

# THE BROADLANDS FILING NO. 13 REPLAT A

A REPLAT OF LOTS 1 THROUGH 5, THE BROADLANDS FILING NO. 13, LOCATED IN THE  
NE 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 1

- Legend**
- FOUND MONUMENT AS NOTED
  - FOUND #5 REBAR W/ 1 1/2" ALUMINUM CAP FLATRONS SURVEYING, INC LS 16406

### Legal Description & Dedication

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

LOTS 1 THROUGH 5,  
THE BROADLANDS FILING NO. 13  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 13 REPLAT A; AND BY THESE PRESENTS GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 24 DAY OF September, 2003

144TH & LOWELL INVESTORS, LTD, A TEXAS LIMITED PARTNERSHIP

*Jim Shadler*  
By: Jim Shadler, Vice President  
DATE: 9-24-03

STATE OF Texas )  
COUNTY OF Dallas ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September 2003, BY Jim Shadler, AS Vice President, FOR 144TH & LOWELL INVESTORS, LTD, A TEXAS LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL

*Lisa Garth*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-22-06

AND

EXECUTED THIS 23 DAY OF September, 2003

SAFeway STORES 45, INC., A DELAWARE CORPORATION

*Linda Macdonald*  
BY: LINDA MACDONALD, ASSISTANT VICE PRESIDENT  
DATE: 9/23/03

STATE OF California )  
COUNTY OF Alameda ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF September 2003, BY LINDA MACDONALD, ASSISTANT VICE PRESIDENT FOR SAFEWAY STORES 45, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

*Wendall Mitchell*  
NOTARY PUBLIC

MY COMMISSION EXPIRES August 6, 2004

AND

EXECUTED THIS 23 DAY OF September, 2003

SAFeway STORES 45, INC., A DELAWARE CORPORATION

*Wendall Mitchell*  
BY: Wendall Mitchell, ASSISTANT SECRETARY  
DATE: 9/23/03

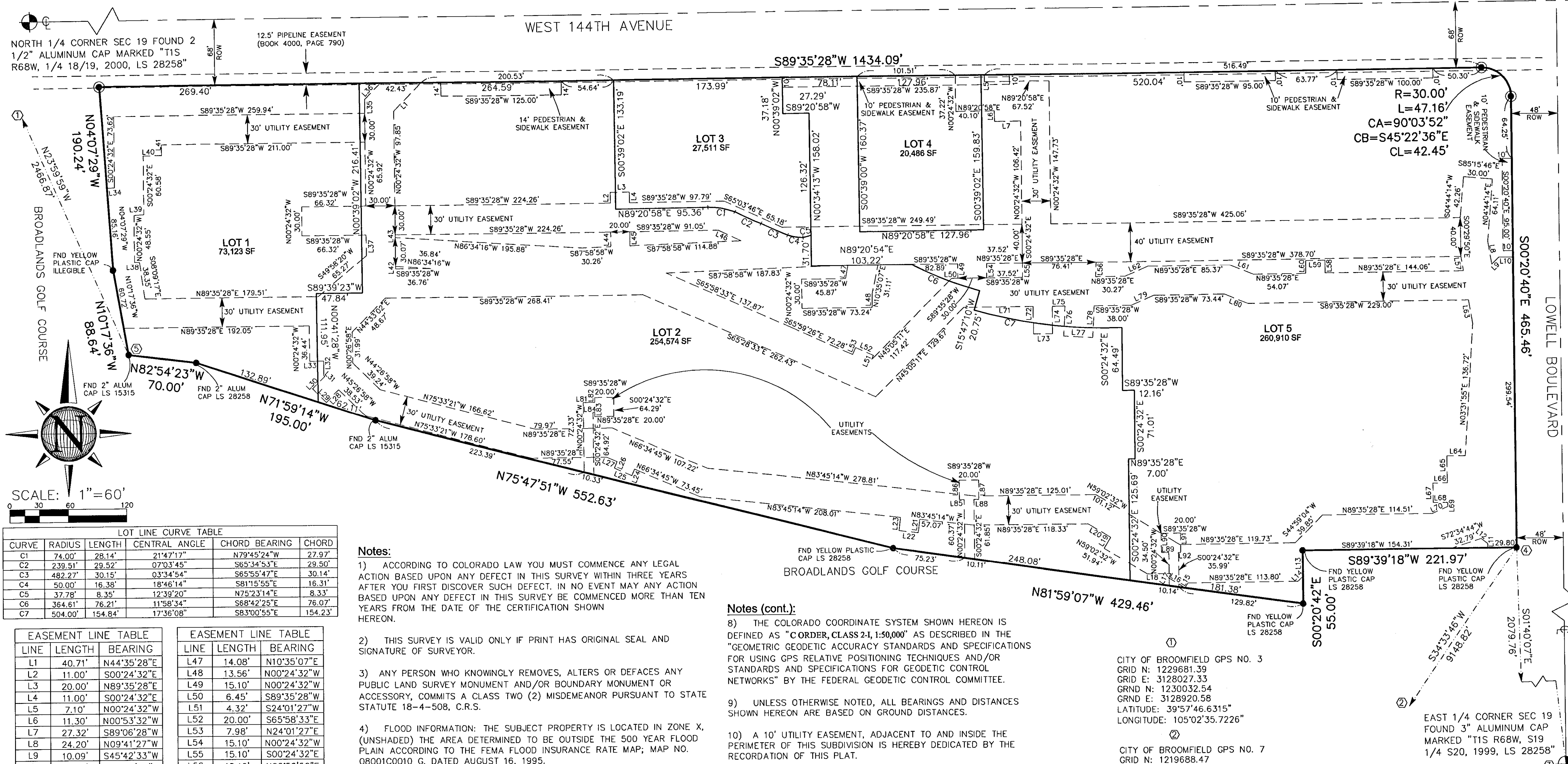
STATE OF California )  
COUNTY OF Alameda ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF September 2003, BY WENDALL MITCHELL, AS ASSISTANT SECRETARY OF SAFEWAY STORES 45, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

