

# THE BROADLANDS FILING NO. 8 REPLAT A

MINOR SUBDIVISION PLAT

A SUBDIVISION OF LOT 1 THE BROADLANDS FILING NO. 8  
A PART OF THE WEST HALF OF SECTION 20,  
TOWNSHIP 1 SOUTH, RANGE 68 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, this 31 Day of March, 1999.

*[Signature]*  
PLANNING DIRECTOR  
*[Signature]*  
CITY ENGINEER  
*[Signature]*  
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 4:00 o'clock P.m., this 1st day of APRIL, A.D., 1999. Filed in File 18, Map D3D, and

Reception No. C0523421

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

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

RECORDED \_\_\_\_\_

BY \_\_\_\_\_

DEPUTY \_\_\_\_\_

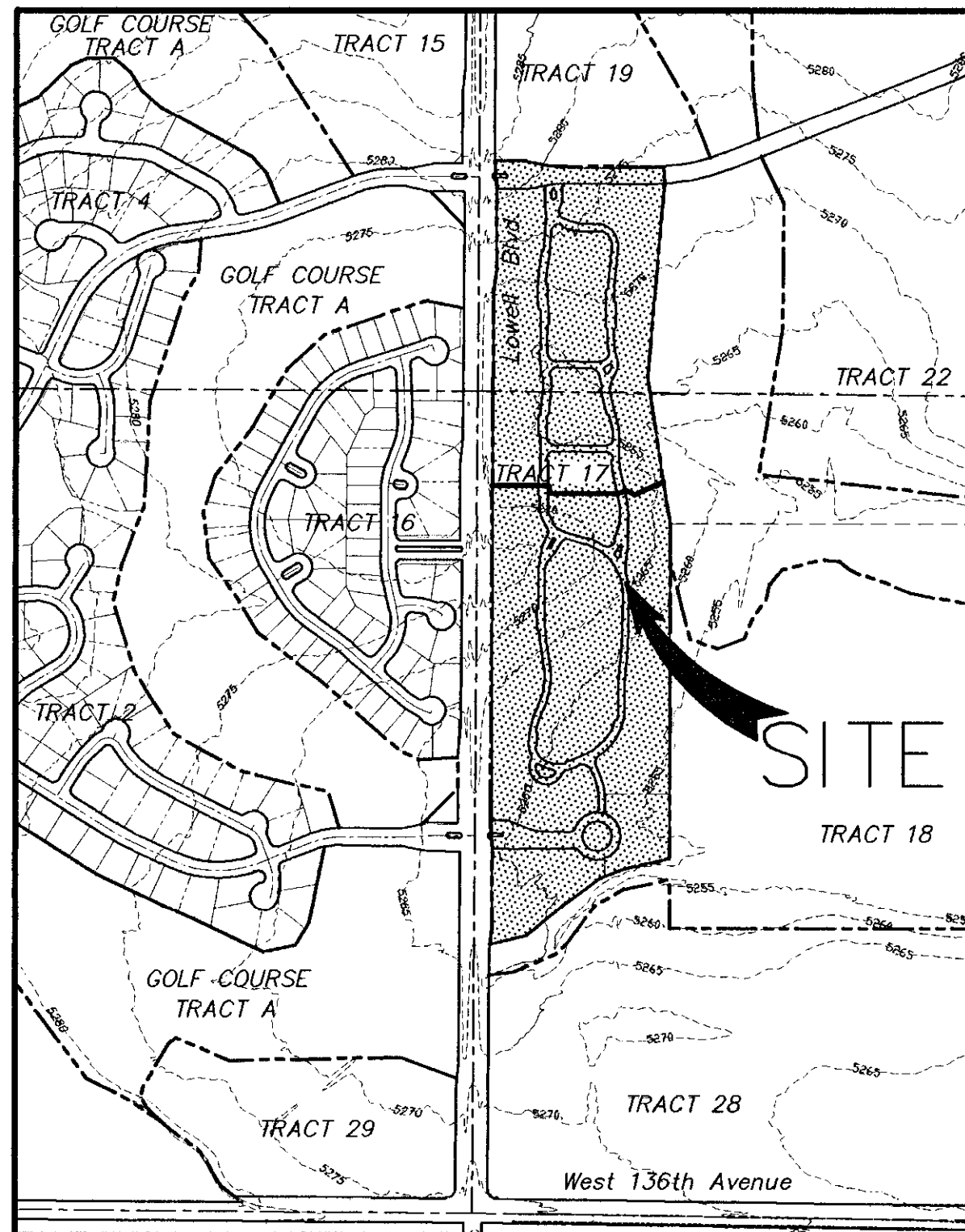
## SURVEYOR'S CERTIFICATE

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 NO. EIGHT REPLAT A, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

*[Signature]* 17-99  
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.



