

Recorded 3-19-2005
2005002975
Page 1 of 2

SPRUCE MEADOWS FILING NO. 1 REPLAT A

A REPLAT OF LOTS 53, 54, AND 55, SPRUCE MEADOWS FILING NO. 1
A PART OF THE NORTHEAST 1/4 OF SECTION 17, T1S, R68W, OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 of 2

DEDICATION AND OWNERSHIP

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, KNOWN AS LOTS 53, 54, AND 55 OF SPRUCE MEADOWS FILING NO. 1, AS RECORDED IN CITY AND COUNTY OF BROOMFIELD ON 5/24/02 AT RECEPTION #2002007293, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.;
THENCE S 20°57'06" W 2836.55 FEET TO THE POINT OF BEGINNING;
THENCE S 89°45'09" E, 741.79 FEET TO A POINT;
THENCE S 35°39'13" W, 86.94 FEET TO A POINT;
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 205.35 FEET, A RADIUS OF 336.00 FEET, A CENTRAL ANGLE OF 35°39'14", THE CHORD OF WHICH BEARS S 17°49'37" W FOR A DISTANCE OF 202.05 FEET TO A POINT;
THENCE S 00°00'00" W, 112.15 FEET TO A POINT;
THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 154.92 FEET, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 72°58'07", THE CHORD OF WHICH BEARS S 36°59'04" W FOR A DISTANCE OF 144.38 FEET TO A POINT;
THENCE S 73°58'07" W, 151.52 FEET TO A POINT;
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 134.04 FEET, A RADIUS OF 336.00 FEET, A CENTRAL ANGLE OF 23°16'21", THE CHORD OF WHICH BEARS S 62°19'57" W FOR A DISTANCE OF 133.12 FEET TO A POINT;
THENCE S 50°41'47" W, 60.75 FEET TO A POINT;
THENCE N 39°17'57" W, 56.22 FEET TO A POINT;
THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 79.27 FEET, A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 28°43'00", THE CHORD OF WHICH BEARS N 25°56'27" W FOR A DISTANCE OF 78.65 FEET TO A POINT;
THENCE N 12°34'57" W, 39.86 FEET TO A POINT;
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 149.40 FEET, A RADIUS OF 236.00 FEET, A CENTRAL ANGLE OF 37°12'59", THE CHORD OF WHICH BEARS N 31°11'26" W FOR A DISTANCE OF 148.78 FEET TO A POINT;
THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 37.83 FEET, A RADIUS OF 46.00 FEET, A CENTRAL ANGLE OF 47°08'56", THE CHORD OF WHICH BEARS N 26°14'28" W FOR A DISTANCE OF 36.77 FEET TO A POINT;
THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 91.82 FEET, A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 87°28'00", THE CHORD OF WHICH BEARS N 46°25'44" W FOR A DISTANCE OF 82.98 FEET TO A POINT;
THENCE N 00°10'29" W, 267.03 FEET TO THE POINT OF BEGINNING.

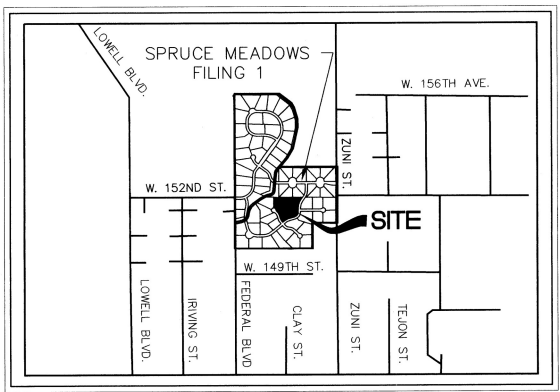
CONTAINING 7.31 ACRES, 318,401 SQ.FT., MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SPRUCE MEADOWS FILING NO. 1, REPLAT A; AND BY THESE PRESENTS 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

SURVEYORS CERTIFICATE

I, DONALD J. GILLARD, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT OF SPRUCE MEADOWS FILING NO. 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH THE STATE LAW.

