

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19 FROM WHENCE THE NORTHEAST SECTION CORNER OF SAID SECTION 19 BEARS S 89°45'30" E AT A DISTANCE OF 2641.12 FEET; THENCE S 00°17'48" W 30.00 FEET TO THE POINT OF BEGINNING;

THENCE S 89°45'30" E 779.05 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 144TH AVENUE;

THENCE S 00°14'30" W 30.00 FEET; THENCE S 02°37'27" W 197.07 FEET; THENCE S 08°30'54" W 134.72 FEET; THENCE S 26°33'03" W 296.53 FEET; THENCE S 50°19'59" W 136.79 FEET; THENCE S 71°10'22" W 101.12 FEET; THENCE N 89°39'20" W 691.91 FEET; THENCE S 84°04'32" W 285.78 FEET; THENCE S 54°26'05" W 235.86 FEET; THENCE S 73°21'20" W 55.00 FEET; THENCE N 16°38'40" W 147.43 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 35.16 FEET, SAID ARC SUBTENDED BY A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 16°47'14", AND A CHORD BEARING N 25°02'17" W 35.03 FEET;

THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT 38.33 FEET, SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 73°12'46", AND A CHORD BEARING N 70°02'17" W 35.78 FEET;

THENCE S 73°21'20" W 2.29 FEET; THENCE N 16°38'40" W 55.00 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 40.67 FEET, SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 77°40'32", AND A CHORD BEARING N 34°31'04" E 37.63 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 19.18 FEET, SAID ARC SUBTENDED BY A RADIUS OF 122.50 FEET, A CENTRAL ANGLE OF 08°58'19", AND A CHORD BEARING N 08°48'22" W 19.16 FEET;

THENCE N 13°17'31" W 9.37 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 71.29 FEET, SAID ARC SUBTENDED BY A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 05°12'13", AND A CHORD BEARING N 10°41'25" W 71.27 FEET;

THENCE N 08°05'18" W 185.21 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 153.93 FEET, SAID ARC SUBTENDED BY A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 08°26'23", AND A CHORD BEARING N 03°52'07" W 153.79 FEET;

THENCE N 00°21'05" E 161.51 FEET;

THENCE N 44°38'55" E 42.43 FEET;

THENCE N 00°21'05" E 38.00 FEET;

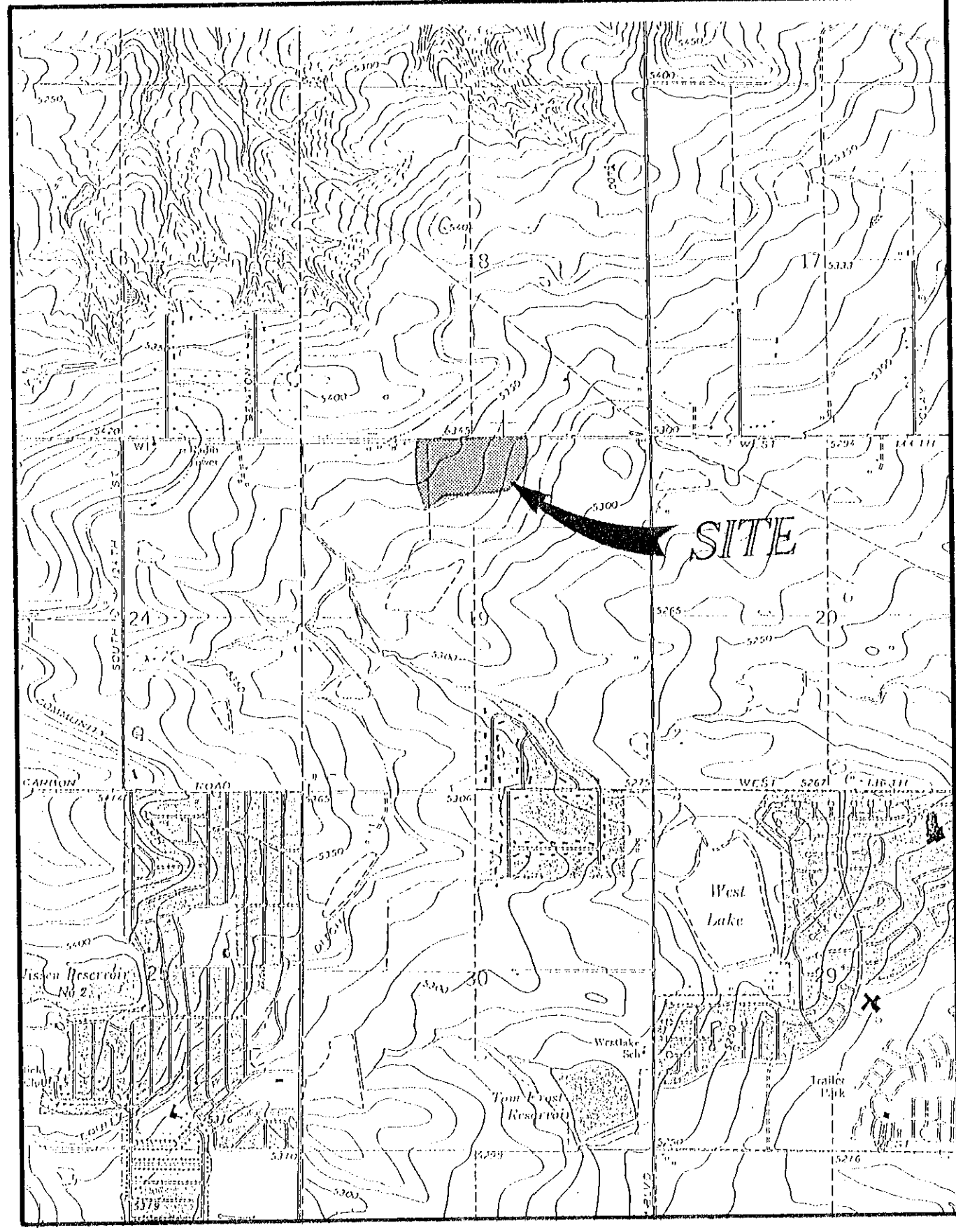
THENCE S 89°38'55" E 974.98 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 144TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 28.851 ACRES.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, UNDER THE NAME AND STYLE OF BROADLANDS FILING NO. 1 AND DOES BY THESE PRESENTS GRANT AND DEDICATE TO THE CITY OF BROOMFIELD, COUNTY OF ADAMS, COLORADO, THE FOLLOWING AS SHOWN THEREON; THE STREETS, DRIVES, AND OUTLOTS A-H, AND J-M IN FEE SIMPLE FOR PUBLIC USE. THE UTILITY AND DRAINAGE EASEMENTS FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, MAINTENANCE, AND USE OF ANY AND ALL PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, NATURAL GAS AND WATER LINES, SIGNS, TELEPHONE AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

