ANTHEM FILING No. 3

FINAL PLAT

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 89'40'36" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 48'06'39" WEST, A DISTANCE OF 1554.73 FEET TO A NON-TANGENT POINT OF CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS DEDICATED BY THE FINAL PLAT OF PREBLE CREEK FILING NO. 1, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33'41'46", A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 745.72 FEET AND A CHORD WHICH BEARS SOUTH 07'59'09" WEST, A DISTANCE OF 735.02 FEET TO A NON-TANGENT POINT; THENCE SOUTH 81'08'16" WEST, A DISTANCE OF 35.40 FEET; THENCE NORTH 31'02'25" WEST, A DISTANCE OF 284.47 FEET; THENCE NORTH 17'15'07" WEST, A DISTANCE 56.62 FEET; THENCE NORTH 06'05'26" EAST, A DISTANCE OF 61.29 FEET; THENCE NORTH 82'04'58" WEST A DISTANCE OF 164.00 FEET; THENCE SOUTH 07'55'02" WEST, A DISTANCE OF 15.93 FEET; THENCE NORTH 82'04'58' WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 07'55'02" WEST, A DISTANCE OF 77.72 FEET; THENCE SOUTH 07'46'11" EAST, A DISTANCE OF 85.27 FEET; THENCE SOUTH 17'12'44" EAST, A DISTANCE OF 85.27 FEET; THENCE SOUTH 32"12'34" EAST, A DISTANCE OF 74.76 FEET; THENCE SOUTH 31"02'25" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00'21'41" EAST, A DISTANCE OF 96.44 FEET; THENCE SOUTH 49'36'28" WEST, A DISTANCE OF 86.39 FEET; THENCE SOUTH 07'47'32" EAST, A DISTANCE OF 174.35 FEET; THENCE SOUTH 82'12'28" WEST, A DISTANCE OF 216.34 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06'25'04", A RADIUS OF 573.00 FEET, AN ARC LENGTH OF 64.18 FEET AND A CHORD WHICH BEARS SOUTH 78'59'56" WEST, A DISTANCE OF 64.15 FEET; THENCE SOUTH 75'47'24" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 18'57'29" WEST, A DISTANCE OF 54.19 FEET; THENCE SOUTH 75'47'24" WEST, A DISTANCE OF 25.07 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 83'59'04" A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.32 FEET AND A CHORD WHICH BEARS NORTH 6213'03" WEST, A DISTANCE OF 26.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47'45'28", A RADIUS OF 428.50 FEET, AN ARC LENGTH OF 357.17 FEET AND A CHORD WHICH BEARS NORTH 44'06'15" WEST, A DISTANCE OF 346.92 FEET; THENCE NORTH 67'58'59" WEST, A DISTANCE OF 95.15 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51'05'19", A RADIUS OF 271.50 FEET, AN ARC LENGTH OF 242.09 FEET AND A CHORD WHICH BEARS NORTH 42'26'19" WEST, A DISTANCE OF 234.15 FEET; THENCE NORTH 16'53'40" WEST, A DISTANCE OF 65.24 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86'35'25", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.23 FEET AND A CHORD WHICH BEARS NORTH 26'24'03" EAST, A DISTANCE OF 27.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04'39'56", A RADIUS OF 795.50 FEET, AN ARC LENGTH OF 64.78 FEET AND A CHORD WHICH BEARS NORTH 67°21'48" EAST, A DISTANCE OF 64.76 FEET; THENCE NORTH 65°01'50" EAST, A DISTANCE OF 270.88 FEET; THENCE NORTH 18°57'29" WEST, A DISTANCE OF 91.50 FEET; THENCE NORTH 65°01'50" EAST, A DISTANCE OF 91.50 FEET; THENCE NORTH 65°01'50" EAST, A DISTANCE OF 32.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03'21'36", A RADIUS OF 1045.50 FEET, AN ARC LENGTH OF 61.31 FEET AND A CHORD WHICH BEARS NORTH 66'42'39" EAST, A DISTANCE OF 61.30 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87'28'19", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.53 FEET AND A CHORD WHICH BEARS NORTH 24'39'17" EAST, A DISTANCE OF 27.65 FEET TO A NON-TANGENT POINT: THENCE NORTH 70'55'08" EAST, A DISTANCE OF 54.00 FEET TO A NON-TANGENT POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87'28'19", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.53 FEET AND A CHORD WHICH BEARS SOUTH 62'49'01" EAST, A DISTANCE OF 27.65 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17'48'40", A RADIUS OF 1045.50 FEET. AN ARC LENGTH OF 325.01 FEET AND A CHORD WHICH BEARS NORTH 82'21'09" EAST. A DISTANCE OF 323.70 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08'07'17", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 70.87 FEET AND A CHORD WHICH BEARS NORTH 87'11'51" EAST, A DISTANCE OF 70.81 FEET; THENCE NORTH 83'08'12" EAST, A DISTANCE OF 47.62 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 77'37'26", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 33.87 FEET AND A CHORD WHICH BEARS NORTH 44'19'29" EAST, A DISTANCE OF 31.34 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03'07'46", A RADIUS OF 223.00 FEET, AN ARC LENGTH OF 12.18 FEET AND A CHORD WHICH BEARS NORTH 03'56'53" EAST, A DISTANCE OF 12.18 FEET TO A NON-TANGENT POINT; THENCE SOUTH 87'37'00" EAST, A DISTANCE OF 54.00 FEET: THENCE NORTH 70'41'44" EAST, A DISTANCE OF 119.16 FEET; THENCE NORTH 55'25'22" EAST, A DISTANCE OF 208.01 FEET; THENCE NORTH 74'31'15" EAST, A DISTANCE OF 68.79 FEET; THENCE SOUTH 65'09'58" EAST, A DISTANCE OF 29.79 FEET TO THE "POINT OF BEGINNING". CONTAINING 15.889 ACRES OR 692,133 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING No. 3" AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT AND 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 COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 22, DAY OF JUNE, 2005.