*Wendall Mitchell*  
NOTARY PUBLIC

MY COMMISSION EXPIRES August 6, 2004



**LOT LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	74.00'	28.14'	21°47'17"	N79°45'24"W	27.97'
C2	239.51'	29.52'	07°03'45"	S85°34'53"E	29.50'
C3	482.27'	30.15'	03°34'54"	S85°55'47"E	30.14'
C4	50.00'	16.38'	18°46'14"	S81°15'55"E	16.31'
C5	37.78'	8.35'	12°39'20"	N75°23'14"E	8.33'
C6	364.61'	76.21'	11°58'34"	S88°42'28"E	76.07'
C7	504.00'	154.84'	17°36'08"	S83°00'55"E	154.23'

**EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L1	40.71'	N44°35'28"E
L2	11.00'	S00°24'32"E
L3	20.00'	N89°35'28"E
L4	11.00'	S00°24'32"E
L5	7.10'	N00°24'32"W
L6	11.30'	N00°53'32"W
L7	27.32'	S89°06'28"W
L8	24.20'	N09°41'27"W
L9	10.09'	S45°42'33"W
L10	14.63'	N89°52'33"E
L11	4.28'	N00°16'30"E
L12	8.46'	N51°07'47"W
L13	26.69'	N00°20'42"W
L14	7.39'	S44°59'04"W
L15	5.79'	N30°57'28"E
L16	20.00'	S59°02'32"E
L17	5.31'	N30°57'28"E
L18	24.94'	N89°35'28"E
L19	13.40'	N30°57'28"E
L20	27.20'	N59°02'32"W
L21	13.79'	N06°14'46"E
L22	20.00'	S83°45'14"E
L23	13.79'	N06°14'46"E
L24	7.23'	N23°25'15"E
L25	20.00'	S66°34'45"E
L26	7.23'	N23°25'15"E
L27	11.97'	N66°34'45"W
L28	18.26'	N44°33'02"E
L29	20.00'	S45°26'58"E
L30	18.26'	N44°33'02"E
L31	1.21'	N45°26'58"W
L32	14.78'	N00°26'58"E
L33	14.44'	S89°33'02"W
L34	7.94'	N85°52'31"E
L35	14.36'	N00°24'32"W
L36	23.14'	N44°35'28"E
L37	21.40'	S00°24'32"E
L38	5.05'	S89°35'28"W
L39	10.08'	N85°52'31"E
L40	18.94'	S89°35'28"W
L41	11.15'	N00°24'32"W
L42	2.47'	N00°24'32"W
L43	2.82'	N00°24'32"W
L44	15.05'	S00°24'32"E
L45	14.49'	S00°24'32"E
L46	26.32'	S65°03'46"E

