

# THE BROADLANDS FILING NO. 16 (TRACT 8B)

## FINAL PLAT

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

### LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19 FROM WHENCE THE NORTH QUARTER CORNER BEARS N 89°41'08" E 2523.77 FEET;

THENCE S 00°01'18"E, 1277.57 FEET ALONG THE WESTERLY LINE OF SAID SECTION 19;

THENCE N89°58'42"E, 65.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SHERIDAN BOULEVARD, THE POINT OF BEGINNING;

THENCE N00°01'18"W, 402.51 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SPY GLASS DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:

1. N89°58'42"E, 606.91 FEET;
2. THENCE 102.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1,027.50 FEET, A CENTRAL ANGLE OF 05°43'40" AND A CHORD BEARING N88°27'06"E, 142.49 FEET;
3. THENCE 142.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 08°24'08" AND A CHORD BEARING N88°27'06"E, 142.49 FEET;
4. S87°20'50"E, 38.06 FEET TO THE WESTERLY BOUNDARY OF THE BROADLANDS FILING NO. 10;

THENCE S00°01'21"E, 399.72 FEET ALONG SAID WESTERLY BOUNDARY;

THENCE S89°20'19"W, 899.97 FEET ALONG THE NORTHERLY BOUNDARY OF THE BROADLANDS FILING NO. 10 TO THE POINT OF BEGINNING, CONTAINING 8.16 ACRES (355,507 SQUARE FEET).

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 16; 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 1st DAY OF November, A.D. 2001.

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

by: Charles R. Bellock Manager

### ACKNOWLEDGMENT

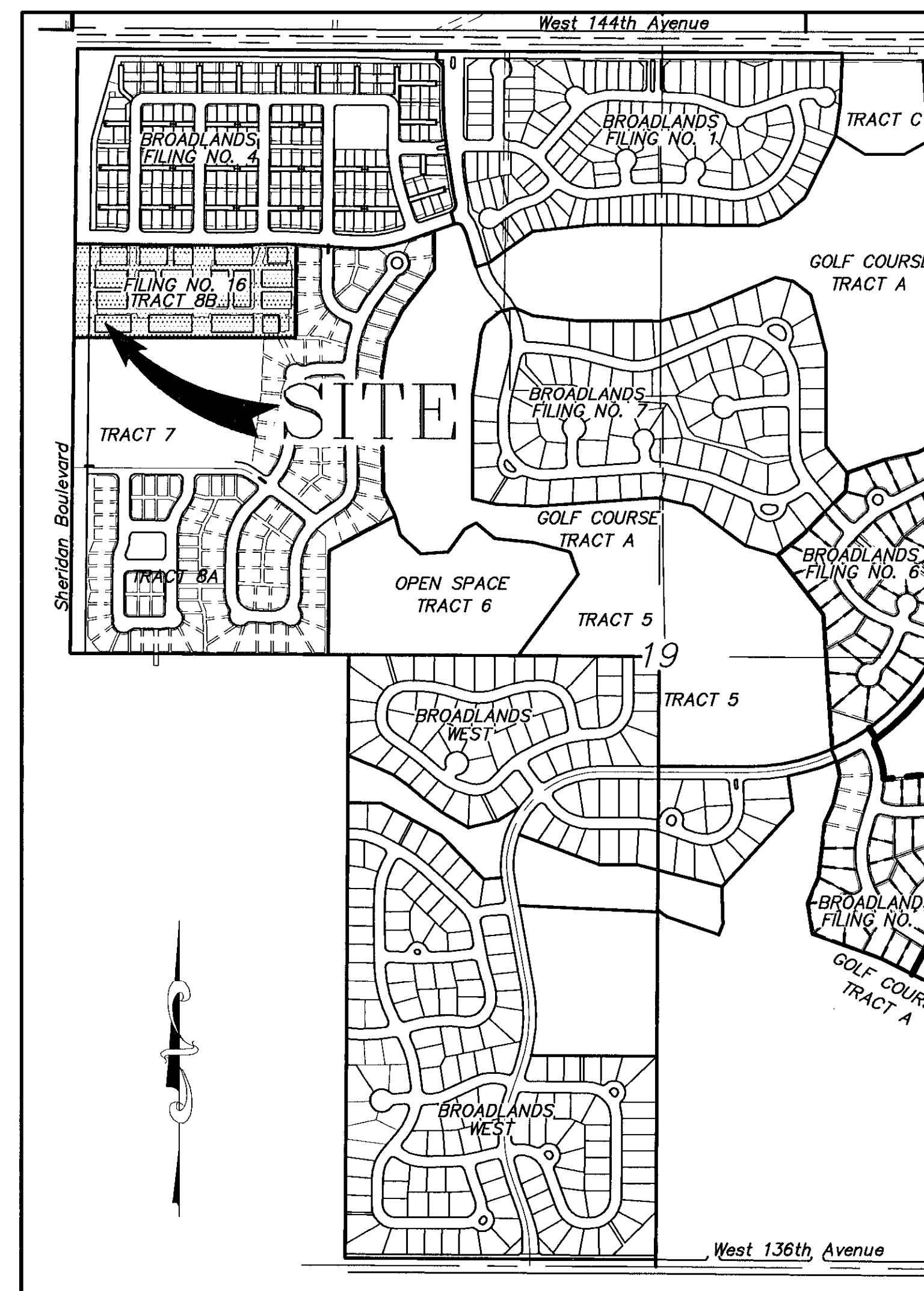
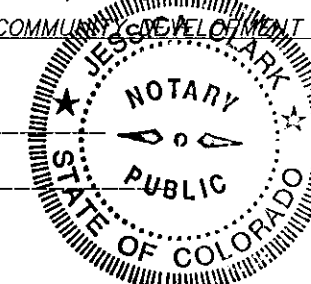
State of Colorado }  
County of Boulder } ss

