

**LEGAL DESCRIPTION:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

THAT PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER-SECTION CORNER OF SAID SECTION 20 FROM WHENCE THE SOUTHWEST SECTION CORNER BEARS S 00°18'18" W AT A DISTANCE OF 2642.44 FEET;

THENCE S 89°27'19" E, 48.00 FEET TO THE POINT OF BEGINNING;  
THENCE S 00°18'18" W, 1377.61 FEET;  
THENCE S 04°46'29" E, 41.68 FEET;  
THENCE N 89°41'42" W, 0.69 FEET;

THENCE 25.13 FEET ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE EAST, SAID ARC SUBTENDED BY A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD BEARING S 00°18'18" W, 16.00 FEET;

THENCE S 89°41'42" E, 2.11 FEET;  
THENCE S 04°46'29" E, 32.61 FEET;  
THENCE S 00°18'18" W, 258.41 FEET;  
THENCE S 05°59'32" W, 52.30 FEET;  
THENCE N 76°32'41" E, 121.49 FEET;  
THENCE N 50°24'09" E, 154.28 FEET;  
THENCE N 53°24'31" E, 150.53 FEET;  
THENCE N 68°25'02" E, 82.70 FEET;  
THENCE N 77°34'34" E, 108.61 FEET;  
THENCE N 74°12'53" E, 37.79 FEET;  
THENCE N 00°00'00" E, 1068.98 FEET;  
THENCE N 08°46'57" W, 481.05 FEET;  
THENCE N 04°54'05" E, 623.93 FEET;  
THENCE N 03°11'30" W, 55.00 FEET;

THENCE 37.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 03°29'50", AND A CHORD BEARING S 88°33'27" W, 37.84 FEET;  
THENCE N 89°41'38" W, 327.99 FEET;  
THENCE N 78°23'02" W, 76.45 FEET;  
THENCE N 89°41'38" W, 102.72 FEET;  
THENCE S 04°46'25" E, 41.66 FEET;  
THENCE N 89°41'38" W, 0.69 FEET;

THENCE 25.13 FEET ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE EAST, SAID ARC SUBTENDED BY A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD BEARING S 00°18'22" W, 16.00 FEET;  
THENCE S 89°41'38" E, 2.11 FEET;  
THENCE S 04°46'25" E, 32.63 FEET;  
THENCE S 00°18'22" W, 258.39 FEET;  
THENCE S 06°01'00" W, 80.40 FEET;

THENCE S 00°18'22" W, 311.66 FEET TO THE POINT OF BEGINNING, CONTAINING 29.77 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 8; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, AND PUBLIC WAYS, AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 5 DAY OF February, A.D. 1999.

LAKE VEW LAND SYNDICATE, INC., a Colorado corporation

William M. Moore  
by: WILLIAM M. MOORE, President

NORHLAND LAND SYNDICATE, a Colorado limited partnership  
By: MOORE AND COMPANY, its general partner

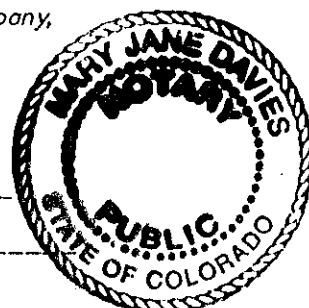
William M. Moore  
by: WILLIAM M. MOORE, President

**ACKNOWLEDGMENT**

State of Colorado) ss)  
County of Adams)  
The foregoing instrument was acknowledged before me  
this 5 day of February, 1999,  
by William M. Moore as President of Moore and Company,  
general partner of NORHLAND LAND SYNDICATE, a  
Colorado limited partnership.

Witness my hand and official seal.  
My commission expires 11-22-2001

Mary Jane Davies  
Notary Public

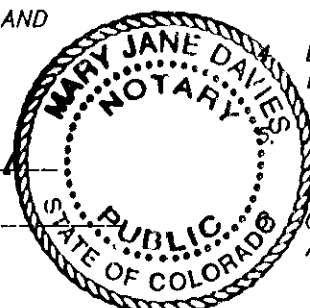


**ACKNOWLEDGMENT**

State of Colorado) ss)  
County of Adams)  
The foregoing instrument was acknowledged before me  
this 5 day of February, 1999,  
by William M. Moore as President of LAKE VEW LAND  
SYNDICATE, INC., a Colorado corporation.

