

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST TOGETHER WITH PORTIONS OF THE
SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 1 of 16

LEGAL DESCRIPTION AND DEDICATION

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

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 89°34'33" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°36'50" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 2909.96 FEET TO A POINT ON THE NORTHERLY LINE OF THE GREAT WESTERN RESERVOIR REPLACEMENT PROJECT, WATER TREATMENT FACILITY FINAL PLAT; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING 3 (THREE) COURSES:

- 1) SOUTH 33°20'57" WEST, A DISTANCE OF 223.07 FEET;
- 2) SOUTH 67°29'21" WEST, A DISTANCE OF 965.00 FEET TO A POINT OF CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°21'13" , A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 183.10 FEET AND A CHORD WHICH BEARS SOUTH 53°18'44" WEST, A DISTANCE OF 181.24 FEET TO A NON-TANGENT POINT ON THE NORTHEASTERLY LINE OF HOLY FAMILY HIGH SCHOOL FILING NO. 1;

THENCE WESTERLY ALONG THE NORTHERLY AND WESTERLY LINES OF SAID HOLY FAMILY HIGH SCHOOL SUBDIVISION THE FOLLOWING 6 (SIX) COURSES:

- 1) NORTH 50°51'51" WEST, ALONG A NON-TANGENT LINE, A DISTANCE OF 207.89 FEET TO A NON-TANGENT POINT OF CURVE;
- 2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°58'59", A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 159.52 FEET AND A CHORD WHICH BEARS SOUTH 46°37'38" WEST, A DISTANCE OF 159.06 FEET;
- 3) SOUTH 54°07'08" WEST, A DISTANCE OF 590.64 FEET TO A POINT OF CURVE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°48'09", A RADIUS OF 1065.00 FEET, AN ARC LENGTH OF 869.95 FEET AND A CHORD WHICH BEARS SOUTH 30°43'03" WEST, A DISTANCE OF 845.97 FEET;
- 5) SOUTH 07°18'59" WEST, A DISTANCE OF 601.98 FEET TO A POINT ON A LINE LYING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
- 6) SOUTH 89°41'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE NORTH 00°20'13" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 2577.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 00°18'28" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, SAID LINE BEING ALSO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 749.99 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NUMBER 1684352 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDED; THENCE THE FOLLOWING 4 (FOUR) COURSES ALONG SAID EASTERLY LINE:

- 1) SOUTH 89°48'36" WEST, A DISTANCE OF 212.62 FEET;
- 2) NORTH 45°11'24" WEST, A DISTANCE OF 981.78 FEET;
- 3) NORTH 00°11'24" WEST, A DISTANCE OF 1799.41 FEET TO A NON-TANGENT POINT OF CURVE;
- 4) NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°13'19", A RADIUS OF 11089.90 FEET, AN ARC LENGTH OF 1010.71 FEET AND A CHORD WHICH BEARS NORTH 63°05'52" EAST, A DISTANCE OF 1010.36 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°12'50" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1070.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NORTH 89°34'33" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 2496.82 FEET TO THE "POINT OF BEGINNING", CONTAINING 280.662 ACRES OR 11,354,452 SQUARE FEET MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "WILDGRASS SUBDIVISION FILING NO. 1" AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS SHOWN ON THE PLAT, TOGETHER WITH TRACTS B, C, D, E, M, O AND Q FOR USE AS OPEN LANDS AND COMMUNITY PARKS, AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS SHOWN OR NOTED 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:

THE WRITER CORPORATION, A DELAWARE CORPORATION
6061 South Willow Drive, Suite 232
Greenwood Village, Colorado 80111

By: 
Daniel J. Nickless, President

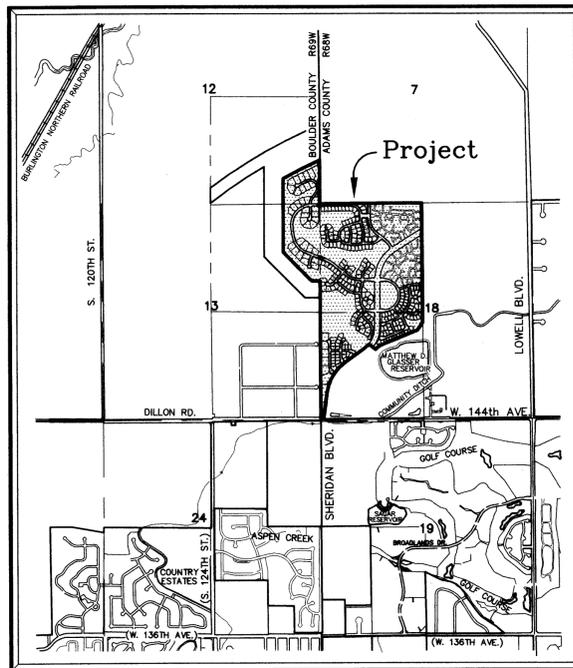
NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

SUBSCRIBED and sworn to before me this 14th day of NOVEMBER, 2001 by DANIEL J. NICKLESS
President of THE WRITER CORPORATION, A Colorado Corporation.

WITNESS my hand and official seal.

My commission expires 8/28/02
Notary Public Liane M. Price



Vicinity Map
(approximate scale: 1" = 2000')

PER AFFIDAVIT OF COLLECTION
DATED 11-25-03 REC# 2003022919

GENERAL NOTES:

1. THERE ARE 559 SINGLE FAMILY LOTS IN WILDGRASS SUBDIVISION FILING No. 1.
2. TRACTS B, C, D AND M ARE HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR OPEN SPACE, DRAINAGE AND UTILITY EASEMENT PURPOSES.
3. TRACTS E, O, AND Q ARE HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR COMMUNITY PARK, DRAINAGE AND UTILITY EASEMENT PURPOSES.
4. TRACTS A, F, G, H, I, J, K, L, N, P, R, S, T, U AND V ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR SIGNAGE, LANDSCAPING, OPEN SPACE, DRAINAGE AND UTILITY EASEMENT PURPOSES.
5. LOT LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED N/R, FOR NON-RADIAL.
6. THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE AS DEFINED IN CITY STANDARD 500-6, ARE PROHIBITED FROM ERECTION OF, OR GROWING ANY OBSTRUCTIONS OVER 2 1/2 FEET IN HEIGHT WITHIN SAID TRIANGLE AS MEASURED FROM THE HIGHEST CURB TOP ELEVATION DIRECTLY ADJACENT TO THE TRAFFIC SIGHT TRIANGLE.
7. 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF DRAINAGE AND UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES IN ALL BLOCKS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
8. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
9. THE BEARINGS FOR THIS PLAT ARE BASED ON THE CONSIDERATION THAT THE LINE BETWEEN NGS CONTROL POINT "BRM3" AND NGS CONTROL POINT "POIN" BEARS SOUTH 67°18'04" EAST. (GRID) THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH BEARS SOUTH 89°34'33" WEST, IS ALSO BASED UPON THIS CONSIDERATION. SAID LINES ARE MONUMENTED AS SHOWN HEREON.
10. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ENTRY SIGNS/FEATURES.
11. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 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.
12. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999714549. THIS SCALE FACTOR IS TO BE APPLIED TO ANY COORDINATE VALUE OR DISTANCE VALUE IN ORDER TO REDUCE SAID VALUE TO A STATE PLANE GRID VALUE.
13. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
14. 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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ROCKY MOUNTAIN CONSULTANTS, INC. 
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101
Greenwood Village, CO 80111
Date: 11-01-01 Job No. 2431.070.00 FAX (303) 741-6106

SURVEYORS CERTIFICATE

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF WILDGRASS SUBDIVISION; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF JULY, 2001 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 13th DAY OF November, 2001



DUWAYNE M. PHILLIPS PLS 9329
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.

ATTORNEY'S CERTIFICATE

I, DAVID AICKARA, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON, OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.


ATTORNEY

Date: November 14, 2001

25701
REGISTRATION NO.

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 9th DAY OF JULY, 2001.

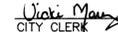

CHAIRMAN


SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 28 DAY OF AUGUST, 2001.


MAYOR


CITY CLERK



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF BROOMFIELD } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:33 O'CLOCK AM (PM)
THIS 17th DAY OF JANUARY, 2002 AND IS DULY RECORDED IN PLAN FILE _____ MAP _____
FILM _____ AS RECEPTION NUMBER 200200850
FEE \$ 160.00 PAID.

ATTEST:

DEPUTY

RECORDER

WILDGRASS SUBDIVISION FILING NO. 1

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SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

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Point of Beginning

North 1/4 CORNER, SECTION 18,
Township 1 South, Range 68 West, 6th P.M.
GROUND COORDINATES (NAD83)
N=1233364.645 E=3128708.837
GRID COORDINATES (NAD83)
N=1233032.974 E=3127815.942
LATITUDE=39°58'19.7606" LONGITUDE=105°02'38.2213"

NGS CONTROL POINT "BRM3"
CITY OF BROOMFIELD BRASS CAP
GROUND COORDINATES (NAD83)
N=1230032.506 E=3128820.490
GRID COORDINATES (NAD83)
N=1229681.391 E=3128027.335
LATITUDE=39°57'46.6315" LONGITUDE=105°02'35.7226"

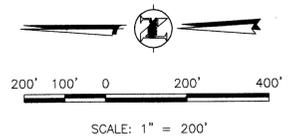


$\Delta=05'13'19''$
 $R=11089.90'$
 $L=1010.71'$
 $ChB=N 63'05'52'' E$
 $ChD=1010.36'$

$\Delta=28'21'13''$
 $R=370.00'$
 $L=183.10'$
 $ChB=S 53'78'44'' W$
 $ChD=181.24'$

$\Delta=14'58'59''$
 $R=610.00'$
 $L=159.52'$
 $ChB=S 46'37'38'' W$
 $ChD=159.06'$

$\Delta=46'48'09''$
 $R=1065.00'$
 $L=869.95'$
 $ChB=S 30'43'03'' W$
 $ChD=845.97'$



