

THE BROADLANDS FILING NO. 2

File: 17 Map: 736

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 19 FROM WHENCE THE SOUTHEAST SECTION CORNER BEARS S 00°18'18" W AT A DISTANCE OF 2642.44 FEET;

THENCE N 89°41'40" W 30.00 FEET TO THE POINT OF BEGINNING;

THENCE S 00°18'18" W 1386.81 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF LOWELL BOULEVARD;

THENCE N 89°41'42" W 120.71 FEET;

THENCE S 78°59'38" W 19.50 FEET;

THENCE N 45°18'18" E 160.97 FEET;

THENCE N 00°18'18" E 99.40 FEET;

THENCE S 87°01'26" W 128.91 FEET;

THENCE N 64°14'59" W 64.34 FEET;

THENCE N 48°53'38" W 355.81 FEET;

THENCE N 53°03'05" W 238.98 FEET;

THENCE N 31°13'58" W 128.95 FEET;

THENCE N 35°23'46" W 160.05 FEET;

THENCE N 06°53'51" W 148.56 FEET;

THENCE N 18°13'16" E 122.48 FEET;

THENCE N 37°29'35" E 199.82 FEET;

THENCE N 30°35'19" E 220.69 FEET;

THENCE N 48°16'55" E 160.09 FEET;

THENCE N 71°05'26" E 205.94 FEET;

THENCE N 72°55'35" E 142.63 FEET;

THENCE S 78°40'28" E 118.29 FEET;

THENCE N 00°18'22" E 264.37 FEET;

THENCE N 44°41'38" W 158.14 FEET;

THENCE S 78°23'02" E 9.28 FEET;

THENCE S 89°41'38" E 120.72 FEET;

THENCE S 00°18'22" W 640.85 FEET TO THE POINT OF BEGINNING, CONTAINING 21.208 ACRES

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 2 AND DOES BY THESE PRESENTS GRANT AND DEDICATED TO THE CITY OF BROOMFIELD, COUNTY OF ADAMS, COLORADO; THE FOLLOWING AS SHOWN THEREON; THE STREETS, DRIVES, AND OUTLOTS IN FEE SIMPLE FOR PUBLIC USE THE UTILITY AND DRAINAGE EASEMENTS FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, MAINTENANCE, AND USE OF ANY AND ALL PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SEWER, NATURAL GAS AND WATER LINES, SIGNS, TELEPHONE AND ELECTRIC LINES, TELEVISION CABLES, CONDUITS AND POLES, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