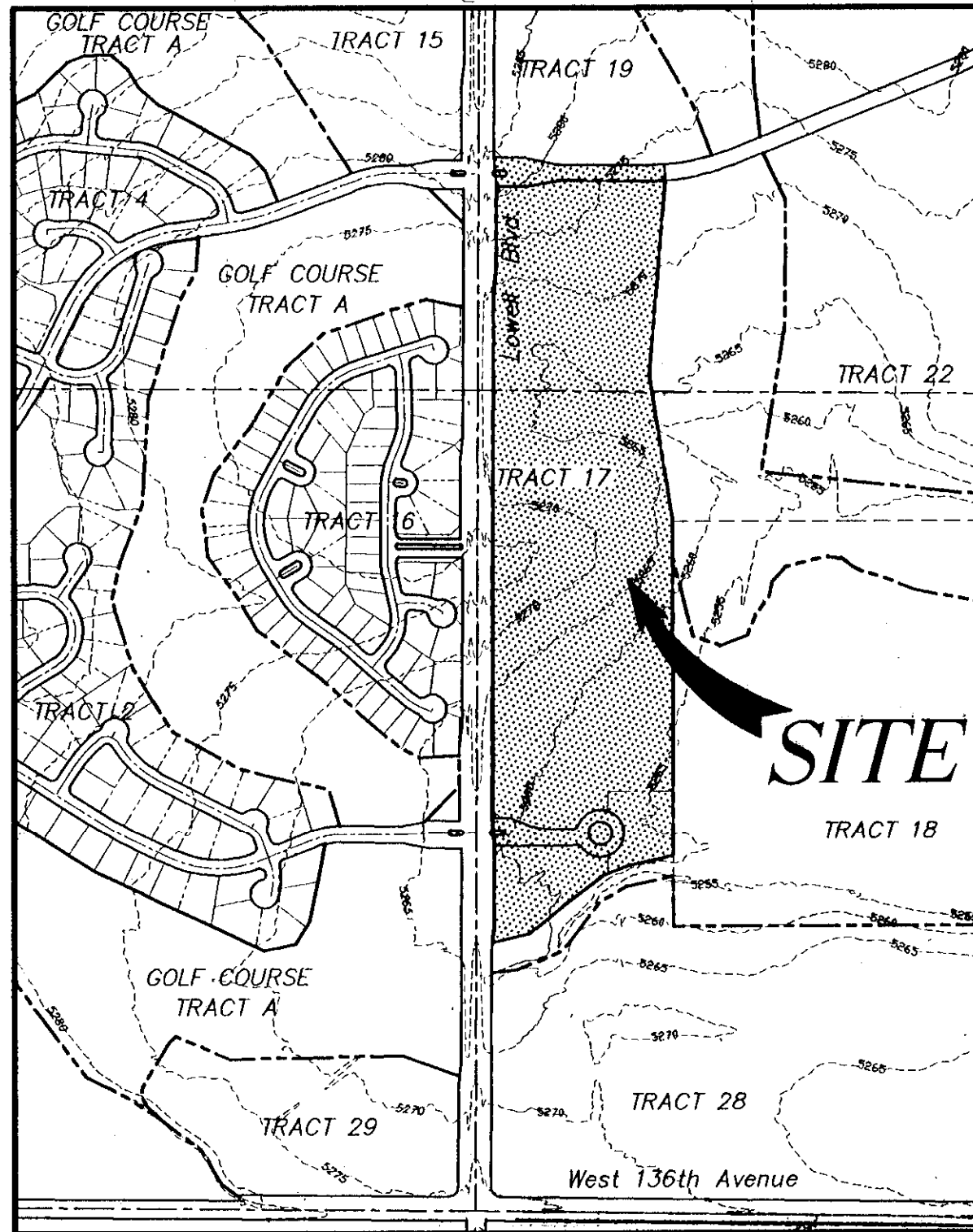
Witness my hand and official seal.  
My commission expires 11-22-2001

Mary Jane Davies  
Notary Public



# THE BROADLANDS FILING NO. 8 FINAL PLAT

A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 20,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

