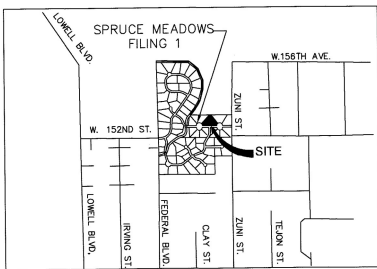


SPRUCE MEADOWS FILING NO. 1 REPLAT E MINOR PLAT

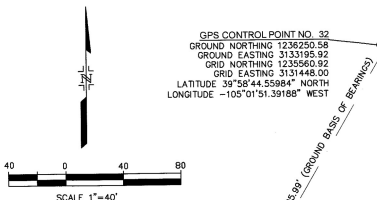
A REPLAT OF LOT 1 OF SPRUCE MEADOWS FILING NO. 1 REPLAT B
A PART OF THE SOUTHEAST 1/4 OF SECTION 8, T.1S., R.68W., OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



VICINITY MAP - 1"=200'

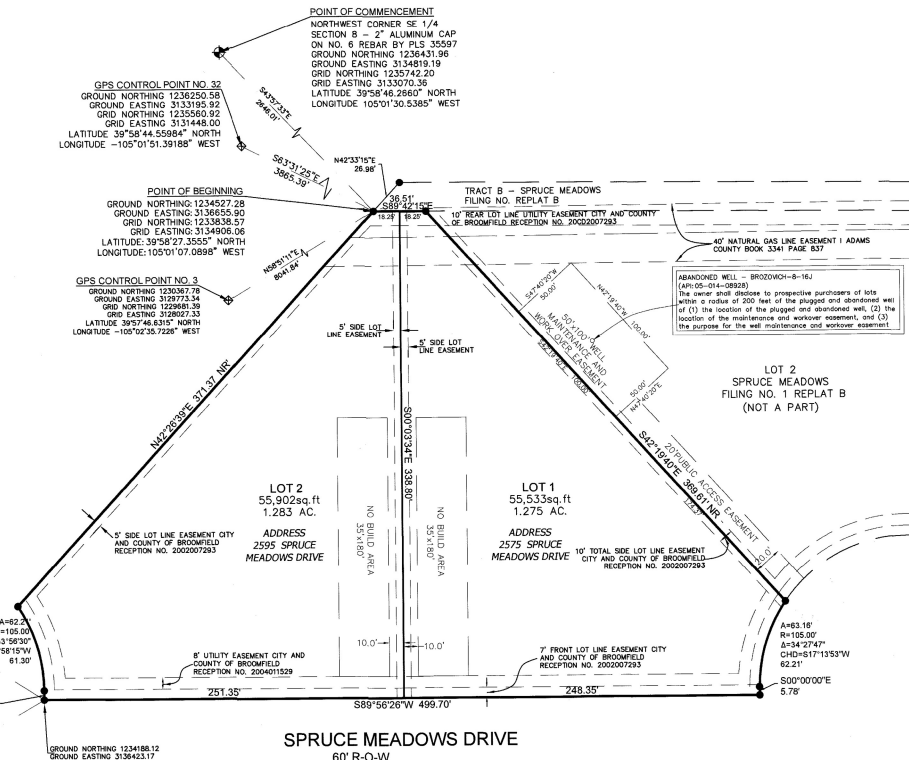
NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM. THE GRID BEARING BETWEEN CITY OF BROOMFIELD GIS LAND POSITION GPS #3 AND CITY OF BROOMFIELD LAND POSITION GPS #32 IS S30°11'26"W. THE COMBINED FACTOR USED IS 0.99944213.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER CLASS 2-1, 1:50,000 AS DESCRIBED IN THE "METRIC 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.
- ACCORDING TO STATE LAW, YOU MUST COME 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.
- 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.
- 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.
- 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.



GPS CONTROL POINT NO. 32
GROUND NORTING 1236250.36
GROUND EASTING 3133195.92
GRID NORTING 1235560.92
GRID EASTING 3131448.00
LATITUDE 39°58'44.55984" NORTH
LONGITUDE -105°01'51.39188" WEST

GPS CONTROL POINT NO. 3
GROUND NORTING 1230367.78
GROUND EASTING 3129773.34
GRID NORTING 1229660.39
GRID EASTING 3128027.33
LATITUDE 39°57'46.8315" NORTH
LONGITUDE -105°02'35.7228" WEST



