

# SPRUCE MEADOWS FILING NO. 1 REPLAT B

A REPLAT OF LOTS 37, 38, 39, 40, AND 41, SPRUCE MEADOWS FILING NO. 1  
A PART OF THE SOUTHEAST 1/4 OF SECTION 8, 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 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, KNOWN AS LOTS 37, 38, 39, 40, AND 41 OF SPRUCE MEADOWS FILING NO. 1, AS RECORDED IN CITY AND COUNTY OF BROOMFIELD ON 5/24/02 AT RECEPTION #200207293, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE S 44°32'36" E, 2644.42 FEET TO THE POINT OF BEGINNING;

THENCE S 89°42'15" E, 752.20 FEET TO A POINT;

THENCE S 00°00'00" E, 353.14 FEET TO A POINT;

THENCE S 89°56'26" W, 128.46 FEET TO A POINT;

THENCE S 85°10'37" W, 12.04 FEET TO A POINT;

THENCE S 89°56'26" W, 152.97 FEET TO A POINT;

THENCE N 00°00'00" E, 5.56 FEET TO A POINT;

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 329.87 FEET, A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 180°00'00", THE CHORD OF WHICH BEARS N 90°00'00" W FOR A DISTANCE OF 210.00 FEET TO A POINT;

THENCE S 00°00'00" W, 5.78 FEET TO A POINT;

THENCE S 89°56'26" W, 499.70 FEET TO A POINT;

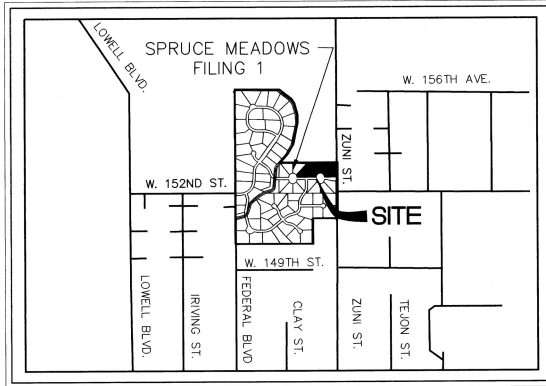
THENCE N 00°00'00" E, 6.48 FEET TO A POINT;

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 62.20 FEET, A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 33°56'30", THE CHORD OF WHICH BEARS N 16°58'15" W FOR A DISTANCE OF 61.30 FEET TO A POINT;

THENCE N 42°26'39" E, 398.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.02 ACRES, 305,643 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 B; 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.



VICINITY MAP  
1" = 1500'

**SHEET INDEX:**

- 1 TITLE SHEET
- 2 PLAT

**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 0.99844213.
2. 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.
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 SEPERATE INSTRUMENTS AS SHOWN.
5. AN EQUESTRIAN EASEMENT IS HEREBY GRANTED ACROSS TRACT B.
6. TRACTS A AND B ARE HEREBY DEDICATED TO THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
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 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 7th OF February, 2005

*[Signature]*  
DIRECTOR OF COMMUNITY DEVELOPMENT

*[Signature]*  
CITY AND COUNTY MANAGER

**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 9.17.08  
Notary Public *[Signature]*

**LIENHOLDER:**  
By: *[Signature]*  
Citywide Banks

State of Colorado )  
Wapahosa County ) SS

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

WITNESS my hand and official seal.

My commission expires 9.17.08  
Notary Public *[Signature]*

**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 9.17.08  
Notary Public *[Signature]*

**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 COLORADO STATE LAW.  
DATE: 2/3/05  
*[Signature]*  
DONALD J. GILLARD, REGISTERED PROFESSIONAL SURVEYOR, 13487  
FOR AND ON THE BEHALF OF FUTURA ENGINEERING, INC.

**ATTORNEY'S CERTIFICATE:**

*[Signature]* 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.