**NOTES:**

- BEARING BASIS:  
THE WEST LINE OF THE SW 1/4 OF SECTION 20 BEING N00°18'18"E,  
MONUMENTS DESCRIBED BELOW.  
WEST 1/4 CORNER, SECTION 20 - FOUND 1" DIA. METAL AXLE IN RANGE BOX  
SOUTHWEST CORNER, SECTION 20 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
- ANY ELEMENT OF CONSTRUCTION, LOCATION, DESIGN, USE, OR OPERATION OF LAND OR BUILDINGS NOT SPECIFICALLY SHOWN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM WITH THE REQUIREMENTS OF R-3 ZONE DISTRICT.
- ALL PLANS MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO SUBMITTAL TO THE CITY OF BROOMFIELD FOR PERMITS  
LOTS 1 AND 2 SHALL BE USED FOR UTILITY AND DRAINAGE EASEMENTS EXCEPT FOR THE BUILDING FOOTPRINT AREAS.  
ALL ROADS IN FILING NO. 8, EXCEPT BROADLANDS DRIVE AND BROADLANDS LANE, ARE PRIVATE AND ARE NOT INTENDED TO BECOME PUBLIC ROADS IN THE FUTURE.  
COMMON ACCESS DRIVES BETWEEN FOUR-PLEX UNITS SHALL BE USED FOR EMERGENCY ACCESS EASEMENTS.

**APPROVALS:**

**LAND USE REVIEW COMMISSION CERTIFICATE:**

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 17 Day of December, 1998.

John Malou CHAIRMAN  
Kristen Henderson SECRETARY

**CITY COUNCIL CERTIFICATE:**

This FINAL PLAT is hereby approved and the dedications accepted by the City Council of the City of Broomfield, Colorado, this 12 Day of January, 1999.

William M. Beens MAYOR  
Vicki May 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 2:24 o'clock PM,  
16 day of MARCH, A.D., 1999. Filed in File 18, Map 024, and

Reception No. 00576402

FILE \_\_\_\_\_ FILM \_\_\_\_\_ NO. \_\_\_\_\_

FEES \$ \_\_\_\_\_ PAID

RECORDER \_\_\_\_\_

BY

DEPUTY \_\_\_\_\_

**ATTORNEY'S CERTIFICATE**

I, Alan B. Lottner, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Alan B. Lottner #318  
ATTORNEY AT LAW

EXECUTED THIS 8 DAY OF February, A.D., 1999.

**SURVEYOR'S CERTIFICATE**

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT THE BROADLANDS FILING NUMBER SEVEN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

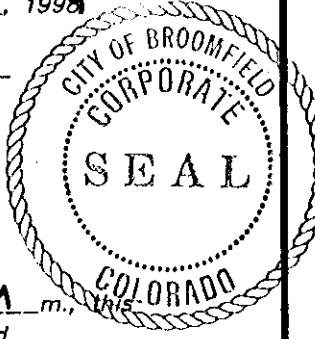
John C. Barickman 2-4-99  
JOHN C. BARICKMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PLS NO. 28258

**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.

## THE BROADLANDS FILING NO. 8 FINAL PLAT

SCALE	HOR. N/A	VERT. N/A
DESIGN	TRL	
DRAWN	GDF	
FILE NAME	17-FPCV	
APPROVED	JJ	

HURST & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
4999 Pearl East Circle, Suite 106  
Boulder, Colorado 80301 (303) 449-9106





CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	13.59'	13.42'	S15°15'35"E	31°08'58"
C2	172.00'	9.45'	9.45'	N01°53'22"E	03°08'55"
C3	100.00'	15.46'	15.45'	N00°57'57"W	08°51'33"
C4	100.00'	24.23'	24.18'	S01°32'50"W	13°53'07"
C5	210.00'	13.35'	13.35'	S06°40'07"W	03°38'32"
C6	184.00'	17.23'	17.23'	S07°31'50"W	05°21'57"
C7	516.00'	148.86'	148.35'	N01°56'55"E	16°31'46"
C8	190.00'	24.67'	24.65'	S03°16'14"E	07°26'23"
C9	510.00'	29.18'	29.18'	N01°11'24"W	03°16'43"
C10	516.00'	34.85'	34.84'	N05°25'49"W	03°52'11"
C11	484.00'	45.15'	45.13'	N04°41'35"W	05°20'40"
C12	490.00'	76.62'	76.54'	S03°09'37"W	08°57'31"
C13	510.00'	38.70'	38.69'	S05°27'56"W	04°20'52"
C14	516.00'	21.63'	21.63'	N01°25'00"E	02°24'06"
C15	100.00'	67.24'	65.98'	N19°02'46"W	38°31'26"
C16	25.00'	28.99'	27.39'	S05°05'22"E	66°26'14"
C17	100.00'	32.61'	32.47'	N18°47'09"E	18°41'13"
C18	110.00'	17.54'	17.52'	N04°52'25"E	09°08'15"
C19	766.00'	54.47'	54.46'	N01°43'56"W	04°04'28"
C20	760.00'	70.90'	70.87'	N06°53'40"W	05°20'42"
C21	215.00'	133.70'	131.55'	S08°14'52"W	35°37'46"
C22	257.82'	120.41'	119.32'	N12°41'00"E	26°45'30"
C23	80.00'	31.82'	31.61'	S12°05'30"E	22°47'29"
C24	25.00'	20.37'	19.81'	N00°08'41"W	46°41'07"
C25	55.00'	171.89'	110.00'	S66°20'08"E	179°04'01"
C26	25.00'	23.80'	22.91'	N51°24'06"E	54°32'29"
C27	130.00'	29.21'	29.15'	N72°14'05"E	12°52'31"
C28	25.00'	39.27'	35.36'	S69°12'10"E	90°00'00"
C29	190.00'	107.33'	105.91'	S08°01'12"E	32°21'57"
C30	25.00'	11.97'	11.86'	N21°53'01"E	27°26'29"
C31	75.50'	92.64'	86.94'	N54°13'31"E	70°18'12"
C32	15.00'	17.66'	16.66'	S52°48'08"W	67°27'27"
C33	789.60'	99.29'	99.22'	N89°52'01"W	07°12'16"
C34	90.00'	29.99'	29.86'	N76°43'01"W	19°05'42"
C35	5.50'	17.28'	11.00'	S00°18'22"W	180°00'00"
C36	5.50'	17.28'	11.00'	N00°18'18"E	180°00'00"
C37	841.60'	112.13'	112.05'	N89°55'07"E	07°38'02"
C38	15.00'	15.43'	14.76'	N64°25'55"W	58°55'59"
C39	75.50'	98.66'	91.79'	S72°24'06"E	74°52'23"
C40	75.50'	186.46'	142.56'	N00°35'18"W	141°30'00"
C41	75.50'	25.41'	25.29'	N80°58'51"W	19°17'05"
C42	25.00'	11.34'	11.24'	S04°34'26"E	25°59'03"
C43	210.00'	53.96'	53.81'	N01°03'27"E	14°43'16"
C44	210.00'	119.56'	117.95'	S07°53'33"E	32°37'15"
C45	25.00'	35.26'	32.41'	N16°12'25"E	80°49'11"
C46	185.00'	182.81'	175.46'	N28°18'31"E	56°37'01"
C47	490.00'	66.17'	66.12'	S03°52'08"W	07°44'16"
C48	510.00'	54.67'	54.65'	N04°40'00"E	06°08'32"
C49	185.00'	54.17'	53.98'	S06°47'36"E	16°46'41"
C50	150.00'	66.51'	65.97'	N02°28'44"W	25°24'25"
C51	375.04'	98.44'	98.16'	N02°42'18"E	15°02'21"
C52	100.00'	20.17'	20.13'	N00°57'46"E	11°33'17"
C53	210.00'	69.40'	69.09'	N02°43'41"W	18°56'10"
C54	190.00'	40.44'	40.37'	S06°05'53"E	12°11'46"
C55	210.00'	51.50'	51.37'	N07°01'34"W	14°03'08"
C56	90.00'	74.33'	72.23'	N09°36'24"E	47°19'04"
C57	60.00'	51.14'	49.61'	N08°50'47"E	48°50'19"
C58	190.00'	52.66'	52.49'	S07°38'00"E	15°52'44"
C59	490.00'	37.19'	37.18'	S02°28'50"W	04°20'55"
C60	70.00'	113.16'	101.24'	N41°39'30"W	92°37'35"


CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C61	90.00'	29.62'	29.49'	S78°32'34"E	18°51'27"
C62	25.00'	39.54'	35.54'	N23°48'32"W	90°36'37"
C63	100.00'	36.97'	36.76'	N10°54'20"E	21°10'52"
C64	25.00'	14.26'	14.06'	N16°39'09"E	32°40'29"
C65	25.00'	46.27'	39.94'	S57°52'00"W	106°02'18"
C66	210.00'	19.67'	19.66'	S07°31'50"W	05°21'57"
C67	490.00'	67.05'	67.00'	S06°17'35"W	07°50'26"
C68	484.00'	73.17'	73.10'	S02°39'34"E	08°39'41"
C69	216.00'	28.05'	28.03'	S03°16'14"E	07°26'23"
C70	490.00'	46.55'	46.53'	N02°16'20"W	05°26'36"
C71	25.00'	36.72'	33.51'	S47°04'20"E	84°09'24"
C72	30.00'	53.11'	46.44'	S40°08'09"W	101°25'37"
C73	210.00'	39.89'	39.83'	S05°08'09"E	10°53'02"
C74	516.00'	22.50'	22.50'	S01°33'19"W	02°29'55"
C75	510.00'	10.47'	10.47'	N04°04'00"E	01°10'34"
C76	50.00'	63.52'	59.34'	N31°44'26"W	72°47'26"
C77	44.00'	9.95'	9.93'	N81°29'29"W	12°57'37"
C78	116.00'	38.18'	38.01'	N78°32'34"W	18°51'27"
C79	25.00'	40.46'	36.19'	S44°28'53"W	92°44'10"
C80	516.00'	79.72'	79.64'	S03°12'48"W	08°51'08"
C81	484.00'	40.71'	40.69'	S05°13'49"W	04°49'07"
C82	490.00'	16.28'	16.28'	S01°10'03"W	01°54'12"
C83	25.00'	38.99'	35.16'	S44°28'03"E	89°21'59"
C84	25.00'	40.25'	36.04'	S44°43'14"W	92°15'27"
C85	190.00'	41.93'	41.84'	S07°43'49"E	12°38'39"
C86	30.00'	39.32'	36.57'	N51°36'05"W	75°05'54"
C87	25.00'	39.55'	35.55'	S45°31'57"W	90°38'01"
C88	74.00'	48.08'	47.24'	N18°23'47"W	37°13'27"
C89	80.00'	45.05'	44.45'	N57°44'55"W	32°15'41"
C90	185.00'	55.61'	55.41'	S65°16'02"E	17°13'28"
C91	25.00'	40.86'	36.46'	N76°31'25"E	93°38'34"
C92	190.00'	4.31'	4.31'	S29°03'09"W	01°17'59"
C93	184.00'	124.57'	122.20'	N07°11'55"E	38°47'21"
C94	216.00'	39.17'	39.12'	N07°00'04"W	10°23'24"
C95	25.00'	38.83'	35.04'	N44°39'35"W	88°58'54"
C96	25.00'	34.03'	31.46'	N67°07'30"E	77°59'29"
C97	100.00'	25.51'	25.44'	N35°26'10"E	14°36'49"
C98	50.00'	37.03'	36.19'	N21°31'26"E	42°26'17"
C99	740.00'	127.50'	127.34'	S04°37'52"E	09°52'19"
C100	235.00'	146.13'	143.79'	S08°14'52"W	35°37'46"
C101	237.82'	66.24'	66.03'	S18°04'57"W	15°57'34"
C102	231.82'	37.84'	37.80'	N03°58'51"E	09°21'11"
C103	60.00'	61.90'	59.19'	N37°07'14"W	59°06'49"
C104	110.00'	60.77'	60.00'	S82°30'17"E	31°39'17"
C105	104.00'	23.14'	23.09'	N72°10'12"E	12°44'45"
C106	159.00'	139.87'	135.41'	N40°35'43"E	50°24'14"
C107	165.00'	38.33'	38.24'	N06°39'18"E	13°18'35"
C108	510.00'	68.87'	68.82'	N03°52'08"E	07°44'16"
C109	490.00'	52.53'	52.50'	N04°40'00"E	06°08'32"
C110	165.00'	217.35'	201.97'	S36°08'30"E	75°28'30"
C111	5.50'	17.28'	11.00'	S00°18'18"W	180°00'00"
C112	500.00'	35.49'	35.48'	S88°16'22"W	04°04'00"
C113	495.50'	35.17'	35.16'	S88°16'22"W	04°04'00"
C114	647.51'	39.52'	39.52'	N88°33'27"E	03°29'50"
C115	675.01'	41.20'	41.19'	N88°33'27"E	03°29'50"
C116	5.50'	17.28'	11.00'	S00°18'22"W	180°00'00"
C117	815.60'	129.95'	129.81'	N89°10'15"E	09°07'44"
C118	116.00'	38.66'	38.48'	S76°43'01"E	19°05'42"
C119	104.32'	41.01'	40.75'	N78°25'56"W	22°31'32"

