

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19 FROM WHENCE THE WEST QUARTER CORNER BEARS N 89°43'18" W AT A DISTANCE OF 2540.94 FEET;

THENCE N89°43'18"W, 608.59 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER

THENCE N36°14'36"E, 437.27 FEET TO THE SOUTHERLY LINE OF THE BROADLANDS GOLF COURSE TRACT A1-2;

THENCE FOLLOWING THE BOUNDARY OF SAID GOLF COURSE THE FOLLOWING TEN COURSES:

1. N81°07'26"E, 44.36 FEET;
2. S88°11'41"E, 157.07 FEET;
3. S73°24'18"E, 157.27 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;
4. S00°16'20"W, 45.55 FEET ALONG SAID EAST LINE;
5. S73°39'57"E, 51.09 FEET;
6. S58°51'56"E, 144.85 FEET;
7. S41°09'33"E, 171.82 FEET;
8. S19°46'26"E, 195.66 FEET;
9. S08°28'35"E, 141.90 FEET;
10. S28°57'55"E, 224.57 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BROADLANDS DRIVE;

THENCE 98.83 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 06°17'30" AND A CHORD BEARING S87°07'38"W, 98.78 FEET;

THENCE N89°43'37"W, 386.85 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 ALSO THE EAST LINE OF BROADLANDS WEST FILING NO. 1;

THENCE N00°16'23"E, 475.64 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 9.26 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 11; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AND OUTLOT D, AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 3rd DAY OF October, A.D. 2000.

OWNER/SUBDIVIDER:

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

by: Charles R. Bellock, Manager

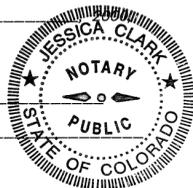
NORTHWEST QUADRANT INVESTMENT CO., LP

by: William M. Moore, President

ACKNOWLEDGMENT

State of Colorado) ss
County of Boulder)
The foregoing instrument was acknowledged before me
this 3rd day of October
CHARLES R. BELLOCK

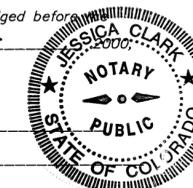
Witness my hand and official seal,
My commission expires 7/30/02
Jessica Clark
Notary Public



ACKNOWLEDGMENT

State of Colorado) ss
County of Boulder)
The foregoing instrument was acknowledged before
this 12th day of October, 2000,
WILLIAM M. MOORE

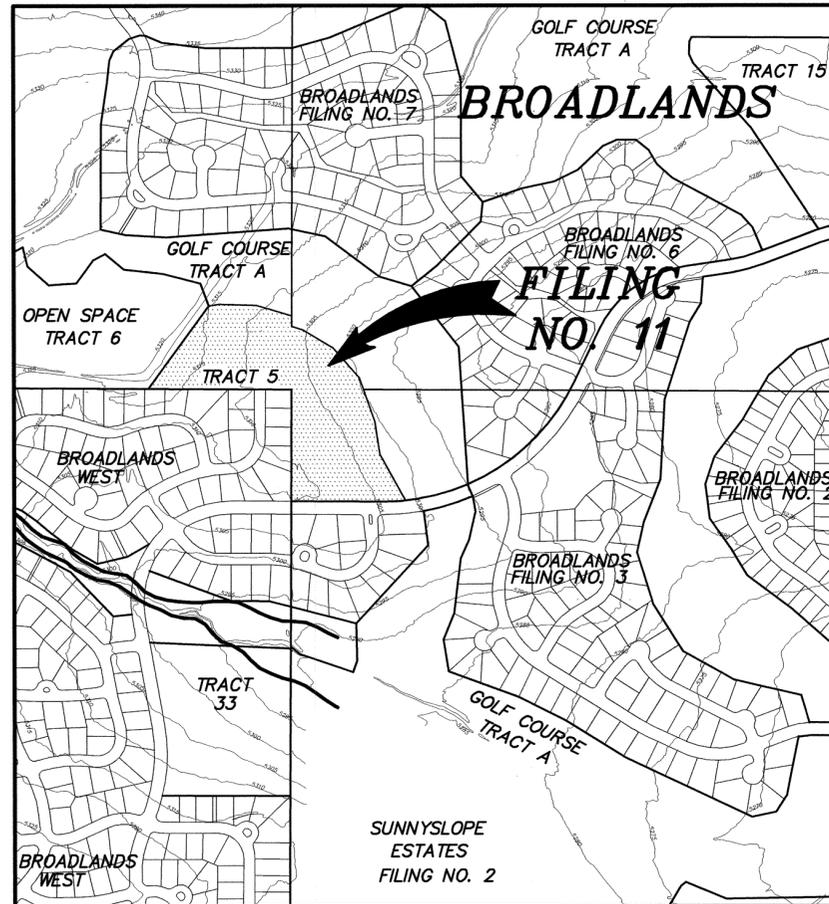
Witness my hand and official seal,
My commission expires 7/30/02
Jessica Clark
Notary Public



THE BROADLANDS FILING NO. 11 (TRACT 5)

FINAL PLAT

A SUBDIVISION OF A PORTION OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