SPRUCE MEADOWS DRIVE
60' R-O-W

DEDICATION AND OWNERSHIP
BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 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 LOT 1 OF SPRUCE MEADOWS FILING NO. 1 REPLAT B, AS RECORDED IN CITY AND COUNTY OF BROOMFIELD ON 3/09/2005 AT RECEPTION #2005002874, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST TO NORTHWEST CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING; THENCE S 89°42'15" E, 36.51 FEET TO A POINT; THENCE S 42°18'40" E, 369.61 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 63.16 FEET, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 34°27'47", THE CHORD OF WHICH BEARS S 17°13'33" W FOR A DISTANCE OF 67.21 FEET TO A POINT; THENCE S 90°00'00" E, 5.78 FEET TO A POINT; THENCE S 89°56'26" W, 499.70 FEET TO A POINT; THENCE N 00°00'00" W, 6.48 FEET TO A POINT; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 62.21 FEET, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 33°56'30", THE CHORD OF WHICH BEARS N 10°58'15" W FOR A DISTANCE OF 61.30 FEET TO A POINT; THENCE N 42°28'39" E, 371.37 FEET TO THE POINT OF BEGINNING, CONTAINING 2.56 ACRES, 111.455 SQ.FT., MORE OR LESS, HAS LAD OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SPRUCE MEADOWS FILING NO. 1, REPLAT E MINOR PLAT; 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 UTILITIES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE FRANCHISES.

OWNER:
BY: Flatiron Development and Custom Homes LLC
Zach Griffith, President
State of Colorado (SS)
Broomfield County

Subscribed and sworn to before me this 11th day of June, 2020, by Zach Griffith, president of, Flatiron Development and Custom Homes LLC

Witness my hand and official seal.
My commission expires 11/19/2023
Notary Public Kathleen Patrick

APPROVALS
THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 2nd DAY OF JUNE, 2020.
Director of Community Development
CITY AND COUNTY MANAGER

ATTORNEY CERTIFICATION
I, Michael J. DeDecker, 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 HAS INDICATED 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 ON THIS REPRESENTATION ACCEPTING SUCH DEDICATIONS.

ATTORNEY _____ **REGISTRATION NO.** _____ **DATE:** _____

PUBLIC LAND DEDICATION SUMMARY		
OBLIGATION (PLD Formula and Project Calculation)	METHODOLOGY (Applying PLD Obligation as PLD Plan Requirement)	PLD PROVIDED
Formula: The Public Land Dedication obligation is calculated as 24 acres per 1,000 residents.		Cash-to-Land:
	0.070 ac x \$6,000 = \$420.00 cash in lieu contribution	0.070 ac x \$66,000 = \$4,620.00 cash in lieu contribution
Project Calculation: 1 unit x 2.93 persons = 2.93 people 2.93 persons x 24 ac / 1000 persons = 0.070 acres of PLD Obligation		

GENERAL NOTES
The No-Build Area is for the exclusive use of an Onsite Wastewater Treatment System (OWTS) serving a single lot. Nothing shall be placed or constructed on the soil treatment area that would seal the surface of the soil or cause compaction, such as, but not limited to, concrete (walkways and driveways, etc.), asphalt, pools and curbs. The No-Build Area is graphically shown on the plat. The actual size will be determined by a design engineer and reviewed by Broomfield Public Health as part of the application process. Approval or rejection of the application will be based on the application review and compliance with City and County of Broomfield OWTS regulations.

The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement, and (3) the purpose for the well maintenance and workover easement.

SURVEYOR CERTIFICATION
I, MICHAEL J. DEDECKER, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT OF SPRUCE MEADOWS FILING NO. 1 REPLAT E MINOR PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DATE: May 25, 2020
Michael J. DeDecker
MICHAEL J. DEDECKER PLS. CO. PLS. NO. 20676
FOR AND ON BEHALF OF
DEDECKER LAND SURVEYING, LLC



DATE	RECORD OF ISSUE	BY	CHK.
10/03/2019	INITIAL ISSUE	MJD	
01-09-2020	reissued Plat found comments	MJD	
02-09-2020	reissued Plat found comments		

DEDECKER
LAND SURVEYING
4301 FAWN TRAIL
LOVELAND, COLORADO 80537
C (970) 217-2311 H (970) 665-2013

FLATRION DEVELOPMENT AND CUSTOM HOMES
MINOR SUBDIVISION SPRUCE MEADOWS FILING NO. 1 REPLAT E - BROOMFIELD CO.

DESIGNED: _____
DRAWN: MJD
CHECKED: _____
APPROVED: _____
DATE: OCTOBER 3, 2019

SCALE: 1"=40'
PROJECT NO: 2019-273
DRAWING NO: SHEET 1 OF 1