

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 20; THENCE S00°17'27"E, 1,307.87 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°17'27"E, 1,346.15 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST CORNER;

THENCE CONTINUING S00°17'27"E 622.23 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE MOST EASTERLY CORNER OF GOLF COURSE TRACT B1 OF THE BROADLANDS GOLF COURSE;

THENCE FOLLOWING THE NORTHERLY AND EASTERLY LINE OF SAID TRACT B1 AND TRACT B1-1 OF THE BROADLANDS GOLF COURSE, THE FOLLOWING TEN COURSES:

1. S89°42'33"W, 60.00 FEET;
2. N40°54'20"W, 339.58 FEET;
3. N31°52'46"W, 120.00 FEET;
4. N21°44'32"W, 233.48 FEET;
5. THENCE N10°26'23"W, 46.96 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF TRACT B1-1;
6. CONTINUING N10°26'23"W 150.43 FEET;
7. N00°47'09"E, 323.99 FEET;
8. N01°02'19"W, 185.24 FEET;
9. N10°17'34"W, 317.56 FEET;
10. N09°55'18"W, 354.99 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID TRACT B1-1;

THENCE N00°39'57"W, 50.00 FEET;
THENCE N89°20'03"E, 122.17 FEET;
THENCE N00°39'57"W, 353.85 FEET TO THE SOUTHWESTERLY LINE OF THE BROADLANDS FILING NO. 9;
THENCE S61°09'26"E, 63.20 FEET;
THENCE S00°39'57"E, 203.89 FEET;
THENCE S75°35'04"E, 267.51 FEET;
THENCE S61°26'42"E, 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 896,118 SQUARE FEET (20.57 ACRES).

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 14; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AND OUTLOT C 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 22nd DAY OF MAY, A.D. 2001.

LAKE VIEW LAND SYNDICATE, INC., a Colorado corporation

by: William M. Moore
WILLIAM M. MOORE, President

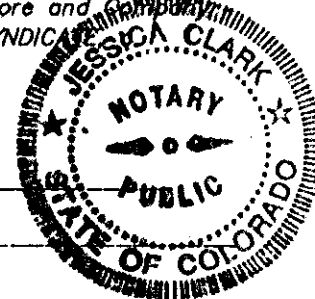
NORTHLAND LAND SYNDICATE, a Colorado limited partnership
By: MOORE AND COMPANY, its general partner

by: William M. Moore
WILLIAM M. MOORE, President

ACKNOWLEDGMENT

State of Colorado) SS)
County of Adams)
The foregoing instrument was acknowledged before me
this 22nd day of MAY, 2001,
by William M. Moore as President of Moore and
general partner of NORTHLAND LAND SYNDICATE,
a Colorado limited partnership.

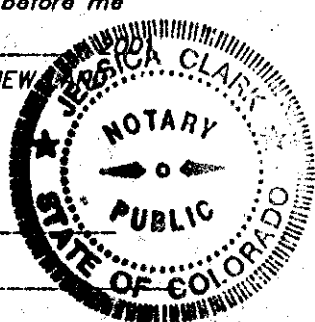
Witness my hand and official seal,
My commission expires 7/30/02
Jessica Clark
Notary Public



ACKNOWLEDGMENT

State of Colorado) SS)
County of Adams)
The foregoing instrument was acknowledged before me
this 22nd day of MAY, 2001,
by William M. Moore as President of LAKE VIEW
SYNDICATE, INC., a Colorado corporation.