NOTES:

1. BEARING BASIS:
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T.1S., R.68W. 6TH P.M. N89°43'18"W, MONUMENTS DESCRIBED BELOW.
WEST 1/4 CORNER, SECTION 19 - FOUND 2 1/2" DIA. BRASS DISK SET IN CONCRETE LS 4010.
CENTER 1/4 CORNER, SECTION 19 - SET 2 1/2" DIA. ALUMINUM CAP AND #6 REBAR.
2. OUTLOTS A, B AND C SHALL BE OWNED AND MAINTAINED BY THE H.O.A. AND SHALL BE USED FOR LANDSCAPING AND SIGNAGE.
3. OUTLOT D SHALL BE OWNED BY THE CITY OF BROOMFIELD AND USED FOR PEDESTRIAN ACCESS.
4. UNLESS NOTED OTHERWISE, EXTERIOR BOUNDARY CORNERS MONUMENTED WITH 2" ALUMINUM CAPS ON 1/2" REBAR MARKED "HURST & ASSOC. PLS 28258."
5. TYPICAL LOT EASEMENTS ARE AS FOLLOWS:
ALL LOTS HAVE A 5' DRAINAGE & UTILITY EASEMENT ON SIDE LOT LINES.
ALL INTERIOR LOTS HAVE AN 8' OR 10' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES. ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE.

APPROVALS:

CLERK & RECORDER'S CERTIFICATE

State of Colorado) ss)
County of Adams)

I hereby certify that this instrument was filed in my office at 2:11 o'clock p.m., this 12 day of December, A.D., 2000. Filed in File 18, Map 317 and

Reception No. CO 737448

FILE _____ FILM _____ NO. _____

FEES \$ _____ PAID

RECORDER CAROL A SNYDER

BY

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 28 Day of August, 2000.

John Malone
CHAIRMAN

Krista 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, on this 26 Day of September, 2000.

William M. Beers
MAYOR

Vicki Mang
CITY CLERK



ATTORNEY'S CERTIFICATE

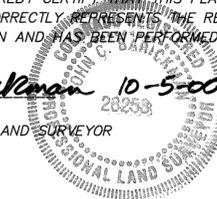
I, Alan B. Lottner, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Alan B. Lottner, REGISTRATION NO. 318, DATE: 10-5-2000

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 OF THE BROADLANDS FILING NO. 11 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 10-5-00
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. 11
FINAL PLAT

SCALE	HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9105
DESIGN/APPR.	JJ	
DRAWN BY	GDF	
DATE	8/14/00	
FILE G:\202023\TRACT5\23KK-FPCV		SHEET 1 OF 2

BROADLANDS TRACT 6 SECTION 19 RESERVOIR

WEST 1/4 CORNER, SECTION 19
2 1/2" BRASS DISK SET IN CONCRETE MARKED "R69W R68W T1S, SEC 24, 1/4 SEC 19, LS 4010".
GRID N: 1225234.419
GRID E: 3124755.604
GRND N: 1225457.6985
GRND E: 3126242.3672
LATITUDE: 39°57'01.551"
LONGITUDE: 105°03'10.493"

SW COR FILING NO. 11
GRID N: 1225121.609
GRID E: 3127281.510
GRND N: 1225470.7624
GRND E: 3128174.6687
LATITUDE: 39°57'01.584"
LONGITUDE: 105°02'45.682"

CENTER CORNER, SECTION 19
2 1/2" ALUMINUM CAP MARKED "T1S R68W C 1/4 S19, 2000, LS 28258"
GRID N: 1225125.728
GRID E: 3127890.062
GRND N: 1225474.8816
GRND E: 3128783.2396
LATITUDE: 39°57'01.5925"
LONGITUDE: 105°02'37.8670"

NORTH 1/4 CORNER, SEC. 19
2 1/2" ALUMINUM CAP MARKED "T1S R68W, 1/4 18/19, 2000, LS 28258"
GRID N: 1227766.269
GRID E: 3127871.9233
GRND N: 1228115.5116
GRND E: 3128765.1014
LATITUDE: 39°57'27.6888"
LONGITUDE: 105°02'37.9256"

SOUTH 1/4 CORNER, SEC. 19
1" AXLE IN RANGE BOX
GRID N: 1222492.831
GRID E: 3127908.104
GRND N: 1222841.8967
GRND E: 3128801.2828
LATITUDE: 39°56'35.5723"
LONGITUDE: 105°02'37.8094"

BM 13/L413 N.G.S. BM @ STUART & 136TH AVE.
GRID N: 1222506.790
GRID E: 3128139.078
GRND N: 1222855.8560
GRND E: 3129032.2650
LATITUDE: 39°56'35.7222"
LONGITUDE: 105°02'34.7624"

Ground 86°32'30" 231.40 ft.
Grid 86°32'30" 231.40 ft.
CITY OF BROOMFIELD G.P.S. TIE

