

# SPRUCE MEADOWS FILING NO. 1 REPLAT C MINOR SUBDIVISION

20080114 01/28/2008 12:17P  
1 of 2 R 0.00 D 0.00 City/County Broomfield

A REPLAT OF LOTS 42, 43, 44, 45 AND 50, SPRUCE MEADOWS FILING NO. 1  
A PART OF THE SOUTHEAST 1/4 OF SECTION 8 AND 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 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, KNOWN AS LOTS 42, 43, 44, 45 AND 50 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 SAID SOUTHEAST QUARTER OF SECTION 8, THENCE S 39°16'35" E, 2975.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 45, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID LOTS 42 THROUGH 45 ALONG THE FOLLOWING NINE (9) COURSES:

1. N 89°58'26" E, 219.87 FEET;
2. S 00°00'00" W, 4.22 FEET;
3. THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 323.87 FEET, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 180°00'00", THE CHORD OF WHICH BEARS S 90°00'00" E FOR A DISTANCE OF 210.00 FEET;
4. N 00°00'00" E, 4.44 FEET;
5. N 89°58'26" E, 38.32 FEET;
6. ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 18.17 FEET, A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 12°43'38", THE CHORD OF WHICH BEARS S 83°42'45" E A DISTANCE OF 18.13 FEET;
7. S 77°21'56" E, 141.58 FEET;
8. ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 26.14 FEET, A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 12°41'38", THE CHORD OF WHICH BEARS S 83°42'45" E A DISTANCE OF 26.09;
9. N 89°58'26" E, 73.00 FEET;

THENCE ALONG THE WEST RIGHT-OF-WAY OF ZUNI STREET ALONG THE FOLLOWING TWO (2) COURSES:

1. S 00°00'00" W, 317.13 FEET;
2. S 00°02'13" E, 319.85 FEET;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 50 ALONG THE FOLLOWING THREE (3) COURSES:

1. S 89°18'21" W, 280.45 FEET;
2. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 104.37 FEET, A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 89°40'00", THE CHORD OF WHICH BEARS N 50°14'02" W A DISTANCE OF 91.70 FEET;
3. N 00°00'29" E, 265.77 FEET;

THENCE N 89°45'09" W ALONG THE NORTH LINE OF LOTS 51 AND 52 A DISTANCE OF 446.75 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 45 ALONG THE FOLLOWING THREE (3) COURSES:

1. N 35°39'13" E, 2.80 FEET;
2. ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 174.24 FEET, A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 35°39'13", THE CHORD OF WHICH BEARS N 17°49'37" E FOR A DISTANCE OF 171.44 FEET;
3. N 00°00'00" E, 183.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.71 ACRES, 335,933 SQ.FT. MORE OR LESS.

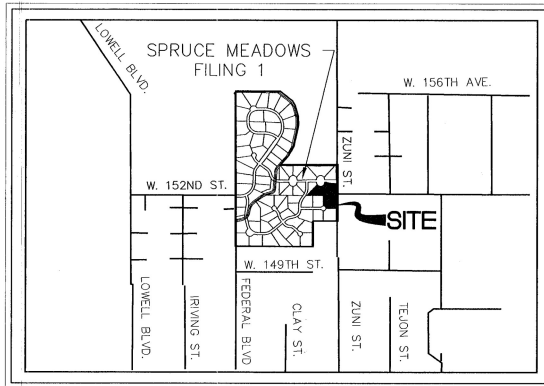
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SPRUCE MEADOWS FILING NO. 1 REPLAT C, AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

**SURVEYORS CERTIFICATE**

I, JEFFREY G. HALVERSON, 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: 11/01/05

JEFFREY G. HALVERSON, P.L.L.C. NO. 24957  
FOR AND ON THE BEHALF OF FUTURA ENGINEERING, INC.



VICINITY MAP

1" = 1500'

SHEET INDEX:

- 1 TITLE SHEET
- 2 PLAT

**OWNER:**

By: Michael A. Richardson  
Spruce Meadows Development, Ltd.  
Michael A. Richardson, President

State of Colorado }  
Douglas County } SS

Subscribed and sworn to before me this 2nd day of NOVEMBER, 2005, by Michael A. Richardson, President, Spruce Meadows Development, Ltd.

WITNESS my hand and official seal.



My commission expires 4-26-2009  
Notary Public: Paul G. Linderoth

**LIENHOLDER:**

By: Michael A. Richardson  
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 NOVEMBER, 2005, by Michael A. Richardson, Manager, Spruce Meadows LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.



My commission expires 4-26-2009  
Notary Public: Paul G. Linderoth

**LIENHOLDER:**

By: Michael A. Richardson  
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 2nd day of NOVEMBER, 2005, by Michael A. Richardson, Manager, Spruce Meadows LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.



My commission expires 4-26-2009  
Notary Public: Paul G. Linderoth

**PURPOSE OF REPLAT C:**

A REALIGNMENT OF THE LOT BOUNDARY LINES OF LOTS 42-45 AND LOT 50 IN ORDER TO CREATE A SEPARATE TRACT FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE AND DETENTION FACILITIES; A RECONFIGURATION OF LOTS IN ORDER TO BETTER ACCOMMODATE INDIVIDUAL SEPTIC SYSTEMS; AND REALIGNMENT OF A PORTION OF THE EQUESTRIAN/PEDESTRIAN TRAIL SYSTEM WITHIN THE COMMUNITY.

**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 GPS LAND POSITION GPS #3 AND CITY OF BROOMFIELD LAND POSITION GPS #4 IS N10°23'14"E, 7658.44 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 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: 30.00' WIDTH, 10.00' EACH SIDE OF ABUTTING REAR LOT LINES AND TRACT LINES; 10.00' WIDTH, 5.00' EACH SIDE OF ABUTTING SIDE LOT LINES AND TRACT LINES; 7.00' EXISTING WITH AN ADDITIONAL 8.00' BY THIS PLAT TOTALLING 15.00' ALONG FRONT LOT LINES AND TRACT LINES, ADJACENT TO PUBLIC STREETS.
5. ALL LOTS CONTAINING THE EQUESTRIAN EASEMENT ARE RESTRICTED FROM PLACING FENCES OR BUILDINGS WITHIN THE EASEMENT.
6. THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE SPRUCE MEADOWS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF EQUESTRIAN EASEMENTS ALONG ALL AFFECTED LOTS.
7. TRACT A IS HEREBY DEDICATED TO THE SPRUCE MEADOWS HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
8. NOTICE IS GIVEN THAT THIS SUBDIVISION IS 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.
9. 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.
10. 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 27th of December, 2005.

K. Stutz  
DIRECTOR OF COMMUNITY DEVELOPMENT

James D. Amis  
CITY COUNTY MANAGER

**ATTORNEY'S CERTIFICATE:**

I, Jeffrey G. Halverson, 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.

Jeffrey G. Halverson  
ATTORNEY

REGISTRATION NO. 9915

DATE: 11-3-05

REVISIONS	DATE
WHL	8/2/04
WHL, COOB	4/18/05
FEI	4/28/05
WHL, COOB	7/25/05
CCOB	9/30/05

**Futura Engineering Inc.**  
Engineering Consultants and Surveyors  
12741 East Coley Avenue, Suite 126  
Englewood, Colorado 80111 (303) 640-9292  
FAX (303) 649-9499

DATE: June 24, 2004  
DRAWN: JJS  
CHECKED: DJG  
SCALE: 04010.00  
Sheet 1 of 2

