLAT A ("REPLAT A SIA") AT SUCH TIME AS REPLAT A SIA IS FULLY EXECUTED AND RECORDED, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

MICHAEL A. LITTMAN ATTORNEY AT LAW REGISTRATION NO. 4835

Aug. 12, 2014
DATE:

SURVEYOR'S CERTIFICATE

I ROBERT HENNESSY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF MOUNTAIN TERRACE FILING NO. 1 REPLAT A TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Robert Hennessy
ROBERT HENNESSY
REGISTERED COLORADO LAND SURVEYOR #4580
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION.

ON THIS 23rd DAY OF June, 2014

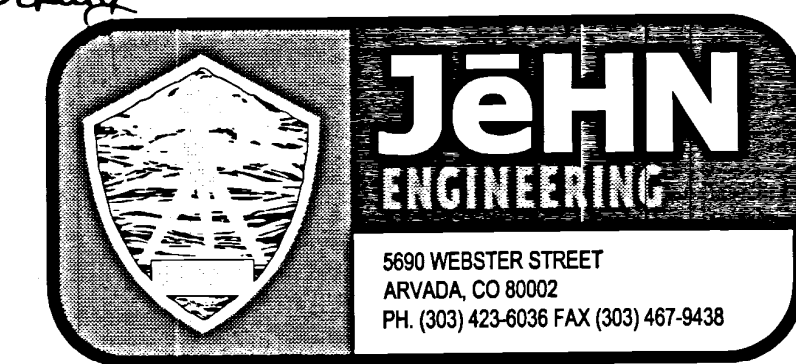
Thomas P. Silva CHAIRMAN
Kevin J. Feldman SECRETARY