The foregoing instrument was acknowledged before me this 1st day of November, 2001

by: CHARLES R. BELLOCK As Manager of COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

Witness my hand and official seal, My commission expires 7/30/02

Jessica Clark  
Notary Public



VICINITY MAP

### NOTES:

1. THIS PLATTED AREA IS NOT WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN LIMITS.
2. ALL STREETS ARE PRIVATE WITH PUBLIC UTILITY EASEMENTS.
3. OUTLOT A SHALL BE USED FOR UTILITY, DRAINAGE, ACCESS AND SIDEWALK EASEMENT.

### APPROVALS:

#### CLERK & RECORDER'S CERTIFICATE

State of Colorado }  
County of Broomfield } ss

I hereby certify that this instrument was filed in my office at 11:13 o'clock A.m., this 17th day of December, A.D., 2001. Filed in File       , Map       , and       

Reception No. 2001000893

FILE        FILM        NO.       

FEES \$ 20.00 PAID

RECORDER       

BY

DEPUTY       

#### LAND USE REVIEW COMMISSION CERTIFICATE

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 8 Day of October, 2001.

Juanmelone  
CHAIRMAN

Kristen Sunderson  
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 27 Day of November, 2001.

Alan Stuart  
MAYOR

Vicki Mays  
CITY CLERK



#### ATTORNEY'S CERTIFICATE

I, MICHAEL BROWN, 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.

Mike Bee REGISTRATION NO. 8217 DATE: 11/5/01

#### 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. 16 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  
JOHN C. BARICKMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PLS NO. 28258