RM
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FAX (303) 741-6106
Date: 11-01-01 Job No. 2431.070.00

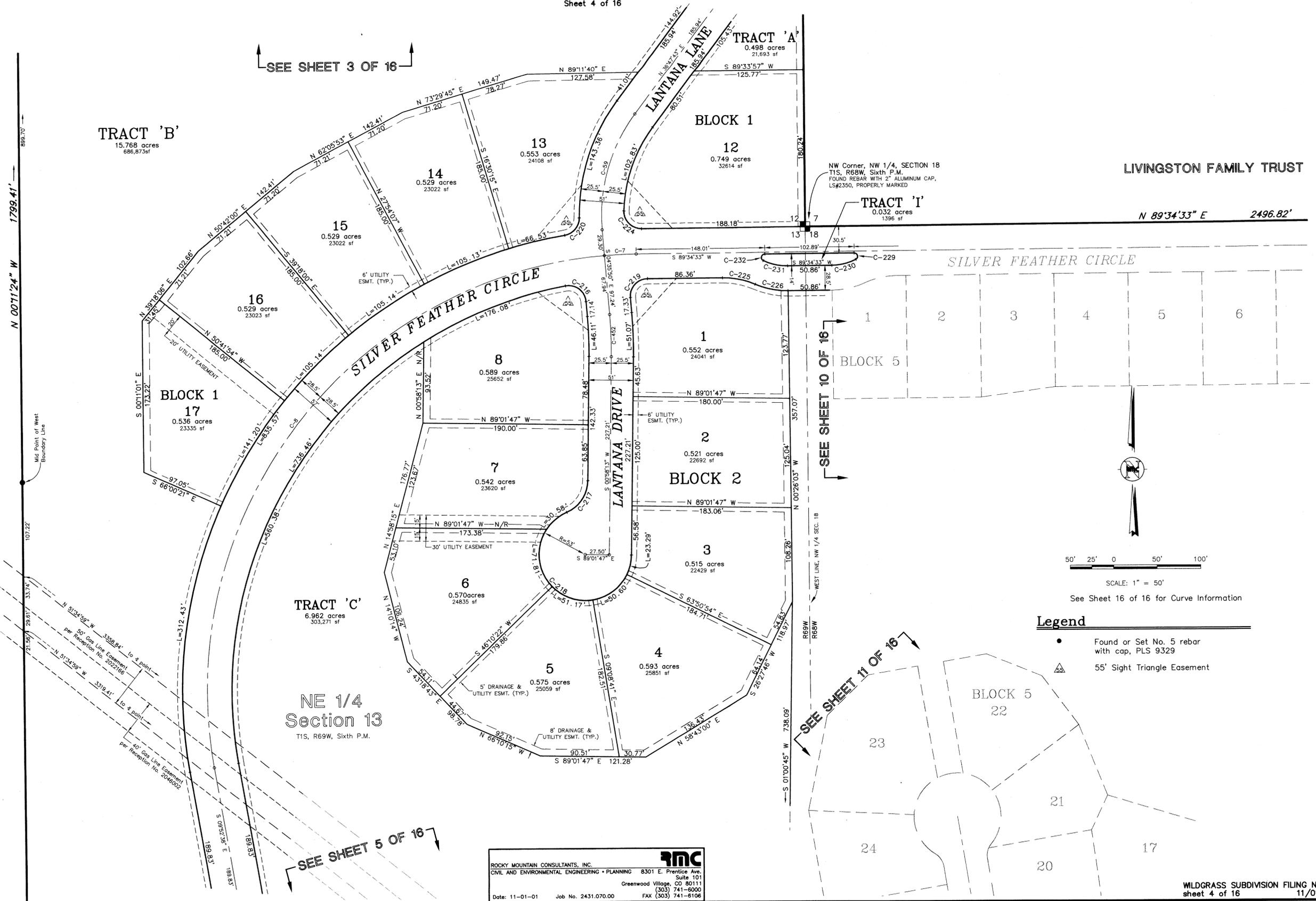
NGS CONTROL POINT "PONY"
CITY OF BROOMFIELD BRASS CAP
GROUND COORDINATES (NAD83)
N=1227993.658 E=3124046.196
GRID COORDINATES (NAD83)
N=1227643.13 E=3123154.43
LATITUDE=39°57'26.7315" LONGITUDE=105°03'38.4348"

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

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LIVINGSTON FAMILY TRUST



SCALE: 1" = 50'
See Sheet 16 of 16 for Curve Information

- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - △ 55' Sight Triangle Easement

Rocky Mountain Consultants, Inc.

CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

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(303) 741-6000
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Date: 11-01-01 Job No. 2431.070.00

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SEE SHEET 11 OF 16

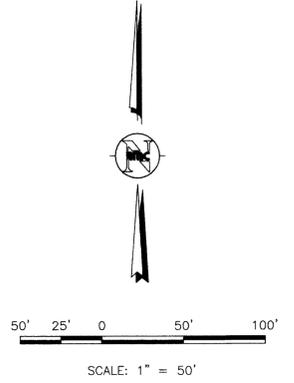
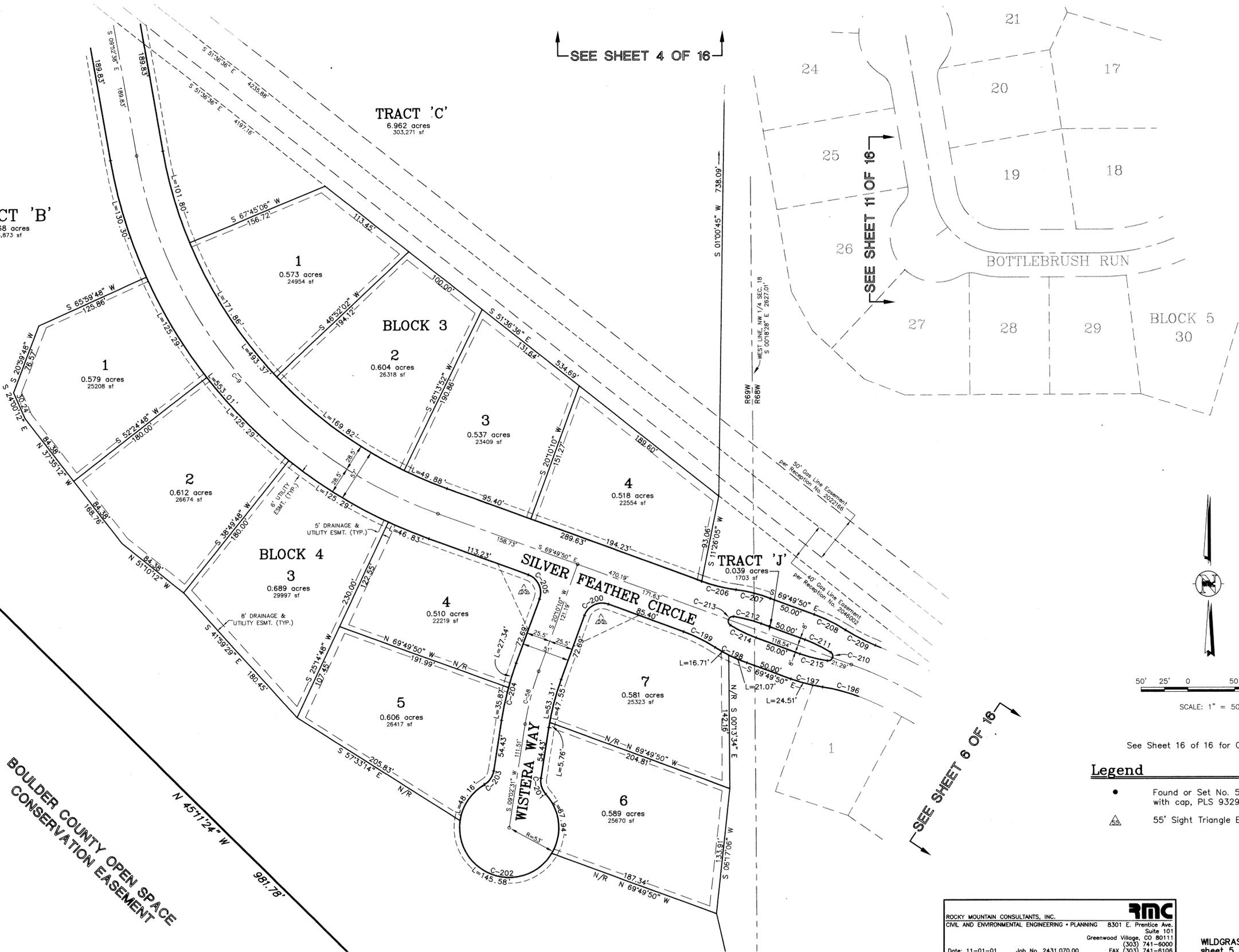
SEE SHEET 6 OF 16

N 00°11'24" W 1799.41'

Boulder County Open Space Conservation Easement

TRACT 'B'
15.768 acres
686,873 sf

TRACT 'C'
6.962 acres
303,271 sf



See Sheet 16 of 16 for Curve Information

- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - ▲ 55' Sight Triangle Easement