EXECUTED THIS 2nd DAY OF October, A.D. 1997

NORTHWEST QUADRANT CO.
A COLORADO GENERAL PARTNERSHIP

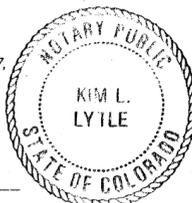
MOORE AND COMPANY, GENERAL PARTNER

William M Moore
by WILLIAM M MOORE, President

ACKNOWLEDGEMENT

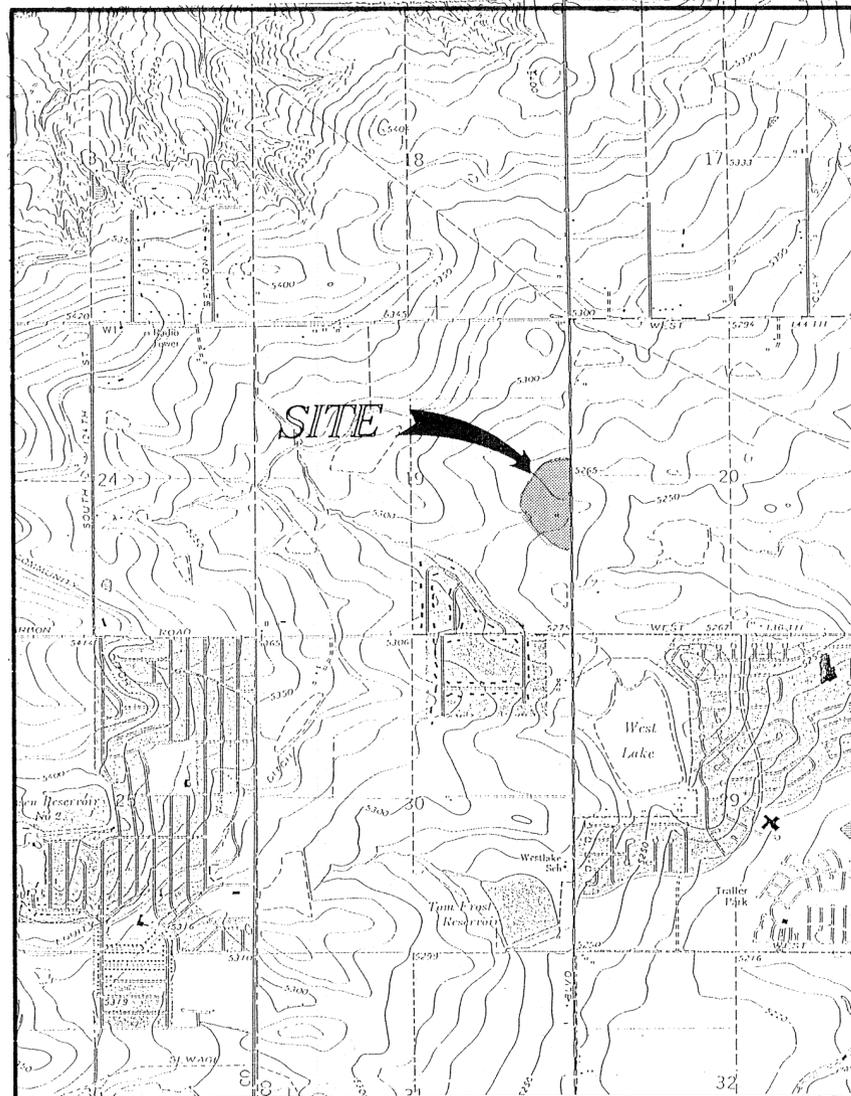
State of Colorado) ss
County of Adams)
The foregoing instrument was acknowledged before me
this 2nd day of October, 1997,
by WILLIAM M MOORE

Witness my hand and official seal
My commission expires 12/31/98
Kim L Lytle
Notary Public



FINAL PLAT

A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

NOTE:

- BEARING BASIS:
EAST LINE OF THE NE 1/4 QUARTER OF SECTION 19 T1S R68W 6TH P.M.
S00°18'22"W, MONUMENTS DESCRIBED BELOW
NORTHEAST CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
EAST 1/4 CORNER, SECTION 19 - FOUND 1" METAL AXLE IN RANGE BOX

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 11 Day of August, 1997

John Malore
CHAIRMAN

Kuster Henderson
SECRETARY

CITY COUNCIL CERTIFICATE:

This FINAL PLAT is approved and accepted by the City Council of the City of Broomfield, Colorado, this 26th Day of August, 1997

William M. Burns
MAYOR

Dicki Man
CITY CLERK

CLERK & RECORDER'S CERTIFICATE

State of Colorado) ss
County of Adams)

I hereby certify that this instrument was filed in my office at 12:17 o'clock P.m., this 10th day of Oct., A.D. 1997 Filed in File 17, Map 736 and Reception No C0325958

FILE _____ FILM _____ NO. _____

FEES \$ _____ PAID

RECORDER *Robert Jack*

BY DEPUTY *Sandy Graybill*

ATTORNEY'S CERTIFICATE

I, *Scott A. Ross*, AN ATTORNEY ADMITTED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT THE PERSONS DEDICATING THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES

Scott A. Ross
ATTORNEY AT LAW

EXECUTED THIS 2nd DAY OF October, A.D. 1997

SURVEYOR'S CERTIFICATE

I, ROBERT ORTHMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE BROADLANDS FILING NO. 2 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW

Robert Orthman 10-2-97
ROBERT ORTHMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO 15315

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

THE BROADLANDS
FILING NO. 2
FINAL PLAT

SCALE	HOR. N/A	VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 3055 47th Street, A-2 Boulder, Colorado 80501 (303) 449-9105
DESIGN	TRL		
DRAWN	GDF		
FILE NAME	23-16FPC		
APPROVED	JJ		

