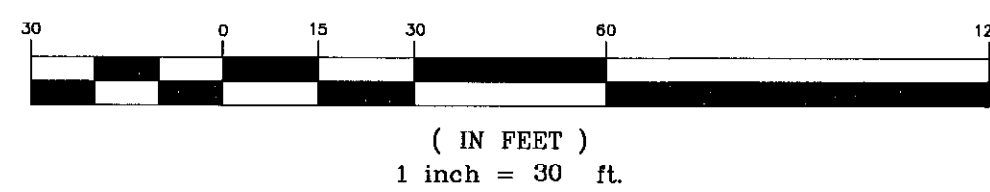


THE BROADLANDS FILING NO. 20

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

FINAL PLAT SHEET 2 OF 3

GRAPHIC SCALE

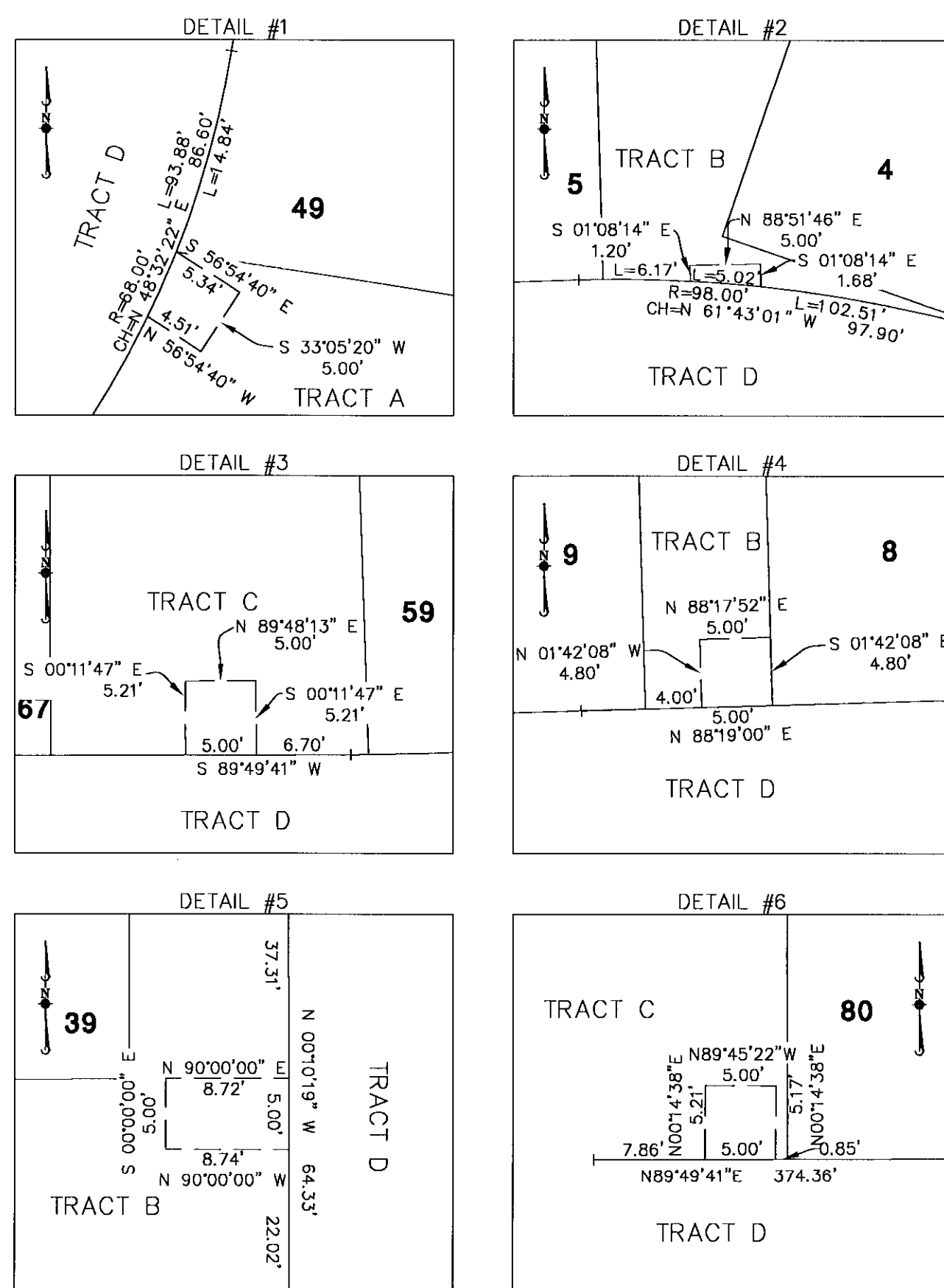


THE BROADLANDS GOLF COURSE
TRACT A2
RECEPTION NUMBER: CD399790

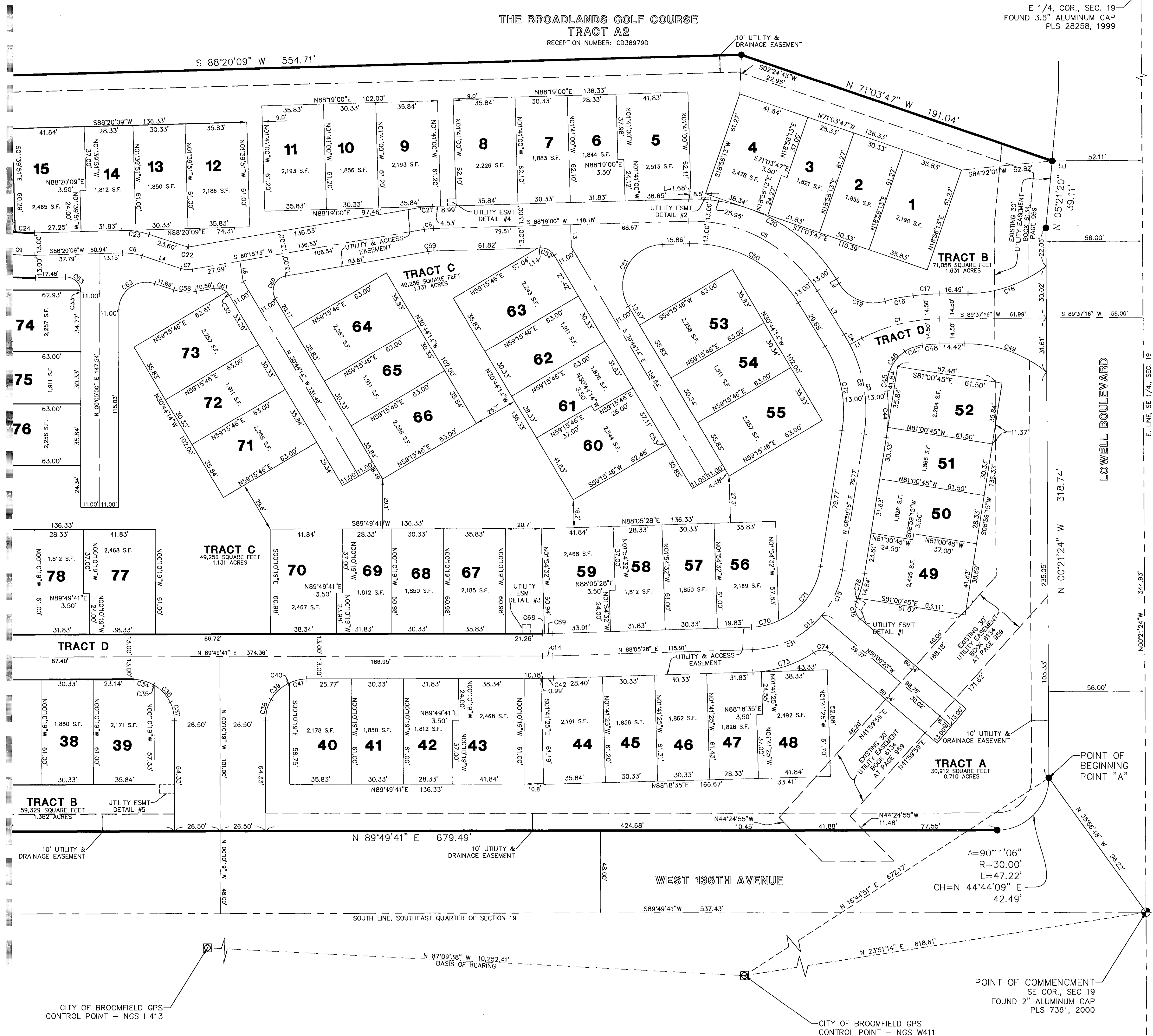
E 1/4, COR., SEC. 19
FOUND 3.5" ALUMINUM CAP
PLS 28258, 1999

