

THE BROADLANDS FILING NO. 3 REPLAT A

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF
THAT PORTION OF THE SOUTHEAST QUARTER 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" E
AT A DISTANCE OF 2642.44 FEET;

THENCE S 00°18'18" W, 1386.81 FEET;

THENCE N 89°41'42" W, 151.03 FEET;

THENCE S 78°59'38" W, 89.22 FEET;

THENCE N 89°41'42" W, 191.65 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 9.17 FEET, SAID ARC
SUBTENDED BY A RADIUS OF 292.50 FEET, A CENTRAL ANGLE OF
01°47'44", AND A CHORD BEARING S 89°24'26" W 9.17 FEET TO
THE POINT OF BEGINNING;

THENCE N 16°18'32" W, 119.47 FEET;

THENCE N 76°51'32" W, 290.36 FEET;

THENCE N 61°02'16" W, 249.41 FEET;

THENCE N 31°59'05" W, 238.82 FEET;

THENCE N 17°13'36" W, 15.00 FEET;

THENCE S 56°27'00" W, 277.60 FEET;

THENCE S 36°12'09" W, 202.21 FEET;

THENCE S 24°23'30" W, 52.47 FEET;

THENCE S 28°03'08" W, 126.89 FEET;

THENCE S 63°20'11" E, 70.14 FEET;

THENCE S 57°57'12" E, 300.01 FEET;

THENCE S 64°50'46" E, 594.60 FEET;

THENCE N 77°49'50" E, 104.97 FEET;

THENCE N 32°00'21" E, 82.88 FEET;

THENCE N 11°25'14" E, 254.69 FEET;

THENCE N 38°24'23" E, 73.85 FEET;

THENCE N 16°18'32" W, 1.55 FEET TO THE POINT OF BEGINNING,
CONTAINING 12.05 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER
THE NAME AND STYLE OF THE BROADLANDS FILING NO. 3, REPLAT A; AND BY
THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR
PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND
GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED
ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 2nd DAY OF March, A.D. 1998.

NORTHWEST QUADRANT INVESTMENT CO.
A COLORADO LIMITED PARTNERSHIP

MOORE AND COMPANY, GENERAL PARTNER

William M. Moore

by: WILLIAM M. MOORE, President

ACKNOWLEDGMENT

State of Colorado, ss
County of Adams)
The foregoing instrument was acknowledged before me