Boulder County Open Space Conservation Easement

ROCKY MOUNTAIN CONSULTANTS, INC. **rnc**
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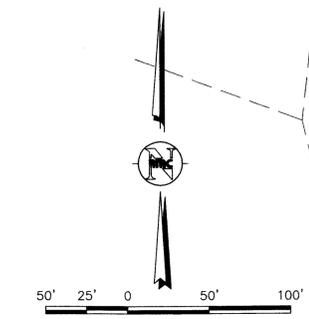
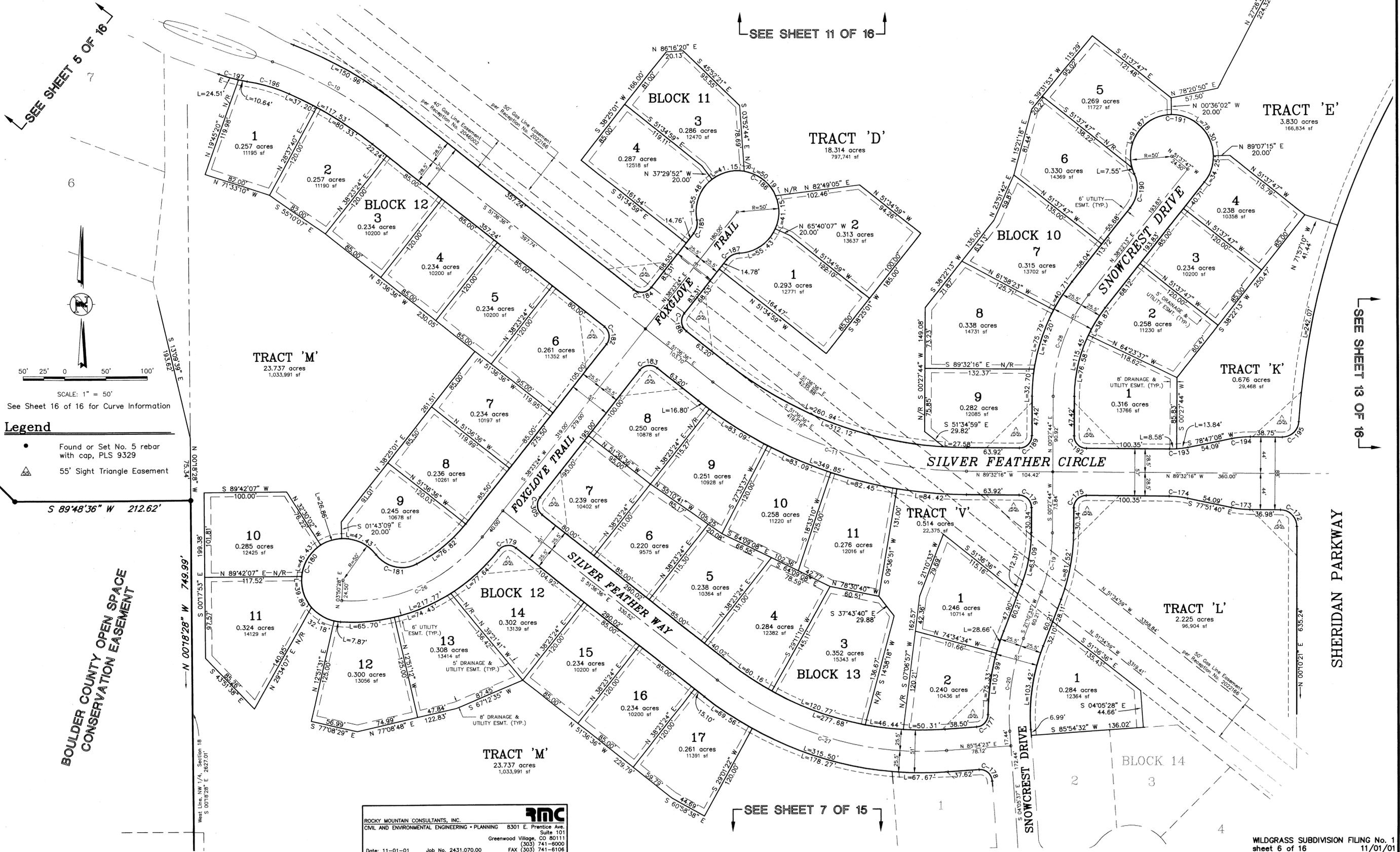
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SEE SHEET 5 OF 16

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See Sheet 16 of 16 for Curve Information

Legend

- Found or Set No. 5 rebar with cap, PLS 9329
- △ 55' Sight Triangle Easement

S 89°48'36" W 212.62'

BOULDER COUNTY OPEN SPACE CONSERVATION EASEMENT

West Line, NW 1/4, Section 18
S 00°18'28" E 749.99'

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SEE SHEET 6 OF 16

TRACT 'M'

NW 1/4
Section 18
T1S, R68W, Sixth P.M.

TRACT 'M'
23.737 acres
1,033,991 sf

NORTH LINE, SW 1/4, SECTION 18
N 89°33'38" E 2510.86'

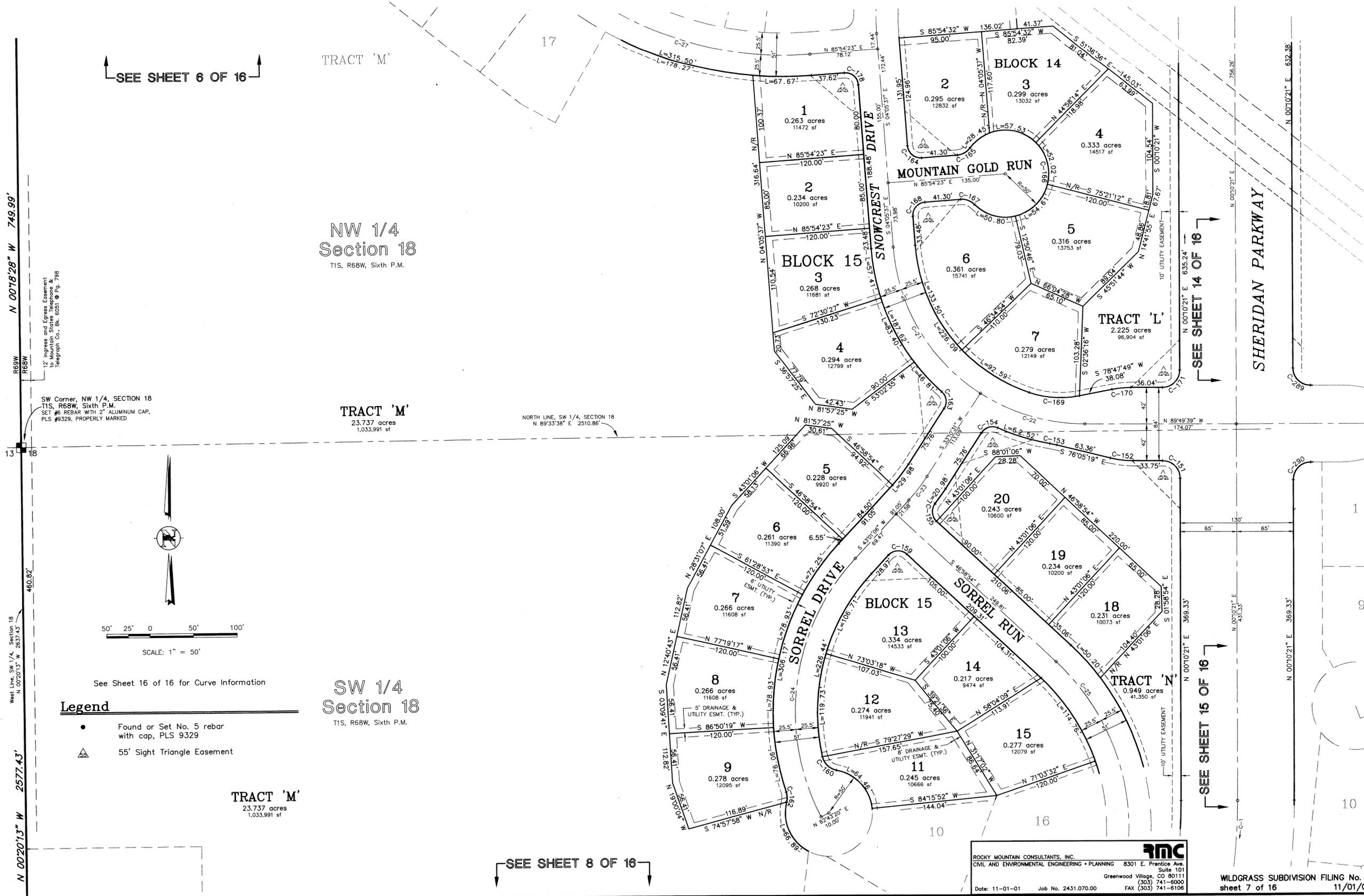
SW 1/4
Section 18
T1S, R68W, Sixth P.M.

TRACT 'M'
23.737 acres
1,033,991 sf

SEE SHEET 8 OF 16

NE 1/4
Section 13
T1S, R69W, Sixth P.M.

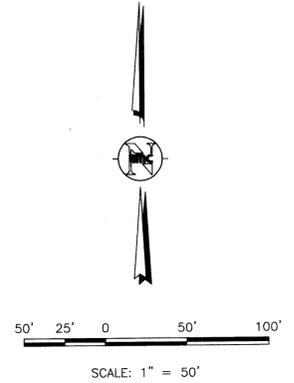
SE 1/4
Section 13
T1S, R69W, Sixth P.M.