OWNER:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

By Robert L Elete

AS: General Manager

NOTARY CERTIFICATE

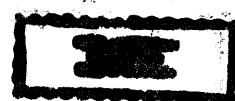
STATE OF COLORADO

COUNTY OF BOULDER)

SUBSCRIBED and sworn to before me this 22 day of June, 2005 by Robert L. Eck.

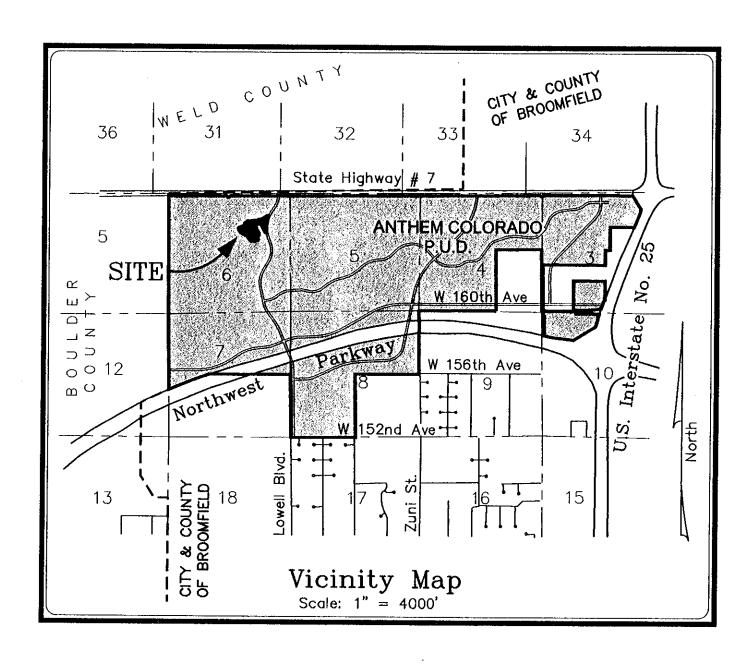
General Manager OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

WITNESS my hand and official seal.



My commission expires: April 13, 2009





GENERAL NOTES:

- 1. THERE ARE 19 LOTS WITHIN ANTHEM FILING No. 3.
- 2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS # 4" BEARS SOUTH 50.56.38" WEST (GRID). FOR THE PURPOSES OF THE LEGAL DESCRIPTION SHOWN HEREON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, RELATIVE TO THE ABOVE DESCRIBED LINE, IS CONSIDERED TO BEAR SOUTH 89.40.36" WEST, SAID LINES ARE MONUMENTED AS SHOWN HEREON.
- 3. PROJECT BENCHMARK BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00 (DATUM=NAVD 88)
- 4. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
- 5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-I, 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.
- 6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 7. UTILITY AND DRAINAGE EASEMENTS ARE GRANTED ALONG ALL LOT LINES AS FOLLOWS:

 REAR LOT LINE = 10', SIDE LOT LINE = 5', FRONT LOT LINE = 8'.
- 8. 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 WELL MAINTENANCE AND WORKOVER ACTIVITIES WITHIN 200 FEET OF THE PLUGGED AND ABANDONED WELL.
- 9. THE UNDERSIGNED HAS RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER ABJ70081756, DATED NOVEMBER 12, 2004 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY V3 CONSULTANTS TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.

SURVEYORS CERTIFICATE

I, PATRICK C. O'HEARN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF ANTHEM FILING NO. 3; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF DECEMBER, 2004 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 16 DAY OF JUNE . 2005



PATRICK C. O'HEARN PLS 2351: FOR AND ON BEHALF OF V3 CONSULTANTS

ATTORNEY'S CERTIFICATE

Rick J. Rayla, 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 COLORADO MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

NAME &. VIII

9935
REGISTRATION NUMBER

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE

CHAIRMAN

SECRETARY SECRETARY

CITY COUNCIL CERTIFICATE

MAYOR Sun

CITY CLERK