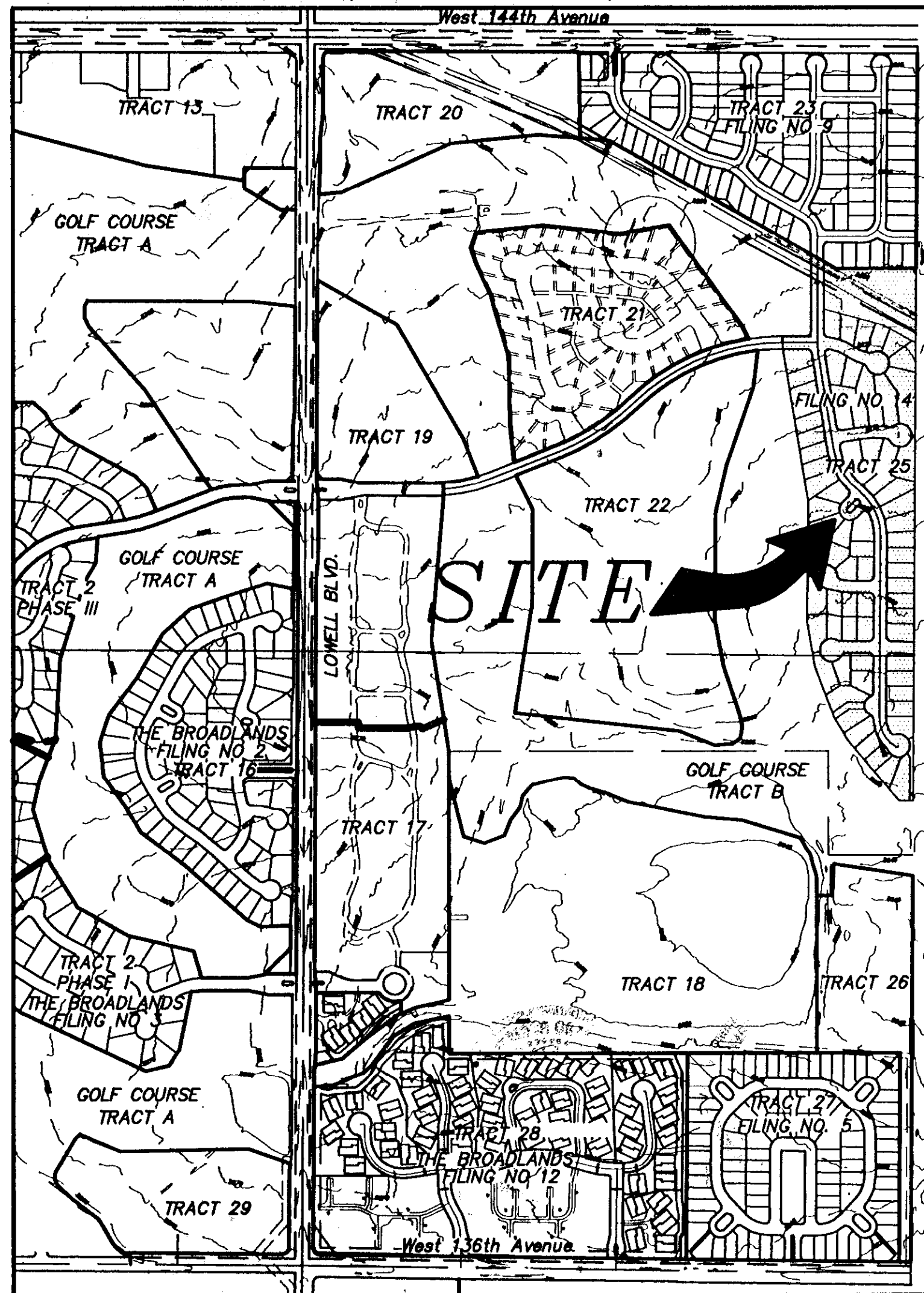
Witness my hand and official seal,
My commission expires 7/30/02
Jessica Clark
Notary Public



THE BROADLANDS FILING NO. 14

FINAL PLAT

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



VICINITY MAP

NOTES:

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99971455 (COMBINED SCALE FACTOR) OR MULTIPLY GRID COORDINATES BY 1.00028553 TO OBTAIN GROUND OR LOCAL COORDINATES.
2. ALL BOUNDARY CORNERS MOUNTED WITH 2" DIAMETER ALUMINUM CAP AND NO. 4 REBAR (CAP MARKED "HURST & ASSOC. PLS 28258") UNLESS NOTED OTHERWISE.

APPROVALS:

CLERK & RECORDER'S CERTIFICATE

State of Colorado) SS)
County of Adams)

I hereby certify that this instrument was filed in my office at 11:03 o'clock A m., this 30th day of August, A.D., 2001, and was duly recorded in plan File 18 Map 507 Film _____ as Reception No. C0850215 FEES \$ _____ PAID

ATTEST:

DEPUTY Ruby Lucero K6 RECORDER Carol A. Snyder K6

LAND USE REVIEW COMMISSION CERTIFICATE:

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 23rd Day of April, 2001.

John Malone CHAIRMAN Kirsten 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 15 Day of MAY, 2001.

William M. B... MAYOR Dicki May CITY CLERK

ATTORNEY'S CERTIFICATE

I, Alan B. Lotter, 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.

[Signature], REGISTRATION NO. 318, DATE: 5-18, 2001.