EXECUTED THIS 2nd DAY OF October, A.D. 1997. COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

by: CHUCK BELLOCK, President, NORTHLAND LAND SYNDICATE, A COLORADO LIMITED PARTNERSHIP, MOORE AND COMPANY, PARTNER, William M. Moore, President

THE BROADLANDS FILING NO. 1 FINAL PLAT A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

LAND USE REVIEW COMMISSION, CERTIFICATE:

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 11 Day of August, 1997

John Melace, CHAIRMAN

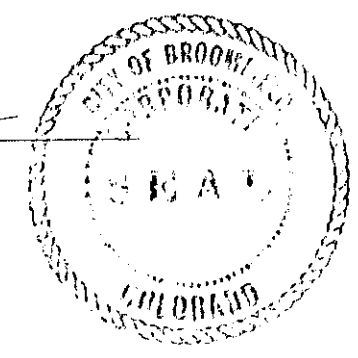
Kristen Henderson, SECRETARY

CITY COUNCIL CERTIFICATE:

This FINAL PLAT is approved and accepted by the City Council of the City of Broomfield, Colorado, this 26th Day of August, 1997

William M. Burns, MAYOR

Dicki Man, CITY CLERK



CLERK & RECORDER'S CERTIFICATE

State of Colorado) ss) County of Adams)

I hereby certify that this instrument was filed in my office at 12:14 o'clock P.m. this 10 day of October, A.D. 1997 Filed in File 17 Map 135 and

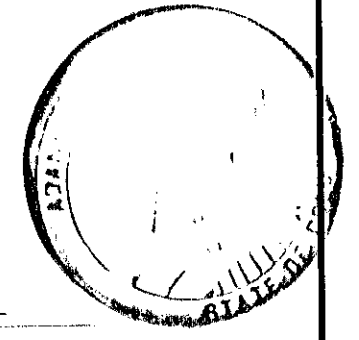
Reception No C0325956

FILE _____ FILM _____ NO _____

FEES \$ _____ PAID _____

RECORDER Robert Jack

BY Deputy Sandy Graybill



ATTORNEY'S CERTIFICATE

I, Scott A. Ross, AN ATTORNEY ADMITTED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT THE PERSONS DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES

Scott A. Ross, ATTORNEY AT LAW # 6014

EXECUTED THIS 2nd DAY OF October, A.D. 1997

SURVEYOR'S CERTIFICATE

I, ROBERT ORTHMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE BROADLANDS 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.

