

# THE BROADLANDS FILING NO. 3 REPLAT C MINOR SUBDIVISION PLAT

A REPLAT OF OUTLOT G REMNANT, "THE BROADLANDS FILING NO. 3"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

1.35 ACRES

2016016547 PL 12/16/2016 02:29 PM  
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield

SCALE VERIFICATION  
BAR IS ONE INCH  
ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original Submittal	07/27/16	Bb
2	Minor edits	11/09/16	Bb

**LEGAL DESCRIPTION:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REMNANT OF OUTLOT G, "THE BROADLANDS FILING NO. 3" NOT REPLATTED BY "THE BROADLANDS FILING NO. 3 REPLAT B", CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

NET ACREAGE OF REPLAT: 1.35 ACRES

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE BROADLANDS FILING NO. 3 REPLAT C".

EXECUTED THIS 5th DAY OF December, A.D. 2016

144 INVESTORS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: [Signature]  
AS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

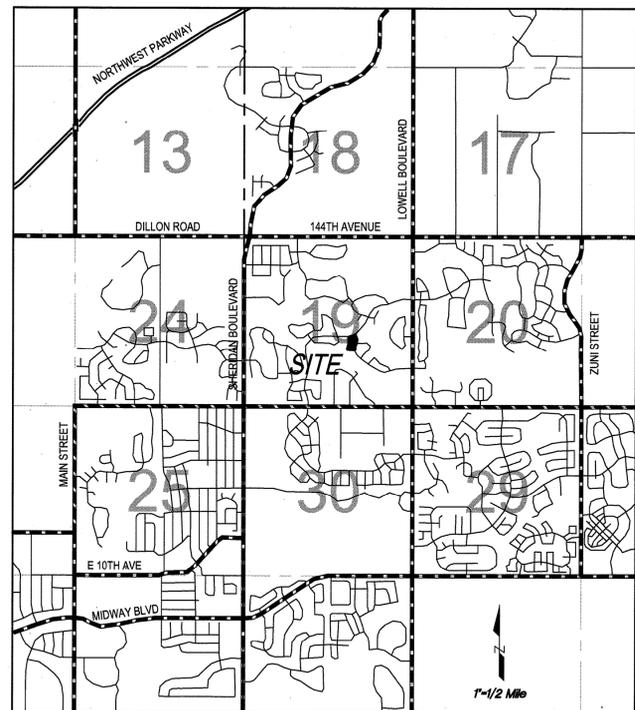
STATE OF COLORADO }  
COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JON LEE AS AUTHORIZED REPRESENTATIVE OF 144 INVESTORS, LLP, THIS 5th DAY OF December, 2016

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 11-22-2018

[Signature]  
MARY JANE DAVIES  
NOTARY PUBLIC

MARY JANE DAVIES  
NOTARY PUBLIC-STATE OF COLORADO  
ID# 19874045755  
MY COMMISSION EXPIRES NOV. 22, 2018



VICINITY MAP

**APPROVALS:**

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, STATE OF COLORADO ON THIS 12th DAY OF January, A.D. 2016

[Signature]  
DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]  
CITY AND COUNTY MANAGER

**SURVEYOR'S CERTIFICATE:**

I, BO BAIZE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

DATE: 11/09/16



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,  
BO BAIZE, COLORADO PLS NO. 37990

**NOTES:**

1. THE PURPOSE OF THIS REPLAT IS TO CREATE FIVE LOTS FROM AN OUTLOT.
2. PROPERTY IS CURRENTLY ZONED PUD.
3. 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.
4. PROPERTY LIES IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 0850730083G WITH A REVISION DATE OF 10/02/2013.
5. ALL SUBDIVISION CORNERS ARE MONUMENTED WITH SET 1" PLASTIC CAPS, LS 37990, UNLESS OTHERWISE NOTED.
6. NO NEW EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS REPLAT. ALL EASEMENTS SHOWN ARE FROM THE BROADLANDS FILING NO. 3 PLAT.
7. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF THE LOCATION OF THE PLUGGED AND ABANDONED WELL.