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 1A, 1B 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.

**THE BROADLANDS  
FILING NO. 8  
REPLAT A**

SCALE	HOR. N/A VERT. N/A		<b>HURST &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-8106
DESIGN	TRL		
DRAWN	GDF		
FILE NAME	17-RPCV		
APPROVED	JJ	JOB NO. 202023W DATE 03/16/99 SHEET 1 of 3	

## 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:

LOT 1 OF THE BROADLANDS FILING No. 8

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 8 REPLAT A;

EXECUTED THIS 19 DAY OF March, A.D. 1999.

LAKE VIEW LAND SYNDICATE, INC., a Colorado corporation

*[Signature]*  
by: WILLIAM M. MOORE, President

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

*[Signature]*  
by: WILLIAM M. MOORE, President

## ACKNOWLEDGMENT

State of Colorado) SS)  
County of Adams)  
The foregoing instrument was acknowledged before me  
this 19 day of March, 1999,  
by William M. Moore as President of Moore and Company,  
general partner of NORTHLAND LAND SYNDICATE, a  
a Colorado limited partnership.

Witness my hand and official seal.

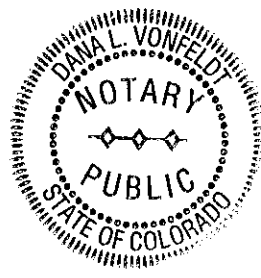
My commission expires 9-25-2001  
*[Signature]*  
Notary Public

## ACKNOWLEDGMENT

State of Colorado) SS)  
County of Adams)  
The foregoing instrument was acknowledged before me  
this 19 day of March, 1999,  
by William M. Moore as President of LAKE VIEW LAND  
SYNDICATE, INC., a Colorado corporation.

Witness my hand and official seal.

My commission expires 12/24/2002  
*[Signature]*  
Notary Public



CITY OF BROOMFIELD G.P.S. TIE  
FROM SW COR FILING NO. 8 TO BM #14  
(W411 N.G.S. BENCHMARK LOWELL AND 136TH).  
Ground 191°40'18" 1460.51 ft.  
Grid 191°40'18" 1460.47 ft.

BM #14  
GRND N: 1222284.1598  
GRND E: 3131189.2896  
LATITUDE: 39°56'29.9376"  
LONGITUDE: 105°02'07.1877"