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	260.00'	75.82'	75.56'	N10°02'23"W	16°42'33"
C2	200.00'	80.37'	79.83'	N09°49'37"E	23°01'25"
C3	260.00'	28.44'	28.42'	S03°26'18"W	06°15'58"
C4	260.00'	58.21'	58.09'	S06°06'33"E	12°49'43"
C5	260.00'	67.01'	66.83'	S13°57'18"W	14°46'02"
C6	260.00'	274.48'	261.91'	S00°59'22"E	60°29'13"
C7	260.00'	107.74'	106.97'	S43°06'15"E	23°44'34"
C8	275.00'	205.92'	201.15'	S50°42'22"W	42°54'14"
C9	300.00'	108.33'	107.74'	S59°14'18"E	20°41'20"
C10	500.00'	53.07'	53.05'	N51°56'05"W	06°04'54"
C11	150.00'	140.40'	135.33'	N14°17'29"E	53°37'47"
C12	175.00'	143.35'	139.38'	N79°03'25"W	46°56'00"
C13	45.00'	20.00'	19.84'	N13°05'18"E	25°28'13"
C14	45.00'	42.38'	40.83'	N52°48'16"E	53°57'46"
C15	45.00'	64.44'	59.07'	N59°36'05"W	82°02'42"
C16	45.00'	65.92'	60.18'	N61°00'45"E	83°55'55"
C17	45.00'	29.55'	29.02'	N00°14'02"E	37°37'31"
C18	45.00'	20.17'	20.00'	N00°18'19"E	25°40'45"
C19	20.00'	24.18'	22.74'	N73°12'12"W	69°16'38"
C20	45.00'	18.83'	18.69'	S84°08'38"W	23°58'18"
C21	236.00'	20.93'	20.92'	N04°13'33"W	05°04'54"
C22	284.00'	41.20'	41.16'	N05°50'28"W	08°18'43"
C23	20.00'	28.68'	26.28'	S31°04'50"W	82°09'18"
C24	20.00'	34.67'	30.49'	S28°19'04"E	99°18'48"
C25	176.00'	44.26'	44.14'	N14°08'04"E	14°24'31"
C26	224.00'	39.90'	39.85'	N16°14'10"E	10°12'19"
C27	224.00'	50.11'	50.01'	N04°43'27"E	12°49'06"
C28	176.00'	26.46'	26.44'	N02°37'21"E	08°36'55"
C29	45.00'	19.50'	19.35'	N65°33'40"W	24°49'37"
C30	299.00'	24.05'	24.04'	S69°51'14"W	04°36'31"
C31	284.00'	21.62'	21.62'	S19°09'28"W	04°21'43"
C32	20.00'	35.28'	30.88'	N57°18'15"W	101°04'32"
C33	45.00'	30.59'	30.00'	N05°15'58"E	38°56'33"
C34	20.00'	32.88'	29.30'	S47°24'33"W	94°12'29"
C35	45.00'	24.22'	23.93'	N79°05'47"E	30°50'01"
C36	20.00'	31.42'	28.28'	S44°41'41"E	90°00'00"
C37	45.00'	30.59'	30.00'	N44°12'31"E	38°56'33"
C38	20.00'	23.07'	21.82'	N43°13'55"W	66°06'05"
C39	199.00'	16.09'	16.09'	N70°01'43"W	04°37'57"
C40	20.00'	34.48'	30.37'	S40°54'52"W	98°46'53"
C41	20.00'	28.63'	26.25'	S53°31'48"E	82°00'47"
C42	236.00'	16.67'	16.67'	S10°29'59"E	04°02'50"
C43	20.00'	32.26'	28.87'	S43°26'37"W	92°24'31"
C44	151.00'	37.08'	36.99'	N83°19'02"W	14°04'10"
C45	199.00'	77.08'	76.60'	N83°26'27"W	22°11'30"
C46	284.00'	21.50'	21.49'	S04°53'59"E	10°24'36"
C47	284.00'	51.60'	51.53'	S11°18'51"E	02°25'07"
C48	126.00'	48.96'	48.65'	N01°23'29"W	22°15'50"
C49	284.00'	11.99'	11.99'	N33°40'35"W	38°56'33"
C50	45.00'	30.59'	30.00'	S11°18'51"E	12°20'05"
C51	284.00'	61.14'	61.02'	S10°48'34"W	11°31'01"
C52	299.00'	60.10'	60.00'	S32°34'12"W	06°37'55"
C53	299.00'	34.61'	34.59'	N19°09'58"W	38°56'33"
C54	45.00'	30.59'	30.00'	N49°41'30"W	22°06'31"
C55	45.00'	17.36'	17.26'	S35°02'29"W	11°34'28"
C56	251.00'	50.71'	50.62'	S40°40'56"W	09°35'33"
C57	299.00'	70.27'	70.04'	S48°50'56"W	16°02'27"
C58	251.00'	70.27'	70.04'	S48°50'56"W	16°02'27"
C59	20.00'	31.42'	28.28'	S15°44'45"E	90°00'00"

NOTE:

- ALL LOTS HAVE A 5' DRAINAGE EASEMENT ON SIDE LOT LINES
- ALL INTERIOR LOTS HAVE AN 8' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES
- ALL LOTS BORDERING ON THE GOLF COURSE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES
- ALL LOTS ADJACENT TO LOWELL BOULEVARD HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE BORDERING LOT LINE
- ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE
- OUTLOTS B, AND E ARE ALSO A LANDSCAPE AND UTILITY EASEMENT
- OUTLOT A IS ALSO A LANDSCAPE, DRAINAGE AND UTILITY EASEMENT.