POINT	LATITUDE	LONGITUDE	STATE PLANE (0501)		MODIFIED STATE PLANE	
			NORTHING	EASTING	NORTHING	EASTING
H413	39°56'35.49034"	105°04'18.51428"	1,222,442.99	3,120,058.57	1,222,787.28	3,120,937.29
W411	39°56'29.95340"	105°02'07.11402"	1,221,935.27	3,130,295.50	1,222,279.41	3,131,177.11
SE19	39°56'35.54009"	105°02'03.86492"	1,222,500.88	3,130,545.60	1,222,845.18	3,131,427.28
"A"	39°56'36.31259"	105°02'04.58458"	1,222,578.75	3,130,489.14	1,222,923.07	3,131,370.80
"B"	39°56'36.03094"	105°02'13.69234"	1,222,546.54	3,129,779.94	1,222,890.85	3,130,661.40

UTILITY EASEMENT DETAILS
SCALE: 1"=10'



SEE SHEET 3 OF 3



MANHARD CONSULTING, LTD.
ENGINEERS • SURVEYORS •
ENVIRONMENTAL SCIENTISTS
8232 E. Park Meadows Dr. Littleton, Colorado 80124
tel: 303/708-0500 fax: 303/708-0400 <http://www.MANHARD.com>

THE BROADLANDS FILING NO. 20
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
FINAL PLAT

PROJ. NO. N.W.
DRAWN BY: R.L.T.
CHECKED BY: D.M.B.
DATE: 08/19/04
SCALE: 1"=30'
SHEET
2 OF 3
RMBRC 4909

FINAL PLAT
SHEET 3 OF 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°42'03"W	8.04
L2	N31°45'02"W	29.68
L3	S01°41'00"E	13.00
L4	N72°05'59"W	23.60
L5	N81°11'25"W	32.65
L6	N09°44'47"W	12.12
L7	N01°39'51"W	12.16
L8	N88°20'09"E	9.43
L9	N31°45'02"E	3.04
L10	N72°54'20"W	16.73
L11	N00°10'19"W	20.74
L12	N00°10'19"W	13.58
L13	N72°54'20"W	16.73
L14	N86°19'00"E	1.72

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°42'03"W	8.04
L2	N31°45'02"W	29.68
L3	S01°41'00"E	13.00
L4	N72°05'59"W	23.60
L5	N81°11'25"W	32.65
L6	N09°44'47"W	12.12
L7	N01°39'51"W	12.16
L8	N88°20'09"E	9.43
L9	N31°45'02"E	3.04
L10	N72°54'20"W	16.73
L11	N00°10'19"W	20.74
L12	N00°10'19"W	13.58
L13	N72°54'20"W	16.73
L14	N86°19'00"E	1.72



FINAL PLAT

PROJ. MGR.	N.W.
PROJ. ENG.	R.L.T.
DRAWN BY:	D.M.B.
CHECKED BY:	K.E.C.
DATE:	08/19/04
SCALE:	1"=30'
SHEET	
3 OF 3	
RMBRC	4908