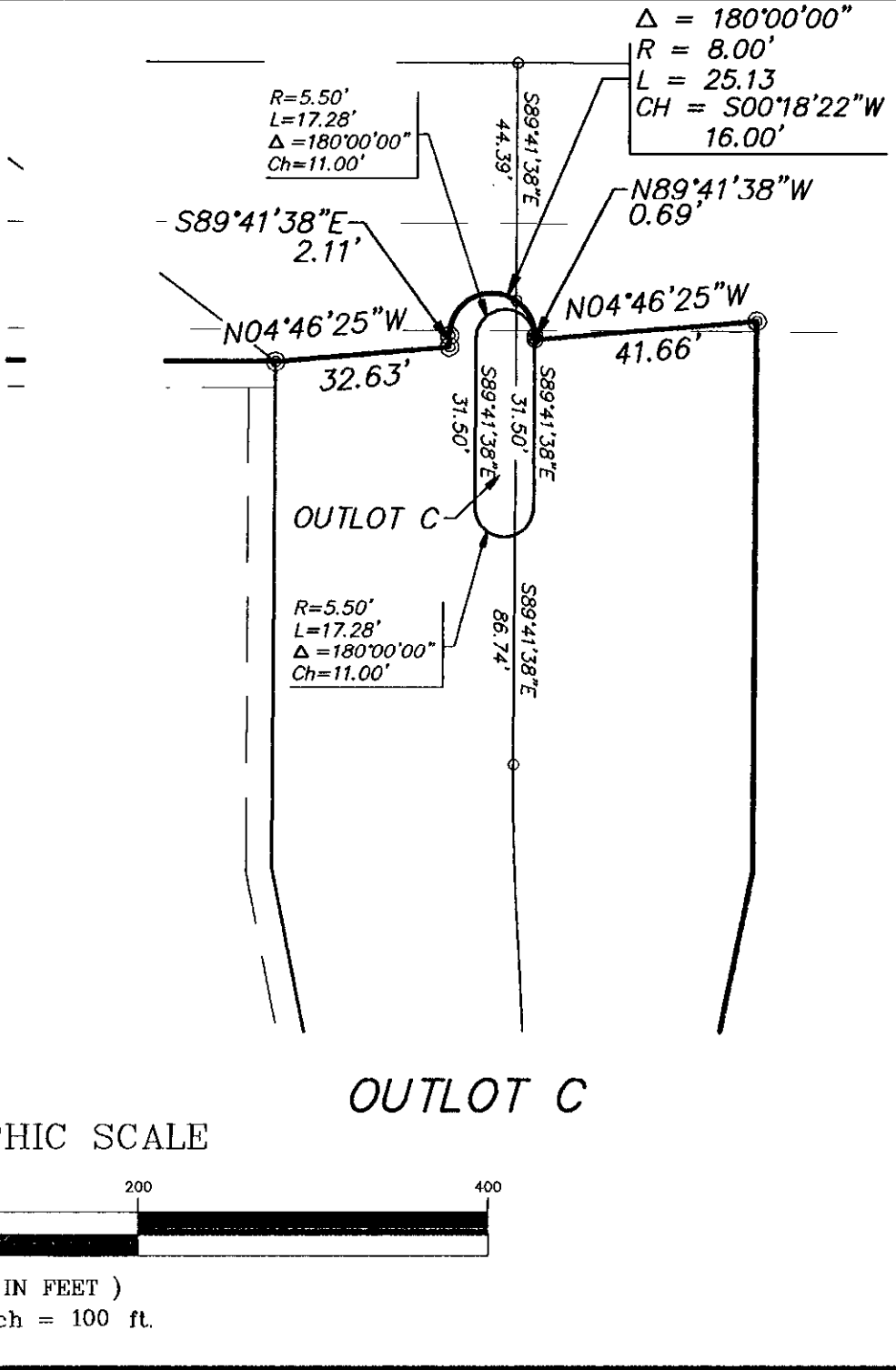
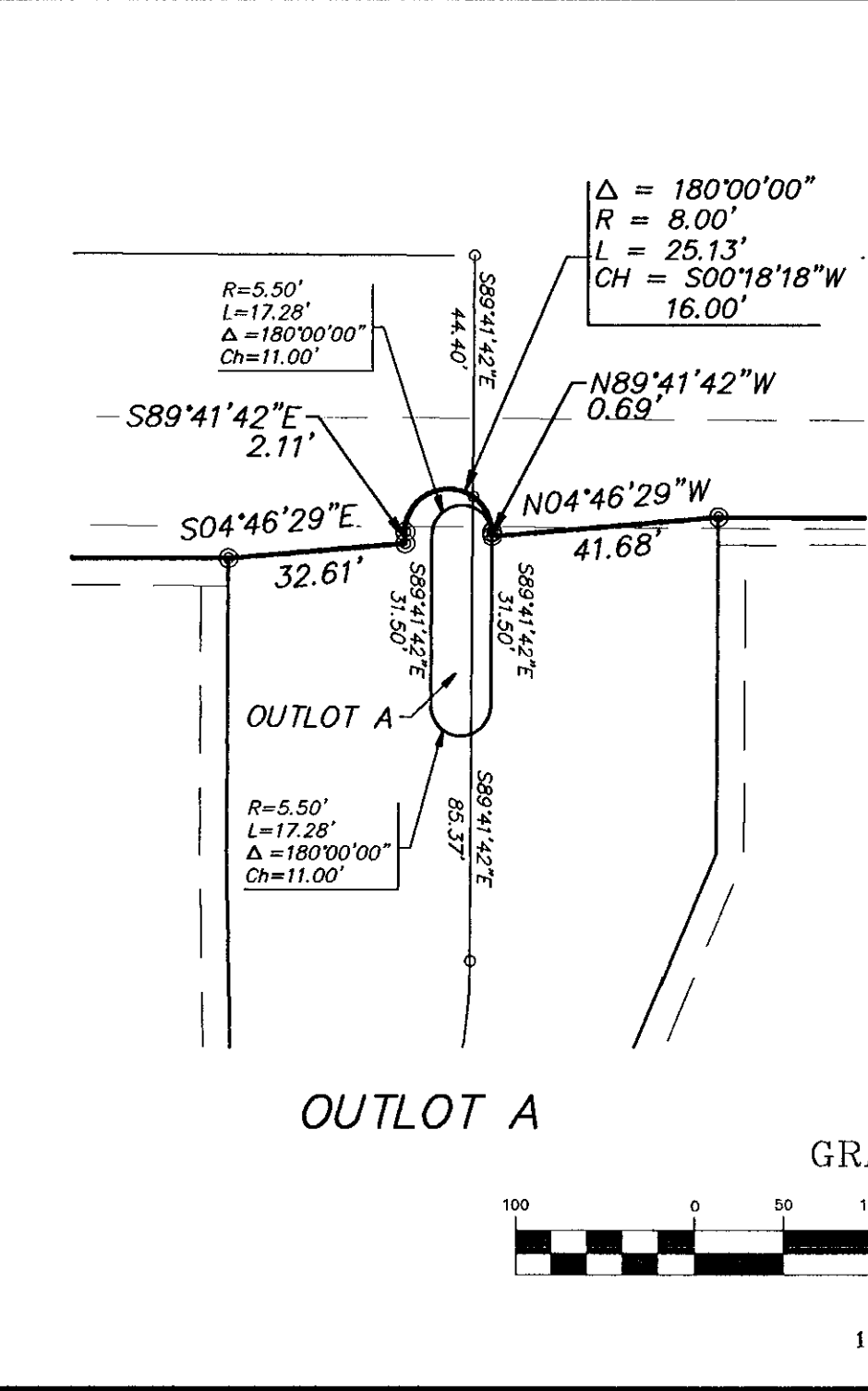