DATE: 9/17/09
DONALD J. GILLARD, REGISTERED PROFESSIONAL SURVEYOR
FOR AND ON THE BEHALF OF FUTURA ENGINEERING, INC.



VICINITY MAP
1" = 1500'

SHEET INDEX:

- 1 TITLE SHEET
- 2 PLAT

OWNER:
By: [Signature]
Spruce Meadows Development, Ltd.
Michael A. Richardson, President

State of Colorado)
Douglas County) SS

Subscribed and sworn to before me this 3rd day of February, 2005, by Michael A. Richardson, President, Spruce Meadows Development, Ltd.

WITNESS my hand and official seal.
My commission expires 9.17.09
Notary Public Erica A. Volney

LIENHOLDER:
By: [Signature]
Citywide Banks

State of Colorado)
Arapahoe County) SS

Subscribed and sworn to before me this 3rd day of February, 2005, by Andrew Marchese, VP Construction Loans Citywide Banks.

WITNESS my hand and official seal.
My commission expires 9.17.09
Notary Public Erica A. Volney

LIENHOLDER:
By: [Signature]
Spruce Meadows LLC, a Colorado Limited Liability Company
Michael A. Richardson, Manager

State of Colorado)
Douglas County) SS

Subscribed and sworn to before me this 3rd day of February, 2005, by Michael A. Richardson, Manager, Spruce Meadows LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.
My commission expires 9.17.09
Notary Public Erica A. Volney

NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM; THE GRID BEARING AND DISTANCE BETWEEN CITY OF BROOMFIELD GIS LAND POSITION GPS #3 AND CITY OF BROOMFIELD LAND POSITION GPS #4 IS N102°31'4"E, 7659.44 FEET. THE COMBINED FACTOR USED IS 0.99944213.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODEIC 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.
3. ACCORDING TO STATE LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT OF THIS SURVEY BE COMMENCED MORE THAN 10 YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
4. ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS: 10.00' ALONG REAR LOT LINES; 5.00' ALONG SIDE LOT LINES. UTILITY EASEMENTS ALONG FRONT LOT LINES, ADJACENT TO PUBLIC STREETS, HAVE BEEN DEDICATED BY SEPARATE INSTRUMENTS AS SHOWN.
5. ALL LOTS CONTAINING AN EQUESTRIAN EASEMENT ARE RESTRICTED FROM PLACING FENCES OR BUILDINGS WITHIN THE EASEMENT.
6. THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF EQUESTRIAN EASEMENTS ALONG ALL AFFECTED LOTS.
7. NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY AND COUNTY OF BROOMFIELD IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.
8. LOT AREAS ARE CALCULATED TO THE CENTERLINE OF ROADS AND STREETS FOR ALL LOTS GREATER THAN 2.5 ACRES. ALL OTHER LOTS ARE CALCULATED TO THE STREET RIGHT OF WAY.
9. THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ENSURING THE REGULAR MAINTENANCE AND INSPECTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE PERCOLATION RATE AND THE NUMBER OF BEDROOMS SHALL DETERMINE THE SIZE OF THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS DAY 17th OF February, 2005.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
CITY AND COUNTY MANAGER

ATTORNEY'S CERTIFICATE:

I, Anthony J. Bechtolt II, 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.

[Signature]
ATTORNEY
REGISTRATION NO. 9915 DATE: 2-3-05

REVISIONS	DATE		DATE: June 3, 2004
BROOMFIELD	8/2/04		DRAWN: JJS
FEI	10/22/04		CHECKED: DJG
BROOMFIELD	11/18/04		DATE: 04/01/00
BROOMFIELD	1/7/05		
BROOMFIELD	1/24/05		Sheet 1 of 2

Futura Engineering Inc.
Engineering Consultants and Surveyors
12741 East Coley Avenue, Suite 126
Englewood, Colorado 80111 - (303) 648-9292
FAX (303) 648-9499

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