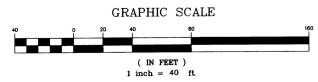
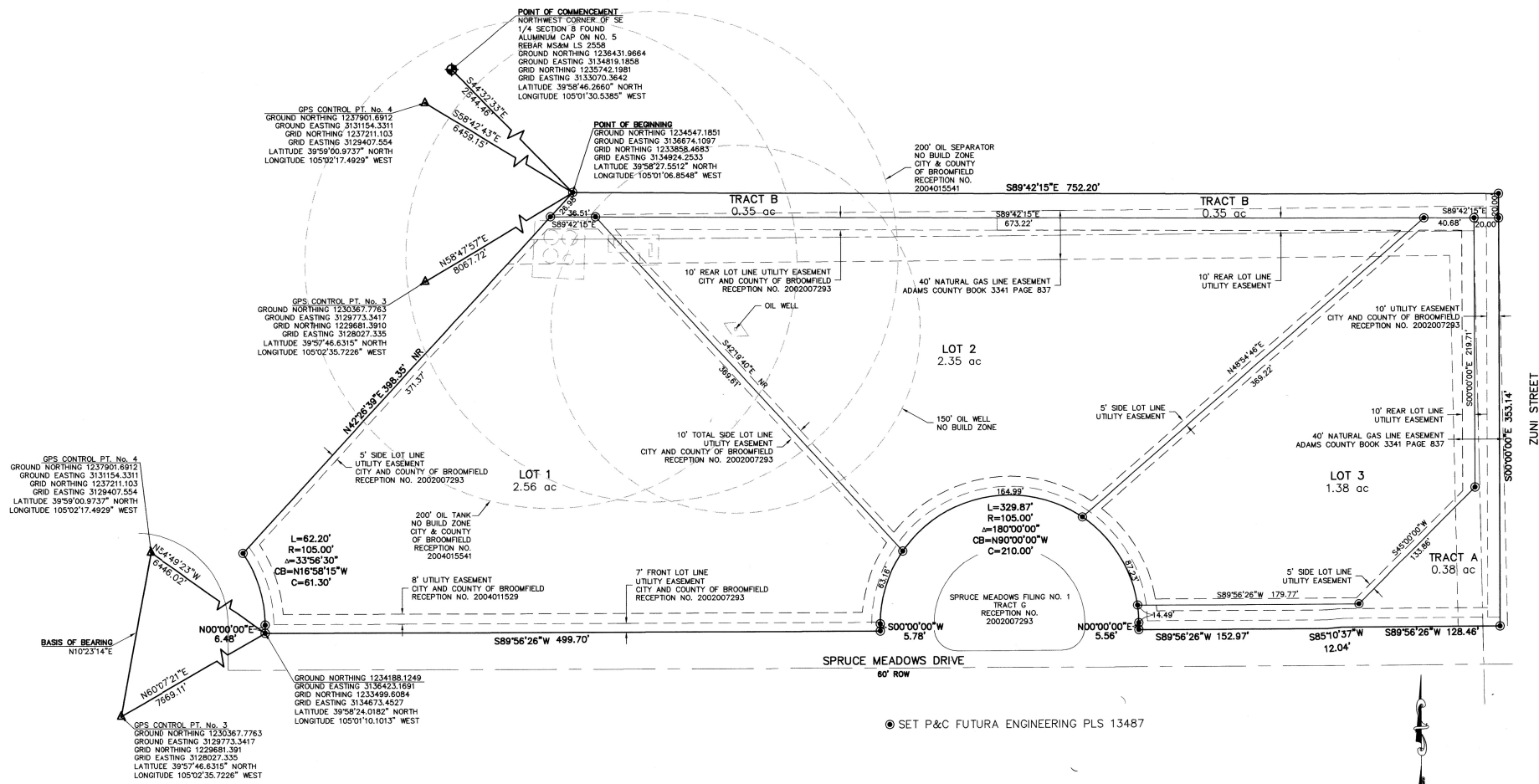
*[Signature]* 9915 2-3-05  
ATTORNEY REGISTRATION NO. DATE

|              |          |  |                    |
|--------------|----------|--|--------------------|
| REVISIONS    | DATE     | <b>Futura Engineering Inc.</b><br>Engineering Consultants and Surveyors<br>12741 East Colley Avenue, Suite 126<br>Englewood, Colorado 80111 - (303) 649-9292<br>Fax (303) 649-9499 | DATE: June 8, 2004 |
| BROOMFIELD   | 8/2/04   |  | DRAWN: JJS         |
| TRACTS A & B | 10/7/04  |  | CHECKED: DJG       |
| FEL          | 10/22/04 |  | PLT#: 04010.00     |
| BROOMFIELD   | 11/18/04 |  |                    |
| BROOMFIELD   | 1/7/05   |  |                    |
| BROOMFIELD   | 1/18/05  |  | Sheet 1 of 2       |

# SPRUCE MEADOWS FILING NO. 1 REPLAT B

A REPLAT OF LOTS 37, 38, 39, 40, AND 41, SPRUCE MEADOWS FILING NO. 1  
A PART OF THE SOUTHEAST 1/4 OF SECTION 8, T1S, R68W, OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 of 2



|  |  |                    |
|--|--|--------------------|
| <b>Futura Engineering Inc.</b><br>Engineering Consultants and Surveyors                                |  | DATE: June 8, 2004 |
| 12741 East Caley Avenue, Suite 126<br>Englewood, Colorado 80111 - (303) 649-9292<br>FAX (303) 649-9499 |  | DRAWN: JJS         |
|  |  | CHECKED: DJG       |
|  |  | PROJECT: 04010.00  |
|  |  | Sheet 2 of 2       |

A:\Project\Futura\04-001\00\REPLAT B BROOMFIELD FINAL\GOVREPLAT B.dwg 1/27/2005 11:28:04 AM JJS