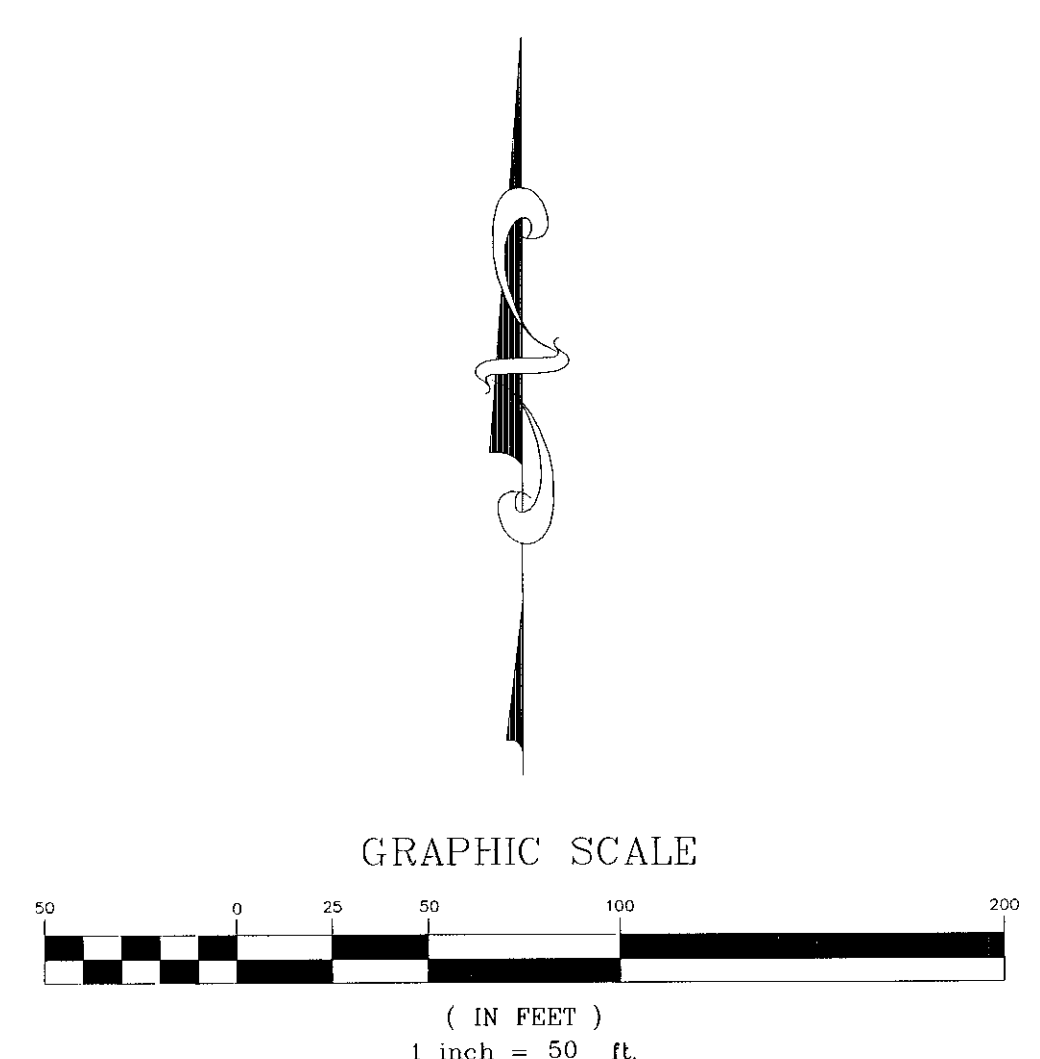
#### NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST SIGNIFY 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. 16 (TRACT 8B)  
FINAL PLAT

SCALE	HOR. N/A	VERT. N/A	<b>HURST &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80504 (303) 440-9600
DESIGN/APPR.	TRL		
DRAWN BY	GLC		
DATE	10/24/01		
FILE 1-202023\FILING 16 PLAT\119-FPCV.DWG			SHEET 1 OF 2



**NOTES**

1. ALL BOUNDARY CORNERS MONUMENTED WITH 1" DIAMETER PLASTIC CAPS AND NO. 4 REBAR (CAP MARKED "HURST & ASSOC. PLS 28258") UNLESS OTHERWISE NOTED.
2. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE GRID BEARING BETWEEN BM #13 AND BM#14, DESCRIBED HEREON, IS S 75°09'20" E. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99972274 (COMBINED SCALE FACTOR) OR MULTIPLY GRID COORDINATES BY 1.00027734 TO OBTAIN GROUND OR LOCAL COORDINATES. ELEVATION FACTOR=0.99975157; SCALE FACTOR = 0.999971165.
3. 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.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	13.03	S00°01'18"E
L2	11.72	N00°01'18"W
L3	11.08	N00°01'18"W
L4	9.76	S00°01'18"E
L5	9.44	N00°01'18"W
L6	8.52	N00°01'18"W
L7	7.47	N00°01'18"W
L8	9.91	N05°13'14"W
L9	39.41	S89°58'39"W
L10	38.65	S89°58'39"W
L11	17.40	S89°58'39"W
L12	18.56	N89°58'39"E
L13	18.62	N89°58'39"E
L14	17.78	S89°58'39"W
L15	19.21	S00°39'41"E
L16	19.21	S00°39'41"E
L17	22.02	S00°39'41"E
L18	22.01	S00°39'41"E
L19	22.00	N00°39'41"W
L20	21.99	S00°39'41"E
L21	21.98	S00°39'41"E
L22	21.97	S00°39'41"E
L23	33.33	S89°58'42"W
L24	32.49	S89°58'42"W
L25	24.15	S89°58'42"W
L26	23.32	S89°58'42"W
L27	24.00	S00°40'20"E
L28	17.96	N00°39'57"W
L29	26.73	S89°20'03"W
L30	22.01	S89°20'03"W
L31	22.01	S89°20'03"W
L32	37.02	N00°39'57"W
L33	12.00	S00°39'57"E
L34	18.00	S89°20'03"W
L35	14.00	S00°39'57"E

