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

NOTES:
1. BEARING BASE:
   SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T.19S, R.68W, 6TH P.M.

2. OUTLOT A, B, C, D, AND E SHALL BE OWNED AND MAINTAINED BY THE HOA AND SHALL BE USED FOR LANDSCAPING AND GRASS.

3. OUTLOT D SHALL BE OWNED BY THE CITY OF BROOMFIELD AND USED FOR PEDESTRIAN ACCESS.

4. UNLESS NOTED OTHERWISE, EXTERIOR BOUNDARY CORNERS MONOGRAMMED WITH 2" ALUMINUM CAPS AND 1/2" REDMARK MARKED "HURST & ASSOCIATES 1982.06".

5. TYPICAL LOT EASEMENTS ARE AS FOLLOWING:
   - ALL LOTS HAVE A 2" DRAINAGE & UTILITY EASEMENT ON SIDE LOT LINES.
   - ALL LOTS HAVE AN 18" UTILITY EASEMENT ON REAR LOT LINES.
   - ALL LOTS HAVE AN IF UTILITY EASEMENT ON THE FRONT LOT LINE.

APPROVALS:

CLERK & RECORDER'S CERTIFICATE
State of Colorado
County of Adams
I hereby certify that this instrument was filed in my office on the 17th day of August, 2000, in the office of the Clerk and Recorder of the County of Adams and was recorded on the 18th day of August, 2000.

LAND USE REVIEW COMMISSION CERTIFICATE:
The final plat is hereby approved by the City of Broomfield Land Use Review Commission this 28th day of August, 2000.

CITY COUNCIL CERTIFICATE:
This final plat is hereby approved and the dedications accepted by the City Council of the City of Broomfield on this 28th day of September, 2000.

SURVEYOR'S CERTIFICATE:
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, JOHN C. BROWN, A FULLY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ORIGINAL OF THIS PLAT AND A TRUE COPY THEREOF ARE EXACT COPIES OF THE RECORDS TAKEN IN FEES SIMPLE AND FREE OF ALL LIENS AND ENCUMBRANCES, AND THAT THE CITY OF BROOMFIELD MAY RELY UPON THE REPRESENTATION OF ACCEPTING SUCH DEDICATIONS.

ATTORNEY'S CERTIFICATE:

SIGNATURES:

OWNERS/SUBDIVIDERS:
COMMUNITY DEVELOPMENT DEPARTMENT OF BROOMFIELD, LLC

ACKNOWLEDGMENTS:

STATE OF COLORADO
COUNTY OF ADAMS
The foregoing instrument was acknowledged before me this 3rd day of October, 2002 by
CHARLES H. BELL
Notary Public
Acknowledged by
WILLIAM M. BROWN
Notary Public

ACKNOWLEDGMENTS:

STATE OF COLORADO
COUNTY OF ADAMS
The foregoing instrument was acknowledged before me this 12th day of October, 2002 by
WILLIAM M. BROWN
Notary Public