THE BROADLANDS FILING NO. 3, REPLAT B

MINOR SUBDIVISION PLAT

A RESUBDIVISION OF OUTFLOTS G, H AND I

THE BROADLANDS SUBDIVISION FILING NO. 3

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6B WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6B WEST, SIXH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD,
COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BLOCK 1:
BEGINNING AT THE NORTHWEST CORNER OF LOT 7, THE BROADLANDS
PLANO NO. 3, WHICH BEARS S 52°30'32" E, 140.85 FEET FROM THE CENTER
CORNER OF SAID SECTION 19;
THENCE N 08°36'45" E, 70.84 FEET;
THENCE N 85°27'15" W, 140.04 FEET;
THENCE 83.23 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT
SAID ARC SUBDIVIDED BY A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF
135°34'37", AND A CHORD BEARING S 02°26'52" E, 80.99 FEET;
THENCE W 167.55 FEET TO THE POINT OF BEGINNING, CONTAINING
12,200 SQUARE FEET;

NOTE:

THAT PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6B WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the City
of Broomfield, Colorado, the ______ day of ________, 1998.

CITY MANAGER

CLERK & RECORDER'S CERTIFICATE

State of Colorado) SS
County of Adams)

I hereby certify that this instrument was filed in my office at ________ a.m. on the ________ day of ________, 1998, and is
recorded and identified in the Office of the Clerk and Recorder as ________.

FILE NO.
PLAT NO.
DEPARTMENT

SURVEYOR'S CERTIFICATE

For and on behalf of HURT & ASSOCIATES, INC., JOHN C. BARCIAKIN, A DOLT,
REGISTERED PROFESSIONAL LANDSCAPHER, in the State of Colorado, DO HEREBY
CERTIFY THAT THIS MINOR SUBDIVISION, BROADLANDS PLANO NO. 3, REPLAT B
HEREIN REPRESENTED WAS SURVEYED UNDERTAKEN UNDER MY SUPERVISION
AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

REGISTERED PROFESSIONAL LANDSCAPHER
P.O. BOX 20599

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMISSION 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 BE BROUGHT UPON ANY
DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE
DATE OF THE CERTIFICATION SHOWN HEREBY.

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD

by CHARLES R. BELLOCK, President

ACKNOWLEDGMENT

State of Colorado) SS
County of Adams)
The foregoing instrument was acknowledged before me
at 9:00 a.m. on the 20th day of December, 1998,
by CHARLES R. BELLOCK,
my commission expires

THE BROADLANDS FILING NO. 3, REPLAT B
MINOR SUBDIVISION PLAT

SCALE: 1" = 1/8"