R69W
R68W
N 00°18'28" W 749.99'

SW Corner, NW 1/4, SECTION 18
T1S, R68W, Sixth P.M.
SET #6 REBAR WITH 2" ALUMINUM CAP,
PLS #9329, PROPERLY MARKED

West Line, SW 1/4, Section 18
N 00°20'13" W 2637.43'
N 00°20'13" W 2577.43'



- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - ▲ 55' Sight Triangle Easement

See Sheet 16 of 16 for Curve Information

rmc
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SEE SHEET 15 OF 15

TRACT 'M'
23.737 acres
1,033,991 sf

TRACT 'O'
3.488 acres
151,919 sf

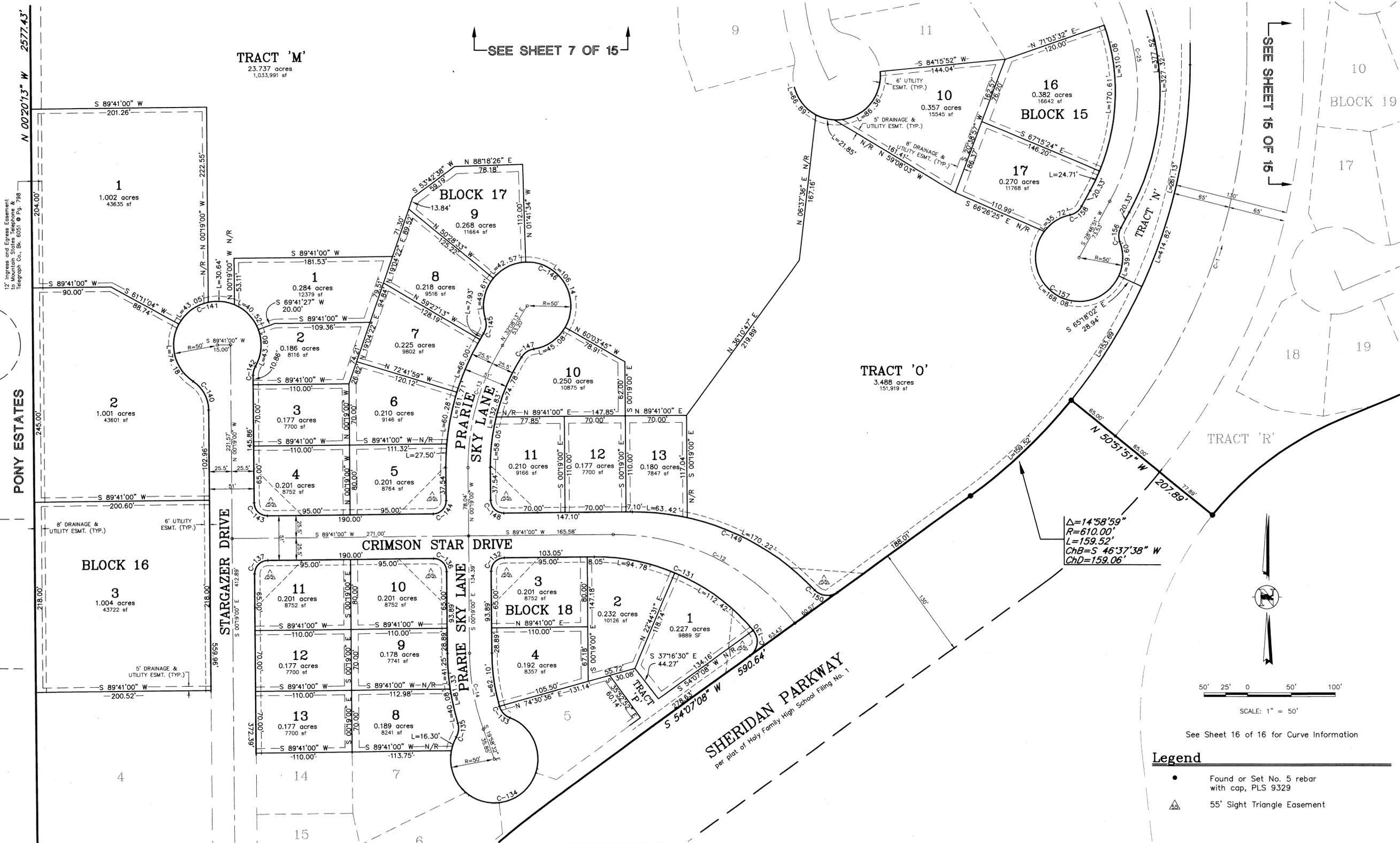
TRACT 'R'

BLOCK 19

17

18

19



$\Delta = 14^{\circ}58'59''$
 $R = 610.00'$
 $L = 159.52'$
 $ChB = S 46^{\circ}37'38'' W$
 $ChD = 159.06'$



50' 25' 0 50' 100'
SCALE: 1" = 50'

See Sheet 16 of 16 for Curve Information

- Legend**
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 - ▲ 55' Sight Triangle Easement

SEE SHEET 9 OF 15

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SW 1/4
Section 18
T1S, R68W, Sixth P.M.



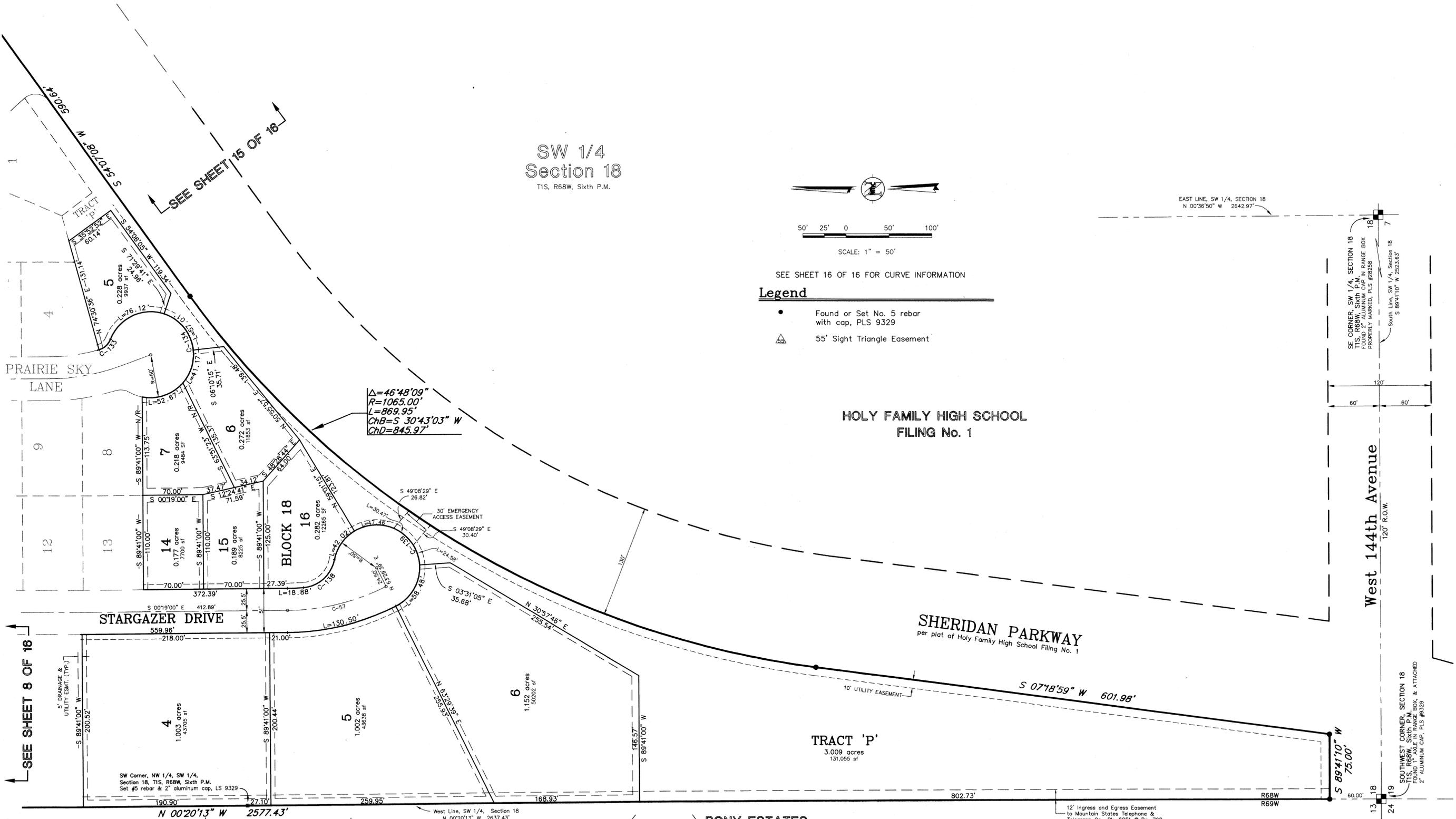
50' 25' 0 50' 100'

SCALE: 1" = 50'

