

ANTHEM FILING NO. 6 REPLAT A MINOR SUBDIVISION PLAT

A MINOR SUBDIVISION BEING A REPLAT OF LOTS 8, 15 & 16, ANTHEM FILING NO. 6, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, COLORADO

2006001189 01/31/2006 12:55P PL
1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, the undersigned being the owner of:

A Replat of Lots 8, 15 and 16, Anthem Filing No. 6, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No. 2005012171 on September 28, 2005, lying in the Northwest Quarter of Section 5 and the Northeast Quarter of Section 6, Township 1 South, Range 68 West of the 6th Principal Meridian City and County of Broomfield, Colorado, being more particularly described as follows;

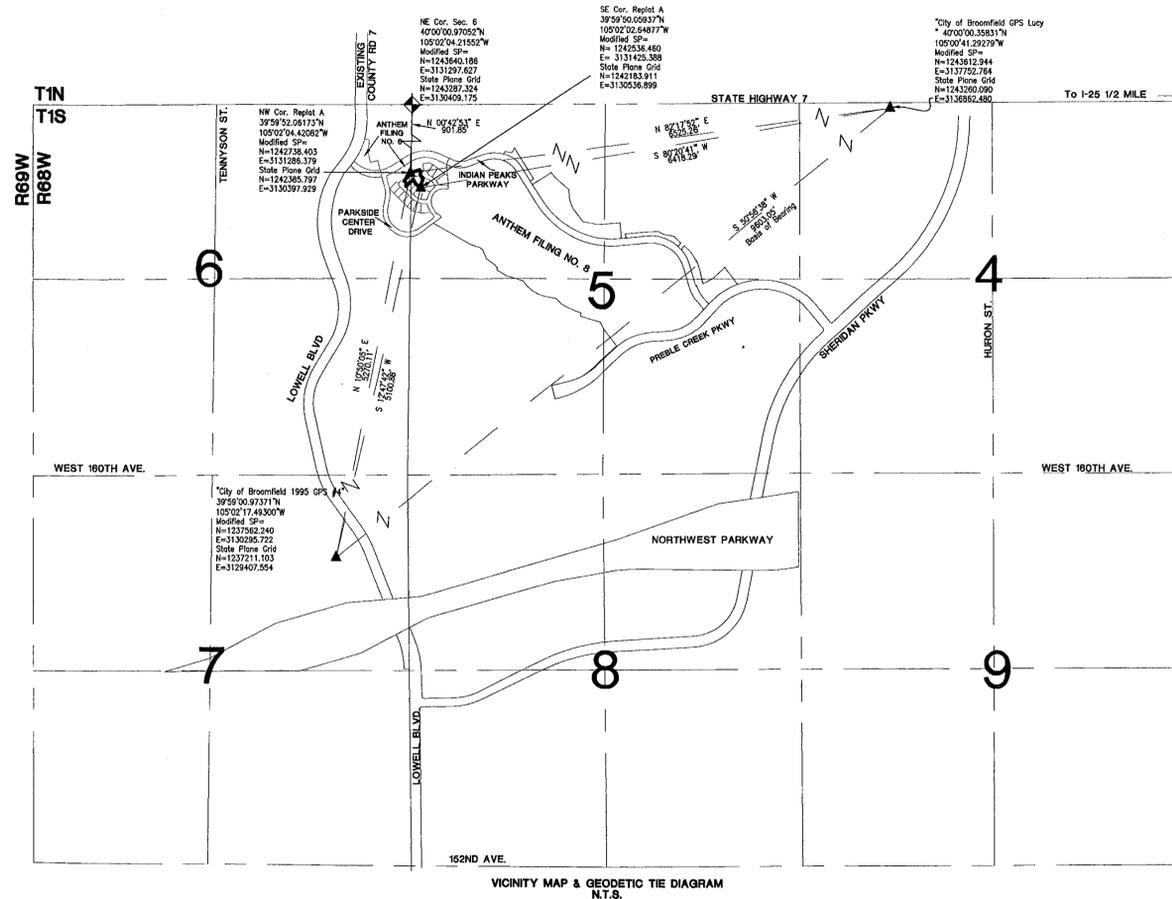
COMMENCING at the Northeast corner of said Section 6 (a found illegible 2 1/2" aluminum cap);
WHENCE the North Quarter corner of said Section 6 (a found 3 3/4" aluminum cap in a range box stamped "PLS 24942 2001") bears S89°40'36"W a distance of 2842.63 feet;
THENCE S00°42'53"W a distance of 901.85 feet to the northwest corner of said Lot 8, being the POINT OF BEGINNING;