6. DENOTES LOTS AFFECTED BY THE 100 YEAR FLOOD PLAIN (FIRM PANEL #085073 0020 E, REVISED SEPT 30, 1997) THE CITY SHALL NOT ISSUE BUILDING PERMITS FOR THE FOLLOWING DESCRIBED LOTS UNTIL A LETTER OF MAP REVISION IS RECEIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AUTHORITY (FEMA) BY THE CITY REMOVING SUCH LOTS FROM THE FLOOD PLAIN DESIGNATION

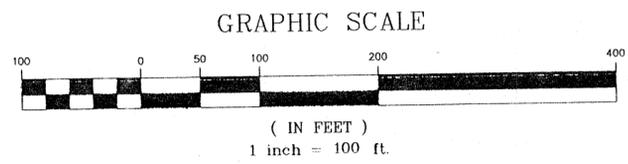
LOTS 39 - 44

DEVELOPER SHALL HAVE THE RIGHT TO INSTALL STREETS AND UTILITIES SERVING SUCH LOTS PRIOR TO RECEIPT OF SUCH LETTER FROM FEMA. DEVELOPER FURTHER AGREES TO MAKE SUCH DESIGN MODIFICATIONS TO THE AREA AFFECTED BY THE LOTS AS ARE REQUIRED BY FEMA FOR ITS APPROVAL

2" ALUMINUM CAP ON #4 REBAR MARKED "HURST & ASSOC., PLS 15315"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C59	20.00'	31.42'	28.28'	S15°44'45"E	90°00'00"
C60	45.00'	30.59'	30.00'	N58°43'08"E	38°56'33"
C61	45.00'	6.57'	6.57'	N54°35'02"E	08°22'01"
C62	284.00'	4.72'	4.72'	S54°29'59"E	00°57'05"
C63	45.00'	33.10'	32.36'	N29°19'30"E	42°09'02"
C64	45.00'	30.59'	30.00'	N11°31'17"W	38°56'33"
C65	45.00'	30.59'	30.00'	N50°09'50"W	38°56'33"
C66	45.00'	1.67'	1.67'	S61°48'24"E	02°07'18"
C67	45.00'	9.94'	9.92'	S65°05'41"W	12°39'19"
C68	236.00'	104.23'	103.38'	S16°36'06"W	25°18'17"
C69	284.00'	39.62'	39.59'	S25°15'27"W	07°59'36"
C70	20.00'	31.42'	28.28'	S74°15'15"W	90°00'00"
C71	20.00'	32.05'	28.73'	S12°51'29"W	91°49'05"
C72	284.00'	52.85'	52.77'	S36°33'50"E	10°39'44"
C73	284.00'	19.23'	19.23'	S29°17'35"E	03°52'46"
C74	20.00'	32.81'	29.25'	S74°14'25"E	93°59'07"
C75	236.00'	128.50'	126.92'	S11°38'57"E	31°11'49"
C76	236.00'	90.31'	89.76'	S44°00'48"E	21°55'29"
C77	284.00'	60.12'	60.01'	S47°57'34"E	12°07'44"
C78	45.00'	30.59'	30.00'	N89°06'23"W	38°56'33"
C79	45.00'	30.59'	30.00'	S82°20'19"E	38°56'33"
C80	45.00'	30.59'	30.00'	N19°46'35"E	38°56'33"
C81	251.00'	66.98'	66.78'	S64°30'50"W	15°17'19"
C82	299.00'	55.08'	55.00'	S62°16'21"W	10°33'15"
C83	20.00'	22.51'	21.34'	N89°50'53"E	64°28'40"
C84	20.00'	10.71'	10.58'	N47°40'35"W	30°40'44"
C85	45.00'	18.25'	18.13'	S69°13'45"W	23°14'26"
C86	324.00'	36.26'	36.25'	S52°06'01"E	06°24'47"
C87	174.00'	60.83'	60.52'	N31°05'28"E	20°01'49"
C88	276.00'	43.45'	43.40'	S53°24'13"E	09°01'09"
C89	324.00'	43.59'	43.56'	S59°09'41"E	07°42'32"
C90	45.00'	49.50'	47.04'	S63°50'56"E	63°01'25"
C91	20.00'	31.42'	28.28'	S03°53'38"E	90°00'00"
C92	524.00'	5.59'	5.59'	N49°11'58"W	00°36'41"
C93	20.00'	31.42'	28.28'	N86°06'22"E	90°00'00"
C94	476.00'	40.36'	40.34'	N51°19'21"W	04°51'27"
C95	476.00'	10.17'	10.17'	N54°21'48"W	01°13'27"
C96	126.00'	68.98'	68.12'	N25°25'24"E	31°21'56"
C97	524.00'	50.03'	50.01'	N52°14'25"W	05°28'13"
C98	174.00'	72.39'	71.87'	N09°09'28"E	23°50'11"
C99	284.00'	57.70'	57.60'	S05°20'25"W	11°38'26"
C100	284.00'	20.00'	20.00'	S02°29'52"E	04°02'09"
C101	284.00'	58.11'	58.01'	S10°22'40"E	11°43'27"
C102	284.00'	50.06'	50.00'	S16°12'38"W	10°06'01"
C103	284.00'	55.09'	55.00'	S21°47'48"E	11°06'48"
C104	45.00'	48.42'	46.12'	S69°23'22"E	61°38'59"
C105	20.00'	11.49'	11.33'	S84°10'05"E	32°54'42"
C106	45.00'	52.50'	49.57'	S43°36'05"E	66°50'26"
C107	45.00'	56.15'	52.58'	N48°53'31"E	71°29'40"
C108	45.00'	66.15'	60.35'	N41°45'32"E	84°13'22"
C109	45.00'	68.03'	61.73'	N55°50'33"W	86°36'58"
C110	12.50'	39.27'	25.00'	S31°13'58"W	180°00'00"
C111	12.50'	39.27'	25.00'	S31°13'58"W	180°00'00"
C112	8.00'	25.13'	16.00'	S00°18'19"W	180°00'00"
C113	8.00'	25.13'	16.00'	N00°18'19"W	180°00'00"
C114	12.50'	39.27'	25.00'	S06°34'17"E	180°00'00"
C115	12.50'	39.27'	25.00'	N29°15'15"E	180°00'00"
C116	12.50'	39.27'	25.00'	S29°15'15"W	180°00'00"
C117	12.50'	39.27'	25.00'	S06°28'20"E	04°00'28"
C118	20.00'	31.42'	28.28'	S44°41'41"E	90°00'00"

