BROADLANDS WEST FILING NO. 1
REPLAT C
A REPLAT OF OUTLOT V, BROADLANDS WEST FILING NO. 1,
CITY OF BROOOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
A MINOR SUBDIVISION

LEGAL DESCRIPTION:

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

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11
NORTH, RANGE 56 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF
BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS
FOLLOWED:

OUTLOT V OF BROADLANDS WEST FILING NO. 1 AND TRACT 1. THE
BROADLANDS P.U.D. AS RECORDED IN ADAMS COUNTY ON 03/08/99 AT
FILE MAP 25.

HAS LAY OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF BROADLANDS WEST FILING NO. 1,
REPLAT C. AND BY THESE PRESENTS DEDICATES IN FE Fits SIMPLE TO
THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS
AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY OF BROOMFIELD ALL
EASEMENTS AS SHOWN ON THE PLAN FOR PUBLIC AND
MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR
USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER/MORTGAGEE:

COMMUNITY DEVELOPMENT GROUP 138, LLC,
A COLORADO LIMITED LIABILITY COMPANY

By: Charles R. Beaulieu, Manager

ACKNOWLEDGMENT:

State of Colorado

County of Adams

The foregoing instrument was acknowledged before me
this 15th day of October, 2005,
2005, by Charles R. Beaulieu, Manager of COMMUNITY
DEVELOPMENT GROUP 138, LLC, a Colorado Limited
Liability Company.

Witness my hand and official seal:

My commission expires: 1/30/02

Notary Public

NOTE:
1. EASEMENTS ARE GRANTED BY SEPARATE INSTRUMENT.

APPROVALS:

This MINOR SUBDIVISION PLAN is approved and accepted by the CITY OF BROOMFIELD,
COLORADO, this 15th day of October, 2005.

James Black
Community Development Director
City Manager

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF ADAMS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
10:25 AM, OCTOBER 08, 2005, AS RECEPTION NUMBER 855329.

ATTEST

RECEIVED

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, JOHN C. BARRONIAN, A DULY
REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY
THAT THE REPLAT OF BROADLANDS WEST FILING NO. 1, TRACT AND CORRECTLY REPRESENTS
THE RESULTS OF SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN
ACCORDANCE WITH COLORADO STANDARDS.

John C. Barronian
REGISTERED PROFESSIONAL LAND SURVEYOR

PLS NO. 285368

NOTICE:

ACCORDING TO COLORADO LAW YOU HAVE 120 DAYS TO TAKE 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 HEREIN.

BROADLANDS WEST
FILING NO. 1
REPLAT C
NOTES

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NA3D. THE GRID BEARING BETWEEN BM 23 AND BM 43, DESCRIBED HERETO, IS 5 75° 89' 30" E. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99992574 (COMBINED SCALE FACTOR) OR MULTIPLY GRID COORDINATES BY 1.0002734 TO OBTAIN GROUND OR LOCAL COORDINATES. ELEVATION FACTOR = 0.99997517.

SCALE FACTOR = 0.99997517

2. THE COLORADO COORDINATE SYSTEM HERETO SHOWN IS DEFINED AS ORDER C 2-1, 1:5,000 AS DESCRIBED IN THE "DEPARTMENT OF GEODESY AND AEROSPACE ENGINEERING SPECIFICATIONS FOR USING SPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODESY CONTROL COMMITTEE.