**Notes:**

- 1) 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.
- 2) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 4) FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, (UNSHADED) THE AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; MAP NO. 08001C0010 G, DATED AUGUST 16, 1995.
- 5) BASIS OF BEARINGS: THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/92 BETWEEN CITY AND COUNTY OF BROOMFIELD GPS BEARINGS "GPS NO. 7" AND "GPS NO. 3" WITH A STATE PLANE GRID BEARING OF SOUTH 15°22'44" WEST AND A MODIFIED STATE PLANE DISTANCE OF 10366.98 FEET.
- 6) THE "PROJECT COMBINED FACTOR" FOR THIS SURVEY IS 0.99971452. THE MODIFICATION FACTOR TO REDUCE THE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES IS 0.99971452. TO OBTAIN GROUND OR LOCAL COORDINATES MULTIPLY GRID COORDINATES BY 1/0.99971452. TO OBTAIN GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.9971452.
- 7) CLOSURE REPORT:  
Arc Length: 47.16' Radius: 30.00' Delta: 90-03-52  
Course: S 00-20-40 E Distance: 465.46  
Course: S 89-39-18 W Distance: 221.97  
Course: S 00-20-42 E Distance: 55.00  
Course: N 81-59-07 W Distance: 429.46  
Course: N 75-47-51 W Distance: 552.63  
Course: N 71-59-14 W Distance: 195.00  
Course: N 82-54-23 W Distance: 70.00  
Course: N 10-17-36 W Distance: 88.64  
Course: N 04-07-29 W Distance: 190.24  
Course: N 89-35-28 E Distance: 1434.09

Perimeter: 3749.65  
Area: 636603.92 14.61 acres  
Mapcheck Closure - (Used listed courses & COGO Units)  
Error of Closure: 0.003 Course: N 69-49-26 E  
Precision: 1: 1346723.55

**Notes (cont.):**

- 8) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C-ORDER, CLASS 2-1, 1:50,000" AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 9) UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GROUND DISTANCES.
- 10) A 10' UTILITY EASEMENT, ADJACENT TO AND INSIDE THE PERIMETER OF THIS SUBDIVISION IS HEREBY DEDICATED BY THE RECORDATION OF THIS PLAT.

**Surveyor's Certificate:**

I, JOHN B. GUYTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATRONS SURVEYING, INC., THAT THIS PLAT OF THE BROADLANDS FILING NO. 13 REPLAT A REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION, IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

*John B. Guyton*  
JOHN B. GUYTON  
COLORADO P.L.S. #16406  
PRESIDENT, FLATRONS SURVEYING, INC.  
DATE: 9/22/03

**Attorney's Certificate:**

I, *Jay F. Hamlet*, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY 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.