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 12th DAY OF August, 2014

M. Stokus MAYOR
Judith L. Reisel CITY CLERK, Deputy

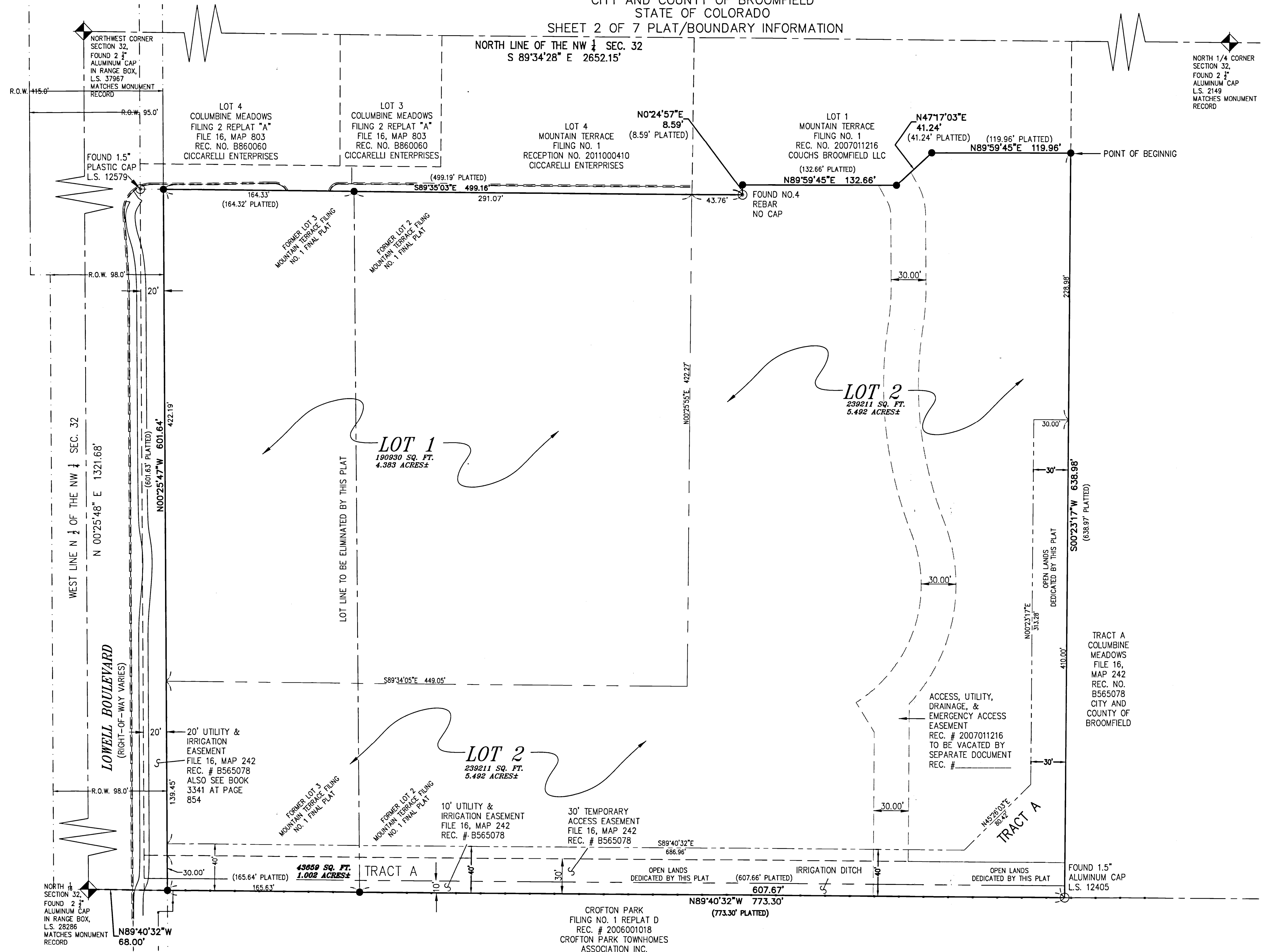


MOUNTAIN TERRACE FILING NO. 1 REPLAT A-FINAL PLAT

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LOCATED IN THE NORTHWEST 1/4 OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST 6TH P.M.
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STATE OF COLORADO

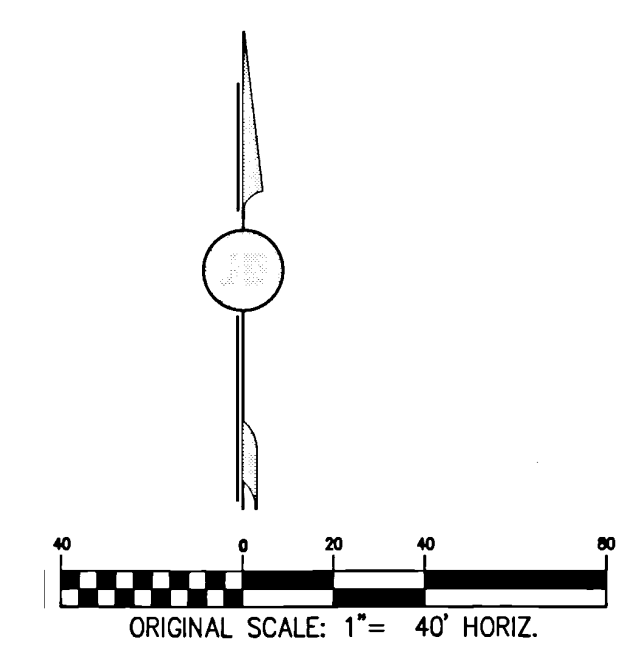
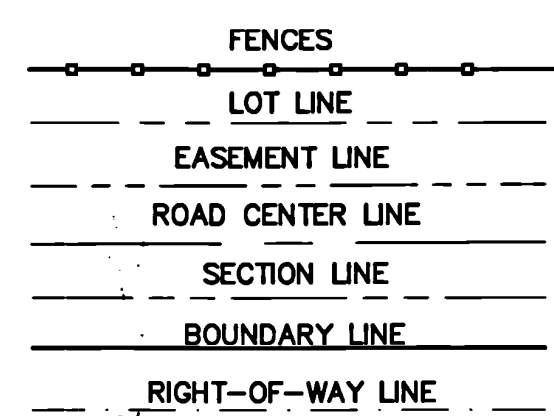
SHEET 2 OF 7 PLAT/BOUNDARY INFORMATION

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Page 2 of 7 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield



LEGEND

SECTION CORNER/SURVEY MARKER
FOUND MONUMENT AS DESCRIBED
FOUND NO. 5 REBAR WITH
YELLOW PLASTIC CAP L.S. 34580

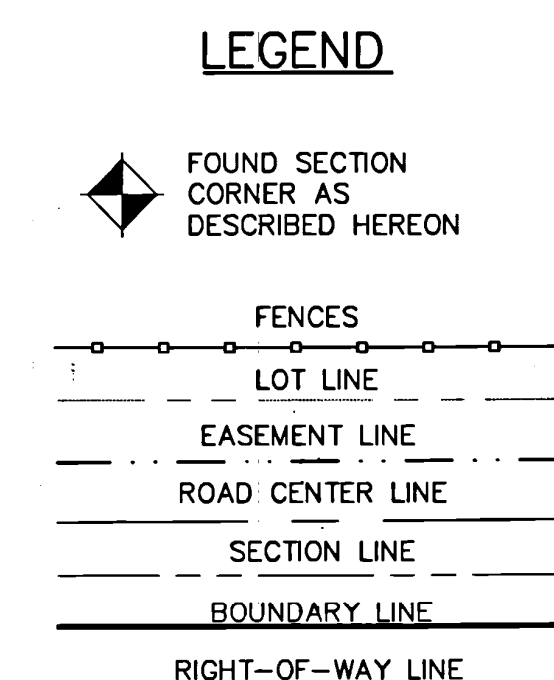


DATE: 3.19.2014

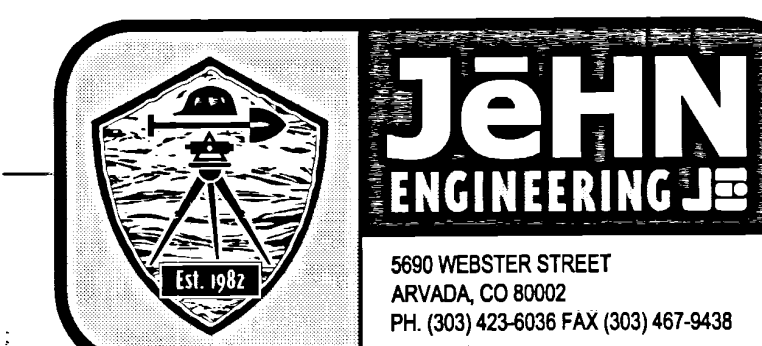
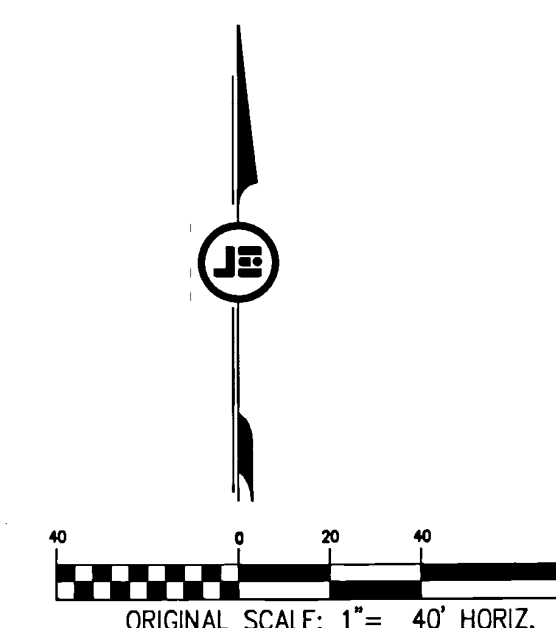
JēHN
ENGINEERING
5600 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-8036 FAX (303) 467-9438

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City and County of Broomfield

