Reception No2005014192

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned being the owner of:

A portion of Lots 5 and 6 of WILCOX SUBDIVISION, recorded in Book 1 at Page 16 in the Adams County, Colorado Clerk and Recorder's Office, being in the Northwest Quarter of Section 9, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, Colorado, being more particularly

COMMENCING at the North Quarter corner of said Section 9 (a found 3 1/4" aluminum cap on a 1 1/2" pipe stamped "Ernest Knight LS 7276 1967") WHENCE the Northwest corner of said Section 9 (a found 3 1/4" aluminum cap on a 1" axle down 1.5' stamped "LS 13155 2000) bears S89°47'54"W a distance of 2608.78

THENCE S86°39'51"W a distance of 548.69 feet to a point 30.00 feet southerly of the northerly line of the Northwest Quarter of said Section 9, also being the POINT OF BEGINNING:

THENCE S00°39'08"E a distance of 450.12 feet; THENCE N63°46'37"W along the northerly line of a parcel of land described in Book 3529 at Page 512, recorded at Adams County Clerk & Recorder's Office, a distance of 303.91 feet; THENCE NO0°39'08"W a distance of 416.11 feet;

THENCE N89°47'54"E along a line being 30.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 9, also being along the southerly line of West 160th Avenue a distance of 301.73 feet to the POINT OF BEGINNING.

Containing 130,680 square feet, (3.000 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of NORTHEWEST PARKWAY MAINTENANCE YARD FILING NO. 1; 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 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.

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 The mark is a City of Broomfield 3 1/4" brass disk set into 18" round concrete

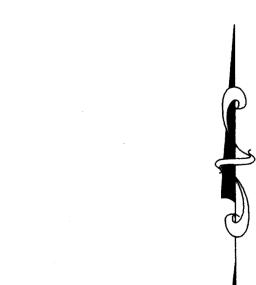
post, flush with the ground. The location of the mark matches the NGS Data sheet "Station Description"

Designation = LUCY Project Point Number = 464 NGS PID = AI3578NAD 83(1992) Coordinates Latitude = $40^{\circ} 00' 00.35831'' (N)$ Longitude = $105^{\circ} 00' 41.29278'' (W)$ Ellp. 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



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:

"City of Broomfield

1995 GPS #4"

Modified SP

N=1237562.237

E=3130295.718

State Plane Grid

N=1237211.103

E=3129407.554

39°59'00.97374"N

105'02'17.49294"W

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.

GEODETIC TIE DIAGRAM

NW Cor. Sec. 9

Found 3 1/4" AC on 1" Axle

in conc. Down

1.5' "LS 13155"

"City of Broomfield GPS

Lucy" 40°00'00.35831"N

> N 1/4 Cor. Sec. 9 39°59'12.06705"N 105'00'23.51874"W

Modified SP=

N=1238732.840

State Plane Grid

N=1238381.371

E=3138272.834

E=3139163.518

39 .

UNPLATTED

OWNED BY

PULTE HOME

CORP.

105°00'41.29278"W

Modified SP=

N=1243612.944

E=3137752.764

N=1243260.090

NE Cor. Parcel

Modified SP=

N=1236700.912

E=3138615.756

N=1238349.452

SE Cor. Parcel

N=1238250.826

E=3138620.880

State Plane Grid

N=1237899.494

E=3137730.350

39°59'07.33466"N 105'00'30.52256"W

39'59'11.78167"N

105'00'30.55633"W

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-I, 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.

COUNTY NOTE:

All recording information (Book, Page, Reception Number, File, Map Number) shown hereon refers to Adams County Clerk & Recorder's Office unless otherwise noted.

FINAL PLAT

A RESUBDIVISION OF A PORTION OF LOTS 5 & 6, WILCOX SUBDIVISION LYING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, COLORADO

West 160th Ave. (Gravel)

S 89°47'54" W

10' Utility Easement

dedicated by this

NORTHWEST PARKWAY MAINTENANCE YARD FILING NO. 1

Drainage Easement 301 73

dedicated by this

Lot 1. Block 1

3.000 Acres

(130,680 sq.ft.)

45' PSCO EASEMENT 8 7 plat.

10' Utility Easement

BOOK 3529 PAGE 512 OWNED BY CITY AND

COUNTY OF

BROOMFIELD

Northerly line

SYMBOL LEGEND

otherwise)

Aliquot corner (as described)

Northwest Parkway Right-of-Way

• Set 1 1/4" plastic cap on #5 rebar "CARTER BURGESS PLS 24942"

▲ Found 1 1/4" plastic cap on #5 rebar "CARTER BURGESS PLS 24942" (unless noted

dedicated by this

CB=N 45°12'06" W

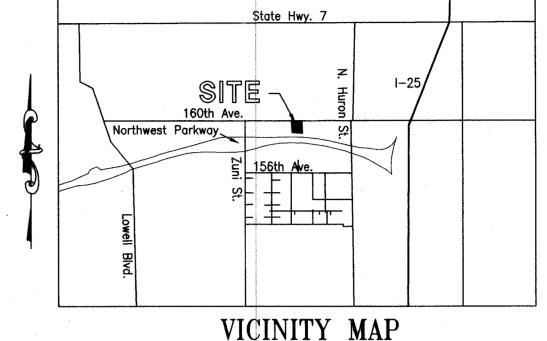
R=18.00'

A=28.27'

C = 25.46

De=90°00'00'

BK. 277 PG. 127 ZC, S 89°47′54" W



POINT OF COMMENCEMENT N.T.S. Found 3 1/4" AC on 1 1/2" Pipe "Ernest Knight LS 7276"

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 FBS70061072 dated October 27, 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.

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE

This final plat is recommended for approval by the City and County of Broomfield Land Use Review Commission this State day of Lebeury 2005

approved and the dedications accepted by the City Council of the City and

ATTORNEY'S CERTIFICATE

ScOTT A. Ross ____, an Attorney at Law licensed to pra 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. 20966

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 NORTHEWEST PARKWAY MAINTENANCE YARD FILING NO. 1 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado State

Executed this 15 day of AUGUST, 2005

PULTE HOME CORPORATION, a Michigan Corporation 12303 Airport Way, Suite 130

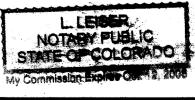
Broomfield, CO 80021 Bob Eck. P.E. President

ACKNOWLEDGMENT:

State of Colorado County of Broomfield The foregoing instrument was acknowledged before me this

11 day of hunt, 2005, by Robert L. Stras president of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official, seal. My commission expires /0//2/03



S8W, COL Ω̈́, S . 出い

PROJECT NO. 070670.340.1.1001 DATE: FEBRUARY 7, 2005 SCALE: AS SHOWN DRAFTED BY: DOW DESIGNED BY: DOW REVIEWED BY: KWC DRAWING CONTENTS:

> NORTHWEST PARKWAY MAINTENANCE YARD FILING NO. 1 DRAWING NUMBER:

SHEET 1 of 1

N 1/4 Cor. Sec. 9

PREBLE CREEK FIRE STATION FILING NO. 1 OWNED BY NORTH METRO FIRE RESCUE DISTRICT

UNPLATTED

OWNED BY

PULTE HOME

CORP.