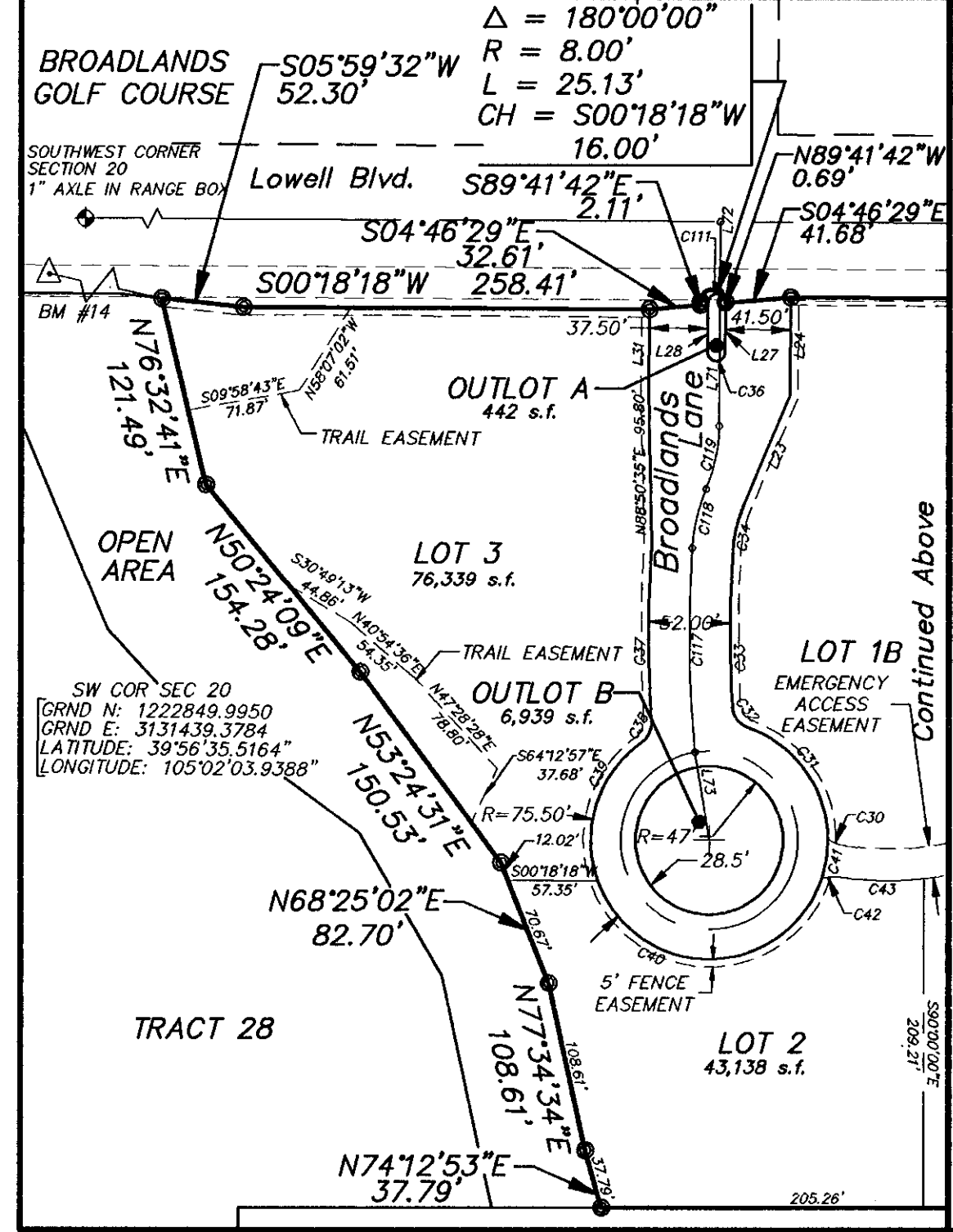
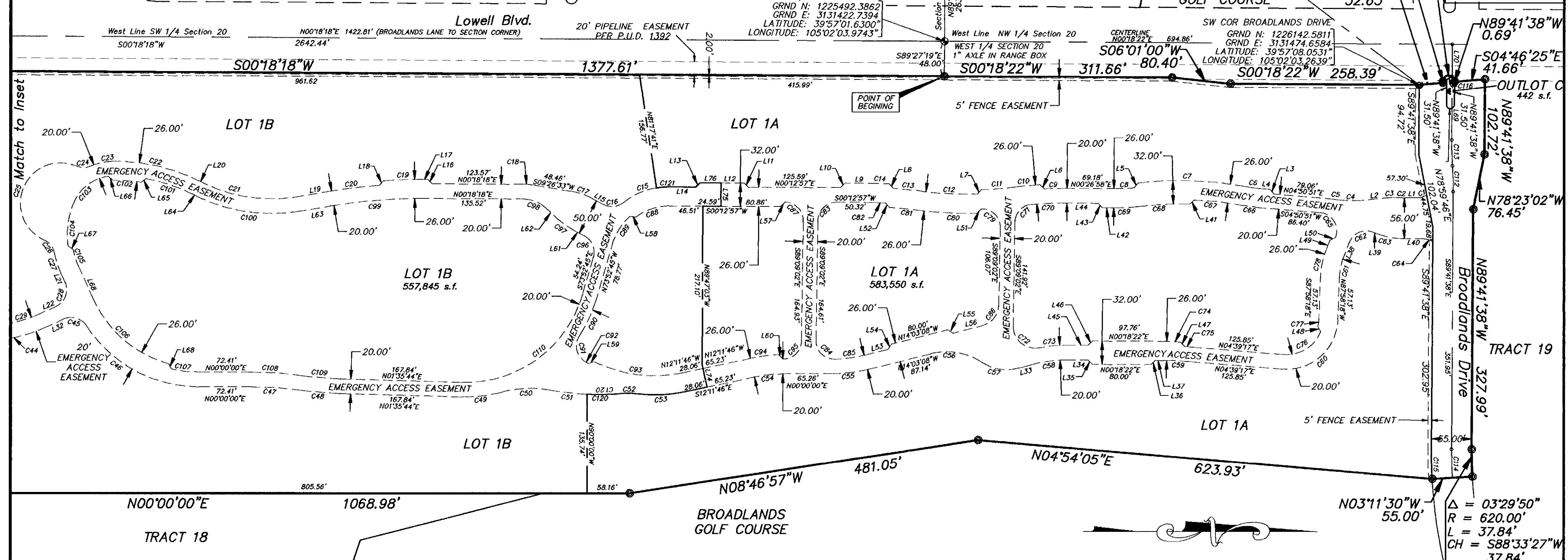
BROADLANDS  
FILING NO. 2