**LINE TABLE**

LINE	LENGTH	BEARING
L36	22.00	N00°39'57"W
L37	6.54	N04°29'30"E
L38	22.00	S00°39'57"E
L39	12.98	N00°39'41"W
L40	14.00	N00°39'41"W
L41	14.03	S09°26'57"E
L42	14.03	S10°01'39"W
L43	22.00	S89°20'03"W
L44	14.00	S89°20'03"W
L45	13.00	N89°20'03"E
L46	13.00	N89°20'03"E
L47	22.00	N00°39'41"W
L48	22.00	S00°39'57"E
L49	14.01	S00°39'57"E
L50	18.00	S89°20'05"W
L51	14.00	S00°39'57"E
L52	2.00	N89°20'03"E
L53	11.00	N89°26'20"E
L54	12.00	S00°39'57"E
L55	18.00	S89°20'03"W
L56	14.00	S00°39'57"E
L57	22.00	S00°39'57"E
L58	14.04	S11°29'38"W
L59	13.95	S11°56'51"E
L60	14.00	S89°20'03"W
L61	14.00	S89°20'03"W
L62	5.27	S89°20'03"W
L63	5.27	S89°20'03"W
L64	22.00	S00°16'35"E
L65	14.03	S00°39'54"E
L66	36.00	S89°20'06"W
L67	14.03	S00°39'54"E
L68	5.00	N00°39'57"E
L69	5.00	N00°39'57"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	13.98'	13.80'	N16°41'08"W	32°02'22"
C2	250.00'	22.50'	22.50'	N01°54'42"E	5°09'27"
C3	5.00'	7.40'	6.75'	N46°54'42"E	84°50'33"
C4	5.00'	7.85'	7.07'	S45°39'57"E	90°00'00"
C5	3.00'	4.71'	4.24'	N44°20'03"E	90°00'00"
C6	10.00'	16.61'	14.76'	N41°05'13"W	95°09'27"
C7	250.00'	22.50'	22.50'	S01°54'42"W	5°09'27"
C8	15.00'	23.56'	21.21'	N44°20'03"E	90°00'00"
C9	37.00'	17.09'	16.94'	N76°06'14"E	26°27'39"
C10	3.00'	3.54'	3.34'	N83°20'37"E	67°33'58"
C11	14.00'	20.09'	18.41'	N89°20'03"E	82°12'38"
C12	3.00'	3.54'	3.34'	S82°00'43"W	67°33'58"
C13	37.00'	9.10'	9.07'	S71°14'54"E	14°05'13"
C14	5.00'	6.77'	6.27'	N39°28'36"W	77°37'49"
C15	3.00'	4.71'	4.24'	S44°20'11"W	89°59'45"
C16	150.00'	20.05'	20.04'	N85°30'15"E	7°39'36"
C17	3.00'	4.65'	4.20'	N53°53'15"W	88°52'35"
C18	167.00'	14.72'	14.71'	N78°01'34"E	5°02'58"
C19	83.00'	40.08'	39.69'	S89°20'03"W	27°39'52"
C20	167.00'	9.15'	9.15'	S78°24'10"E	37°08'23"
C21	3.00'	4.65'	4.20'	S54°27'58"W	88°52'35"
C22	150.00'	20.05'	20.02'	S85°32'51"E	9°34'11"
C23	37.00'	17.09'	16.94'	N76°06'14"E	26°27'39"
C24	3.00'	3.54'	3.34'	N83°20'37"E	67°33'58"
C25	14.00'	20.09'	18.41'	N89°20'03"E	82°12'38"
C26	3.00'	3.54'	3.34'	S82°00'43"W	67°33'58"
C27	37.00'	17.09'	16.94'	S77°26'07"E	26°27'39"
C28	10.00'	15.71'	14.14'	N45°39'57"W	90°00'00"
C29	3.00'	4.71'	4.24'	S44°20'11"W	89°59'45"
C30	4.00'	12.57'	8.00'	S00°39'57"E	180°00'00"
C31	15.00'	23.56'	21.21'	S45°39'57"E	90°00'00"
C32	10.00'	15.71'	14.14'	S44°20'11"W	90°00'15"