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING
C1	25°40'36"	67.22'	150.00	66.66	N19°48'19"W
C2	22°09'00"	67.65'	175.00	67.23	S21°34'07"E
C3	77°24'18"	439.07'	325.00	406.43	N49°11'45"W
C4	13°35'46"	118.65'	500.00	118.37	S81°06'01"E
C5	114°50'44"	40.09'	20.00	33.71	N32°51'01"E
C6	3°32'24"	7.24'	117.17	7.24	N26°20'32"W
C7	8°50'42"	30.93'	200.33	30.90	S24°29'58"E
C8	80°24'59"	14.04'	10.00	12.91	N60°17'07"W
C9	53°55'33"	9.41'	10.00	9.07	S52°32'37"W
C10	60°38'25"	52.92'	50.00	50.48	N55°54'03"E
C11	47°02'24"	41.05'	50.00	39.91	S70°15'32"E
C12	60°19'20"	52.64'	50.00	50.24	S16°34'40"E
C13	53°22'17"	46.58'	50.00	44.91	S40°16'08"W
C14	66°57'40"	58.43'	50.00	55.17	N79°33'53"W
C15	144°24'33"	25.20'	10.00	19.04	N61°42'41"E
C16	3°52'46"	20.29'	299.67	20.29	N12°26'00"W
C17	20°21'44"	106.50'	299.67	105.94	N24°33'15"W
C18	24°56'19"	130.43'	299.67	129.41	N47°12'16"W
C19	25°11'59"	131.80'	299.67	130.74	N72°16'25"W
C20	94°51'13"	33.11'	20.00	29.46	S47°42'00"W
C21	85°06'09"	29.71'	20.00	27.05	N42°16'41"W
C22	7°46'41"	71.31'	525.33	71.26	S80°56'25"E
C23	45°45'03"	19.96'	25.00	19.44	S80°04'24"W
C24	58°16'57"	50.86'	50.00	48.70	N86°20'21"E
C25	47°05'32"	41.10'	50.00	39.95	S40°58'25"E
C26	49°28'11"	43.17'	50.00	41.84	S07°18'27"W
C27	23°04'28"	20.14'	50.00	20.00	S43°34'46"W
C28	54°09'40"	47.26'	50.00	45.52	S82°11'50"W
C29	43°32'21"	38.00'	50.00	37.09	N48°57'09"W
C30	50°19'46"	21.96'	25.00	21.26	S52°20'52"E
C31	3°25'04"	28.31'	474.67	28.31	S79°13'17"E
C32	6°58'05"	57.73'	474.67	57.69	S84°24'52"E
C33	8°59'11"	54.95'	350.33	54.89	N83°24'19"W
C34	14°44'24"	90.13'	350.33	89.88	N71°32'31"W
C35	12°48'28"	78.31'	350.33	78.15	N57°46'05"W
C36	12°35'40"	77.01'	350.33	76.85	N45°04'01"W
C37	13°33'49"	82.93'	350.33	82.74	N31°59'17"W
C38	13°20'49"	81.61'	350.33	81.43	N18°31'58"W
C39	12°15'57"	8.35'	350.33	8.35	N11°03'35"W
C40	27°12'36"	71.08'	149.67	70.41	S24°05'54"E
C41	14°16'15"	44.12'	177.13	44.00	N30°45'16"W
C42	13°08'29"	40.63'	177.13	40.54	N17°02'55"W
C43	79°14'57"	27.66'	20.00	25.51	S50°06'08"E
C44	15°03'44"	40.97'	155.83	40.85	N16°43'31"W
C45	180°00'00"	18.32'	5.83	11.66	N80°48'21"E
C46	15°03'44"	37.90'	144.17	37.79	N16°43'31"W
C47	180°00'00"	18.32'	5.83	11.66	S65°44'37"W
C48	6°17'30"	98.83'	900.00	98.78	N87°07'38"E
C49	17°16'16"	15.07'	50.00	15.01	S40°40'40"W

LINE TABLE

LINE	LENGTH	BEARING
L1	0.31'	S10°29'36"E
L2	21.59'	S28°53'28"E
L3	29.38'	N37°42'12"W
L4	24.03'	N37°42'12"W
L5	86.38'	S28°53'28"E
L6	3.23'	N79°30'24"E
L7	23.70'	S87°53'54"E
L8	23.09'	S87°53'54"E
L9	2.53'	S10°29'36"E
L10	8.00'	S89°43'37"E

LEGEND

○ - EXTERIOR BOUNDARY CORNERS MONUMENTED WITH 2" ALUMINUM CAP ON 1/2" REBAR MARKED "HURST & ASSOC. PLS 28258"

△ = 6°17'30"
R = 900.00'
L = 98.83'
CH = S87°07'38"W
98.78'

BROADLANDS FILING NO. 11 (TRACT 5) FINAL PLAT

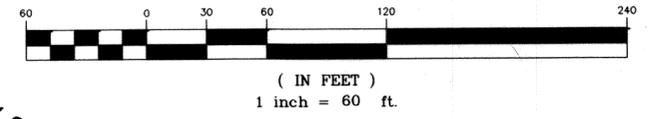
SCALE HOR. 1" = 60'
VERT. N/A

DESIGN/APPR. JJ
DRAWN BY GDF
DATE 8/14/00

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 449-9105

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GRAPHIC SCALE



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

