THE BROADLANDS
FILING NO. 5
FINAL PLAT

A SUBDIVISION OF A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, 6TH P.M.,
CITY OF BROOKFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH,
RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF BROOKFIELD, COUNTY OF
ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER SECTION CORNER OF SAID SECTION 20,
FROM WHERE THE SOUTHWEST SECTION CORNER BEADS IS 891,170' N.
AT A DISTANCE OF 284,87 FEET,
THENCE N 002°30' W 480.00 FEET ALONG THE EASTERN LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 20;
THENCE N 891,170' W 30.00 FEET TO THE POINT OF BEGINNING;
THENCE N 002°30' W 601.30 FEET;
THENCE S 002°30' W 620.02 FEET;
THENCE N 002°30' W 880.42 FEET;
THENCE S 891,170' W 480.00 FEET TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED PROPERTY CONTAINS 10.64 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER
THE NAME AND STYLE OF THE BROADLANDS FILING NO. 5, AND BY THESE
PRESENTS DEEDS IN FEE SIMPLE TO THE CITY OF BROOKFIELD FOR PUBLIC
PURPOSES, INCLUDING THE SO-CALLED "PUBLIC\nGOLF COURSE" AS SHOWN ON THE PLAT,
AND GRANTS TO THE CITY OF BROOKFIELD, COUNTY OF ADAMS, STATE OF COLORADO,
FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED IN PUBLIC PLACE ON THE
1st day of OCTOBER, A.D. 1989

WILLIAM W. WARD, President
LAKEVIEW LAND SYNDICATE, INC.
A COLORADO CORPORATION

ACKNOWLEDGMENT

State of Colorado) SS
County of Adams
The foregoing instrument was acknowledged before me
\n21st day of October, 1989

WILLIAM W. WARD
Witness my hand and official seal

NOTES:

BEARING BASIS

EAST END OF THE SOUTHWEST QUARTER OF SECTION 20, T15S, R66W 6TH P.M.
WPT/NOTE: MONUMENTS DESCRIBED BELOW
CENTER 1/4 CORNER, SECTION 20 — FOUND 3" DIA. ALUMINUM CAP MARKED
"C/L 1/4 SEC 20 T15S R66W"
SOUTH ONE-QUARTER SECTION CORNER, SECTION 20 — FOUND 1" DIA. METAL AXLE
IN CONCRETE 3" BELOW GRADE.

SCALE: 1/200
VER: N/A
NAVD 88

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FILING NO. 5
FINAL PLAT

HUHST & ASSOCIATES, INC.
CONVERTING ENGINEERS
4601 Pearl St. Circle, Suite 100
Boulder, Colorado 80301
800.444.4444

AG

CITY COUNCIL CERTIFICATE:

This FINAL PLAT is hereby approved and the dedication accepted by the
City Council of the City of Broadfield, Colorado, on this 25th day of
August, 1989.

William M. Bowes
Mayor
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
12:00 PM, the 25th day of November, A.D. 1989. Filed in file No. 13-89, and
Record No. 13-89, and

FILE
FAM
PAID

RECEIVER

BY DEPUTY

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HUHST AND ASSOCIATES, INC.,
G. JOHN C. DARWIN, A FEDERALLY LICENSED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT, THE BROADLANDS
FILING NO. 5, TRUELY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY
MADE UNDER MY DIRECTION, AND HAS BEEN EXAMINED IN ACCORDANCE
WITH COLORADO STATE LAW.

G. JOHN C. DARWIN
FEDERALLY LICENSED PROFESSIONAL LAND SURVEYOR
PLS NO. 26320

NOTES:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY AUTHORIZED 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 HEREIN.

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