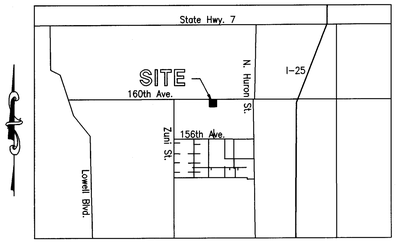
Recorded 12/12/2003 at
Reception # 2003029117

PREBLE CREEK FIRE STATION FILING NO. 1

FINAL PLAT

A RESUBDIVISION OF A PORTION OF LOT 5, 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



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned being the owner of:
A portion of Lot 5 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 described as follows:

COMMENCING at the North Quarter corner of said Section 9 (a found 3 ¼" aluminum cap on a 1 ½" pipe stamped "Ernest Knight LS 7276 1987");
WHENCE the Northwest corner of said Section 9 (a found 3 ¼" aluminum cap on a 1" axle down 1.5' stamped "LS 13155 2000") bears S89°47'54"W a distance of 2608.78 feet;
THENCE S83°17'15"W a distance of 264.57 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 350.01 feet;
THENCE S89°47'54"W along a line being 380.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 9 a distance of 285.01 feet;
THENCE N00°39'08"W a distance of 350.01 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 a distance of 285.01 feet to the POINT OF BEGINNING.

Containing 99,753 square feet, (2.290 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of PREBLE CREEK FIRE STATION FILING NO. 1; and by these presents 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 LUCY GPS NO. 15") 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

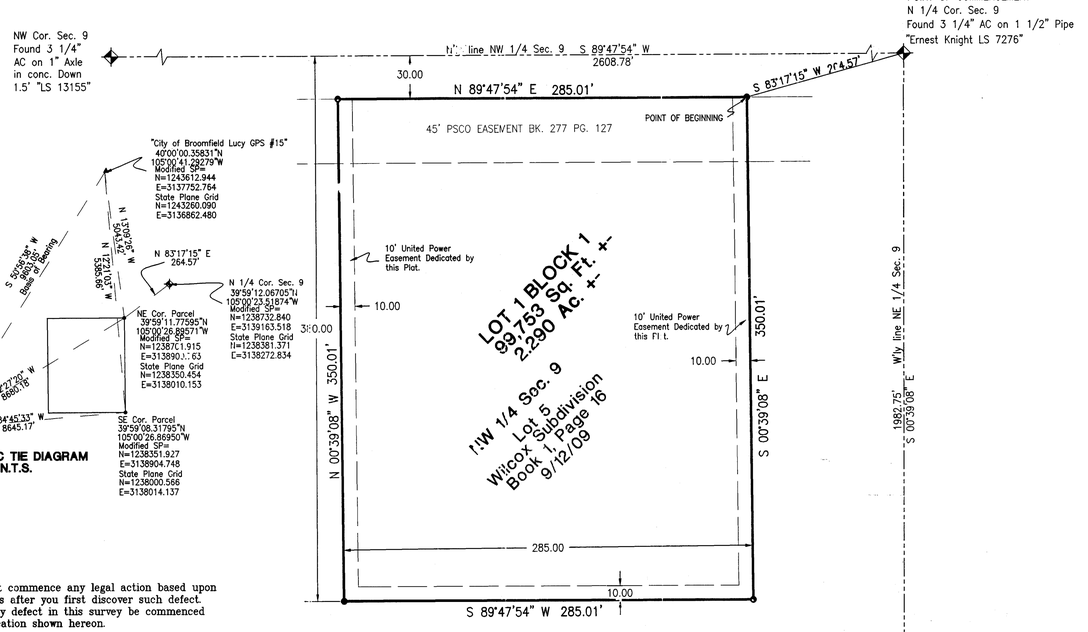
Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
The mark is a City of Broomfield 3 ¼" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

Designation =LUCY
Project Point Number = 464
NGS PID = AI3578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.28278" (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



GEODETIC TIE DIAGRAM
N.T.S.

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 C order, Class 2-I, 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.

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 ABJ70005266-4 dated September 9, 2003 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.

SYMBOL LEGEND

- Aliquot corner (as described)
- ● Set 1 1/2" aluminum cap on #5 rebar "CARTER BURGESS PLS 24942"
- ▲ Found monument as described
- ○ Calculated position

0 12.5 25 50 100
1 inch = 50 ft.

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 5th day of Aug 2003.

Linda L. Reynolds / Secretary
Chairman

CITY COUNCIL CERTIFICATE

This final plat is hereby approved and the dedications accepted by the City Council of the City and County of Broomfield, Colorado on this 23rd day of September, 2003.

Mayor PRO TEM / Vicki May
City Clerk

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.

Scott A. Ross
Registration No. 20966 Date: 12-1-03

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 PREBLE CREEK FIRE STATION 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 Law.

Kenneth W. Carlson PLS 24942
For and on behalf of
Carter & Burgess, Inc.
Date: 11-1-03

OWNER/SUBDIVIDER

PULTE HOME CORPORATION
12303 AIRPORT WAY, SUITE 130
BROOMFIELD, CO 80021

Executed this 25th day of November, 2003.

DAVID BRACHT, PRESIDENT
PULTE HOME CORPORATION.

The foregoing instrument was acknowledged before me this 21st day of November, 2003 by the PULTE HOME CORPORATION., owner of the above described parcel of land.

Witness my hand and official seal.

Notary Public Address: 12303 airport Way #130 Broomfield, CO 80021

My commission expires: Aug. 13, 2006

ELISE J. LERNER NOTARY PUBLIC STATE OF COLORADO My Commission Expires

COUNTY OF BROOMFIELD SEAL COLORADO

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

CALL UNCC 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE 1-800-922-1987 FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE VERIFICATION
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	DATE	BY

PREBLE CREEK FIRE STATION FILING NO. 1
A SUBDIVISION LYING IN A PORTION OF
THE NW 1/4 OF SECTION 9, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071395
DATE: NOVEMBER 19, 2003
SCALE: AS SHOWN
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC

DRAWING CONTENTS:
PCFG1PLAT

DRAWING NUMBER:

SHEET 1 of 1