C33	3.00'	4.71'	4.24'	S45°39'57"E	89°59'45"
C34	3.00'	4.71'	4.24'	N44°20'04"E	90°00'02"
C35	10.00'	19.58'	16.60'	S33°38'55"E	11°29'54"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C36	128.20'	64.05'	63.71'	N12°08'04"E	32°03'35"
C37	25.00'	12.61'	12.47'	S16°17'08"W	28°53'42"
C38	25.00'	18.89'	18.44'	N16°21'40"W	43°16'58"
C39	150.20'	46.29'	46.11'	N14°06'33"E	17°39'28"
C40	114.00'	17.25'	17.23'	S18°36'16"W	84°03'03"
C41	10.00'	13.10'	12.18'	N51°48'09"E	75°03'49"
C42	5.00'	7.85'	7.07'	S45°39'57"E	90°00'00"
C43	3.00'	4.71'	4.24'	N44°20'03"E	90°00'00"
C44	10.00'	15.71'	14.14'	N45°39'57"W	90°00'00"
C45	10.00'	15.71'	14.14'	S44°20'03"W	90°00'00"
C46	10.00'	15.71'	14.14'	N45°39'57"W	90°00'00"
C47	15.00'	23.56'	21.21'	N44°20'03"E	90°00'00"
C48	10.00'	15.71'	14.14'	S45°39'57"E	90°00'00"
C49	10.00'	15.71'	14.14'	N44°20'03"E	90°00'00"
C50	128.00'	31.71'	31.63'	S83°34'05"E	14°11'43"
C51	3.00'	4.47'	4.06'	S31°08'39"E	85°16'35"
C52	139.00'	64.13'	63.56'	S88°16'39"W	26°25'58"
C53	3.00'	4.78'	4.29'	N31°44'24"E	91°22'31"
C54	128.00'	26.60'	26.55'	N83°22'31"E	11°54'24"
C55	10.00'	15.50'	13.99'	S46°15'46"E	88°48'23"
C56	3.00'	4.77'	4.29'	S43°44'14"W	91°11'37"
C57	3.00'	4.71'	4.24'	S45°39'57"E	90°00'00"
C58	10.00'	15.71'	14.14'	S44°20'03"W	90°00'00"
C59	5.00'	7.85'	7.07'	S44°39'55"E	90°00'04"
C60	5.00'	7.85'	7.07'	N44°20'05"E	89°59'57"
C61	10.00'	16.38'	14.61'	S43°45'10"E	93°49'33"
C62	278.00'	18.56'	18.56'	N01°14'50"E	3°49'33"
C63	25.00'	14.54'	14.34'	S15°59'53"W	33°19'40"
C64	10.00'	14.81'	13.49'	S46°54'47"W	84°50'33"
C65	10.00'	15.71'	14.14'	N45°39'57"W	90°00'00"
C66	10.00'	15.71'	14.14'	N44°20'03"E	90°00'00"
C67	15.00'	19.51'	18.17'	S37°55'58"E	74°32'02"
C68	222.00'	19.98'	19.98'	S01°54'47"W	5°09'27"
C69	1021.50'	93.23'	93.20'	N92°22'44"E	5°11'56"
C70	972.50'	16.82'	16.82'	S84°44'25"W	0°58'46"
C71	1027.50'	9.48'	9.48'	N84°30'54"E	0°31'44"
C72	972.50'	37.32'	37.31'	S86°19'45"W	2°11'55"
C73	972.50'	88.67'	88.64'	N89°57'53"W	51°32'28"

**THE BROADLANDS  
FILING NO. 16  
(TRACT 8B)  
FRONTAL PLAT**

SCALE HOR. 1"=50'  
VERT. 1"=A  
DESIGN/APPR. IRL  
DRAWN BY G.L.C.  
DATE 10/24/01  
FILE 1:202023\FIL 16 PLAT\119-PPF

**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
6999 Pearl East Circle, Suite 100  
Boulder, Colorado 80504 (303) 440-9605

revised 9-22-05

SHEET 2 OF 2