STATE OF COLORADO
SHEET 4 OF 7 SANITARY SEWER EASEMENT



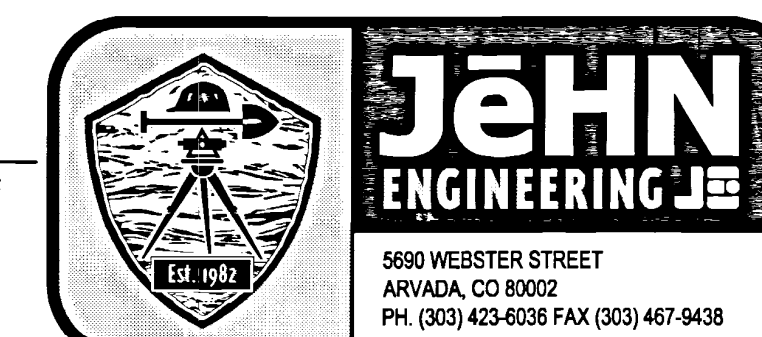
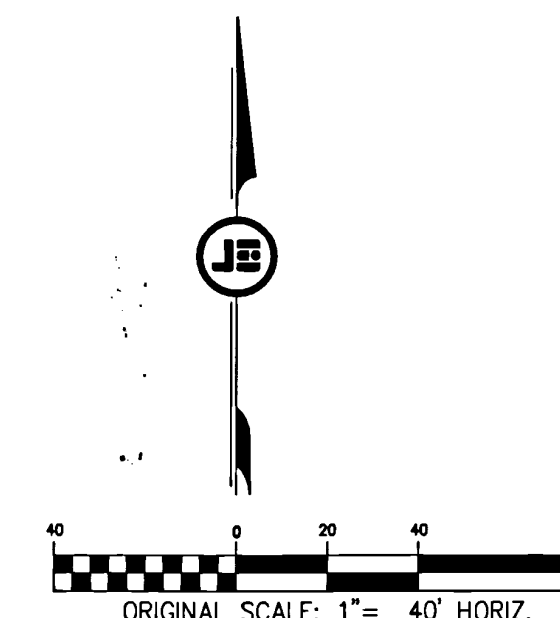
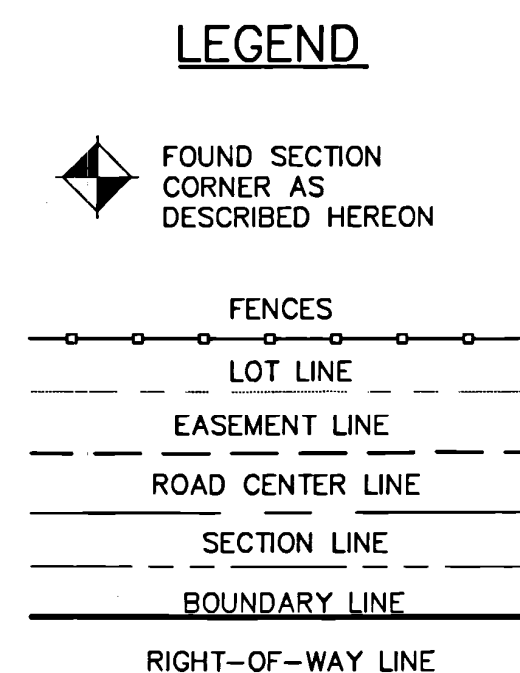
TRACT A
COLUMBINE
MEADOWS
FILE 16,
MAP 242
REC. NO.
B565078
CITY AND
COUNTY OF
BROOMFIELD



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City and County of Broomfield

SHEET 5 OF 7 STORM SEWER EASEMENT



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SHEET 6 OF 7 ACCESS EASEMENT

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City and County of Broomfield

201408265

LINE TABLE		
LINE #	LENGTH	BEARING
L1	29.33'	N00°25'55"E
L2	68.57'	S89°34'05"E
L3	1.93'	N02°18'43"E
L4	1.96'	N00°40'24"W
L5	10.00'	S00°24'55"W