Robert Orthman 10-2-97, ROBERT ORTHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR, PLS NO. 15315

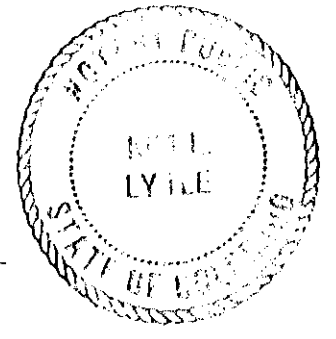


NOTICE ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

ACKNOWLEDGEMENT

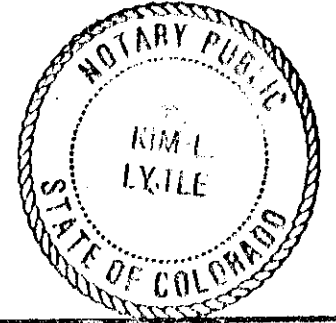
State of Colorado) County of Adams) this 2nd day of October, 1997, by: CHUCK BELLOCK

Witness my hand and official seal, My commission expires 4/3/98, Kim L. Lytle, Notary Public



State of Colorado) County of Adams) ss) The foregoing instrument was acknowledged before me this 2nd day of October, 1997, by: WILLIAM M. MOORE

Witness my hand and official seal, My commission expires 4/3/98, Kim L. Lytle, Notary Public

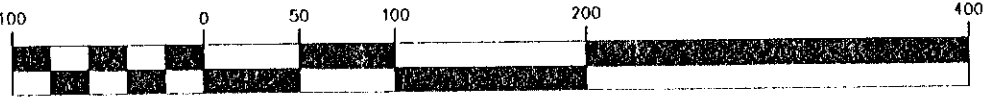


NOTES:

- 1. BEARING BASIS: NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, T1S., R68W. 6TH P.M. S89°45'30"E, MONUMENTS DESCRIBED BELOW. NORTH 1/4 CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX. NORTHEAST CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX

THE BROADLANDS FILING NO. 1 FINAL PLAT. SCALE: HOR. N/A, VERT. N/A. DESIGN: IRL. DRAWN: ROC. FILE NAME: 23_121PCV. APPROVED: JJ. HURST & ASSOCIATES, INC. CONSULTING ENGINEERS. 3065 47th Street, A 2, Boulder, Colorado 80001 (303) 449 9105. JOB NO. 202023041E 9/29/97 SHEET 1 of 2

GRAPHIC SCALE



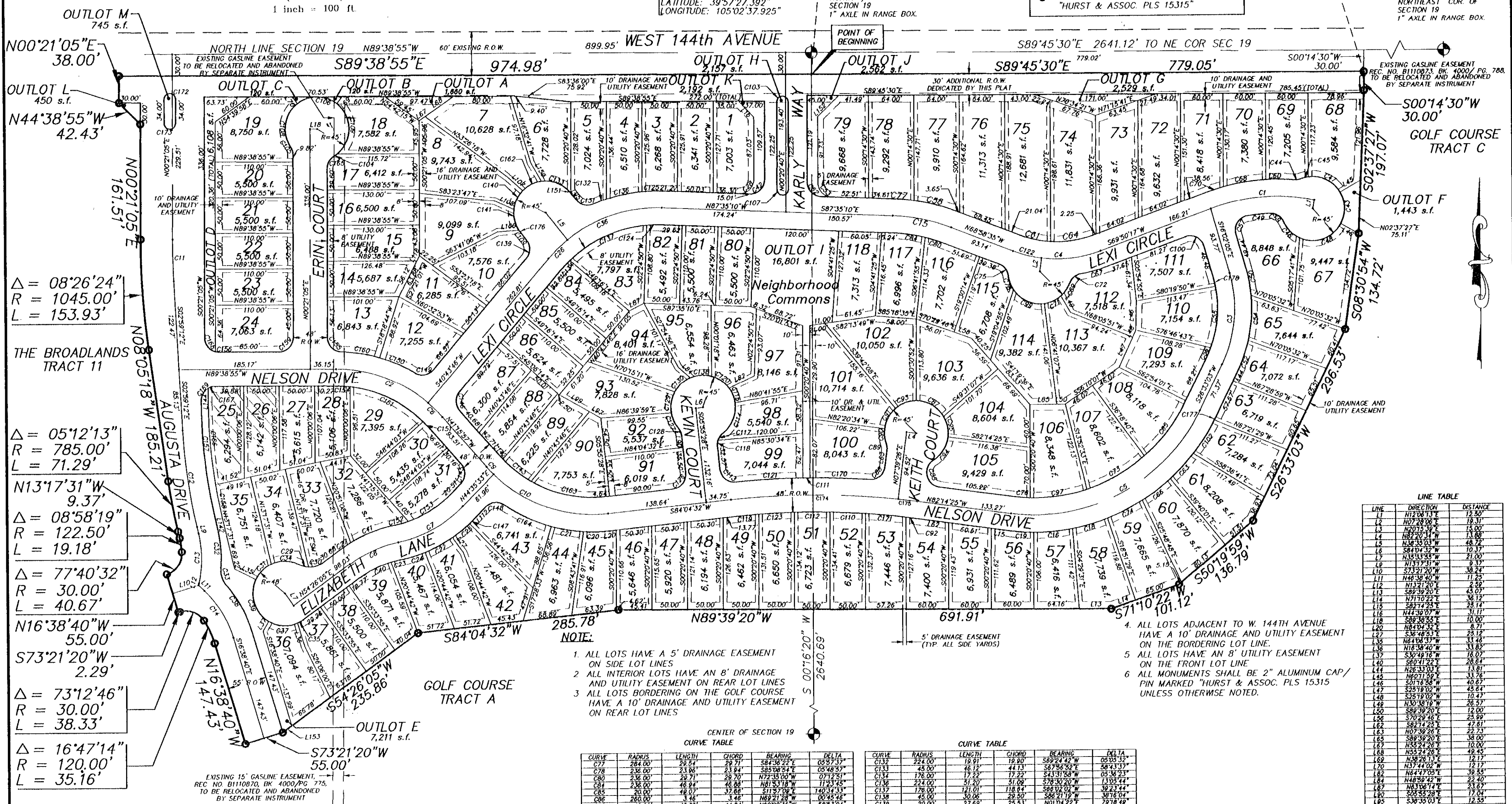
(IN FEET)
1 inch = 100 ft.

