Reception No. 2004001813
04-Feb-2004
City & County of Broomfield

THE BROADLANDS FILING NO. 7 REPLAT B

A MINOR SUBDIVISION

A REPLAT OF OUTLOTS E & F, THE BROADLANDS FILING NO. 7, NORTHWEST QUARTER OF SECTION 19, T1S, R68W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION & DEDICATION:

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

OUTLOTS E & F OF THE BROADLANDS FILING NO. 7, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND RECORDED IN FILE 17, MAP 956 AND AT RECEPTION C0463974 IN THE RECORDS OF ADAMS COUNTY, COLORADO, CONTAINING 67,618 SQUARE FEET;

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE BROADLANDS FILING NO. 7 REPLAT B"; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER 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 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 26th DAY OF January, A.D. 2004

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC,
A COLORADO LIMITED LIABILITY COMPANY.

BY: CHARLES R. BELLOCK, MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO)
)SS
COUNTY OF Boulder)

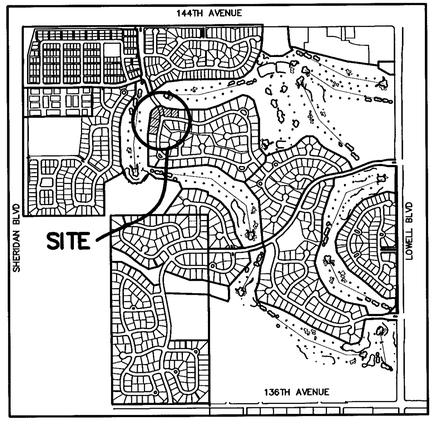
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF January A.D. 2004, BY CHARLES R. BELLOCK AS MANAGER OF COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 7/30/06