SEE SHEET 16 OF 16 FOR CURVE INFORMATION

Legend

- Found or Set No. 5 rebar with cap, PLS 9329
- △ 55' Sight Triangle Easement



HOLY FAMILY HIGH SCHOOL
FILING No. 1

SHERIDAN PARKWAY
per plat of Holy Family High School Filing No. 1

TRACT 'P'
3.009 acres
131,055 sf

PONY ESTATES

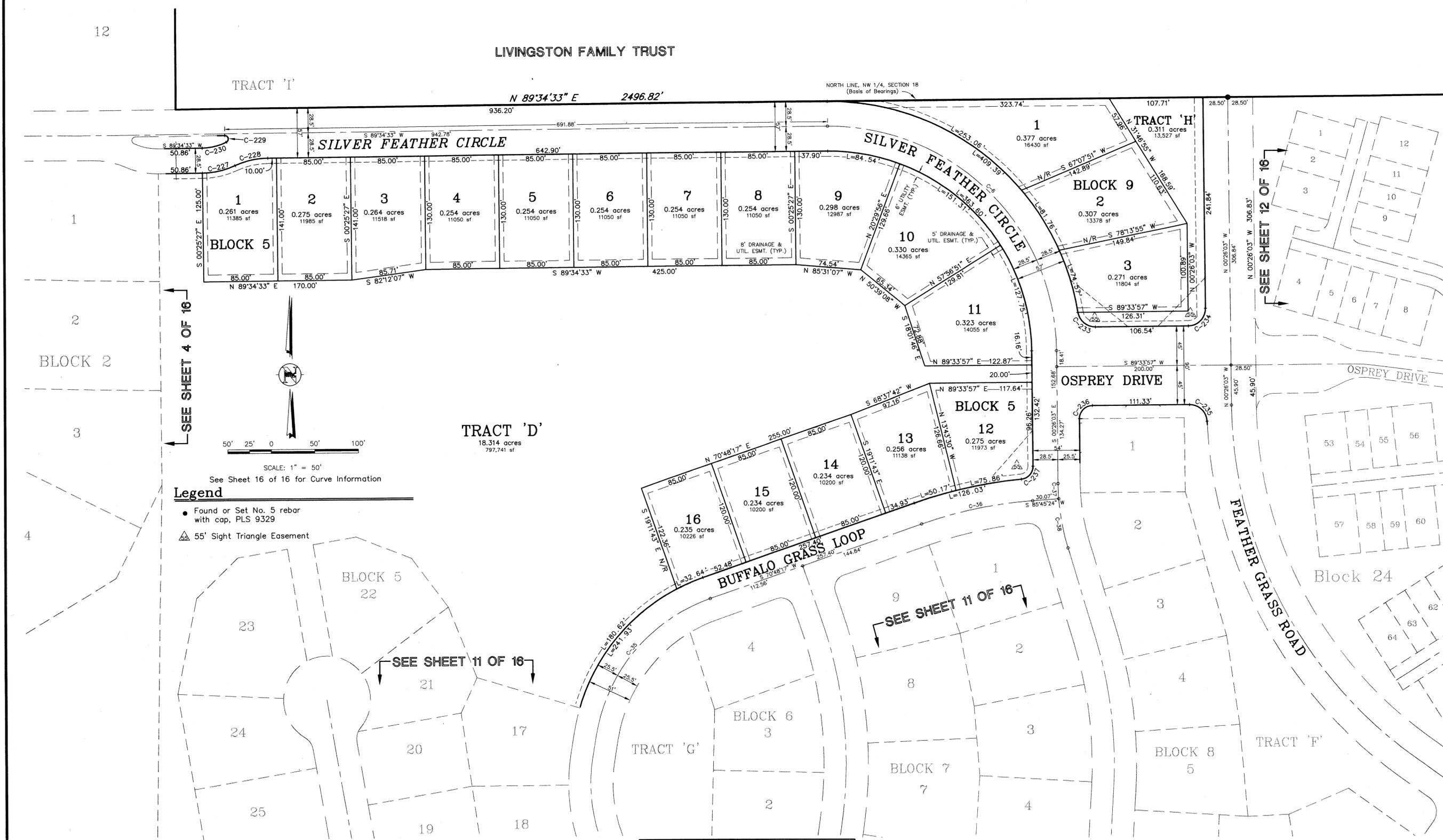
Rocky Mountain Consultants, Inc. (RMC)
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave., Suite 101
 Greenwood Village, CO 80111
 (303) 741-8000
 (303) 741-8106
 Date: 11-01-01 Job No. 2431.070.00 FAX (303) 741-8106

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST TOGETHER WITH PORTIONS OF THE
SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 10 of 16



- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - ▲ 55' Sight Triangle Easement

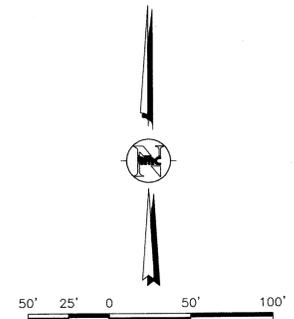
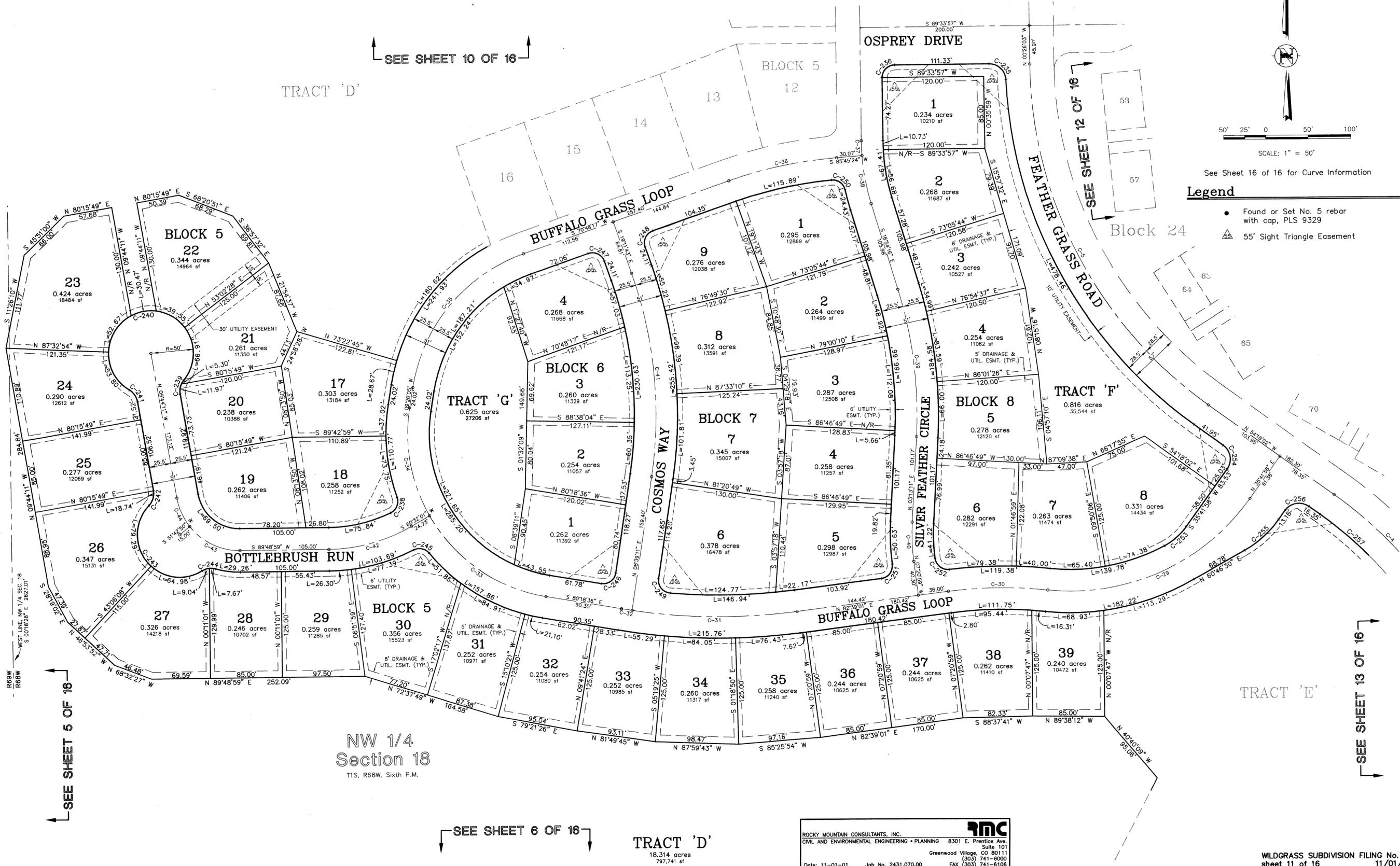
rnc
 ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave., Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
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FINAL PLAT

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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 11 of 16



SCALE: 1" = 50'
See Sheet 16 of 16 for Curve Information

- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - △ 55' Sight Triangle Easement

NW 1/4
Section 18
T1S, R68W, Sixth P.M.

TRACT 'D'
18.314 acres
797,741 sf

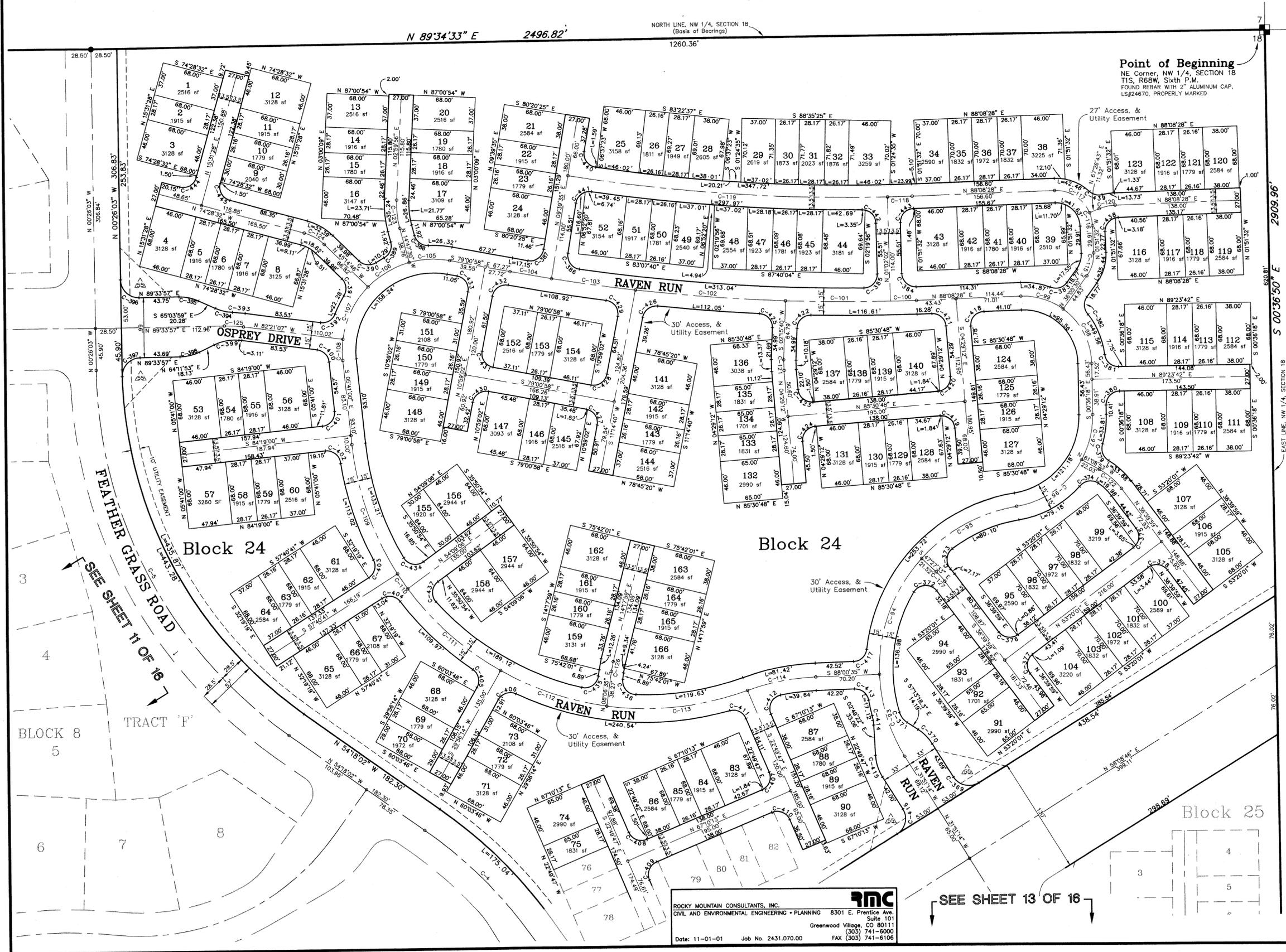
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 Greenwood Village, CO 80111
 (303) 741-8000
 Date: 11-01-01 Job No. 2431.070.00 FAX (303) 741-6106

