

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

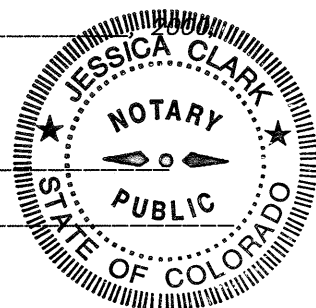
NORTHWEST QUADRANT INVESTMENT CO., LP

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

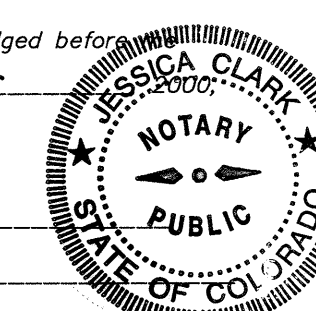
Witness my hand and official seal, My commission expires 7/30/02, Jessica Clark, Notary Public



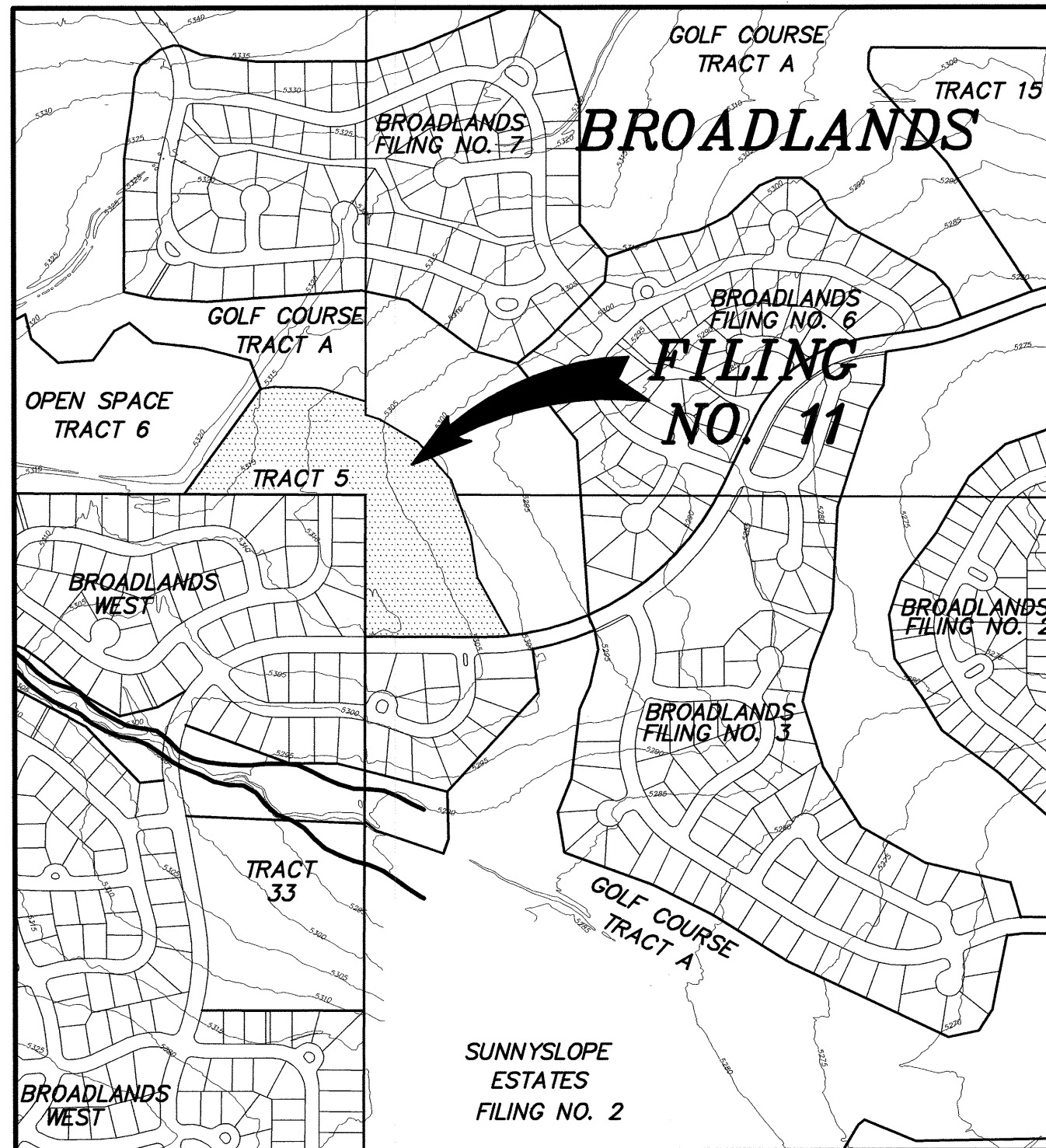
ACKNOWLEDGMENT

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



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 18th 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

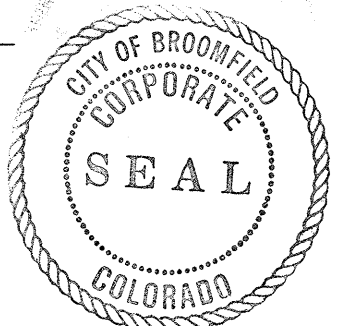
Krista Henderson, SECRETARY

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.

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

Table with project details: SCALE HOR. N/A, 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 80301 (303) 449-9105; SHEET 1 OF 2

