LAMBERTSON FARMS FILING NO. 5 FINAL PLAT

a resubdivision of tract e, lambertson farms filing no. 1, Located in the southwest quarter of section 21, township 1 south, range 68 west of the 6th p.m., City and county of broomfield, state of colorado Sheet 1 of 4

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

TRACT E,
LAMBERTSON FARMS FILING NO. 1, AS RECORDED UNDER RECEPTION
NUMBER 2006009653 IN THE OFFICE OF THE CLERK AND RECORDER,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO,

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF LAMBERTSON FARMS FILING NO. 5; 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 AS 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.

OWNER

MCKAY SHORES CONSTRUCTION CORPORATION 10926 MEADE COURT WESTMINSTER, CO 80031

OWNER/REPRESENTATIVE DATE

STATE OF COLORADO

) SS

THE TOPPOSITE WAS ASKNOWN FROM

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS DAY OF LOCAL 2008, BY (OWNER) AND
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

TRACT USE TABLE

<u>NAME</u>

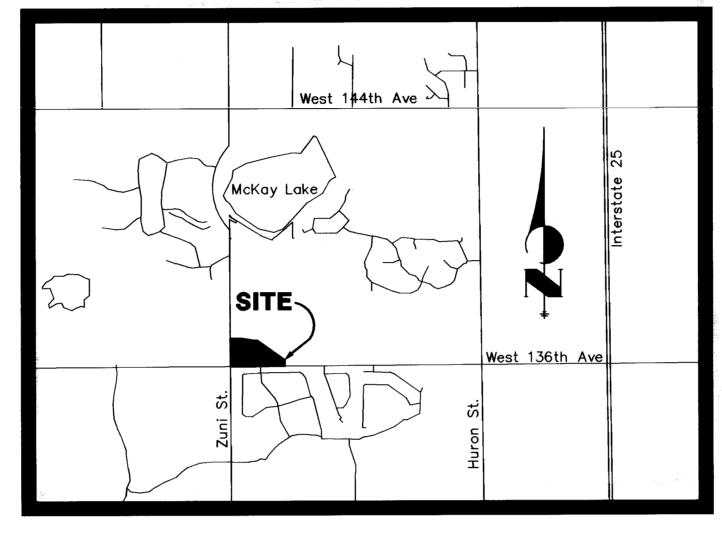
TRACT A

<u>USE</u>

DRAINAGE

OWNER/MAINTENANCE

OWNER/OWNER



VICINITY MAP

SCALE 1" = 2000'

GENERAL NOTES

- 1. THE BASIS OF BEARINGS IS N 14°01'51" W, BEING THE GRID LINE BETWEEN BROOMFIELD GIS LAND POSITIONS "DI CIERO" AND "GPS NO. 27", WHICH WERE USED TO ESTABLISH STATE PLANE GRID BEARINGS FOR THIS PLAT. THE BEARING AND DISTANCE BETWEEN THESE MONUMENTS ARE SHOWN HEREON. THE MODIFICATION FACTOR USED TO CONVERT MODIFIED STATE PLANE COORDINATES TO STATE PLANE COORDINATES IS .999723153.
- 2. 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.
- 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 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.
- 4. 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.
- 5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS FIRST ORDER, CLASS B, 1:1,000,000 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.
- 6. ELEVATIONS ARE BASED ON TWO ALIQOUT MONUMENTS SHOWN ON CITY OF WESTMINSTER SECTION AND QUARTER SECTION MAP, SHEET 2 OF 11, JOB NO. 282–8874, DATED 1/3/95, PREPARED BY MERRICK & COMPANY. A. THE ALTERNATE SOUTH 1/4 CORNER, A 1" PIPE WITH ATTACHED 2" CAP, LS #23904, AT TWO BELOW THE SURFACE IN A RANGE BOX-ELEVATION 5202.13. B. THE CENTER 1/4 CORNER, A 3-1/4" CAP, LS #23904, ON A 2-3/8" PIPE IN A HOLE UNDER THE EXISTING EAST-WEST FENCE-ELEVATION 5221.53.
- 7. JR ENGINEERING, LLC., USED TITLE COMMITMENT NUMBER 00100805, PREPARED BY EMPIRE TITLE NORTH, LLC, EFFECTIVE DATE MAY 4, 2007 AT 8:00 A.M., IN THE PREPARATION OF THIS PLAT.
- 8. A PORTION OF THE PREMISES LIES WITHIN THE 100 YEAR FLOOD HAZARD ZONE, PER FIRM NO. 0850730085 F, EFFECTIVE DATE MAY 10, 2007. UPON SATISFACTORY COMPLETION OF THE WORK REQUIRED BY THE CLOMR 06-08-B187R, AND THE SUBSEQUENT ISSUANCE OF A LOMR BY FEMA, THE 100-YEAR FLOOD HAZARD ZONE SHOWN HEREON WILL BE REMAPPED.
- BLANKET EASEMENT FOR DRAINAGE GRANTED TO THE CITY AND COUNTY OF BROMFIELD OVER TRACT A BY THIS PLAT.