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

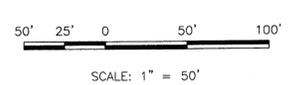
BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST TOGETHER WITH PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 12 of 16



Point of Beginning
NE Corner, NW 1/4, SECTION 18
T1S, R68W, Sixth P.M.
FOUND REBAR WITH 2" ALUMINUM CAP,
LS#24670, PROPERLY MARKED

LIVINGSTON FAMILY TRUST



See Sheet 16 of 16 for Curve Information

- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - ▲ 55' Sight Triangle Easement

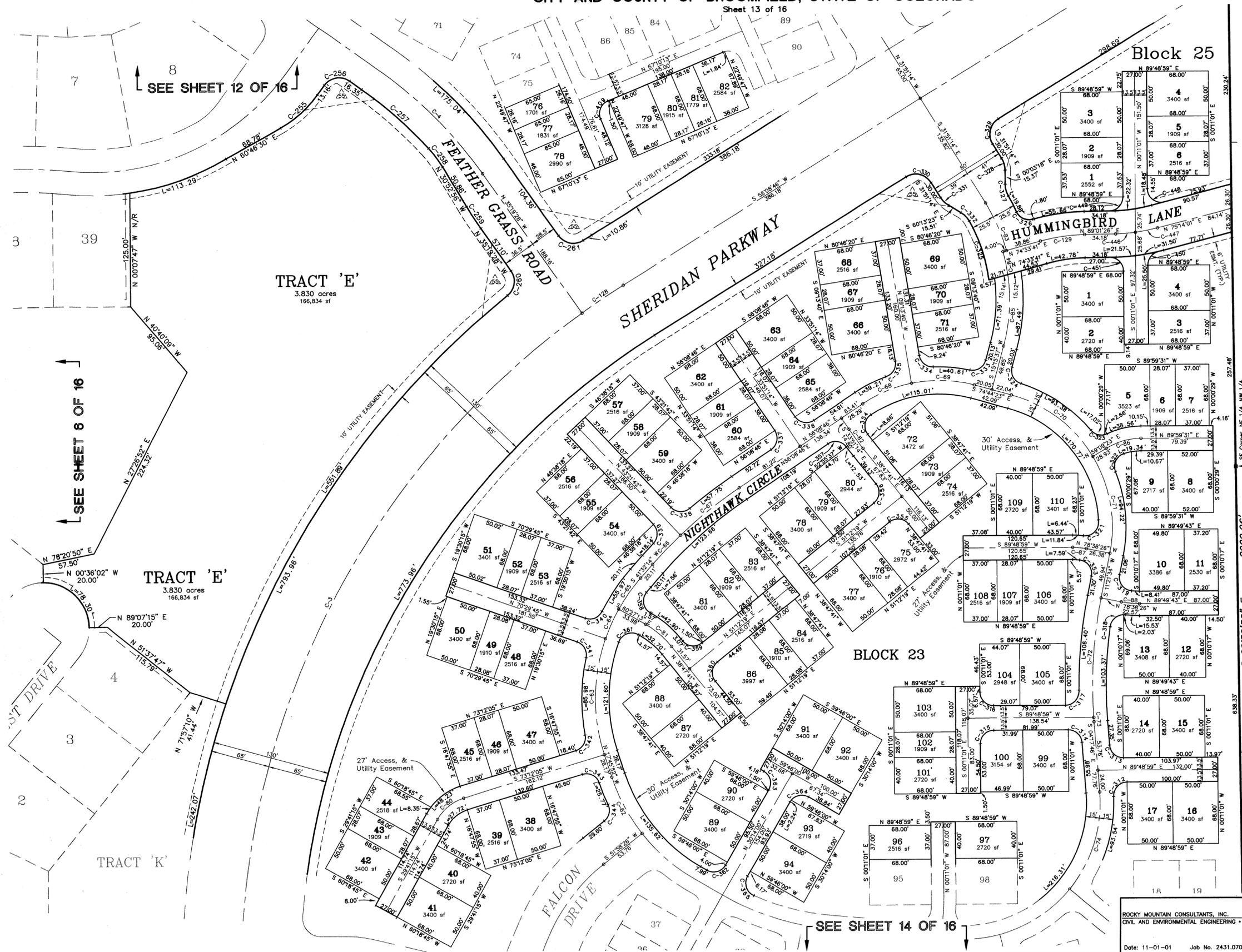
Rocky Mountain Consultants, Inc.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave. Suite 101
Greenwood Village, CO 80111
(303) 741-8000
(303) 741-6106
Date: 11-01-01 Job No. 2431.070.00

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST TOGETHER WITH PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 13 of 16



SEE SHEET 12 OF 16

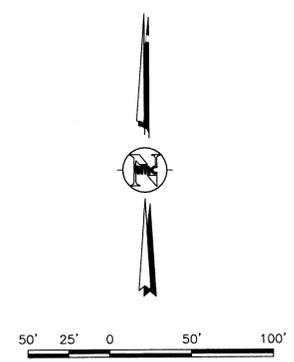
SEE SHEET 6 OF 16

SEE SHEET 14 OF 16

SE CORNER, NE 1/4, NW 1/4, Section 18, T1S, R68W, S6th P.M. Set #5 rebar & 2" aluminum cap, LS 8329

EAST LINE, NW 1/4, SECTION 18 S 00°36'50" E 2909.96'

KEVAMRA



- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - ▲ 55' Sight Triangle Easement

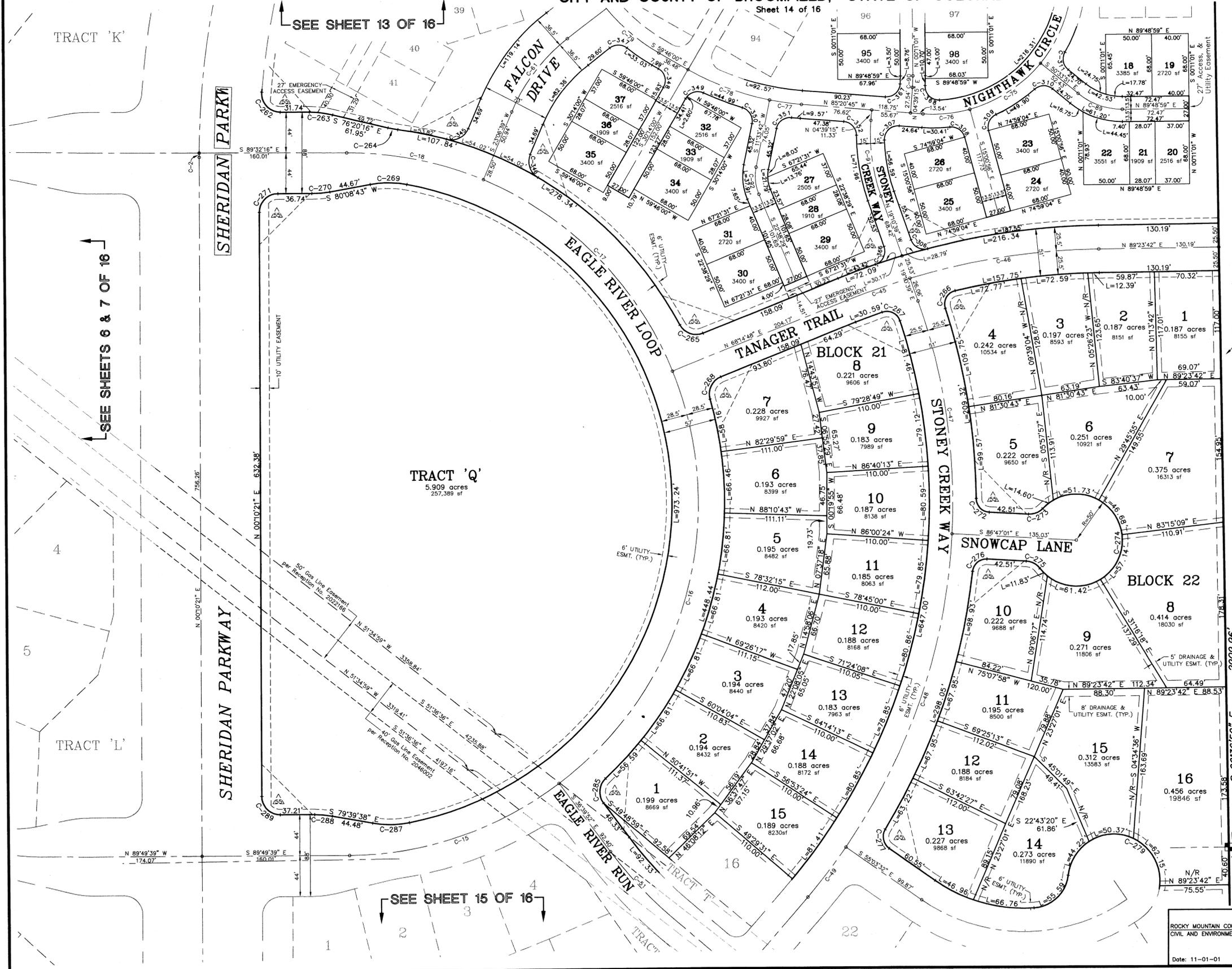
RMC
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 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
 Date: 11-01-01 Job No. 2431.070.00 FAX (303) 741-6108