OWNER / DEVELOPER: 144 INVESTORS LLP  
2500 ARAPAHOE AVE.  
SUITE 220  
BOULDER, CO 80302

ENGINEER / SURVEYOR: HURST & ASSOCIATES, INC  
2500 BROADWAY, SUITE B  
BOULDER, COLORADO 80304

HURST & ASSOCIATES, INC  
2500 Broadway, Suite B  
Boulder, CO 80304  
303.449.9105

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

THE BROADLANDS REPLAT C  
MINOR SUBDIVISION PLAT  
BROOMFIELD, COLORADO

DRAWN BY:	BIO
DESIGNED BY:	Bb
APPROVED BY:	Bb
JOB NUMBER:	2020-23
DATE:	11/09/16
SCALE:	N/A
SHEET NO:	1 OF 2

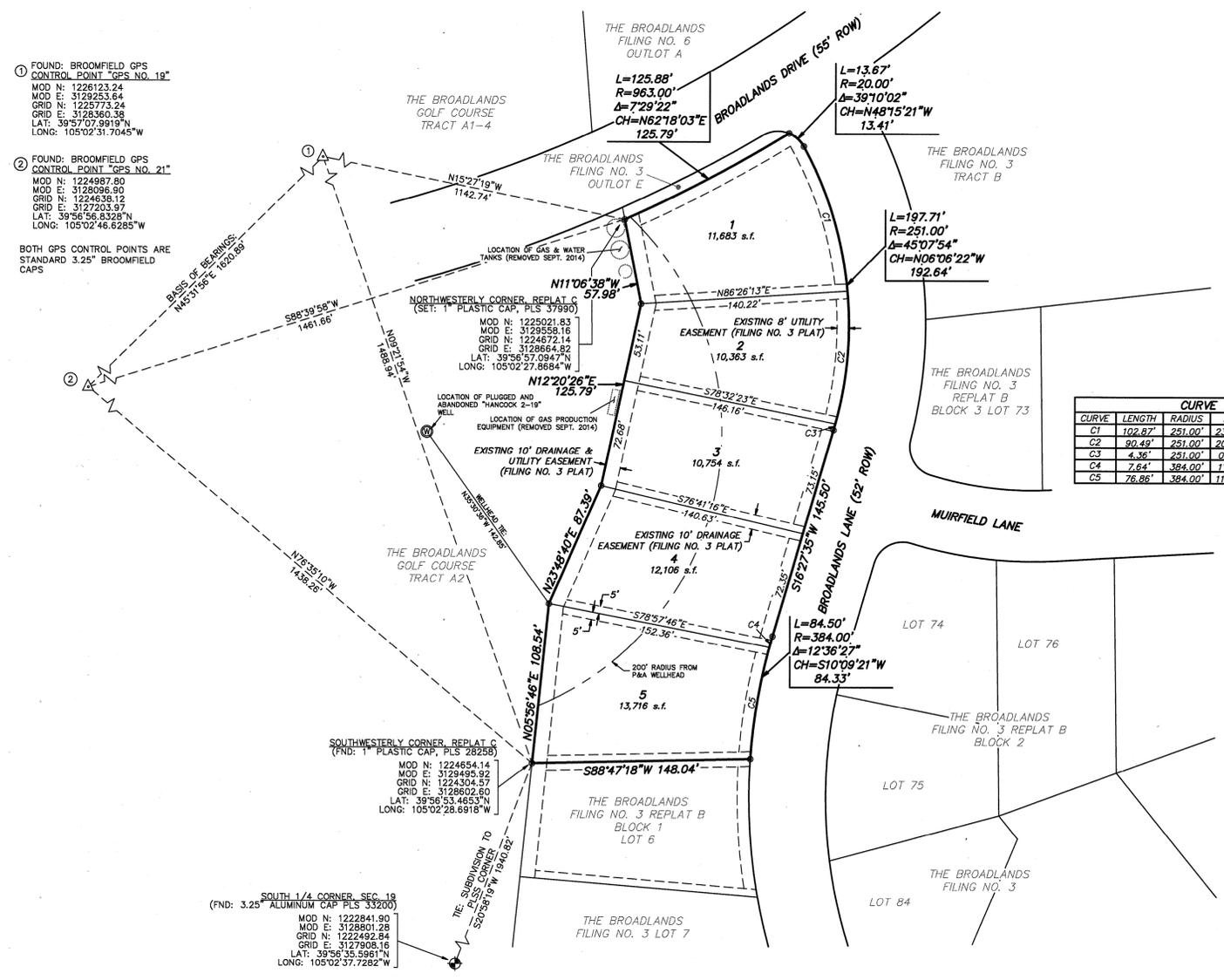
FILE LOCATION: C:\2020\TRAC\BROADLANDS FLS RPLAT