THENCE the following two (2) courses along the northerly line of said Lot 16:
1. N73°54'06"E a distance of 131.01 feet;
2. THENCE S46°05'54"E a distance of 30.83 feet;
THENCE along the westerly line of Pinnacle Court as dedicated by Preble Creek Filing No. 2, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No. 2004005785 on April 23, 2004, along the arc of a curve to the left, having a central angle of 120°00'00", a radius of 50.00 feet, a chord bearing of S18°05'54"E a distance of 86.60 feet, and an arc distance of 104.72 feet;
THENCE the following three (3) courses along the easterly and southerly lines of said Lot 15:

1. S13°54'06"W radial to said curve, a distance of 137.72 feet;
2. THENCE N52°59'43"W a distance of 82.16 feet;
3. THENCE N30°57'02"W a distance of 72.47 feet;
THENCE S44°03'21"W along the easterly line of said Lot 8 a distance of 131.93 feet;
THENCE the following two (2) courses along the easterly line of Plateau Lane, as dedicated by said Preble Creek Filing No. 2:
1. along the arc of a curve to the right, having a central angle of 22°09'26", a radius of 50.00 feet, a chord bearing of N00°36'48"E a distance of 19.22 feet, and an arc distance of 19.34 feet;
2. THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 74°33'30", a radius of 50.00 feet, a chord bearing of N25°35'14"W a distance of 60.57 feet, and an arc distance of 65.08 feet;
THENCE N36°13'57"E along the westerly line of said Lot 8 and non-tangent with the last described curve a distance of 138.00 feet to the POINT OF BEGINNING.

Containing 32,581 square feet, (0.748 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of ANTHEM FILING NO. 6 REPLAT A, and by these presents dedicates, grants, and conveys in fee simple to the City and County of Broomfield for public use the streets, rights-of-way, and other public ways as shown or noted on the plat; and grants to the City and County of Broomfield all easements as shown or noted on the plat for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.



BASIS OF BEARING:

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD GPS LUCY") and "GPS #4" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 4" bearing being S50°56'38"W a distance of 9603.05 feet.

ZONING NOTE:

Lands contained within and adjacent to this Final Plat are zoned as P.U.D. (uses unspecified) per the Preble Creek PUD Plan and Preliminary Plat-1st Amendment recorded at Reception number 200302216 on November 11, 2003.

STATUTE OF LIMITATIONS:

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 of the date of certification shown hereon.

MONUMENTATION NOTICE:

Any person who knowingly removes, alters or defaces any public land survey monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-4-508 C.R.S.

STATEMENT OF ACCURACY:

The Colorado Coordinate System hereon shown is defined as 2nd 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.

PROJECT DATUM:

Geodetic coordinates are based on NAD 83(1992)
Orthometric Heights are based on the NAVD 88
State Plane coordinates are based on the Colorado North Zone (501)
Units are US Survey Feet (sft)

Project (Ground) coordinates are Modified State Plane
Project Combined factor = 0.999716267

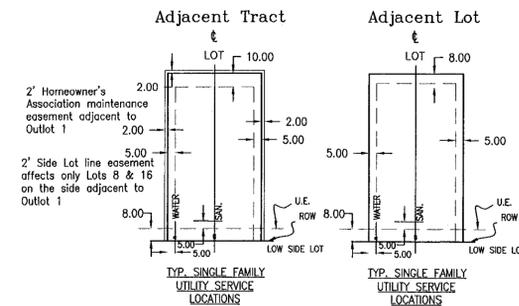
Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
The mark is a City of Broomfield 3 1/4" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

Designation = LUCY
Project Point Number = 464
NGS PID = A13578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.29278" (W)
Ellip. Height = 5240.15 sft
NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501)
N = 1,243,260.090 sft
E = 3,136,862.480 sft

Modified State Plane coordinates (Ground)
N = 1,243,612.944 sft
E = 3,137,752.764 sft

Project Bench Mark
"LUCY" as described above.
NAVD 88 Elevation = 5297.00 sft



NOTES:
1) All lots shall have a 5' drainage and utility easement running along side lot lines and 8' along front and rear lot lines. Lots abutting tracts shall have a 5' drainage and utility easement running along side lot lines and 8' along front lot lines and 10' along rear lot lines.
2) "N.R." Stands for Non-Radial.