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST TOGETHER WITH PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 14 of 16



TRACT 'K'

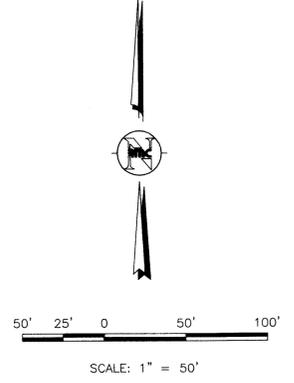
SEE SHEET 13 OF 16

SEE SHEETS 6 & 7 OF 16

TRACT 'Q'
5.909 acres
257,389 sf

TRACT 'L'

SEE SHEET 15 OF 16



See Sheet 16 of 16 for Curve Information

Legend

- Found or Set No. 5 rebar with cap, PLS 9329
- ▲ 55' Sight Triangle Easement

LIVINGSTON FAMILY TRUST

SE Corner, NW 1/4, SECTION 18 T1S, R68W, Sixth P.M. FOUND REBAR WITH 2" ALUMINUM CAP, PLS #9329, PROPERLY MARKED

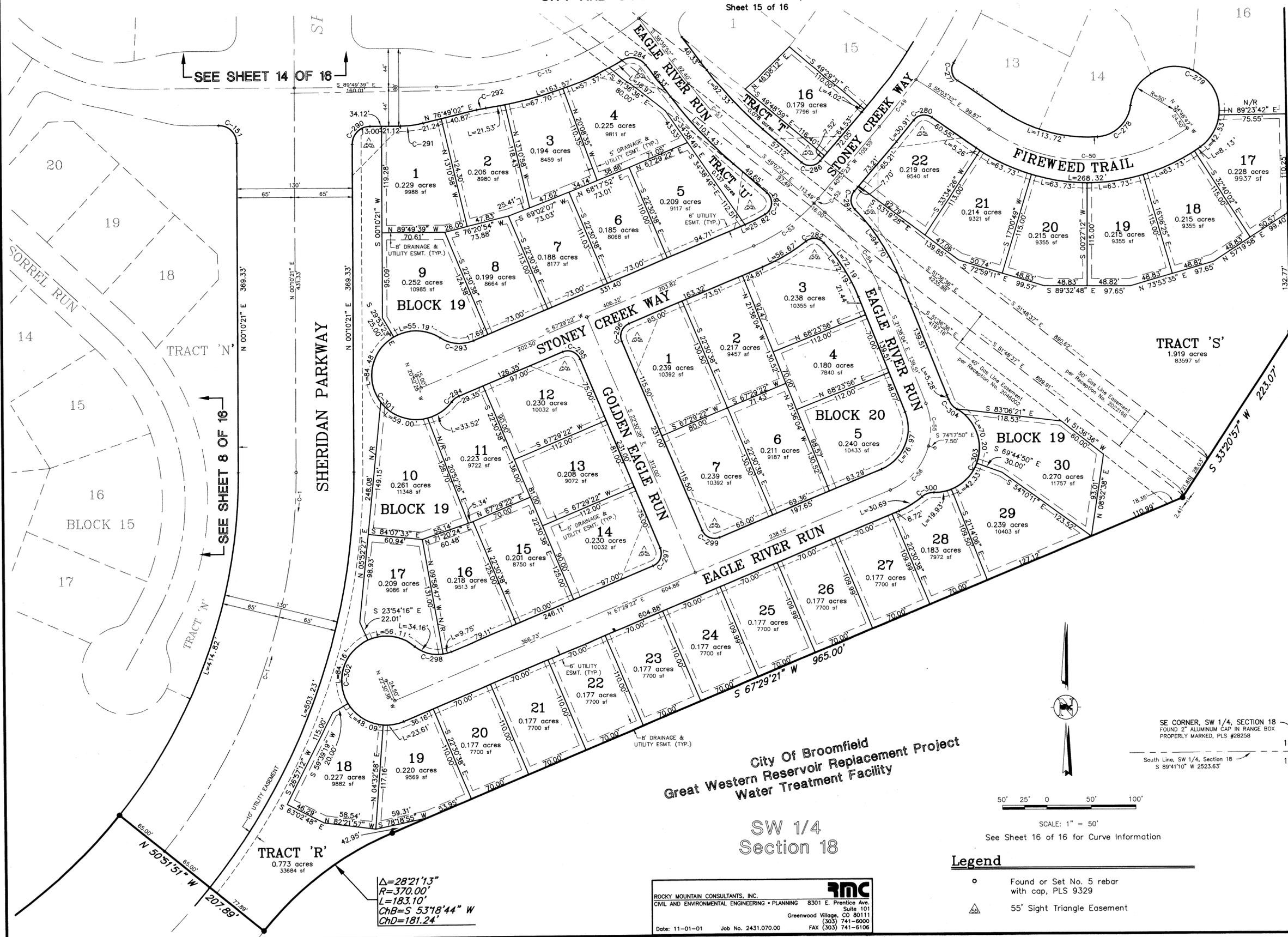
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 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave., Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
 Date: 11-01-01 Job No. 2431.070.00 FAX (303) 741-6106

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST TOGETHER WITH PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 15 of 16



SEE SHEET 14 OF 16

SEE SHEET 8 OF 16

City Of Broomfield
Great Western Reservoir Replacement Project
Water Treatment Facility

SW 1/4
Section 18

- Legend**
- Found or Set No. 5 rebar with cap, PLS 9329
 - △ 55' Sight Triangle Easement

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101 Greenwood Village, CO 80111 (303) 741-6000 FAX (303) 741-6106
Date: 11-01-01 Job No. 2431.070.00

WILDGRASS SUBDIVISION FILING NO. 1

FINAL PLAT

BEING A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST TOGETHER WITH PORTIONS OF THE
SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 16 of 16