# THE BROADLANDS FILING NO. 3 REPLAT C MINOR SUBDIVISION PLAT

SHEET 2 OF 2

2016016547 PL 12/16/2016 02:29 PM  
Page: 2 of 2 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield

SCALE VERIFICATION  
BAR IS ONE INCH  
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ADJUST SCALES ACCORDINGLY



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	102.87'	251.00'	23°28'52"	102.15'	N16°25'53"W
C2	90.49'	251.00'	20°39'22"	90.00'	N05°08'13"E
C3	4.36'	251.00'	0°39'41"	4.36'	N15°37'44"E
C4	7.64'	384.00'	1°38'24"	7.64'	S15°53'23"W
C5	76.86'	384.00'	11°28'03"	76.73'	S09°35'09"W

**GEODETIC NOTES:**

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501) (NAD 83/92). THE MODIFIED STATE PLANE GRID BEARING BETWEEN GPS CONTROL POINTS "GPS NO. 21" AND "GPS NO. 19" SHOWN HEREON IS N45°31'56"W, 1620.89 FEET. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999714550.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C, CLASS 2-1, 1:50,000 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.
3. ALL DISTANCES SHOWN ARE MODIFIED STATE PLANE MEASUREMENTS.
4. "GRID" = STATE PLANE GRID  
"MOD" = MODIFIED STATE PLANE GRID

**CLOSURE REPORT:**

North: 1224657.2749	East: 3129643.9300
Line Course: S 88-47-18 W	Length: 148.04
North: 1224654.1444	East: 3129495.9231
Line Course: N 05-36-46 E	Length: 108.54
North: 1224762.1004	East: 3129507.1671
Line Course: N 23-48-40 E	Length: 87.39
North: 1224842.0919	East: 3129542.4484
Line Course: N 12-20-25 E	Length: 125.79
North: 1224964.9355	East: 3129569.3325
Line Course: N 11-06-38 W	Length: 57.98
North: 1225021.8288	East: 3129558.1596
Curve Length: 125.88	Radius: 963.00
Delta: 7-29-22	Tangent: 63.03
Chord: 125.79	Course: N 82-16-03 E
Course In: N 23-57-16 W	Course Out: S 31-26-38 E
RP North: 1225901.8842	East: 3129167.1718
End North: 1225980.2993	East: 3129669.5336
Curve Length: 13.67	Radius: 20.00
Delta: 39-10-03	Tangent: 7.12
Chord: 13.41	Course: S 48-15-21 E
Course In: S 22-09-38 W	Course Out: N 61-19-41 E
RP North: 1225061.7767	East: 3129661.9895
End North: 1225071.3726	East: 3129679.5371
Curve Length: 197.71	Radius: 251.00
Delta: 45-07-54	Tangent: 104.31
Chord: 192.64	Course: S 06-06-22 E
Course In: S 61-19-41 W	Course Out: S 73-32-25 E
RP North: 1224950.9443	East: 3129458.3144
End North: 1224879.8257	East: 3129700.0282
Line Course: S 16-27-35 W	Length: 145.50
North: 1224740.2884	East: 3129658.8021
Curve Length: 84.50	Radius: 384.00
Delta: 12-36-27	Tangent: 42.42
Chord: 84.33	Course: S 10-09-21 W
Course In: S 73-32-25 E	Course Out: N 86-08-52 W
RP North: 1224631.4854	East: 3130027.0655
End North: 1224657.2838	East: 3129643.9330

Perimeter: 1095.00 Area: 58,623 sq. ft. 1.35 acres

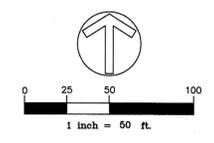
Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0094 Course: N 16-54-08 E  
Error North: 0.00890 East: 0.00305  
Precision 1: 116,489.36



HURST & ASSOCIATES, INC.  
2500 Broadway, Suite B  
Boulder, CO 80304  
303.449.9105

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CIVIL ENGINEERING  
PLANNING  
SURVEYING

THE BROADLANDS REPLAT C  
MINOR SUBDIVISION PLAT  
BROOMFIELD, COLORADO



DRAWN BY: BO  
DESIGNED BY:  
APPROVED BY:  
JOB NUMBER: 2020-23  
DATE: 11/09/16  
SCALE: 1"=50'  
SHEET NO: 2 OF 2

SURVEYED AND RECORDED BY: HURST & ASSOCIATES, INC. (PROFESSIONAL SEAL OF SURVEYOR)  
 SURVEYED AND RECORDED BY: HURST & ASSOCIATES, INC. (PROFESSIONAL SEAL OF SURVEYOR)  
 SURVEYED AND RECORDED BY: HURST & ASSOCIATES, INC. (PROFESSIONAL SEAL OF SURVEYOR)