BM 10
GRID N: 374807.426 m
GRID E: 953422.723 m
LATITUDE: 39°57'46.625"
LONGITUDE: 105°02'35.803"
POB FILING 1
GRID N: 374214.002 m
GRID E: 953375.422 m
LATITUDE: 39°57'27.392"
LONGITUDE: 105°02'37.925"

CITY OF BROOMFIELD G.P.S. TIE
FROM FILING NO. 1 POINT OF BEGINNING TO BM #10
(REBAR AT DAM INSPECTION RANGE BOX)
Ground 4'33.27" 1953.17 ft.
Geodetic 4'51.08" 1953.16 ft.

NE COR. FILING 1
GRID N: 374215.760 m
GRID E: 953612.863 m
LATITUDE: 39°57'27.410"
LONGITUDE: 105°02'27.921"

CITY OF BROOMFIELD G.P.S. TIE
FROM NE COR. FILING NO. 1 TO
BM #10 (REBAR AT DAM
INSPECTION RANGE BOX).
Ground 342'11.05" 2039.90 ft.
Geodetic 342'28.45" 2038.99 ft.



Δ = 08°26'24"
R = 1045.00'
L = 153.93'

Δ = 05°12'13"
R = 785.00'
L = 71.29'

Δ = 08°58'19"
R = 122.50'
L = 19.18'

Δ = 77°40'32"
R = 30.00'
L = 40.67'

Δ = 16°47'14"
R = 120.00'
L = 35.16'

EXISTING 15' GASLINE EASEMENT,
REC. NO. B110870, BK. 4000, PG. 775,
TO BE RELOCATED AND ABANDONED
BY SEPARATE INSTRUMENT

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists curve data for lots C1 through C28.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists curve data for lots C29 through C76.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists curve data for lots C77 through C131.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists curve data for lots C132 through C178.

- NOTE: 1. ALL LOTS HAVE A 5' DRAINAGE EASEMENT ON SIDE LOT LINES. 2. ALL INTERIOR LOTS HAVE AN 8' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES. 3. ALL LOTS BORDERING ON THE GOLF COURSE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES.

- 4. ALL LOTS ADJACENT TO W. 144TH AVENUE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE BORDERING LOT LINE. 5. ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE. 6. ALL MONUMENTS SHALL BE 2" ALUMINUM CAP/PIN MARKED "HURST & ASSOC. PLS 15315 UNLESS OTHERWISE NOTED.

LINE TABLE

Table with columns: LINE, DIRECTION, DISTANCE. Lists line data for lots L1 through L153.

THE BROADLANDS
FILING 1
FINAL PLAT

SCALE HOR. 1"=100'
VERT. 1"=40'
DESIGN J.J.
DRAWN M.J.L.
FILE NAME 12-PFP
APPROVED J.J.
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
3065 47th Street, A 2
Boulder, Colorado 80501 (303) 449-9105
JOB NO. 202023K DATE 9/29/97 SHEET 2 OF 2