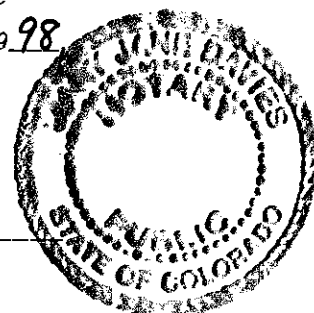
this 2 day of March, 1998

by: WILLIAM M. MOORE

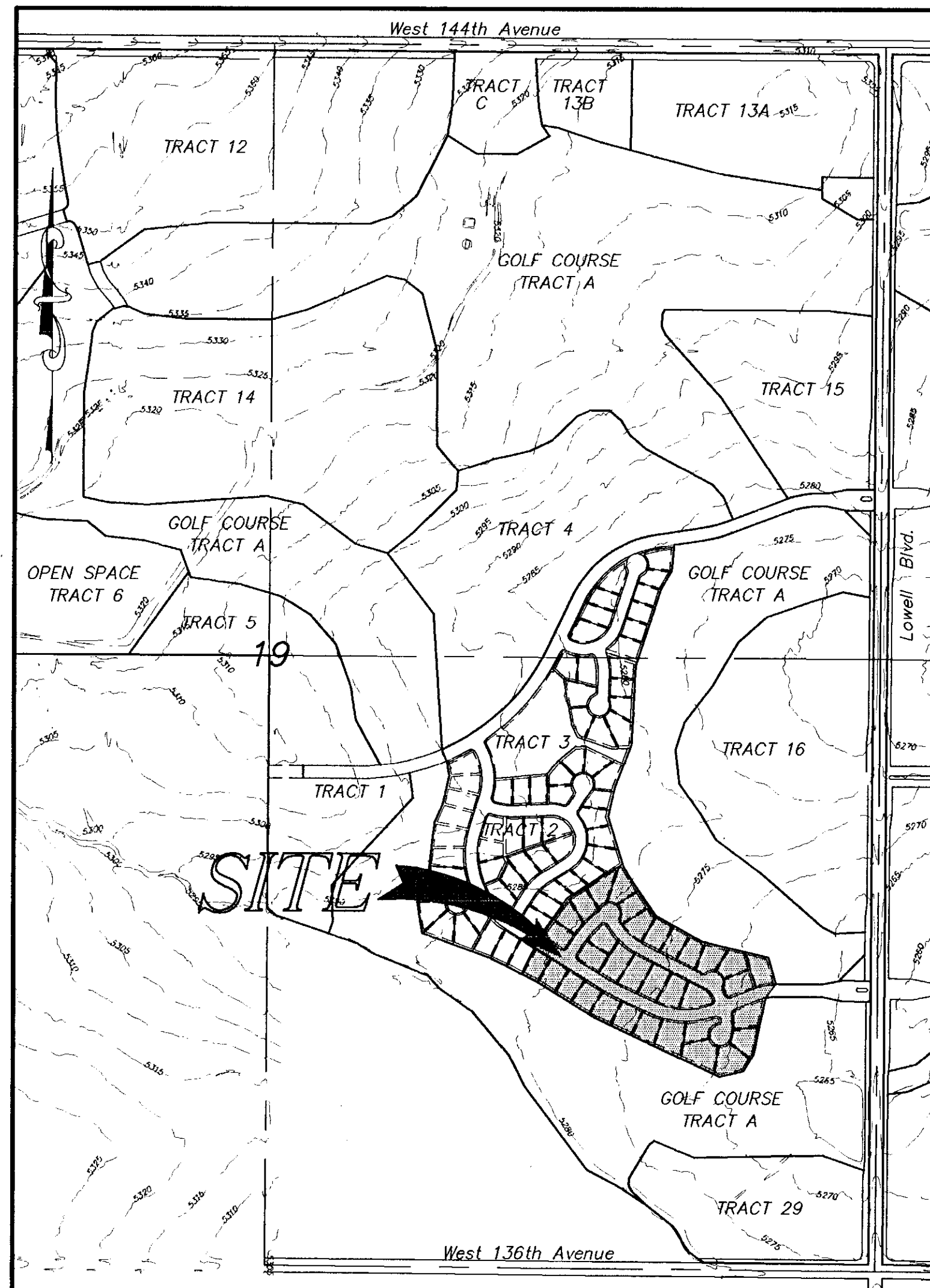
Witness my hand and official seal,

My commission expires 11-22-98

Mary Jane Davies
Notary Public



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

NOTES:

1. BEARING BASIS:
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, T.1S., R.68W. 6TH P.M.
S00°18'18"W, MONUMENTS DESCRIBED BELOW.
EAST 1/4 CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
SOUTHEAST CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

This REPLAT is recommended for Approval by the City of Broomfield Land
Use Review Commission this 12 Day of January, 1998.

John Meloni
CHAIRMAN

Kristen Henderson
SECRETARY

CITY COUNCIL CERTIFICATE:

This REPLAT is hereby approved and the dedications accepted by the
City Council of the City of Broomfield, Colorado, on this 10th day of
February, 1998.

William M. Burns
Mayor

Uicki May
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 4:01 o'clock P.m., this
14th day of MARCH, A.D. 1998. Filed in File 17, Map 816, and
Reception No. CO374628

FILE _____ FILM _____ NO. _____

FEES \$ 21.00 PAID

RECORDER _____

BY _____

DEPUTY _____

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, an Attorney at Law licensed to practice in
the State of Colorado certify that the owner and subdivider dedicating
any street, easement, or right-of-way hereon owns them in fee simple,
free and clear of all liens and encumbrances.

Scott A. Ross
ATTORNEY AT LAW

EXECUTED THIS 2nd DAY OF March, A.D., 1998

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. 3, REPLAT A 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 2-17-98
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. 3
REPLAT A

SCALE HOR. N/A
VERT. N/A
DESIGN JJ
DRAWN ROC
FILE NAME 23J-RPCV
APPROVED RO

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 108
Boulder, Colorado 80301 (303) 449-9106
JOB NO 202023J DATE 1/19/98 SHEET 1 of 2



NOTE:

1. ALL LOTS HAVE A 5' DRAINAGE EASEMENT ON SIDE LOT LINES.
2. ALL INTERIOR LOTS HAVE AN 8' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES.
3. ALL LOTS BORDERING ON THE GOLF COURSE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES.
4. ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE.

