THE BROADLANDS
FILING NO. 8
FINAL PLAT
A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 6B WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:
BY PRECEDEING THE UNDERSIGNED BEING THE CORNER OF
THAT PORTION OF THE EAST HALF OF SECTION 20, TOWNSHIP 1 SOUTH,
RANGE 6B WEST, 6TH P.M., CITY OF BROOMFIELD,
COUNTY OF ADAMS, STATE OF COLORADO AS FOLLOWS:
COMING AT THE WEST QUARTER-SECTION CORNER OF SAID SECTION 20
WHERE THE NORTHEAST CORNER BEARS A'S 01/278' X 84.00 FEET TO THE POINT OF BEGINNING.
THENCE S 86'07"79' E 480.80 FEET TO THE POINT OF BEGINNING.
THENCE S 048.90"25' E 258.81 FEET.
THENCE S 048.90'25' E 41.16 FEET.
THENCE S 048.90'25' E 41.16 FEET.
THENCE 25.13 FEET ALONG THE ARC OF A TANGENT CURVE, CONCANE TO
THE CENTER LINE OF THE ROADWAY, A DISTANCE OF 86.20 FEET, A CENTRAL ANGLE OF 190°58'00".
A CHORD BEARING S 048.90'25' W 18.00 FEET.
THENCE S 86'07"79' E 21.11 FEET.
THENCE S 048.90'25' E 23.81 FEET.
THENCE S 048.90'25' E 258.81 FEET.
THENCE S 048.90'25' E 41.16 FEET.
THENCE W 53'07"79' E 175.89 FEET.
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THENCE W 53'07"79' E 175.89 FEET.
THENCE 32.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE
LEFT LAID OUT AND MEASURED BY A CHORD OF 80.00 FEET, A CENTRAL ANGLE OF 190°58'00".
A CHORD BEARING S 048.90'25' W 37.94 FEET.
THENCE N 89'07"79' W 37.94 FEET.
THENCE N 89'07"79' W 37.94 FEET.
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THENCE N 89'07"79' W 37.94 FEET.
THENCE 4.61 FEET.
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THENCE 25.13 FEET ALONG THE ARC OF A TANGENT CURVE, CONCANE TO
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THENCE W 53'07"79' E 175.89 FEET.
THENCE 31.61 FEET ALONG THE ARC TO THE POINT OF BEGINNING,
CONCANE TO THE CENTER LINE OF THE ROADWAY, A DISTANCE OF 80.00 FEET, A CENTRAL ANGLE OF 190°58'00"
A CHORD BEARING S 048.90'25' W 37.94 FEET.

ACKNOWLEDGMENT

NORTHLAND LAND SIDSMACT, a Colorado partnership,

ACKNOWLEDGMENT

STATE OF COLORADO
COUNTY OF ADAMS

THE KIVING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THE DAY OF
BY WILLIAM W. MOORE, DOLLIER.

NOTES:

1. BEARING LINE:
   THE WEST LINE OF THE SW 1/4 OF SECTION 20 BEING NORTH 89°19'01" WEST
   MONEY'S TOWN LINE.
   WEST 1/4 CORNERS, SECTION 20—FOUND 1ST DOLLER, ALONG RANGE BOX
   SOUTHEAST CORNER, SECTION 20—FOUND 1ST DOLLER, ALONG RANGE BOX

2. ANY ELEMENT OF CONSTRUCTION, LOCATION, DESIGN, USE, OR OPERATION OF LAND OR
   UNITS NOT SPECIFICALLY SHOWN IN WRITING OR DRAWN SHALL SUBMIT
   TO THE KNOWLEDGE OF THE 6 - 3 ZONE DISTRICT.

3. 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.

THE PLAT IN FILING NO. 8 CLAIMS BROADLANDS DRIVE AND BROADLANDS LAKE
THE PRIVATE AND ARE NOT INTENDED TO BE PUBLIC ROADS IN THE FUTURE.
COMMON ACCESS DRIVES BETWEEN FOUR-PLEX UNITS SHALL BE USED FOR EMERGENCY
ACCESS EASEMENTS.
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### BROADLANDS

**FILING NO. 8**

**FINAL PLAT**

**RUSKIN & ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

**5600 Westbury Drive, Suite 600

Houston, Texas 77056**