

# BECKER SUBDIVISION FILING NO. 1

## Minor Plat

A MINOR SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

**LEGAL DESCRIPTION AND DEDICATION:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD (FORMERLY JEFFERSON COUNTY), STATE OF COLORADO, (RECORDED AS PARCEL 2, RECEPTION NO. F0908159), DESCRIBED AS FOLLOWS (BEARINGS/DISTANCES ROTATED/ADJUSTED TO MODIFIED STATE PLANE NORTH ZONE BEARINGS/DISTANCES):

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 2; THENCE S00°14'03"W ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 1265.40 FEET; THENCE S89°46'09"W, A DISTANCE OF 30.05 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WADSWORTH BOULEVARD; THENCE S00°13'55"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE 54.60 FEET TO THE POINT OF BEGINNING; THENCE S00°13'55"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE 305.35 FEET; THENCE N88°49'00"W AND ALONG A FENCE LINE, A DISTANCE OF 188.18 TO A POINT ON THE EASTERLY LINE OF UNITED STATES ROUTE NO. 36; THENCE N28°34'08"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 340.38 FEET; THENCE N89°35'11"E AND ALONG A FENCE LINE, A DISTANCE OF 349.69 FEET; TO THE POINT OF BEGINNING. CONTAINS 1.864 ACRES.

**OWNER AND SUBDIVIDERS:**

*Oscar Albert Becker Jr 7-14-05*  
OSCAR ALBERT BECKER, JR.

**ACKNOWLEDGMENT:**

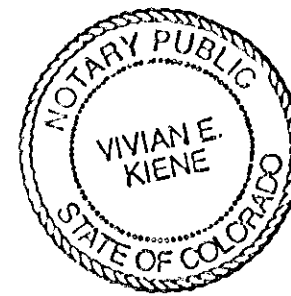
STATE OF COLORADO }  
CITY AND COUNTY OF BROOMFIELD) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF July, 2005, BY OSCAR ALBERT BECKER, JR.

WITNESS MY HAND AND OFFICIAL SEAL:

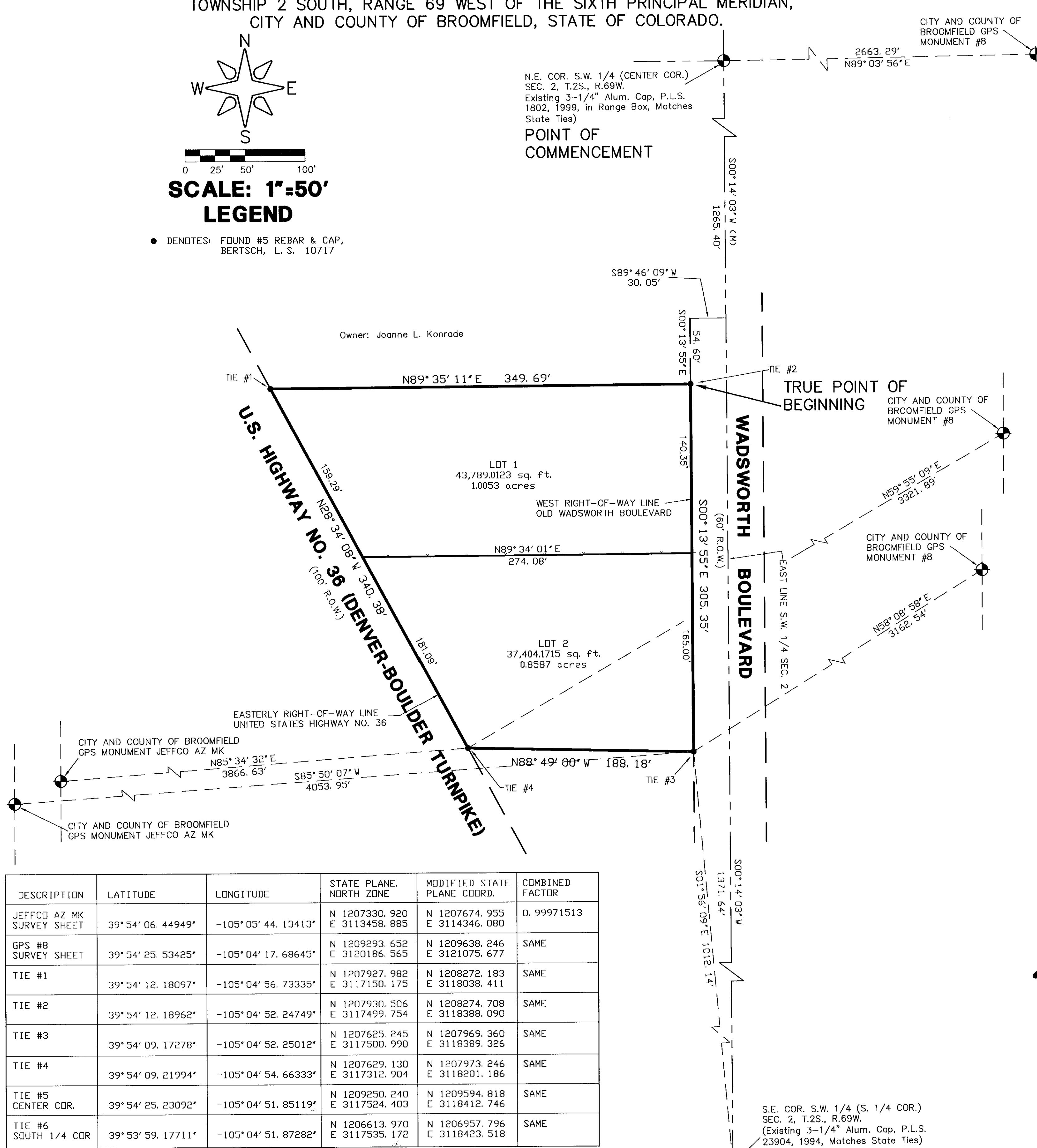
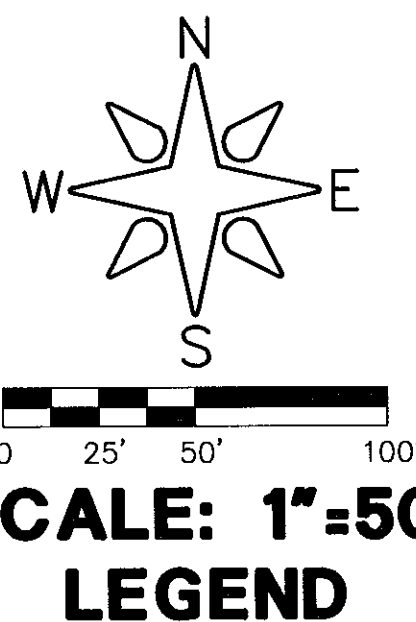
MY COMMISSION EXPIRES: 5-1-2007 *Vivian E. Kiene*  
NOTARY PUBLIC