LINE	DIRECTION	DISTANCE
L1	N34°24'35"E	6.82'
L2	S77°28'35"W	13.57'
L3	N46°06'05"E	35.73'
L4	S20°25'03"W	10.00'
L5	N38°21'00"W	32.90'
L6	S41°43'30"W	33.95'
L7	N41°46'40"W	33.46'
L8	S44°41'41"E	42.43'
L9	N45°18'19"E	42.43'



CITY OF BROOMFIELD G.P.S. IIF
 FROM SE COR FILING NO. 2 TO BM #14
 (W411 N.G.S. BENCHMARK LOWELL AND 136TH).
 Ground 186°38'43" 1833.58 ft.
 Geodetic 186°56'45" 1833.56 ft.

SE COR. FILING 2
 GRID N: 373000.910 m
 GRID E: 954178.905 m
 LATITUDE: 39°56'47.925"
 LONGITUDE: 105°02'04.341"

CITY OF BROOMFIELD G.P.S. IIF
 FROM FILING NO. 2 POINT OF BEGINNING TO BM #14
 (W411 N.G.S. BENCHMARK LOWELL AND 136TH).
 Ground 183°37'44" 3214.48 ft.
 Geodetic 183°37'43" 3214.46 ft.

BM 14
 GRID N: 372445.810 m
 GRID E: 954114.233 m
 LATITUDE: 39°56'29.938"
 LONGITUDE: 105°02'07.188"

POB FILING 2
 GRID N: 373423.587 m
 GRID E: 954176.242 m
 LATITUDE: 39°57'01.630"
 LONGITUDE: 105°02'04.360"

THE BROADLANDS
FILING NO. 2
(TRACT 16)
FINAL PLAT

SCALE: HOR. 1"=100'
 VERT. N/A

DESIGN: JJ
 DRAWN: PJ
 FILE NAME: 16-FP
 APPROVED: RO

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3055 47th Street, A-2
 Boulder, Colorado 80301 (303) 449-9105

JOB NO. 202025L DATE 9/29/97 SHEET 2 OF 2