THE BROADLANDS - FILING NO. 9
FINAL PLAT

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

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENING AT THE NORTH QUARTER CORNER OF SAID SECTION 20 FROM WHICH THE NORTHWEST CORNER LIES NORTH 89°42'05" WEST, 265.35 FEET;

THENCE SOUTH 00°22'30" WEST, 50.00 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°22'30" WEST, 265.35 FEET;

THENCE NORTH 89°42'05" WEST, 265.35 FEET;

THENCE NORTH 00°22'30" WEST, 50.00 FEET;

THENCE NORTH 89°42'05" WEST, 265.35 FEET;

THENCE SOUTH 00°22'30" WEST, 50.00 FEET ALONG THE SOUTH boundary of the Broadlands Tract No. 9;

THENCE NORTH 89°42'05" WEST, 146.96 FEET TO THE POINT OF BEGINNING.

AREA: 1,088,293 S.F. 24,249 AC.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND TITLE OF THE BROADLANDS FILING NO. 9 AND BY THESE PRESENTS DEEDS TO THE CITY OF BROOMFIELD, OUTLOTS D THROUGH J AND 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 6TH DAY OF NOVEMBER, A.D. 1999.

Northland Land Syndicate, A Colorado Limited Partnership

William M. Moore, President

William M. Moore, President

ACKNOWLEDGMENT:
State of Colorado
Count of Adams

The foregoing instrument was acknowledged before me this 6th day of November, A.D. 1999, by William M. Moore as President of Moore and company, general partner of Northland Land Syndicate, a Colorado limited partnership.

Witness my hand and official seal

My commission expires 11-22-2001

Notary Public

VICE MAP

NOTES:

1. BEARING BASIS:

THE NORTH-SOUTH CENTERLINE, NORTH 1/2 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS ESTABLISHED BY THE FOLLOWING:

THE NORTH 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN = (PER MONUMENT RECORDS)

THE CENTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN = (PER MONUMENT RECORDS)

CLERK AND RECORDER'S CERTIFICATE

State of Colorado
County of Adams

I hereby certify that this instrument was filed in my office on the 6th day of November, A.D. 1999, and recorded in File No. 1, Map No. 106.

Reception No. 1292756

FILE: 1, FLM: 1, PAID: NO

RECORDER: CAROL SNUCK
DEPUTY: SANDY GRAYBILL

LAND USE REVIEW COMMISSION CERTIFICATE

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 13th Day of September, 1999.

CHAIRMAN: MARK D. KINZEL
SECRETARY: VIRGINIA LANDRY

CITY COUNCIL CERTIFICATE

This FINAL PLAT is approved and accepted by the City council of the City of Broomfield, Colorado, this 12th Day of October, 1999.

WILLIAM BASHA
MAYOR
DICK MUNROE
CITY CLERK

ATTORNEY'S CERTIFICATE

I, ALAN G. LOTTING, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEEDING ANY STREET, EASEMENT, RIGHT-OF-WAY, OR PARCEL, OR TRACT HEREIN OWNED IN FEW SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCE. AND THE LOT IS FREE FROM ALL LIENS OR EASEMENTS WHICH MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH EASEMENTS.

EXECUTED THIS 19TH DAY OF NOVEMBER, A.D. 1999.

ATTORNEY AT LAW
REGISTRATION NO.
DATE

SURVEYOR'S CERTIFICATE

I, JAMES S. LEDGE, A DUTY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF THE BROADLANDS FILING NO. 9 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH THE COLORADO STATE LAW.

JAMES S. LEDGE
SURVEYOR'S LIC. NO. 1623
P.L.S. NO. 1999-1623

NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST CONFIRM ANY LEGAL ACTION BASED ON ANY DEVIATION OF THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH ERROR. IN NO EVENT MAY ANY ACTION BE TAKEN BASED ON ANY DEFECT IN THIS SURVEY THAT IS DISCOVERED MORE THAN EIGHT YEARS FROM THE DATE OF THE CERTIFICATION THEREOF.

The Broadlands Tract 23
Filing No. 9
Final Plat

Designed by
Printed by
Checked by
P.O. Drawer 100
P.O. Drawer 100
P.O. Drawer 100
3500 E. 30th Ave.
3900 E. 30th Ave.
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Broomfield, CO 80020
Broomfield, CO 80020
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970-303-0400
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Ministry
Ministry
Ministry