MY ADDRESS IS: One Dos Combes Dr.  
Broomfield, CO 80020

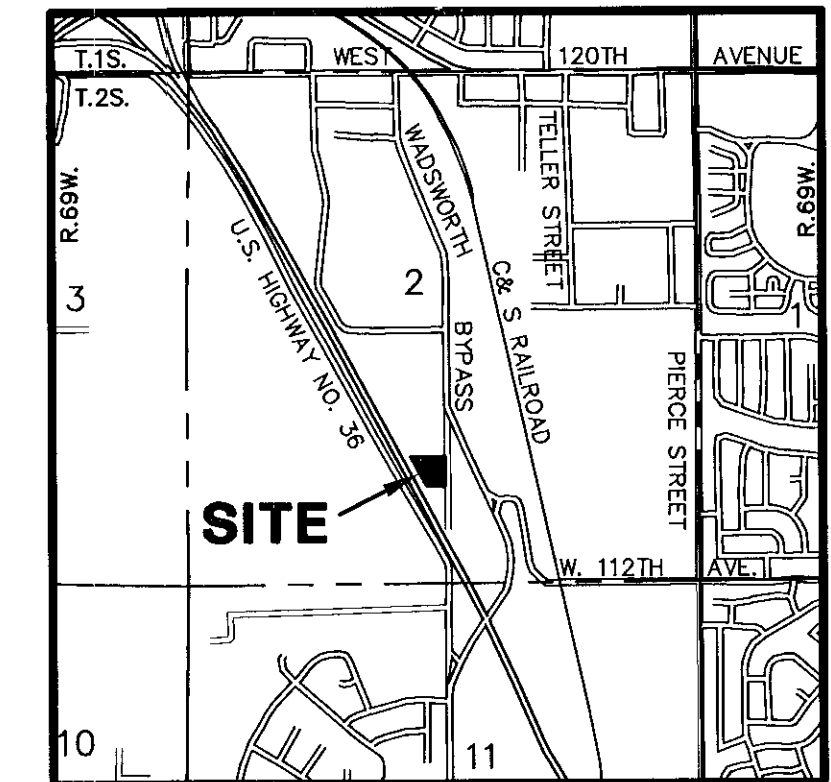


**NOTES:**

- BEARINGS ARE BASED ON A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GIS LAND POSITIONS, JEFFCO AZ MK AND GPS #8, BEING (N73°44'09"E - 7008.138', STATE PLANE BEARING/DISTANCE) (N73°44'09"E, 7010.135 MODIFIED STATE PLANE BEARING/DISTANCE), BETWEEN THE MONUMENTS SHOWN HEREON. CITY AND COUNTY OF BROOMFIELD G.P.S. DATUM, JUNE 1995.
- HORIZONTAL DATUM - NAD 83/92; ZONE - COLORADO NORTH, US SURVEY FEET; THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 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.
- THE MAP DEPICTED HEREON REFLECTS MODIFIED STATE PLANE BEARINGS/DISTANCES/COORDINATES EXCEPT AS NOTED.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- FLOOD HAZARD DELINEATION: THIS PARCEL OF LAND LIES WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS DELINEATED ON THE F.E.M.A., FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 085073 0220 C, EFFECTIVE DATE AUGUST 16, 1988.
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHT OF WAYS, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.



**VICINITY MAP**  
SCALE: 1" = 2000'



THE FORMAT FOR A MINOR SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 16-20-020.

**SURVEYOR'S CERTIFICATE:**

I, RAYMOND W. BAYER, P.L.S. #6973, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION AND MY RESPONSIBLE CHARGE. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 38-51-106, C.R.S. (2001).

*Raymond W. Bayer*  
RAYMOND W. BAYER,  
PROFESSIONAL LAND SURVEYOR # 6973



**DIRECTOR OF COMMUNITY DEVELOPMENT:**

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 12 DAY OF August, 2005.

*Kevin Stuedelbridge*  
DIRECTOR OF COMMUNITY DEVELOPMENT

**CITY MANAGER:**

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 14th DAY OF August, 2005.

*George DiConato*  
CITY MANAGER

**CLERK AND RECORDER CERTIFICATE:**

STATE OF COLORADO }  
CITY AND COUNTY OF BROOMFIELD) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

FILED IN FILE \_\_\_\_\_, MAP \_\_\_\_\_, AND RECEPTION NO. \_\_\_\_\_

FILE \_\_\_\_\_ FILM \_\_\_\_\_ NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_ PAID

By: \_\_\_\_\_ DEPUTY \_\_\_\_\_ CLERK AND RECORDER

DESCRIPTION	LATITUDE	LONGITUDE	STATE PLANE NORTH ZONE	MODIFIED STATE PLANE COORD.	COMBINED FACTOR
JEFFCO AZ MK SURVEY SHEET	39° 54' 06. 44949*	-105° 05' 44. 13413*	N 1207330. 920 E 3113458. 885	N 1207674. 955 E 3114346. 080	0. 99971513
GPS #8 SURVEY SHEET	39° 54' 25. 53425*	-105° 04' 17. 68645*	N 1209293. 652 E 3120186. 565	N 1209638. 246 E 3121075. 677	SAME
TIE #1	39° 54' 12. 18097*	-105° 04' 56. 73335*	N 1207927. 982 E 3117150. 175	N 1208272. 183 E 3118038. 411	SAME
TIE #2	39° 54' 12. 18962*	-105° 04' 52. 24749*	N 1207930. 506 E 3117499. 754	N 1208274. 708 E 3118388. 090	SAME
TIE #3	39° 54' 09. 17278*	-105° 04' 52. 25012*	N 1207625. 245 E 3117500. 990	N 1207969. 360 E 3118389. 326	SAME
TIE #4	39° 54' 09. 21994*	-105° 04' 54. 66333*	N 1207629. 130 E 3117312. 904	N 1207973. 246 E 3118201. 186	SAME
TIE #5 CENTER COR.	39° 54' 25. 23092*	-105° 04' 51. 85119*	N 1209250. 240 E 3117524. 403	N 1209594. 818 E 3118412. 746	SAME
TIE #6 SOUTH 1/4 COR	39° 53' 59. 17711*	-105° 04' 51. 87282*	N 1206613. 970 E 3117535. 172	N 1206957. 796 E 3118423. 518	SAME

Prepared By:  
R.W. BAYER & ASSOCIATES, INC.  
2090 EAST 104TH AVENUE, SUITE 200 THORNTON, COLORADO 80233  
Ph: (303) 452-4433 FAX: (303) 452-4515 CAD FILE: B03076/B03076.DWG  
Date prepared: August 4, 2003  
03/21/05 REVISED DRAWING PER BROOMFIELD  
05-20-05 REVISED PER BROOMFIELD

