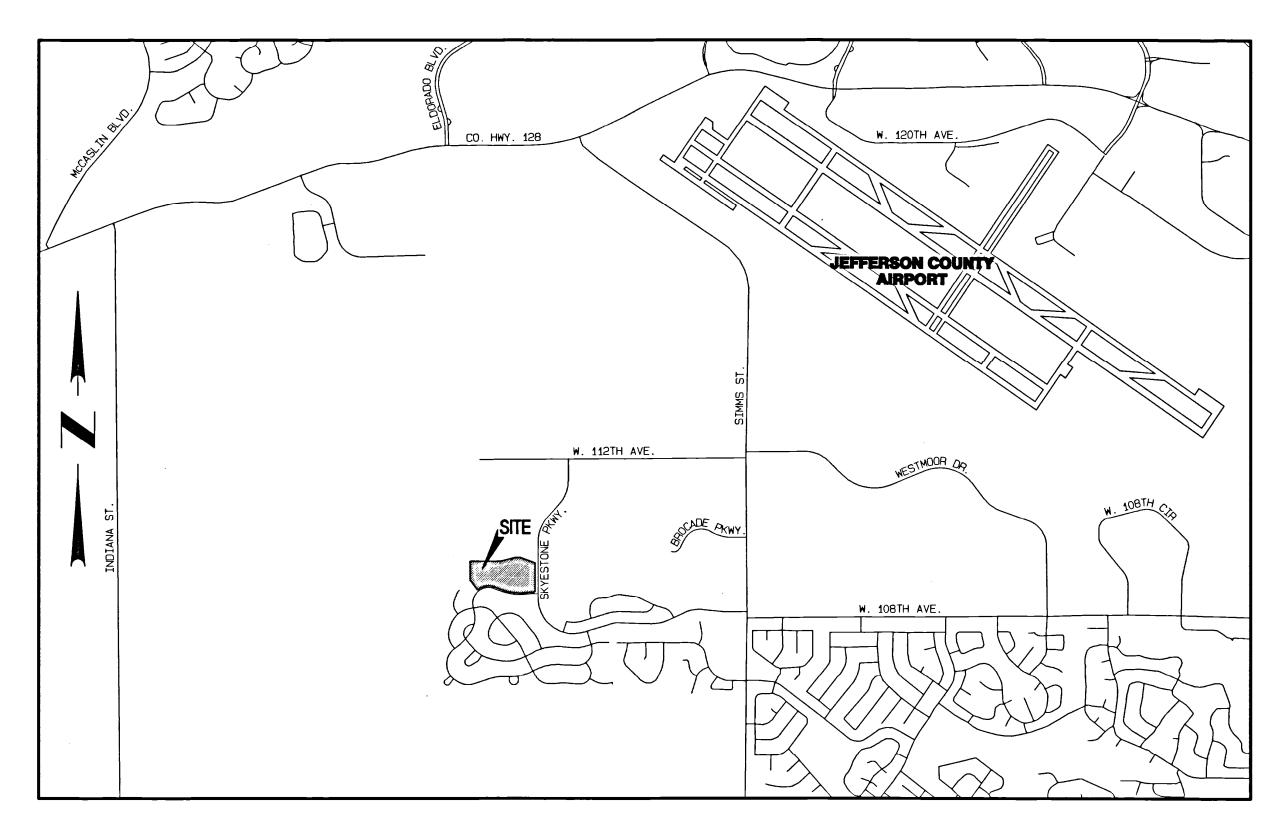
## GREAT WESTERN PARK FILING NO.4 REPLAT C, FINAL PLAT

A REPLAT OF LOTS 1 & 2, BLOCK 2 AND TRACT CC GREAT WESTERN PARK FILING NO. 4 LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



## TRACT SUMMARY TABLE

TRAC	TRACT / OUTLOT	OWNERSHIP (CITY OR PRIVATE)	ACREAGE	DESCRIPTION / ALLOCATION (ACRES)				RESPONSIBLE FOR MAINTENANCE	
OUT				PARKS	OPEN SPACE / FLOODPLAIN	OPEN LANDS	OPEN LANDS / DRAINAGE	CITY	PRIVATE
C	0	PRIVATE	1.980	X					X

(A.K.A. SKYESTONE)

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 OWNERS OF ALL OF LOTS 1 AND 2 OF BLOCK 2 AND TRACTS CC OF GREAT WESTERN PARK - FILING NUMBER 4 AS RECORDED AT RECEPTION NUMBER 2009004077 OF BROOMFIELD, COLORADO, CLERK AND RECORDER'S OFFICE, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF

LEGAL DESCRIPTION AND DEDICATION

CONTAINING AN AREA OF 11.667 ACRES, (508,233 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 C" AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHT-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.

## GENERAL NOTES

1. THERE ARE 2 LOTS AND 1 TRACT WITHIN GREAT WESTERN PARK FILING NO. 4 REPLAT C.

2. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINT NO. 11 AND "NGS ENERGY" HAVING A PUBLISHED BEARING OF NORTH 89 DEG. 47 MIN. 16 SEC. EAST

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

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.

PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212

8. TRACT CC IS FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND DETENTION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS

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 18-4-

10. 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 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO
COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
PUBLIC SERVICE COMPANY OF COLUBROD (PSCO) AND ITS SUCCESSORS 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.

11. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.

12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. NOR GOODWIN AND MARSHALL, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF 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, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID

13. ALL TRAILS AND SIDEWALKS SHOWN ON THE SITE DEVELOPMENT PLAN OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL HAVE A PUBLIC ACCESS EASEMENT EXTENDING 2-FOOT BEYOND THE TRAIL/SIDEWALK.

OWNER / DEVELOPER:

morrison Homes Inspired By You

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

SURVEY BY:

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Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield TAYLOR MORRISON OF COLORADO INC. A COLORADO CORPORATION

X. GILLELAND, DIVISION PRESIDENT

STATE OF COLORADO COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF TAYLOR MORRISON OF COLORADO INC. A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Del 14, 2015 Grifus Smallwood

JENNIFER L. SMALLWOOD NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20114056683

ATTORNEY'S CERTIFICATE

I. John V. Miller, an attorney at Law Licensed to Practice in the STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDERS 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.

REGISTRATION NO. 28356 DATE: 3-19-

REGISTRATION NO. 28356 DATE: 3-19-13

LIENHOLDER'S CERTIFICATE

CREDIT SUISSE AG DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A LIEN AGAINST THE LANDS SHOWN ON THIS PLAT AND HEREBY CONSENTS TO THE SUBDIVISION OF THE LANDS AS SHOWN HEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY ON BEHALF OF CREDIT SUISSE AG, AS ITS AGENT BY: Sky A. Keinders NAME: GARY A. Rlinders TITLE DIRECTOR OF OPERATIONS ITS: AttoLALY-IN-FALT FIRST AMERICAN TITLE INSURANCE COMPANY ON BEHALF OF CREDIT SUISSE AG AS ITS AGENT

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CIT COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 19th DAY OF

- March

PLANNING AND ZONING COMMISSION CERTIFICATE THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 28 DAY OF

SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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

I ATTEST THE ABOVE ON THIS 14 DAY OF MARCH

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. No. 38064 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

PREPARED BY:

GOODWINS MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS 8400 EAST PRENTICE AVENUE, SUITE 1500 GREENWOOD VILLAGE, COLORADO 80111 (303) 459-4861

SHEET 1 OF 2