W 1/4 COR SEC 20  
GRND N: 1225492.3862  
GRND E: 3131422.7394  
LATITUDE: 39°57'01.6300"  
LONGITUDE: 105°02'03.9743"

CITY OF BROOMFIELD G.P.S. TIE  
FROM SW COR BROADLANDS DR. TO BM #13  
(L413 N.G.S. BENCHMARK STUART AND W. 136TH).  
Ground 216°36'59" 4094.86 ft.  
Grid 216°36'59" 4094.72 ft.

BROADLANDS  
GOLF COURSE

$\Delta = 180°00'00"$   
 $R = 8.00'$   
 $L = 25.13'$   
 $CH = S00°18'22"W$   
 $16.00'$



2" ALUMINUM CAP ON #4 REBAR MARKED  
"HURST & ASSOC., PLS 28258"

The Colorado Coordinate System herein shown is defined as  
Order C 2-1, 1:50,000 as described in the "Geometric Geodetic  
Accuracy Standards and Specifications for using GPS relative  
positioning techniques" by the Federal Geodetic Control Committee.

**BROADLANDS  
FILING NO. 8  
REPLAT A**

SCALE	HOR: 1"=100'	VERT. N/A	<b>HURST &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 108 Boulder, Colorado 80501 (303) 449-9105
DESIGN	JJ		
DRAWN	PT		
FILE NAME	17-RP		
APPROVED	JB		