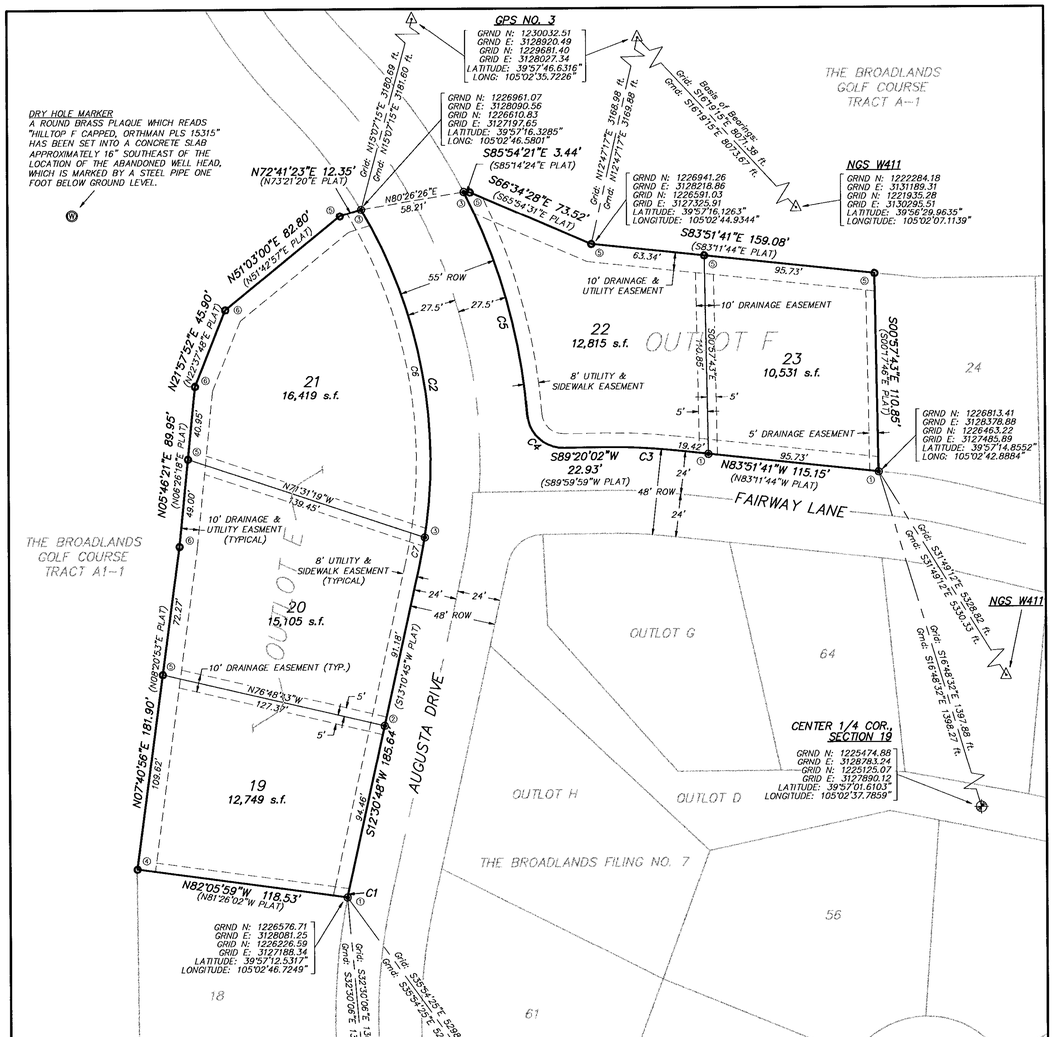
NOTARY PUBLIC

JESSICA CLARK NOTARY PUBLIC STATE OF COLORADO

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	BEARING (PLAT)	DELTA
C1	3.74'	324.00'	3.74'	S12°10'57"W	S12°50'54"W	0°39'42"
C2	206.81'	275.00'	201.97'	S09°01'49"E	S08°21'53"E	43°05'15"
C3	38.48'	324.00'	38.46'	N87°15'50"W	N86°35'53"W	6°48'17"
C4	30.16'	20.00'	27.38'	N47°28'19"W	N46°48'22"W	86°23'17"
C5	130.57'	330.00'	129.72'	N15°36'46"W	N14°56'49"W	22°40'10"
C6	190.29'	275.00'	186.52'	N10°45'03"W	---	39°38'48"
C7	16.52'	275.00'	16.51'	N10°47'35"E	---	3°26'27"



VICINITY MAP



DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF BROOMFIELD, COLORADO ON THIS 3rd DAY OF FEBRUARY, 2004.

DIRECTOR

CITY & COUNTY MANAGER CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY & COUNTY MANAGER OF BROOMFIELD, COLORADO ON THIS 4TH DAY OF FEB, 2004

CITY & COUNTY MANAGER

ATTORNEY'S CERTIFICATE:

I, Alan B. Lottner, AN ATTORNEY AT LAW LICENSED TO PRACTICE LAW 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 BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

ATTORNEY AT LAW, REGISTRATION NO. 318, DATE 1-27-04

SURVEYOR'S CERTIFICATE:

I, ROBERT ORTHMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT OF "THE BROADLANDS FILING NO. 7 REPLAT B" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND THAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

1/26/04
ROBERT ORTHMAN
PLS NO. 15315
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

NOTES:

1. BASIS OF BEARING: BEARINGS ARE BASED BETWEEN BROOMFIELD GIS POSITIONS "GPS NO.3" AND "NGS W411", BEING S16°19'15"E, 8,073.67' (MODIFIED STATE PLANE GRID).

2. FOUND AND SET MONUMENTS:
① – FOUND NAIL/SHINER "LS 28258"
② – SET NAIL/SHINER "LS 15315"
③ – SET NAIL/SHINER "LS 15315", 2' OFFSET
④ – FOUND 1" PLASTIC CAP "LS 28258"
⑤ – SET 1" PLASTIC CAP "LS 15315"
⑥ – SET 2" ALUMINUM CAP "LS 15315"

3. AN OIL AND GAS WELL DISCLOSURE WILL BE RECORDED AGAINST ALL LOTS IN THIS REPLAT TO DISCLOSE, ON THE LOT'S TITLE, THAT THEY ARE LOCATD WITHIN 200 FEET OF THE PLUGGED AND ABANDONED HILLTOP F UNIT 1 OIL AND GAS WELL AND/OR PRODUCTION SITE.

4. 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.

STATE PLANE INFORMATION:
COLORADO NORTHERN ZONE (0501)
COMBINED SCALE FACTOR = 0.99971455

MULTIPLY GROUND COORDINATES BY COMBINED FACTOR TO OBTAIN GRID COORDINATES.

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-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.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

THE BROADLANDS
FILING NO. 7 REPLAT B
MINOR SUBDIVISION PLAT
BROOMFIELD, COLORADO

SCALE	HOR. 1"=40' VERT. N/A
DESIGN/APPR.	RO
DRAWN BY	BO
DATE	01/07/04
FILE	I:\202023\FILING 7 REPLAT\F7-RPB
SHEET	1 OF 1

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 105
Boulder, Colorado 80301 (303) 449-9105