LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 S, RANGE 86 W, 5TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

OUTLOT I OF BROADLANDS WEST FILING NO. 1 AND TRACT 1, THE BROADLANDS P.U.O. AS RECORDED IN ADAMS COUNTY ON 03/16/99 AT FILE 98 MAP 20.

HAS LAID OUT, PLATTED AND SURVEYED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROADLANDS WEST FILING NO. 1, REPEAT B, AND BY THESE PRESENTS DESIGNATES THE SAME TO THE CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO AS SHOWN HEREON ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

COMMUNITY DEVELOPMENT GROUP 136, LLC,

a Colorado Limited Liability Company

By: Charles R. Bailey, Manager

ACKNOWLEDGMENT:

State of Colorado)

County of Adams)

The foregoing instrument was acknowledged before me this 25th day of August, 2000, by Charles R. Bailey Jr., Manager of COMMUNITY DEVELOPMENT GROUP 136, LLC, a Colorado Limited Liability Company.

I, the undersigned, declare that I am the person or agent who executed the above instrument.

NOTES:

1. EASEMENTS ARE GRANTED BY SEPARATE INSTRUMENT.

APPROVALS:

This MINOR SUBDIVISION PLAN is approved and accepted by the CITY OF BROOMFIELD, COLORADO, this 19th day of November, 2000.

City Manager

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in my office at 9:07 o'clock A.M. on the 19th day of November, 2000, and is duly recorded in Book 74, Page 527, as Reception Number 9069. Fee $9.65 paid.

ATTEST:

Clerk and Recorder

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., JOHN C. BARDENMAN, A Duly Registered Professional Surveyor in the State of Colorado, DO HEREBY CERTIFY THAT THIS REPEL OF BROADLANDS WEST FILING NO. 1 TOTALLY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH THE SURVEYING AND PLATING LAWS.

A. C. Bardenman, R.P.S.

NOTE:

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. NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMANced MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

BROADLANDS WEST
FILING NO. 1
REPLAT B

SCALE: MM 1/8

CONSULTING ENGINEERS

HURST & ASSOCIATES, INC.

1900 East Dallas, Suite 100
Dallas, Texas 75201
(214) 746-2600
FAX: (214) 746-2601
Sheet 1 of 1

FILE: 18, MAP: 569
Notes:

1. The bearing basis for this plat is the Colorado State Plane Coordinate System, North Zone, NAD 83. The grid bearing between BM #13 and BM #4, described herein, is S 25°19'20" E. To obtain State Plane Grid Coordinates multiply ground coordinates by 0.9997274 (combined scale factor) or multiply Grid Coordinates by 1.00007734 to obtain ground or local coordinates. Elevation factor = 0.99975157; scale factor = 0.99971106.

2. The Colorado Coordinate System hereon shown is defined as Order C-2.1, 1/50,000 as described in the "Geometric Gaging Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques" by the Federal Geodetic Control Committee.

BROADLANDS WEST
FILING NO. 1
REPLAT B

OUTLOT V

SET 1" DIA. PLASTIC CAP ON #4 REBAR SET. PLS 28258
FIND 1/2" DIA. PLASTIC CAP ON #4 REBAR MARKED "PLS 17666."