LAND USE SUMMARY

A) TYPE OF LAND USE PUD TRACTS TOTAL:

<u>ACRES</u> 17.52 <u>0.40</u> 17.92

<u>% OF PROPERTY</u> 97.77% <u>2.23%</u> 100.0%

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, SEFFRY G. SOLBSON, 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.

Defley Q. Quellon REGISTRATION NO. 26108, DATE: 2-20-08

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COUNTY OF

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD COLORADO ON THIS 23 DAY OF STATE OF THE CITY AND COUNTY CLERK

CERTIFICATE OF CLERK AND RECORDER

BY: _____ CLERK AND RECORDER

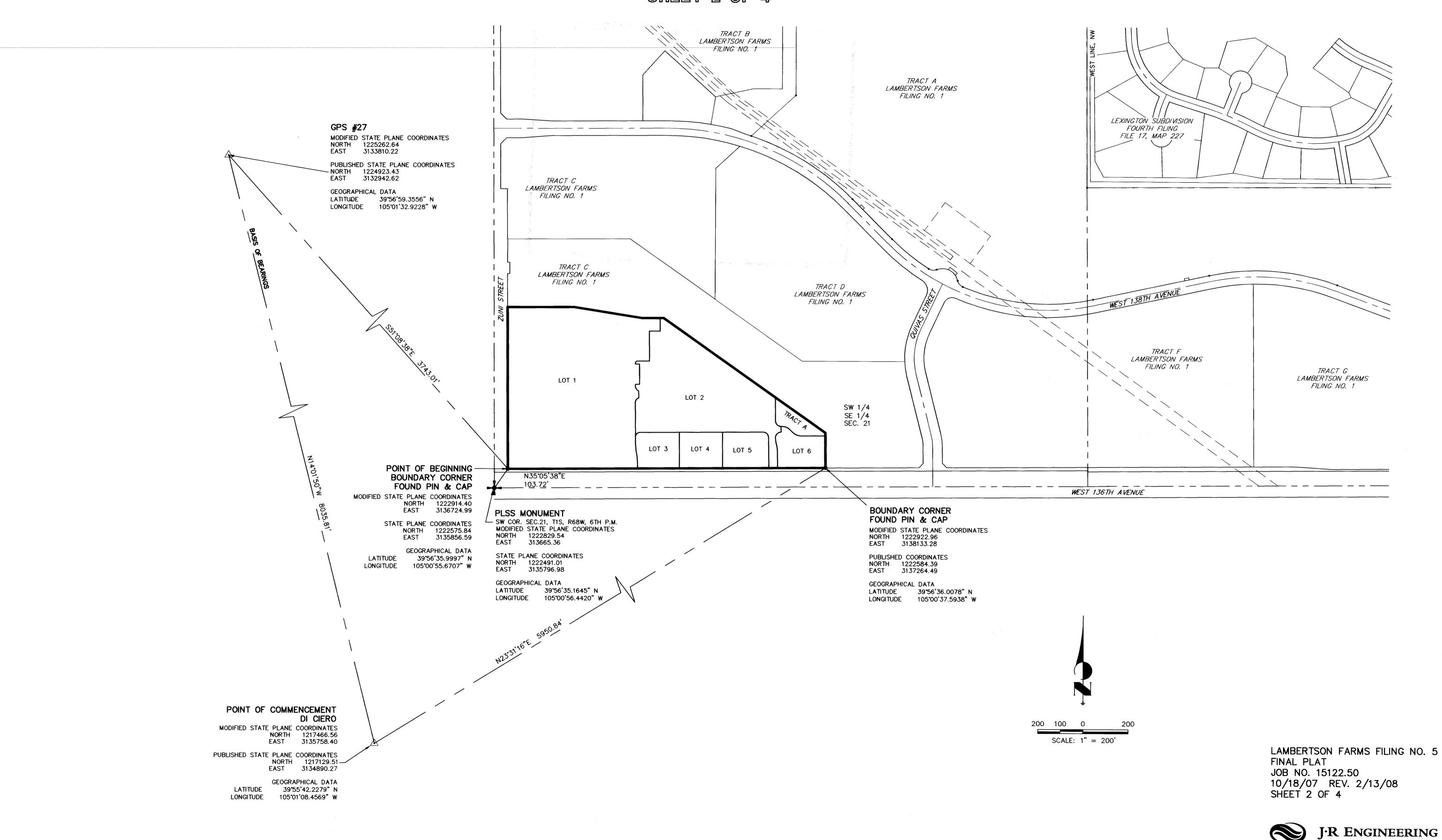
LAMBERTSON FARMS FILING NO. 5
FINAL PLAT
JOB NO. 15122.50
10/18/07 REV. 2/13/08
SHEET 1 OF 4



6020 Greenwood Plaza Blvd. • Englewood, CO 80ttl 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

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