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. 14 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

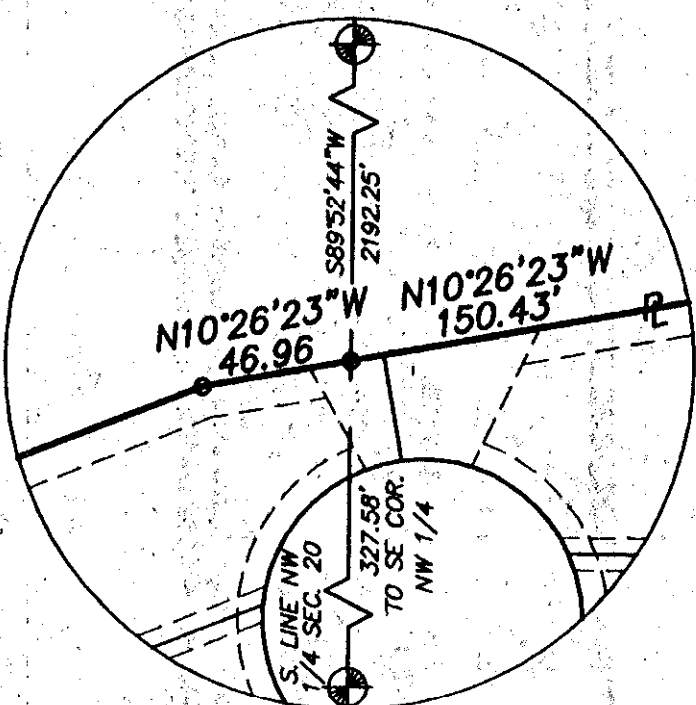
John C. Barickman 5-16-01
JOHN C. BARICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 28258

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.

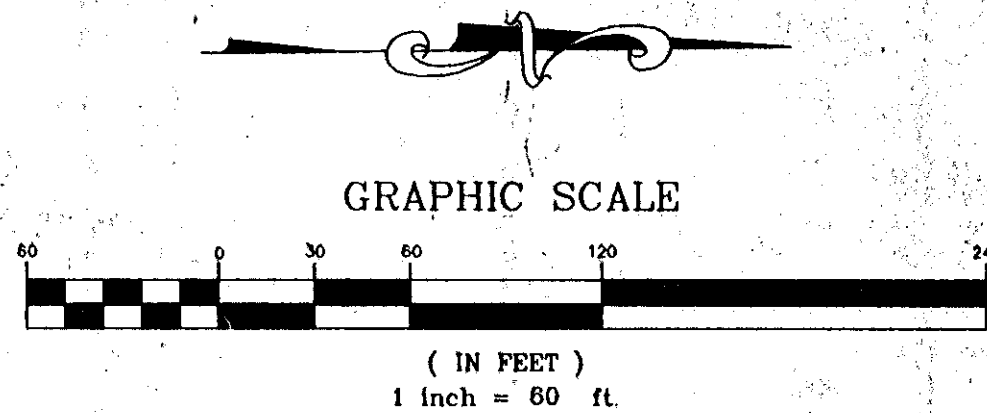
THE BROADLANDS FILING NO. 14 FINAL PLAT

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 GLG		
DATE 4/16/01		
FILE 1: 202023\FILING 14 PLAT\023AA-FPCV SHEET 1 OF 3		



DETAIL A

CITY OF BROOMFIELD BENCHMARK
BM 14 (N.G.S. BENCHMARK W411)
LOCATED AT LOWELL & 136TH
GRID N: 1221935.27
GRID E: 3130295.50
GRID N: 1222284.18
GRID E: 3131189.31
LATITUDE: 39°56'29.9634"
LONGITUDE: 105°02'07.1140"



BROADLANDS GOLF COURSE
TRACT B-1

BM 14
GRID N: 1221935.27
GRID E: 3130295.50
GRID N: 1222284.18
GRID E: 3131189.31
LATITUDE: 39°56'29.9634"
LONGITUDE: 105°02'07.1140"

SE COR FILING 14
GRID N: 1224526.09
GRID E: 3133161.10
GRID N: 1224875.7303
GRID E: 3134055.7241
LATITUDE: 39°56'55.4173"
LONGITUDE: 105°01'30.1446"

SET 2" DIA. ALUMINUM CAP ON #4 REBAR
MARKED "HURST & ASSOC. PLS 28258"