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	38°57'48"	675.00	459.03	N 19°39'15" E	450.23	C-91	23°49'54"	200.00	83.19	S 07°15'42" E	82.59	C-181	79°01'22"	40.00	55.17	S 76°52'31" E	50.90	C-271	90°17'23"	20.00	31.52	S 45°19'02" W	28.36	C-362	90°00'00"	15.00	23.56	N 75°14'00" E	21.21
C-2	00°17'23"	898.95	4.54	N 00°19'02" E	4.54	C-92	34°12'11"	50.00	29.85	S 05°32'23" E	29.41	C-182	90°00'00"	15.00	23.56	N 06°36'36" W	21.21	C-272	86°39'59"	15.00	22.69	S 43°07'21" E	20.59	C-363	90°00'00"	15.00	23.56	N 14°46'00" W	21.21
C-3	54°12'48"	500.00	165.80	N 27°34'08" E	819.21	C-93	30°12'50"	180.00	94.92	N 16°44'49" W	93.82	C-183	90°00'00"	15.00	23.56	N 83°23'24" E	21.21	C-273	49°27'30"	20.00	17.26	S 68°29'14" W	16.73	C-364	90°00'00"	15.00	23.56	S 75°14'00" W	21.21
C-4	16°58'34"	500.00	470.07	N 27°22'02" W	452.95	C-94	44°10'51"	180.00	138.80	N 20°27'01" E	135.38	C-184	90°00'00"	15.00	23.56	S 27°55'00" E	21.21	C-274	27°55'00"	50.00	243.40	S 03°12'59" W	65.00	C-365	96°17'35"	15.00	25.21	N 17°54'48" W	22.35
C-5	53°51'59"	500.00	408.36	N 45°25'45" W	367.66	C-95	38°32'08"	180.00	121.06	N 61°48'31" E	118.79	C-185	49°27'30"	20.00	17.26	N 13°39'38" E	16.73	C-275	49°27'30"	20.00	17.26	S 62°03'16" W	16.73	C-366	90°35'29"	15.00	23.72	N 26°07'06" E	21.32
C-6	89°59'24"	260.00	408.36	N 45°25'45" W	367.66	C-96	52°13'27"	100.00	91.15	N 54°57'01" E	88.03	C-186	27°55'00"	50.00	243.40	S 51°36'36" E	65.00	C-276	86°39'59"	15.00	22.69	N 49°52'59" W	20.59	C-367	91°09'37"	15.00	23.87	N 49°04'26" E	21.43
C-7	04°10'31"	500.00	36.44	S 87°29'17" W	36.43	C-97	29°27'26"	100.00	51.41	N 14°07'24" E	50.85	C-187	49°27'30"	20.00	17.26	S 07°07'09" W	16.73	C-277	86°39'59"	15.00	22.69	S 11°43'33" E	20.59	C-368	96°03'26"	15.00	25.15	S 44°27'06" E	22.30
C-8	95°16'40"	500.00	831.46	S 37°45'42" W	738.91	C-98	53°18'11"	75.00	69.77	N 27°15'24" W	67.28	C-188	90°00'00"	15.00	23.56	S 06°36'36" E	21.21	C-278	79°37'11"	40.00	55.59	N 84°41'25" E	51.22	C-369	90°00'00"	20.00	31.42	N 76°51'14" W	28.28
C-9	59°57'12"	500.00	523.19	S 39°51'14" E	499.65	C-99	37°57'03"	75.00	49.68	N 72°53'01" W	48.77	C-189	90°00'00"	15.00	23.56	N 45°27'44" E	21.21	C-279	22°20'23"	50.00	199.26	S 58°56'59" E	91.23	C-370	25°22'04"	50.00	22.14	N 44°32'16" W	21.96
C-10	18°13'14"	500.00	159.00	S 60°43'13" W	158.33	C-100	00°49'31"	2000.00	28.80	S 88°33'13" W	28.80	C-190	62°53'58"	40.00	43.91	N 06°55'14" E	41.74	C-280	86°39'59"	15.00	22.69	N 31°36'28" W	20.59	C-371	40°42'59"	20.00	14.21	N 36°51'49" W	13.92
C-11	37°55'40"	500.00	330.98	S 70°34'26" E	324.97	C-101	03°17'42"	2000.00	115.01	N 89°23'11" W	115.00	C-191	24°53'58"	50.00	21.97	S 83°04'46" E	85.31	C-281	84°34'33"	15.00	22.19	S 01°24'53" E	20.19	C-372	112°16'17"	15.00	29.39	S 87°11'52" W	24.91
C-12	52°51'51"	260.00	239.89	S 60°43'13" W	231.47	C-102	04°44'05"	2000.00	165.27	N 85°22'16" W	165.22	C-192	90°00'00"	15.00	23.56	S 44°32'16" E	21.21	C-282	84°34'33"	15.00	22.19	S 84°22'05" W	20.15	C-373	94°34'05"	15.00	24.76	N 05°58'40" E	22.04
C-13	32°27'13"	260.00	147.27	N 15°54'37" E	145.31	C-103	02°39'51"	2000.00	92.99	N 81°40'20" W	92.98	C-193	11°40'36"	110.00	22.42	N 84°37'26" E	22.38	C-283	107°53'17"	15.00	28.25	N 04°49'02" E	24.25	C-374	83°05'48"	15.00	21.75	N 83°10'28" E	19.90
C-14	19°39'32"	260.00	89.21	S 10°08'46" E	88.77	C-104	10°19'27"	2000.00	46.22	N 79°40'41" W	46.22	C-194	11°40'36"	110.00	22.42	N 84°37'26" E	22.38	C-284	83°54'17"	20.00	29.29	N 85°03'05" W	20.15	C-375	90°00'00"	15.00	23.56	N 05°58'40" E	22.04
C-15	36°50'13"	380.00	244.31	N 71°45'15" E	240.13	C-105	25°46'32"	100.00	44.99	S 88°05'46" W	44.61	C-195	18°16'14"	20.00	30.11	N 47°19'37" E	27.35	C-285	83°54'17"	20.00	29.29	S 05°17'16" W	26.74	C-376	90°00'00"	15.00	23.56	N 81°39'59" W	21.21
C-16	75°05'21"	380.00	498.01	N 15°47'28" E	463.13	C-106	30°27'16"	100.00	53.15	S 59°58'52" W	52.53	C-196	85°15'55"	200.00	53.29	N 73°31'32" W	53.13	C-286	90°00'00"	15.00	23.56	N 85°52'23" E	21.21	C-377	90°00'00"	15.00	23.56	N 08°20'01" E	21.21
C-17	45°08'09"	380.00	299.35	N 44°19'17" W	291.67	C-107	37°06'22"	100.00	64.76	S 26°12'04" W	63.64	C-197	11°19'39"	177.78	35.15	N 75°29'40" W	35.09	C-287	20°51'42"	110.00	40.05	S 89°54'31" W	39.83	C-378	90°00'00"	15.00	23.56	S 81°39'59" E	21.21
C-18	22°56'18"	380.00	152.13	N 78°21'30" W	151.12	C-108	13°19'52"	100.00	23.27	S 00°58'57" W	23.21	C-198	12°10'37"	177.78	37.78	N 63°44'31" W	37.71	C-288	10°10'01"	110.00	19.52	N 84°44'39" W	19.49	C-379	74°42'52"	15.00	19.56	S 44°23'42" W	21.21
C-19	20°42'49"	200.00	72.30	S 10°49'08" W	71.91	C-109	26°38'19"	325.00	151.10	S 19°00'09" E	149.75	C-199	12°10'37"	177.78	37.78	N 63°44'31" W	37.71	C-289	90°00'00"	20.00	31.42	N 44°49'39" W	28.28	C-380	90°00'00"	15.00	23.56	N 48°36'24" W	20.07
C-20	25°16'10"	200.00	114.67	S 08°32'28" W	113.74	C-110	03°31'35"	325.00	20.00	S 34°05'06" E	20.00	C-200	90°00'00"	20.00	31.42	S 65°10'10" W	28.28	C-290	90°00'00"	20.00	31.42	N 45°10'21" E	28.28	C-381	83°59'48"	15.00	21.99	N 48°36'24" W	20.07
C-21	52°43'52"	220.00	202.47	S 30°27'33" E	195.40	C-111	24°12'52"	325.00	137.35	S 47°57'20" E	133.07	C-201	51°26'36"	20.00	31.42	S 65°10'10" W	28.28	C-291	13°21'19"	110.00	25.64	N 83°29'42" E	25.58	C-382	74°15'03"	15.00	19.44	N 01°02'01" W	18.11
C-22	33°00'10"	220.00	126.72	S 73°19'34" E	124.98	C-112	21°49'39"	325.00	123.81	S 70°58'35" E	123.07	C-202	28°25'31" E	63.00	261.68	N 80°57'29" W	66.07	C-292	05°33'22"	110.00	10.67	S 79°35'43" W	10.67	C-383	74°15'03"	15.00	19.44	S 73°13'01" W	18.11
C-23	09°50'36"	200.00	34.36	S 38°05'49" W	34.32	C-113	27°39'17"	325.00	156.87	N 84°16'27" E	158.35	C-203	55°26'36"	20.00	17.96	N 80°57'29" W	66.07	C-293	55°31'45"	40.00	39.00	N 84°34'45" W	37.46	C-384	90°49'31"	15.00	23.78	N 46°26'47" W	21.37
C-24	70°17'46"	260.00	318.99	S 07°52'13" W	299.36	C-114	17°36'16"	250.00	76.81	N 79°12'27" E	76.51	C-204	11°07'38"	325.00	63.21	N 14°36'21" E	63.12	C-294	30°12'31"	20.00	10.54	N 52°23'06" E	10.42	C-385	90°49'44"	15.00	23.78	S 44°22'00" W	21.37
C-25	75°04'45"	260.00	343.80	S 09°06'01" E	319.29	C-115	37°57'03"	250.00	76.81	N 79°12'27" E	76.51	C-205	90°00'00"	20.00	31.42	N 24°49'50" W	28.28	C-295	90°00'00"	15.00	23.56	S 67°30'38" E	21.21	C-386	90°49'44"	15.00	23.78	S 44°22'00" W	21.37
C-26	55°27'04"	200.00	193.56	S 66°06'58" W	186.09	C-116	20°41'44"	40.00	14.45	S 12°12'24" E	14.47	C-206	12°10'37"	177.78	37.78	S 75°55'09" E	37.71	C-296	90°00'00"	15.00	23.56	S 22°29'22" W	21.21	C-387	90°49'44"	15.00	23.78	S 44°22'00" W	21.37
C-27	42°29'01"	400.00	296.59	S 72°51'07" E	289.84	C-117	69°18'16"	40.00	48.38	N 17°06'59" E	45.39	C-207	12°10'37"	177.78	37.78	S 75°55'09" E	37.71	C-297	90°00'00"	15.00	23.56	S 22°29'22" W	21.21	C-388	90°49'44"	15.00	23.78	S 44°22'00" W	21.37
C-28	37°54'29"	200.00	132.32	N 19°24'58" E	129.92	C-118	00°49'31"	1886.00	27.16	S 88°33'13" W	27.16	C-208	12°10'37"	177.78	37.78	S 75°55'09" E	37.71	C-298	62°53'58"	40.00	43.91	N 81°03'39" W	41.74	C-389	77°20'10"	15.00	20.25	S 23°52'35" W	18.74
C-29	60°26'40"	260.00	274.29	S 65°55'18" W	261.74	C-119	10°41'37"	1886.00	352.00	N 85°41'13" W	351.49	C-209	10°41'37"	200.00	35.73	S 63°47'05" E	37.45	C-299	90°00'00"	15.00	23.56	S 67°30'38" E	21.21	C-390	77°20'10"	15.00	20.25	S 83°54'51" W	18.74
C-30	13°29'37"	200.00	117.75	S 89°23'49" W	117.48	C-120	20°41'44"	50.00	18.06	N 77°47'36" E	17.96	C-210	156°33'28"	50.00	13.67	N 20°10'10" E	9.79	C-300	41°36'25"	20.00	14.52	N 70°47'53" E	14.21	C-391	77°20'10"	15.00	20.25	S 06°34'41" E	18.74
C-31	16°00'10"	500.00	195.51	N 89°20'54" W	194.88	C-121	06°44'52"	100.00	11.78	S 01°06'46" E	11.77	C-211	11°42'16"	149.28	30.50	N 63°58'42" W	30.44	C-301	266°04'17"	50.00	232.19	S 09°41'01" E	73.09	C-392	76°39'27"	15.00	20.25	S 59°19'09" W	18.61
C-32	10°12'13"	700.00	12.67	S 80°49'42" E	12.67	C-122	24°28'53"	75.00	32.05	S 48°54'26" E	31.80	C-212	11°42'16"	149.28	30.50	N 75°40'58" W	30.44	C-302	242°53'58"	50.00	21.97	S 08°56'21" E	85.31	C-393	04°53'41"	165.00	14.10	N 84°47'58" W	14.09
C-33	50°50'37"	195.00	173.04	N 54°53'17" W	167.42	C-123	17°47'25"	100.00	31.05	N 05°53'47" W	30.93	C-213	156°33'28"	50.00	13.67	N 20°10'10" E	9.79	C-303	154°47'51"	50.00	132.47	N 15°42'10" E	96.99	C-394	22°10'49"	50.00	19.36	N 77°45'01" W	21.96
C-34	38°48'04"	195.00	132.06	N 10°03'57" W	129.55	C-124	29°13'46"	50.00	25.51	N 59°51'39" W	25.23	C-214	11°42'16"	149.28	30.50	S 63°58'42" E	30.44	C-304	41°36'25"	20.00	14.52	N 39°23'33" W	14.21	C-395	25°22'04"	50.00	22.14	N 77°45'01" W	21.96
C-35	61°28'12"	200.00	21																										