LEGAL DESCRIPTION:

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

OUTLOT H, BROADLANDS WEST, FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO AS DESCRIBED AS FOLLOWS:

OUTLOT H OF BROADLANDS WEST FILING NO. 1 AND TRACT 1, THE BROADLANDS PUD, AS RECORDED IN ADAMS COUNTY ON 05/16/93 AT FILE # MAP 26.

HAS LAY OUT, PLATTED AND SURVEYED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROADLANDS WEST FILING NO. 1, REPLAT D, AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC PLACES AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER/MORTGAGEE:

COMMUNITY DEVELOPMENT GROUP 138, LLC
a Colorado Limited Liability Company

By: Charles R. Buczkowski, Manager

ACKNOWLEDGMENT:

State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this 25th day of February, 2002, by Charles R. Buczkowski, Manager of COMMUNITY DEVELOPMENT GROUP 138, LLC a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires 7/30/02

NOTES:

1. EASEMENTS ARE GRANTED BY SEPARATE INSTRUMENT.

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the CITY OF BROOMFIELD, COLORADO, this DAY of , 2002.

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

DAY OF , 2002.

AS RECEPTION NUMBER FEE , PAID.

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., J. JOHN C. BARDOMIAN, A DULY LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT OF BROADLANDS WEST FILING NO. 1, TRULY AND CORRECTLY REPRESENTS THE REPLAT OF A SUBDIDIVISION UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO LAW.

J. JOHN C. BARDOMIAN
LICENSED PROFESSIONAL LAND SURVEYOR
PLS NO. 352818

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 DEFECTS. 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.
NOTES

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, HAZEL. THE GRID BEARING BETWEEN BM #1 AND BM #4, DESCRIBED HEREIN, IS S 70° 20' E. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND
COORDINATES BY 0.99972274 (COMBINED SCALE FACTOR) OR MULTIPLY GRID COORDINATES
BY 1.00027234 TO OBTAIN GROUND OR LOCAL COORDINATES. ELEVATION FACTOR = 0.99971957,
SCALE FACTOR = 0.99971966.

2. THE COLORADO STATE PLANE COORDINATE SYSTEM HEREIN SHOWN IS DEFINED AS ORDER 3-2-1.
1:500,000 AS DESCRIBED IN THE "DEPARTMENTAL GEODETIC ACCURACY STANDARDS AND
SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL
GEODETIC CONTROL COMMITTEE.

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**GRAPHIC SCALE**

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**CURVE TABLE**

<table>
<thead>
<tr>
<th>Curve</th>
<th>Radius</th>
<th>Length</th>
<th>Chord</th>
<th>Bearing</th>
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<tbody>
<tr>
<td>C1</td>
<td>60.00</td>
<td>9.64</td>
<td>9.05</td>
<td>E 89° 18'</td>
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<td>14.38</td>
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</tr>
</tbody>
</table>

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The Château
At Fox Meadows

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**SW COR REPLAT D**

LNM 1219153.73
GRID 5 329324.53
LNM 1219155.35
GRID 5 329324.53

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**S 1/4 COR SEC 19**

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**BROADLANDS WEST**

FILING NO. 1
REPLAT D

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* SET 1" DIA. PLASTIC CAP ON #4 REBAR SET, PLS 28258
○ FOUND 1.5" DIA. PLASTIC CAP & #5 REBAR MARKED, PLS 17666.

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*Addresses and contact information are not visible in the image.*