*Jay F. Hamlet*  
JAY F. HAMLET  
REGISTRATION NO. 21469  
DATE: 9/25/03

CITY OF BROOMFIELD GPS NO. 3  
GRID N: 1229681.39  
GRID E: 3128027.33  
GRID N: 1230032.54  
GRID E: 3128920.58  
LATITUDE: 39°57'46.6315"  
LONGITUDE: 105°02'35.7226"

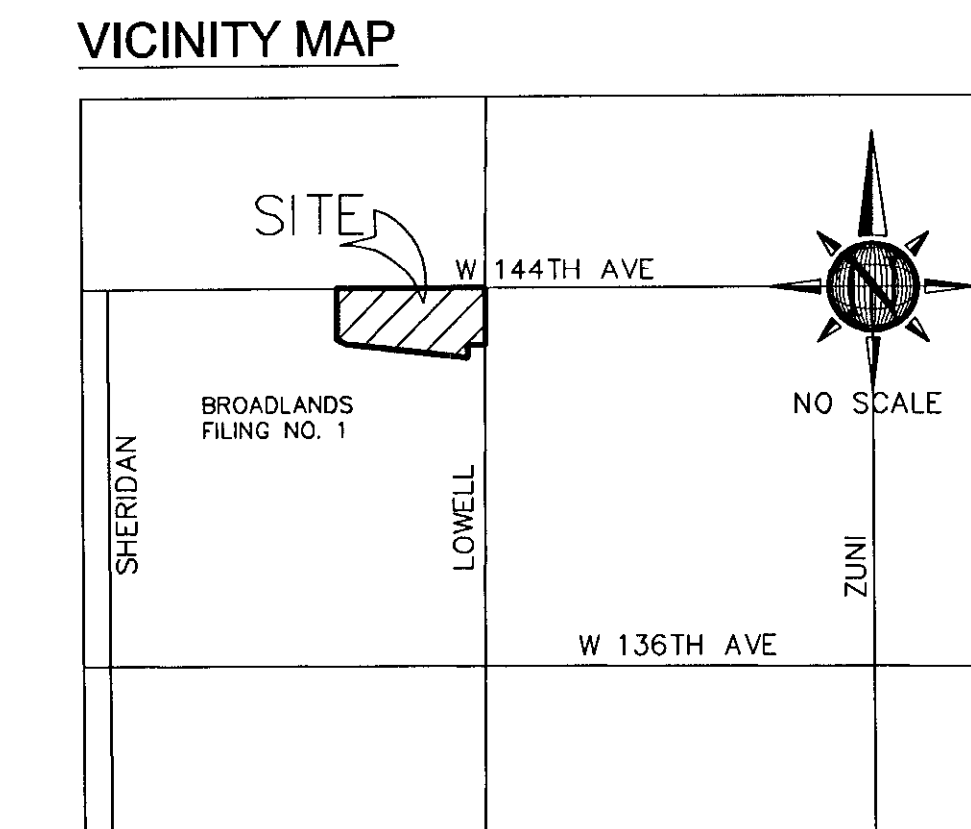
CITY OF BROOMFIELD GPS NO. 7  
GRID N: 1219688.47  
GRID E: 3125278.79  
GRID N: 1220036.76  
GRID E: 3126171.25  
LATITUDE: 39°56'08.0139"  
LONGITUDE: 105°03'11.6687"

EAST 1/4 CORNER SEC. 19  
FOUND 3" ALUMINUM CAP  
MARKED "T15 R68W, S19  
1/4 S20, 1999, LS 28258"

EAST 1/4 CORNER SEC. 19  
GRID N: 1225142.13  
GRID E: 3130528.06  
GRID N: 1225491.98  
GRID E: 3131422.02  
LATITUDE: 39°57'01.6434"  
LONGITUDE: 105°02'03.9120"

SOUTHEAST CORNER LOT 5  
GRID N: 1227220.42  
GRID E: 3130467.51  
GRID N: 1227570.87  
GRID E: 3131361.46  
LATITUDE: 39°57'22.1854"  
LONGITUDE: 105°02'04.5494"

SOUTHWEST CORNER LOT 1  
GRID N: 1227428.43  
GRID E: 3129030.40  
GRID N: 1227778.94  
GRID E: 3129923.93  
LATITUDE: 39°57'24.3152"  
LONGITUDE: 105°02'22.9905"



**Approvals**

*James C. Black*  
DIRECTOR OF COMMUNITY DEVELOPMENT  
DATE: 9-25-03

*Greg DiCino*  
CITY MANAGER  
DATE: 9-26-03