Star Creek Drive
Street name change
per City Ordinance No 16414
9/8/2002

SE COR. NW 1/4 SEC. 20
FOUND 2" DIAMETER ALUMINUM CAP
MARKED "C 1/4 SEC 20 TIS R68W LS 9133"
GRID N: 1225148.13
GRID E: 3133157.95
GRID N: 1225497.9480
GRID E: 3134052.5660
LATITUDE: 39°57'01.5648"
LONGITUDE: 105°01'30.1424"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	154.87	139.50	147.04	S32°05'40"E	63°36'26"
C2	127.32	376.00	126.71	S80°35'26"E	19°24'02"
C3	71.10	600.00	71.06	N86°53'46"W	6°47'22"
C4	31.42	20.00	28.28	S45°17'27"E	90°00'00"
C5	71.08	625.33	71.05	N87°02'03"W	6°30'47"
C6	71.11	574.67	71.07	N86°44'45"W	7°05'24"
C7	31.42	20.00	28.28	S44°42'33"W	90°00'00"
C8	66.35	114.00	65.41	S16°57'48"E	33°20'43"
C9	25.43	20.00	23.75	S70°03'42"E	72°51'04"
C10	63.02	50.00	58.93	N70°22'40"W	72°13'08"
C11	64.35	50.00	60.00	N02°36'06"E	73°44'23"
C12	32.71	50.00	32.13	N58°12'47"E	37°28'58"
C13	38.23	50.00	37.31	S81°08'22"E	43°48'45"
C14	34.95	50.00	34.24	S39°12'31"E	40°02'57"
C15	10.34	20.00	10.22	N33°59'19"W	29°36'34"
C16	21.70	169.00	21.68	S45°06'54"E	7°21'24"
C17	67.67	169.00	67.22	S28°57'55"E	22°56'35"
C18	49.14	169.00	48.97	S10°09'47"E	16°39'41"
C19	20.01	20.00	19.18	N30°29'33"W	57°19'14"
C20	4.10	20.00	4.09	N65°01'15"W	11°44'10"
C21	33.91	40.00	32.90	S46°36'07"E	48°34'25"
C22	30.75	40.00	30.00	S00°17'27"E	44°02'55"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C23	33.86	40.00	32.86	S45°59'09"W	48°30'16"
C24	8.78	20.00	8.71	N57°39'20"E	25°09'53"
C25	15.84	20.00	15.42	N22°23'29"E	45°21'51"
C26	31.42	20.00	28.28	N45°17'27"W	90°00'00"
C27	22.25	20.00	21.12	S57°50'18"W	63°44'30"
C28	54.74	50.00	52.05	N57°19'56"E	62°43'47"
C29	72.44	50.00	66.27	S49°47'43"E	83°00'55"
C30	64.13	50.00	59.83	S28°27'28"W	73°28'28"
C31	48.86	50.00	46.94	N86°48'11"W	55°59'14"
C32	10.99	20.00	10.85	S74°33'01"E	31°28'53"
C33	31.42	20.00	28.28	N44°42'33"E	90°00'00"
C34	31.42	20.00	28.28	N45°17'27"W	90°00'00"
C35	45.76	401.33	45.73	S87°01'29"E	6°31'56"
C36	66.35	401.33	66.28	S79°01'20"E	9°28'22"
C37	23.78	401.33	23.78	S72°35'17"E	3°23'44"
C38	62.54	50.00	58.54	S35°03'32"E	71°39'46"
C39	83.67	50.00	74.25	S48°42'50"W	95°52'57"
C40	38.89	50.00	37.91	N61°03'51"W	44°33'43"
C41	30.70	50.00	30.22	N21°11'41"W	35°10'36"
C42	27.42	20.00	25.32	S42°52'43"E	78°32'40"
C43	49.82	350.67	49.78	S86°13'15"E	8°08'24"
C44	31.42	20.00	28.28	N44°42'33"E	90°00'00"

LINE	LENGTH	BEARING
L1	29.07	N89°42'33"E
L2	25.50	S00°17'27"E
L3	25.52	S00°17'27"E
L4	29.07	S89°42'33"W
L5	5.94	S00°17'27"E
L6	25.58	S66°40'30"W
L7	20.01	N35°35'46"W
L8	6.77	S26°06'07"W
L9	29.50	S89°42'33"W
L10	9.76	N31°52'46"W
L11	20.91	N21°44'32"W
L12	33.15	N79°33'37"E
L13	14.36	N00°17'27"W
L14	20.17	N89°42'33"E
L15	7.71	S89°42'33"W
L16	26.42	N89°25'22"E
L17	24.67	N19°06'35"E
L18	19.34	N89°42'33"E
L19	19.34	N89°42'33"E

NOTES:

- ALL BOUNDARY CORNERS MONUMENTED WITH 2" DIAMETER ALUMINUM CAP AND NO. 4 REBAR (CAP MARKED "HURST & ASSOC. PLS 28258") UNLESS OTHERWISE NOTED.
- THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE GRID BEARING BETWEEN BM#10 AND BM#14, DESCRIBED HEREON, IS S 16°19'15" E. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99971455 (COMBINED SCALE FACTOR) OR MULTIPLY GRID COORDINATES BY 1.00028553 TO OBTAIN GROUND OR LOCAL COORDINATES.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

THE BROADLANDS
FILING NO. 14
FINAL PLAT

SCALE HOR. 1"=60'
VERT. N/A
DESIGN/APPR. JJ
DRAWN BY GLG
DATE 4/16/01
FILE I:\202023\FILING 14 PLAT\023AA-FPS
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105
SHEET 2 OF 3