TITLE AND EASEMENT NOTE:
This survey does not constitute a title search by Carter & Burgess, Inc. to determine ownership or easements of record. For all information regarding easements, Carter & Burgess relied upon Title Commitment Number AB70085948 dated December 9, 2004 at 5:00 p.m., prepared by Land Title Guarantee Company and issued by Chicago Title Insurance Company. All tax information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown hereon are reflected in said title commitment.

ATTORNEY'S CERTIFICATE:
I, Scott A. Ross, 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 granting any easement hereon owns them in fee simple, free and clear of all liens and encumbrances, and the City and County of Broomfield may rely upon this representation in accepting such dedications.
Registration No. 20166 Date: 12/30/05

SURVEYOR'S CERTIFICATE:
I Kenneth W. Carlson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of ANTHEM FILING NO. 6 REPLAT A truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado State Law.
Kenneth W. Carlson
Kenneth W. Carlson #24948
For and on behalf of
Carter & Burgess, Inc.
Date: 12/30/05

OWNER'S CERTIFICATE:
Executed this 28 day of January, 2006
PULTE HOME CORPORATION, a Michigan Corporation
2701 WEST 160th AVENUE
BROOMFIELD, CO 80020
By: *Matthew Deibel*
Matthew Deibel
Vice President of Land Development

ACKNOWLEDGMENT:
State of Colorado) SS
County of Broomfield)
The foregoing instrument was acknowledged before me this 28 day of January, 2006 by Matthew Deibel as Vice President of PULTE HOME CORPORATION, a Michigan corporation.
Witness my hand and official seal.
My commission expires 10/31/2009
Notary Public *Janice A. Chapman*
JANICE A. CHAPMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/31/2009

APPROVALS:
CITY & COUNTY OF BROOMFIELD
One DesCombes Drive
Broomfield, CO 80020
By: *George D. Ciero*
George D. Ciero
City & County Manager
By: *L. F. [Signature]*
Director of Community Development

Carter & Burgess
707 Seventh Street, Suite 2300
Denver, Colorado 80202
(303) 820-5240 FAX (303) 820-5272

ANTHEM FILING NO. 6 REPLAT A
A MINOR SUBDIVISION LYING IN A PORTION OF THE
NE 1/4 S6, NW 1/4 S5, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

NO.	REVISIONS	DATE	DESCRIPTION

PROJECT NO. 070545.200.1.2000
DATE: DECEMBER 28, 2005
SCALE: AS SHOWN
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC
DRAWING CONTENTS:
ANTHEM FG. NO. 6 REPLAT A
DRAWING NUMBER:
SHEET 1 of 2

ANTHEM FILING NO. 6 REPLAT A MINOR SUBDIVISION PLAT

2006001169 01/31/2006 12:55P PL
2 of 2 R 0.00 D 0.00 City&Cnty Broomfield

A MINOR SUBDIVISION BEING A REPLAT OF LOTS 8, 15 & 16, ANTHEM FILING NO. 6, LYING IN A PORTION OF THE NORTHEAST
QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

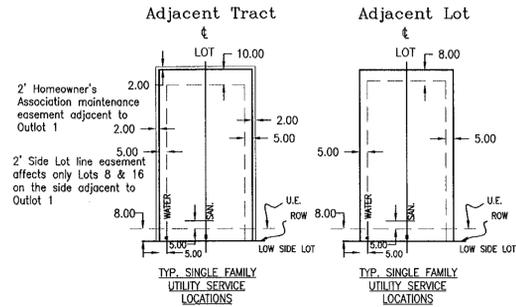
N 1/4 Cor. Sec. 6
Fnd. 3 1/4" Alum. Cap
in Range Box
T1N R68W T1S R68W
S31 S6 N1/4 2001
CARTER BURGESS PLS 24942"

N'y line NE 1/4 Sec. 6
S 89°40'36" W
2642.63'