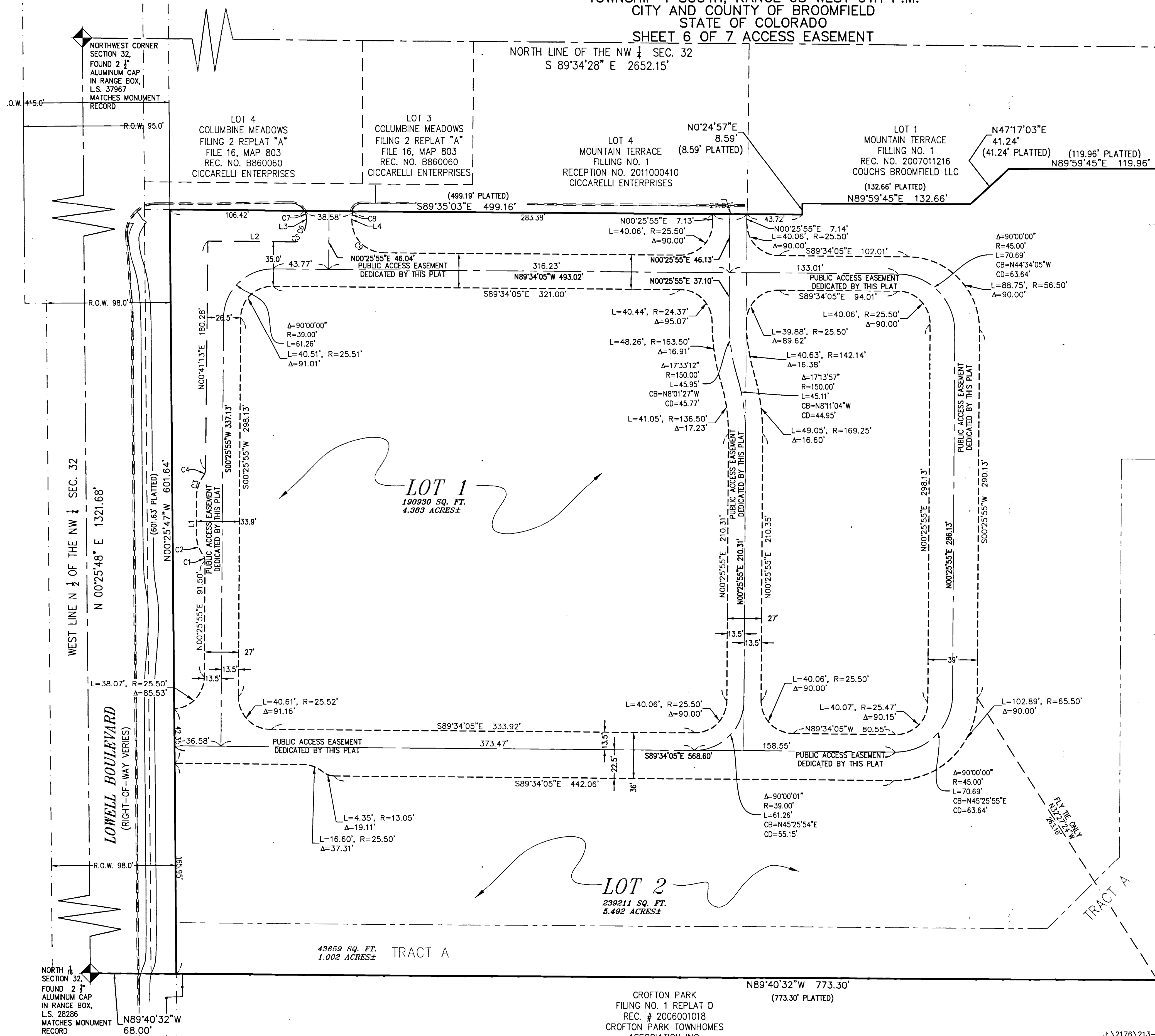
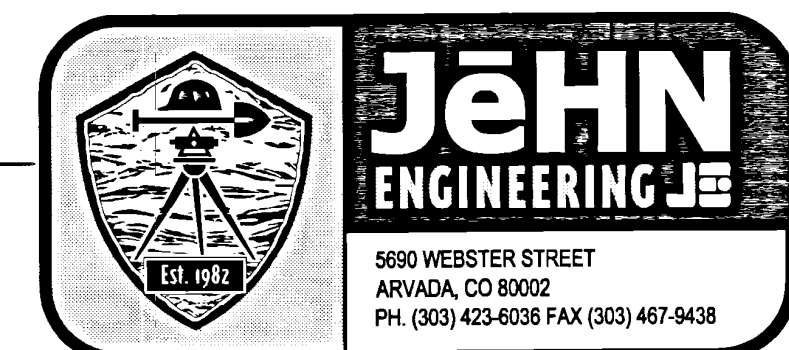
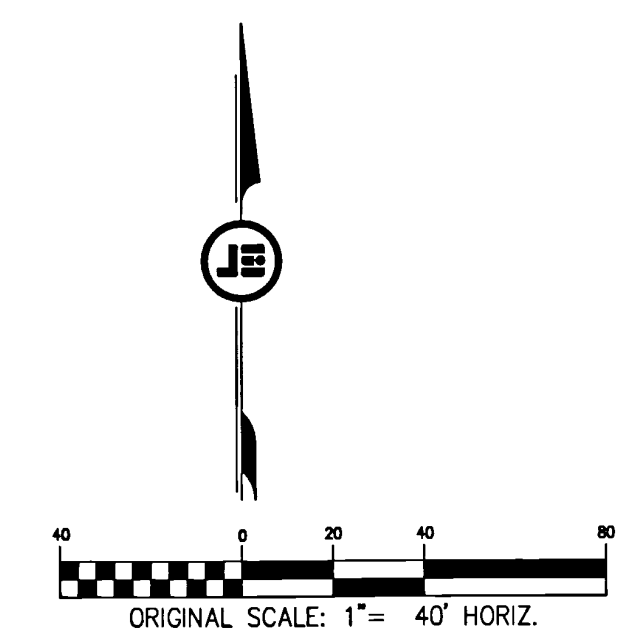
NORTH 1/4 CORNER
SECTION 32,
FOUND 2 1/2"
ALUMINUM CAP
L.S. 2149
MATCHES MONUMENT
RECORD

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	4.73'	7.50'	036°07'14.23"	S17°37'42.07"E	4.65'
C2	17.96'	28.50'	036°06'17.34"	N17°38'10.56"E	17.66'
C3	17.80'	28.50'	035°46'33.47"	N18°39'57.51"E	17.51'
C4	4.73'	7.50'	036°07'19.20"	N18°29'34.65"E	4.65'
C5	4.06'	4.50'	051°45'12.17"	N64°33'18.96"E	3.93'
C6	16.19'	25.43'	036°28'10.10"	N20°29'42.70"E	15.92'
C7	6.19'	11.50'	030°50'28.43"	N13°06'31.62"W	6.12'
C8	5.80'	11.50'	028°54'23.55"	N13°46'47.80"E	5.74'
C9	39.56'	25.50'	088°53'40.98"	N45°07'14.46"W	35.71'

LEGEND

FOUND SECTION
CORNER AS
DESCRIBED HEREON

FENCES
LOT LINE
EASEMENT LINE
ROAD CENTER LINE
SECTION LINE
BOUNDARY LINE
RIGHT-OF-WAY LINE



N89°40'32"W 773.30'
(773.30' PLATTED)

CROFTON PARK
FILING NO. 1 REPLAT D
REC. # 2006001018
CROFTON PARK TOWNHOMES
ASSOCIATION INC.

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STATE OF COLORADO
SHEET 7 OF 7 SHEET 7 ALL EASEMENTS

NORTH 1/4 CORNER
SECTION 32,
FOUND 2 1/2"
ALUMINUM CAP
L.S. 2149
MATCHES MONUMENT
RECORD



FOUND SECTION
CORNER AS
DESCRIBED HEREON

FENCES

LOT LINE

WATER & ACCESS EASEMENT LINE

DRAINAGE EASEMENT LINE

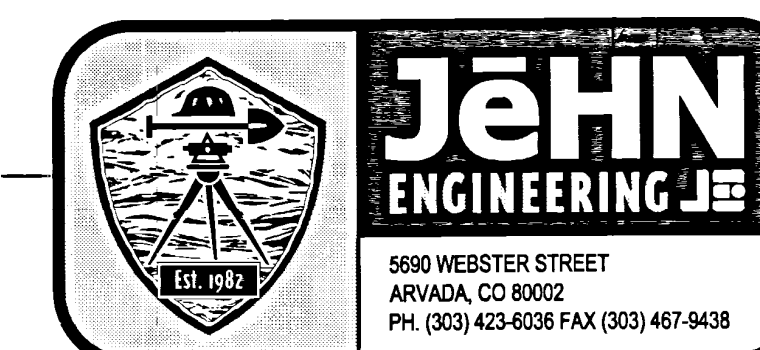
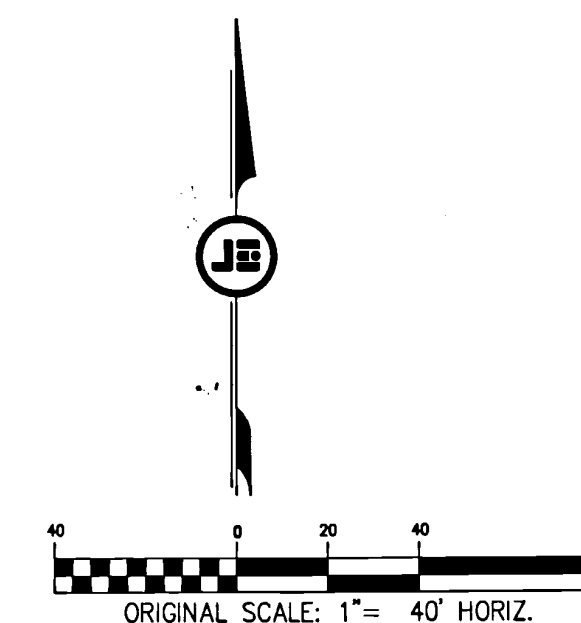
SANITARY EASEMENT LINE

ROAD CENTER LINE

SECTION LINE

BOUNDARY LINE

RIGHT-OF-WAY LINE



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