

SPRUCE MEADOWS FILING NO. 1 REPLAT F

A MINOR REPLAT OF LOT 14 OF SPRUCE MEADOWS FILING NO. 1
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

202200824 PL 01/14/2022 02:16 PM

City & County of Broomfield Doc Fee \$
06-21-2020 07-10-2020

INITIAL ISSUE
ADDRESS COMMENTS
ROTATED TO MATCH GIS

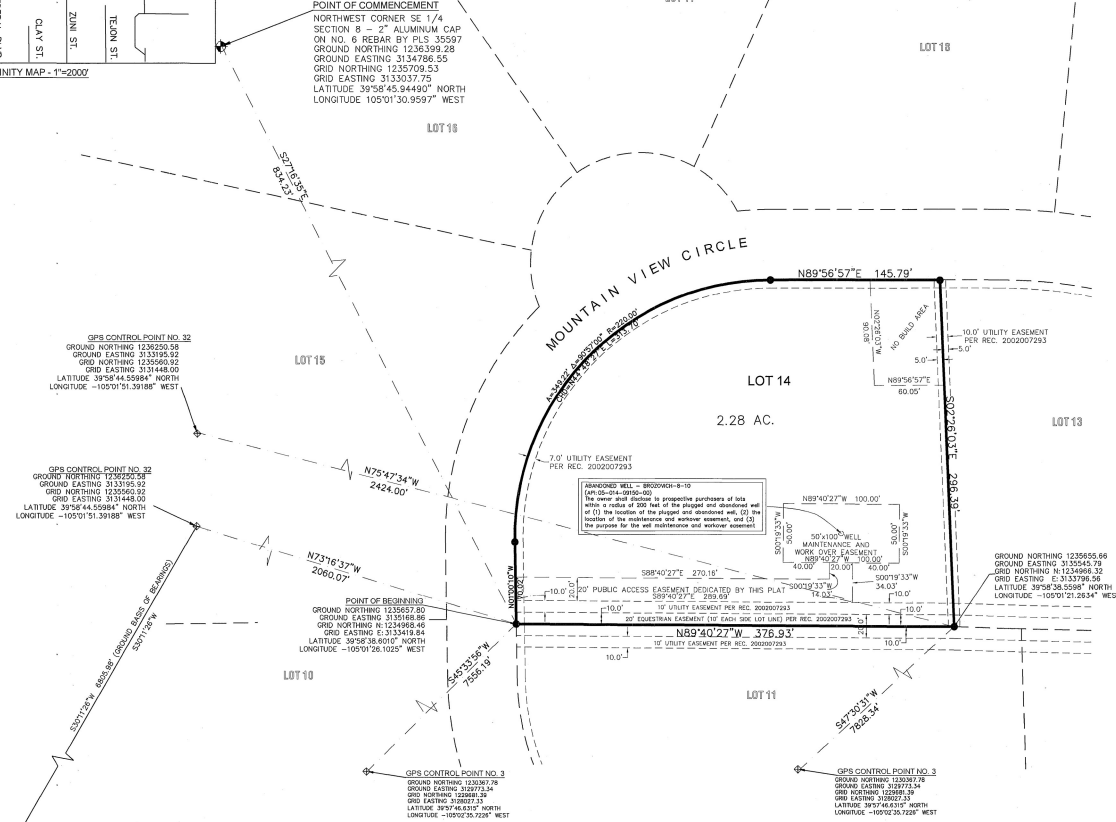
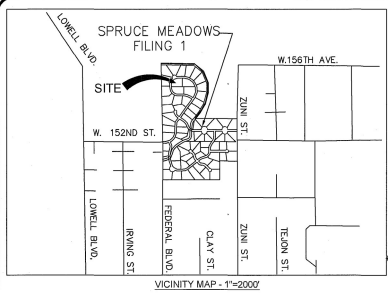
DATE	RECORD OF REUSE	BY	CHK.
06-21-2020	INITIAL ISSUE	MJD	
07-10-2020	ADDRESS COMMENTS	MJD	
	ROTATED TO MATCH GIS		

**DEDECKER
LAND SURVEYING**
300 FAWN TRAIL
LOVELL, CO 80557
C (970) 217-2331 H (970) 663-2013



**FLATIRON DEVELOPMENT
AND CUSTOM HOMES**
MINOR SUBDIVISION SPRUCE MEADOWS FILING
NO. 1 REPLAT F - BROOMFIELD, CO.

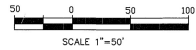
REVISION NO.	REVISION NO.
2019-279	
2020-76	
2021-279	
2022-076	
2022-076	



WARNING WELL - BROOMFIELD-8-10
(See 804-0910-000)
The owner shall install a protective enclosure of 10' within a radius of 300 feet of the proposed well and within 10' of the location of the proposed well. The location of the maintenance and access easement, and (3) the process for the well maintenance and access easement.

NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM. THE GRID BEARING AND DISTANCE BETWEEN CITY OF BROOMFIELD'S LAND POSITION GPS #3 AND CITY OF BROOMFIELD LAND POSITION GPS #32 IS 530°17'28" W. THE COMBINED FACTOR USED IS 0.99944213.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER CLASS 2-1, 1-50,000 AS DESCRIBED IN THE "COLORADO 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 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.
- 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; 7.00'
- 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.



SCALE 1"=50'
● INDICATES FOUND #5 REBAR W/YELLOW PLASTIC CAP BY PLS 13467

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 LOT 14 OF SPRUCE MEADOWS FILING NO. 1, AS RECORDED IN CITY AND COUNTY OF BROOMFIELD ON 5/24/2002 AT RECEPTION NUMBER 2002007293, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE S20°16'30"E, 834.23 FEET TO SOUTHWEST CORNER OF SAID LOT 17; BEING THE POINT OF BEGINNING;
THENCE NORTH 00°00'00" WEST A DISTANCE OF 70.02 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°57'00" AND A RADIUS OF 220.00 FEET AN ARC LENGTH OF 349.22 FEET THE CHORD OF SAID CURVE BEARS NORTH 49°28'30" EAST, A DISTANCE OF 313.70 FEET;
THENCE SOUTH 89°07'00" EAST A DISTANCE OF 145.79 FEET;
THENCE SOUTH 01°26'00" EAST A DISTANCE OF 296.39 FEET;
THENCE NORTH 88°40'24" WEST A DISTANCE OF 376.93 FEET TO THE POINT OF BEGINNING.

OWNERS: *[Signatures]*
Todd A. Maul and *[Signature]*

State of Colorado
Broomfield County
Subscribed and sworn to before me this 17 day of JULY, 2022, by Todd A. Maul and Lisa Maul.

WITNESS my hand and official seal.
[Signature]
Kathleen Patrick
Notary Public
State of Colorado
NOTARY OF BROOMFIELD
MY COMMISSION EXPIRES 11/30/2028

My commission expires 11/19/23
Notary Public: *[Signature]*

APPROVALS
THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 14th DAY OF JULY, 2022.

DIRECTOR OF COMMUNITY DEVELOPMENT
[Signature]
CITY AND COUNTY MANAGER

ATTORNEY CERTIFICATION
I, 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 THE IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY ON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

APPROBY _____ REGISTRATION NO. _____ DATE: _____

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 F TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.
DATE: July 14, 2020
[Signature]
MICHAEL J. DEDECKER, LICENSE NO. 200776
FOR ANY ON BEHALF OF
DEDECKER LAND SURVEYING, LLC