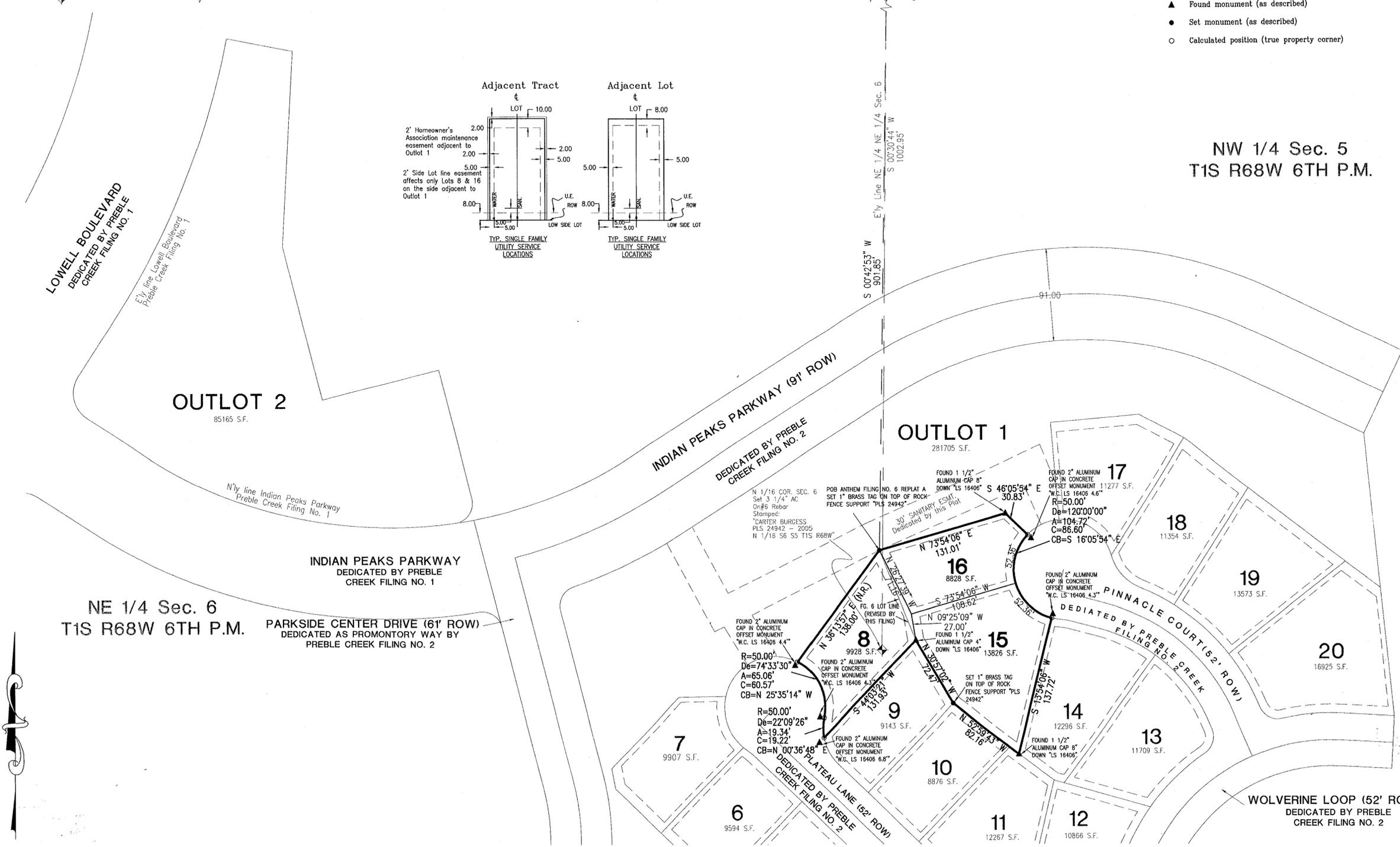
POINT OF COMMENCEMENT
NE Cor. Sec. 6
Fnd. 2 1/2" Alum. Cap
in Range Box
Illegible

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- ▲ Found monument (as described)
- Set monument (as described)
- Calculated position (true property corner)



NW 1/4 Sec. 5
T1S R68W 6TH P.M.



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Denver, Colorado 80202
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CALL UNCD 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
1-800-922-1987
FOR THE NUMBER UTILITIES
SCALE VERIFICATION
DRAWING
DATE IS 1 INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY!

NO.	DATE	DESCRIPTION

ANTHEM FILING NO. 6 REPLAT A
A MINOR SUBDIVISION LYING IN A PORTION OF THE
NE 1/4 S6, NW 1/4 S5, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 070545.200.1.2000
DATE: DECEMBER 29, 2005
SCALE: 1"=50'
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC
DRAWING CONTENTS:
ANTHEM FG. NO. 6 REPLAT A
DRAWING NUMBER: