

DRAWING NUMBER

201409427 PL 09/30/2014 02:04 PM
City and County of Broomfield
SACD PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

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SACD PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

ANTHEM FILING NO. 23 FINAL PLAT

A RESUBDIVISION OF LOT 2, BLOCK 1 NORTH PARK FILING NO. 4 MINOR SUBDIVISION PLAT AND TRACT E OF ANTHEM FILING NO. 21, REPLAT
"A" FINAL PLAT LYING WITHIN THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 5

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED AS FOLLOWS:
A PARCEL OF LAND BEING LOT 2, BLOCK 1 OF NORTH PARK FILING NO. 4, A MINOR SUBDIVISION PLAT RECORDED FEBRUARY 25, 2001 AT
RECEPTION NO. 201102006

TOGETHER WITH:

TRACT E, ANTHEM FILING NO. 21 REPLAT "A" FINAL PLAT RECORDED JANUARY 12, 2010 AT RECEPTION NO. 2010000318 ALL RECORDED IN
THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO LYING WITHIN THE SOUTH HALF
OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH P.M. OF SAID CITY, COUNTY AND STATE.

CONTAINING AN AREA OF 41.218 ACRES, (1,795,471 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ANTHEM FILING NO. 23
FINAL PLAT AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF
BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS, AND TRACTS B, C AND E INCLUSIVE, AS
SHOWN ON THE PLAT AND 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.

OWNER

STANDARD PACIFIC OF COLORADO, INC. A DELAWARE CORPORATION

BY: [Signature] AS: Division President

STATE OF COLORADO)
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 2014 BY
Giles Patterson, Division President STANDARD PACIFIC OF COLORADO, INC. A DELAWARE CORPORATION.

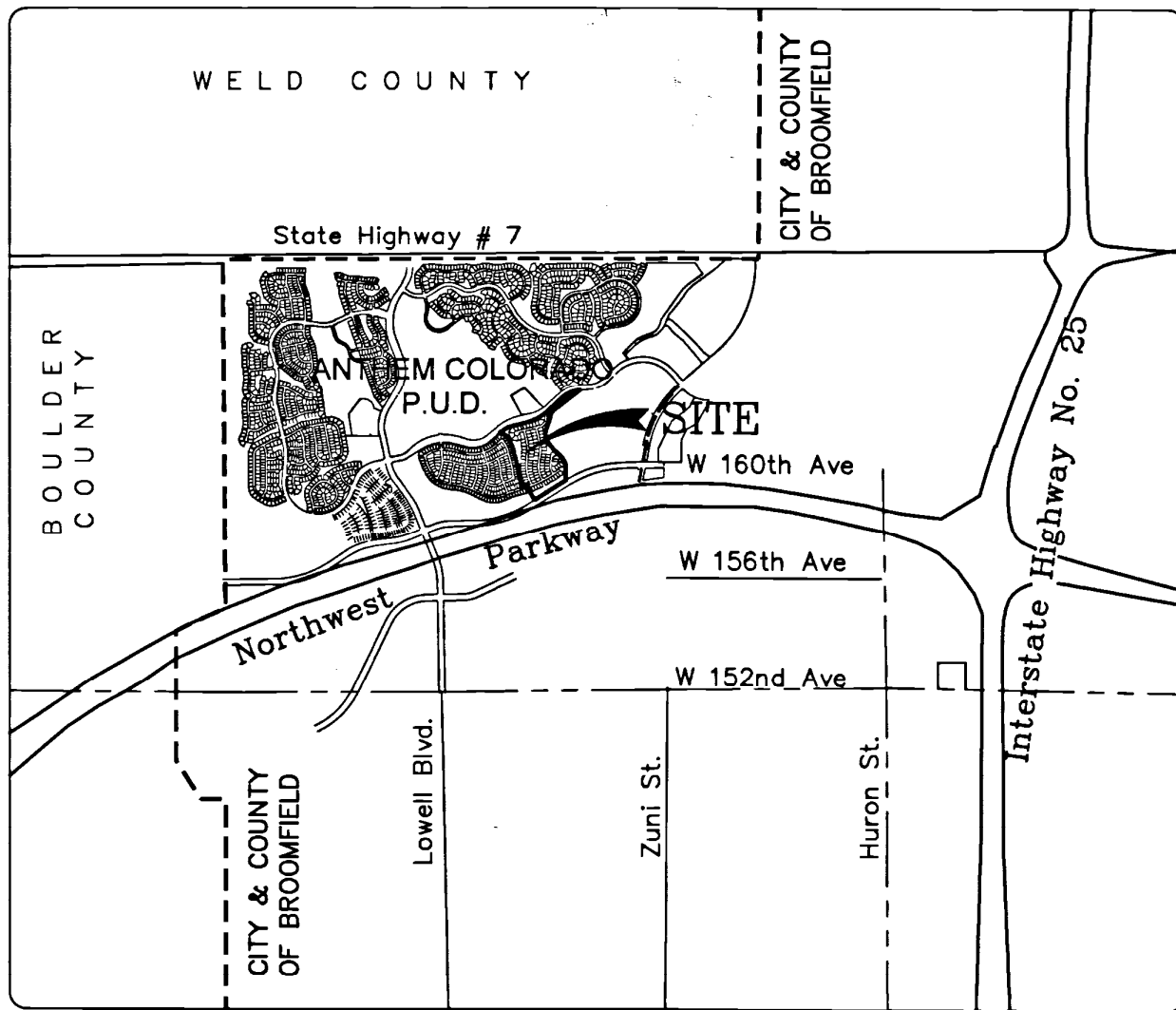
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 4/3/17

[Signature]
NOTARY PUBLIC

GENERAL NOTES

- THERE ARE 98 LOTS AND 7 TRACTS WITHIN ANTHEM FILING NO. 23 FINAL PLAT.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE
COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BEING REFERENCED TO A LINE BETWEEN THE CITY
AND COUNTY OF BROOMFIELD CONTROL POINTS "LUCY" AND "GPS No. 32" TAKEN TO BEAR SOUTH 35°07'01" WEST, WITH A
MODIFIED STATE PLANE DISTANCE OF 9415.10 FEET.
- PROJECT BENCHMARK - BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00' (DATUM=NAVD 88)
- THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.999716267. STATE
PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES
= (GROUND COORDINATES * 0.999716267).
- LATITUDE AND LONGITUDE VALUES AS LISTED ON THE FOLLOWING SHEETS REFER TO NAD 83 (1992) DATUM. STATE PLANE
COORDINATES AS LISTED ON THE FOLLOWING SHEETS REFER TO THE COLORADO COORDINATE SYSTEM NORTH ZONE NAD 83
(1992).
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 AS DESCRIBED IN
THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES
AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL
COMMITTEE.
- 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- FLOOD ZONE: THE PLATTED PARCEL SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN. PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE
CITY AND COUNTY OF BROOMFIELD, COLORADO PANEL 85 OF 125, MAP NO. 0850730085F WITH A MAP REVISED DATE OF
OCTOBER 2, 2013. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC
PLOTTING ONLY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR
EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE
COMMITMENT NO. ABC70387478-6 WITH AN EFFECTIVE DATE OF MAY 2, 2014 AT 5:00 P.M. PREPARED BY LAND TITLE
GUARANTEE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS,
ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREIN ARE
REFLECTED IN SAID TITLE COMMITMENT.
- UTILITY AND DRAINAGE EASEMENTS ARE GRANTED ALONG ALL LOT AND TRACT LINES AS DEPICTED HEREON AS FOLLOWS:
REAR LOT LINE = 8' UTILITY ONLY
FRONT LOT LINE ADJACENT TO PUBLIC RIGHTS OF WAY = 8' UTILITY ONLY
SIDE LOT LINE = 5' DRAINAGE ONLY
EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF TRACTS, ONLY AS SHOWN
HEREIN. THESE EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS,
TELEVISION CABLE, AND TELECOMMUNICATIONS, FACILITIES. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE
PERMITTED WITHIN SAID UTILITY EASEMENTS.
- TRACTS A THRU G, INCLUSIVE MAY BE UTILIZED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRICAL,
GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES, PUBLIC UTILITIES, DRAINAGE AND OTHER USES AS PERMITTED
BY THE CITY AND COUNTY OF BROOMFIELD. OWNER RESERVES FOR ITSELF AND ITS CONTRACTORS A LICENSE AND RIGHT TO
ENTER UPON THOSE TRACTS AND PARCELS DEDICATED HEREON FOR THE PURPOSES OF INSTALLING AND CONSTRUCTING: (I)
THOSE IMPROVEMENTS AND FACILITIES THAT ARE REQUIRED UNDER ANY CITY AND COUNTY OF BROOMFIELD SITE DEVELOPMENT
PLAN, SUBDIVISION IMPROVEMENT AGREEMENT OR OTHER DEVELOPMENT AGREEMENT THAT IS APPLICABLE TO THE PROPERTY
DESCRIBED ON THIS PLAT, AND (II) ANY OTHER IMPROVEMENTS OR FACILITIES TO BE INSTALLED OR CONSTRUCTED BY THE
OWNER THAT ARE REQUIRED OR HAVE BEEN APPROVED ADMINISTRATIVELY BY THE CITY AND COUNTY OF BROOMFIELD.
- A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF TRACT A AND TRACT D.
- TRACTS A, D, F AND G ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.
- A SIDEWALK/TRAIL EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER THE SIX (6), EIGHT (8),
AND TEN (10) FOOT WIDE SIDEWALKS/TRAILS FOR ALL PORTIONS OF SAID SIDEWALK/TRAIL LOCATED WITHIN THE PRIVATE
TRACTS AND LOTS, SAID SIDEWALK/TRAIL EASEMENT TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS
REQUIRED AND SUBJECT TO AGREEMENT. THE FOREGOING EASEMENT SHALL BE AS WIDE AS THE SIDEWALK/TRAIL PLUS ONE
(1) FOOT ON EITHER SIDE OF THE EDGE OF THE ORIGINALLY CONSTRUCTED SIDEWALK.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF TWO HUNDRED FEET (200') OF THE
PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE
MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE OF WELL MAINTENANCE AND WORKOVER ACTIVITIES WITHIN
TWO HUNDRED FEET (200') OF THE PLUGGED AND ABANDONED WELL.



VICINITY MAP
SCALE: 1" = 4000'

LAND USE SUMMARY TABLE			
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP
TRACT A	174,094	3.997	HOA
TRACT B	34,910	0.801	CITY
TRACT C	331,622	7.613	CITY
TRACT D	7,792	0.179	HOA
TRACT E	126,508	2.904	CITY
TRACT F	128	0.003	HOA
TRACT G	129	0.003	HOA
TOTAL TRACT AREA	675,183	15.500	
TOTAL LOT AREA	843,184	19.357	
TOTAL ROW AREA	277,104	6.361	
TOTAL SITE AREA	1,795,471	41.218	

CITY = CITY OF BROOMFIELD
HOA = HOMEOWNERS ASSOCIATION

ATTORNEYS CERTIFICATE

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

[Signature], REGISTRATION NO. 20946, DATE: 8/15/2014

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 24th DAY OF June, 2014.

[Signature] MAYOR
[Signature] CITY CLERK, Deputy



PLANNING AND ZONING COMMISSION CERTIFICATE

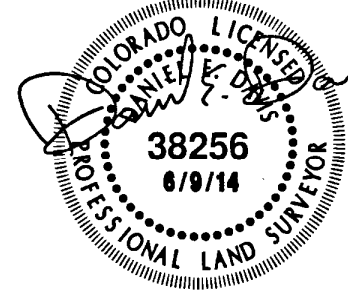
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND
ZONING COMMISSION THIS 24th DAY OF June, 2014.

[Signature] CHAIRMAN
[Signature] SECRETARY

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON
SEPTEMBER 9, 2013, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN
HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID
PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO
DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE
CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 9th DAY OF JUNE, 2014.



DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF
BROOMFIELD, COLORADO, THIS _____ DAY OF _____, 20____, AND WAS
RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK



8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 23412-14

DEVELOPER
WS-ACB
DEVELOPMENT
9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO. 80112
(303) 604-5448

DATE OF
PREPARATION: 6-9-2014
SCALE: N/A
SHEET 1 OF 5

ANTHEM FILING NO. 23 FINAL PLAT

A RESUBDIVISION OF LOT 2, BLOCK 1 NORTH PARK FILING NO. 4 MINOR SUBDIVISION PLAT AND TRACT E OF ANTHEM FILING NO. 21, REPLAT
"A" FINAL PLAT LYING WITHIN THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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SHEET 2 OF 5

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City and County of Broomfield

BROOMFIELD CONTROL POINT "LUCY"
3-1/4" BRASS DISK IN CONCRETE
GROUND COORDINATES
N = 1,243,612.94 E = 3,137,752.76
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,243,608.08 E = 3,136,862.48
LATITUDE = 40°00'00.3583" N
LONGITUDE = 105°00'41.2928" W
ELEVATION = 5297.00' NAVD88

LEGEND

- ALLOT CORNER AS NOTED
- PLACED 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP #5 X 18" REBAR SET FLUSH W/ SURFACE
- PLACED 1" BRASS TAG STAMPED "AZTEC LS 38256" SET W/ NAIL FLUSH W/ SURFACE
- FOUND #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 24942"
- FOUND 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 33204 ATOP #5 X 18" REBAR FLUSH W/ SURFACE
- FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 12405" ATOP NO. 5 REBAR
- FOUND NO. 5 REBAR
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- (N.R.) NON-RADIAL

PROPERTY CORNER
GROUND COORDINATES
N = 1,240,517.08 E = 3,134,637.55
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,240,165.10 E = 3,133,748.15
LATITUDE = 39°59'29.9396" N
LONGITUDE = 105°01'21.5288" W

EAST 1/4 COR. SEC. 5, T.1S., R.68W., 6TH P.M.,
FOUND 3-1/4" ALUMINUM CAP STAMPED "CARTER
BURRESS 2005 PLS 24942 PER MONUMENT
RECORD FILED 02/15/2006 BY LS 24942
GROUND COORDINATES
N = 1,241,324.79 E = 3,136,539.01
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,240,972.59 E = 3,135,649.07
LATITUDE = 39°59'37.8178" N
LONGITUDE = 105°00'57.0455" W

SE 1/4 SEC. 5,
T.1S., R.68W.,
6TH P.M.

LOT 1, BLOCK 1
NORTH PARK FILING NO. 4
MINOR SUBDIVISION
REC. NO. 2011002006

SE COR SEC. 5, T.1S., R.68W., 6TH P.M., FOUND
3-1/4" ALUMINUM CAP STAMPING PARTIALLY ILLEGIBLE
2.0' BELOW ASPHALT SURFACE IN RANGE BOX
ACCESSORY TIES MATCHING MONUMENT RECORD FILED
02/15/2006 BY LS 24942

PROPERTY CORNER
GROUND COORDINATES
N = 1,238,500.75 E = 3,134,279.42
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,238,149.35 E = 3,133,390.12
LATITUDE = 39°59'10.0379" N
LONGITUDE = 105°01'26.2650" W

NE 1/4 SEC. 8,
T.1S., R.68W.,
6TH P.M.

EAST 1/4 COR. SEC. 8, T.1S., R.68W., 6TH P.M., FOUND 3-1/4"
ALUMINUM CAP STAMPED "ALPHA ENGINEERING SURVEY MONUMENT
1986 LS 12330 DO NOT DISTURB" IN RANGE BOX 0.6' BELOW
SURFACE PER MONUMENT RECORD FILED 02/15/2006 BY LS 24922

AZTEC
CONSULTANTS, INC.

8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
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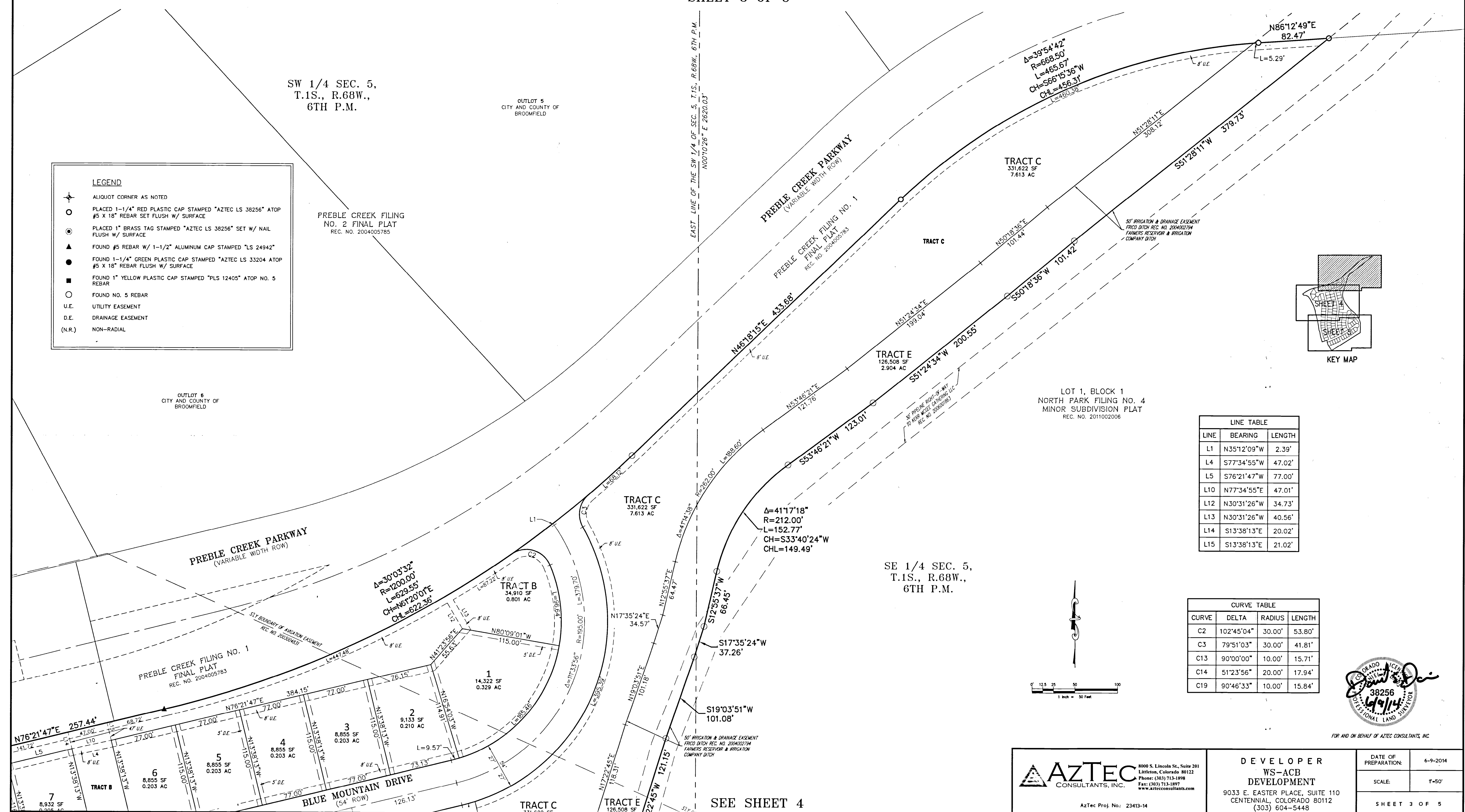
AzTec Proj. No: 23413-14

DEVELOPER
WS-ACB
DEVELOPMENT
9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, COLORADO 80112
(303) 604-5448

DATE OF
PREPARATION: 6-9-2014
SCALE: T=150'
SHEET 2 OF 5

DRAWING NUMBER

 8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER WS-ACB DEVELOPMENT 9033 E. EASTER PLACE, SUITE 110 CENTENNIAL, COLORADO 80112 (303) 604-5448	DATE OF PREPARATION:	6-9-2014
		SCALE:	1"=50'
AzTec Proj. No: 23413-14		SHEET 3 OF 5	



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City and County of Broomfield
SAYO PRODUCTS • NEW HOPE, MINNESOTA
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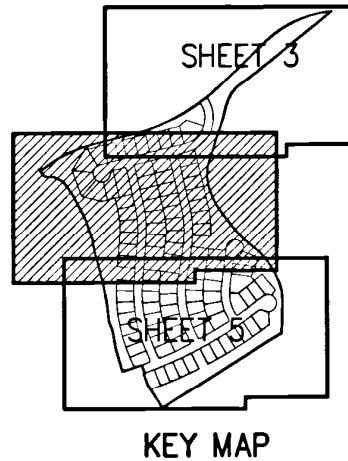
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SHEET 4 OF 5