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N00°18'54"E	15.97'
L2	N05°23'44"W	39.56'
L3	S49°50'51"W	8.49'
L4	S04°50'51"W	15.09'
L5	S51°29'05"E	8.51'
L6	N42°00'16"E	8.46'
L7	S46°50'44"E	8.46'
L8	N47°47'10"E	8.51'
L9	N00°12'57"E	38.62'
L10	S44°47'03"E	8.49'
L11	S45°12'57"W	8.49'
L12	S00°12'57"W	60.00'
L13	S45°17'45"E	8.41'
L14	N00°12'57"E	36.18'
L15	S28°07'45"W	16.16'
L16	S45°18'18"W	8.49'
L17	S00°18'18"W	5.95'
L18	N48°52'57"W	8.50'
L19	S09°34'01"E	41.92'
L20	S26°03'45"W	6.59'
L21	N65°47'50"E	13.88'
L22	N24°12'10"W	25.53'
L23	S67°10'10"E	75.56'
L24	N89°41'42"W	61.90'
L27	S89°41'42"E	31.50'
L28	S89°41'42"E	31.50'
L31	N89°41'42"W	53.90'
L32	S24°12'10"E	28.22'
L33	S15°34'22"E	16.50'
L34	N00°18'22"E	27.30'
L35	N45°18'22"E	8.49'
L36	S44°41'38"E	8.49'
L37	N00°18'22"E	11.76'
L38	N69°06'51"W	21.20'
L39	S21°29'46"W	5.56'
L40	N00°18'54"E	27.30'
L41	S43°09'12"E	8.46'
L42	N00°26'58"E	18.67'
L43	N45°26'58"E	8.49'
L44	S00°26'58"W	44.51'
L45	S00°18'22"W	27.30'
L46	N44°41'38"W	8.49'
L47	S47°58'23"W	8.51'
L48	S61°41'22"W	8.22'
L49	S69°06'51"E	15.36'
L50	S24°06'51"E	8.49'
L51	S46°22'52"E	8.51'
L52	N47°38'44"E	8.46'
L53	N14°03'08"W	32.30'
L54	N59°03'08"W	8.49'
L55	N30°56'52"E	8.49'
L56	N14°03'08"W	40.83'
L57	S44°47'03"E	8.49'
L58	S04°33'04"W	8.63'
L59	N17°57'20"W	8.42'
L60	N43°36'15"E	8.55'
L61	N28°07'45"E	17.72'
L62	S42°44'35"W	20.65'
L63	N09°34'01"W	41.92'
L64	N26°03'45"E	6.59'
L65	S35°58'53"E	8.43'
L66	S41°44'07"W	8.27'
L67	N34°19'14"E	8.37'
L68	N65°47'50"E	50.38'
L68	S59°52'21"W	8.41'
L69	N89°41'38"W	86.74'
L70	N89°41'38"W	44.39'
L71	S89°41'42"E	85.37'
L72	S89°41'42"E	44.40'
L73	N80°35'35"E	56.50'

BROADLANDS  
FILING NO. 8  
FINAL PLAT

SCALE	HOR 1"=100' VERT. N/A	 <b>HURST &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80501 (303) 449-9106
DESIGN	JJ	
DRAWN	PT	
FILE NAME	17-FP	
APPROVED	JB	JOB NO. 202023W DATE 2/02/99 SHEET 3 of 3