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SAYO PRODUCTS • NEW HOPE, MINNESOTA
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SE 1/4 SEC. 5,
T.1S., R.68W.,
6TH P.M.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	64°12'03"	45.00'	50.42'
C5	90°00'00"	10.00'	15.71'
C6	90°00'00"	10.00'	15.71'
C7	90°00'00"	10.00'	15.71'
C8	90°00'00"	10.00'	15.71'
C9	87°07'20"	10.00'	15.21'
C10	23°49'06"	10.00'	4.16'
C11	142°41'41"	48.00'	114.56'
C12	23°49'06"	10.00'	4.16'
C18	87°07'20"	10.00'	15.21'
C22	1°15'40"	727.00'	16.00'
C23	1°15'40"	735.00'	16.18'
C24	1°15'40"	727.00'	16.00'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S13°38'13"E	28.33'
L4	S77°34'55"W	47.02'
L5	S76°21'47"W	77.00'
L6	S75°52'59"W	103.33'
L7	N16°15'47"W	19.99'
L8	S64°44'43"W	78.03'
L9	S16°55'10"W	15.14'
L10	N77°34'55"E	47.01'
L11	N16°53'10"E	14.87'
L14	S13°38'13"E	20.02'
L15	S13°38'13"E	21.02'
L16	N82°19'56"E	24.72'
L17	N13°38'13"W	41.48'
L18	N13°38'13"W	39.73'
L25	N76°21'47"E	20.52'
L26	N13°38'13"W	8.00'
L27	N76°21'47"E	16.00'
L28	N13°38'13"W	8.00'
L29	N76°21'47"E	10.48'
L30	S82°19'56"W	8.00'
L31	S85°20'17"E	8.00'
L32	N04°39'43"E	16.00'
L33	S85°20'17"E	8.00'
L34	S04°39'43"W	14.44'
L35	N81°04'16"E	8.00'

- LEGEND**
- ALLOT CORNER AS NOTED
 - PLACED 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP #5 X 18" REBAR SET FLUSH W/ SURFACE
 - PLACED 1" BRASS TAG STAMPED "AZTEC LS 38256" SET W/ NAIL FLUSH W/ SURFACE
 - FOUND #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 24942"
 - FOUND 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 33204 ATOP #5 X 18" REBAR FLUSH W/ SURFACE
 - FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 12405" ATOP NO. 5 REBAR
 - FOUND NO. 5 REBAR
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 - D.E. DRAINAGE EASEMENT
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SHEET 4 OF 5

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SACD PRODUCTS • KAY HOPE, MINNESOTA
RENDER BY PART NUMBER 5555
PORTION OF PLAT OF THE LOT

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PORTION OF PLAT OF THE LOT

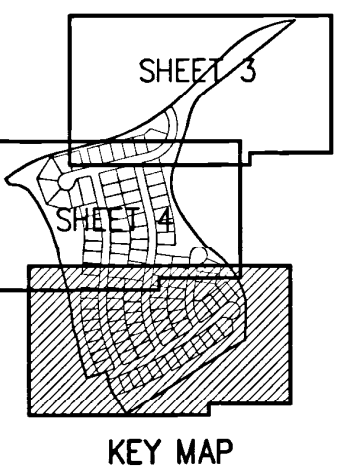
ANTHEM FILING NO. 23 FINAL PLAT

A RESUBDIVISION OF LOT 2, BLOCK 1 NORTH PARK FILING NO. 4 MINOR SUBDIVISION PLAT AND TRACT E OF ANTHEM FILING NO. 21, REPLAT "A" FINAL PLAT LYING WITHIN THE SOUTH HALF OF SECTION 5, AND THE NORTH HALF OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 5 OF 5

SEE SHEET 4

SEE SHEET 4



KEY MAP



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	39°53'04"	270.00'	187.95'
C12	23°49'06"	10.00'	4.16'
C13	90°00'00"	10.00'	15.71'
C14	51°23'56"	20.00'	17.94'
C15	51°23'56"	20.00'	17.94'
C16	90°00'00"	10.00'	15.71'
C17	90°46'33"	10.00'	15.84'
C19	90°46'33"	10.00'	15.84'
C20	89°20'05"	10.00'	15.59'
C21	92°13'02"	10.00'	16.09'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S31°59'37"E	44.68'
L9	S16°55'10"W	15.14'
L11	N16°53'10"E	14.87'
L19	N08°06'40"W	68.36'
L20	N75°14'43"W	40.19'
L21	N62°11'27"E	30.03'
L22	N77°24'07"W	65.00'
L23	S77°24'07"E	53.16'
L24	S77°24'07"E	116.90'

LEGEND	
+	ALLOT CORNER AS NOTED
○	PLACED 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP #5 X 18" REBAR SET FLUSH W/ SURFACE
●	PLACED 1" BRASS TAG STAMPED "AZTEC LS 38256" SET W/ NAIL FLUSH W/ SURFACE
▲	FOUND #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 24942"
●	FOUND 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 33204 ATOP #5 X 18" REBAR FLUSH W/ SURFACE
■	FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 12405" ATOP NO. 5 REBAR
○	FOUND NO. 5 REBAR
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(N.R.)	NON-RADIAL

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DATE OF PREPARATION: 6-9-2014
SCALE: T=50'
SHEET 5 OF 5