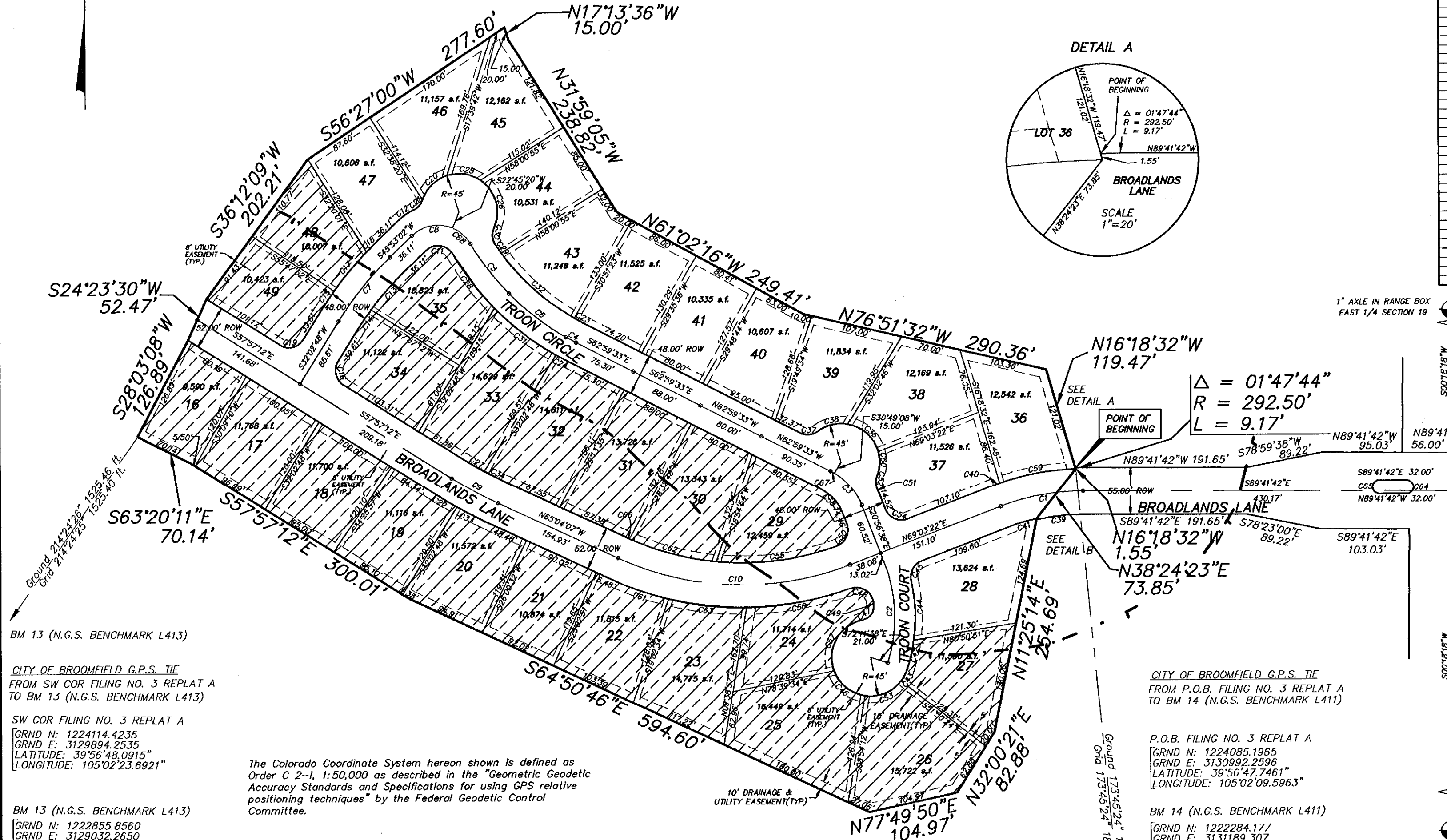
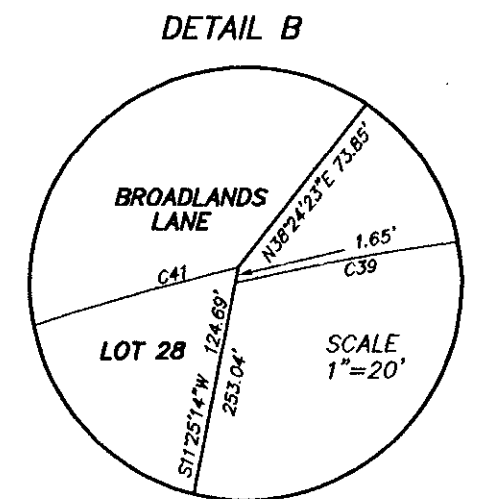
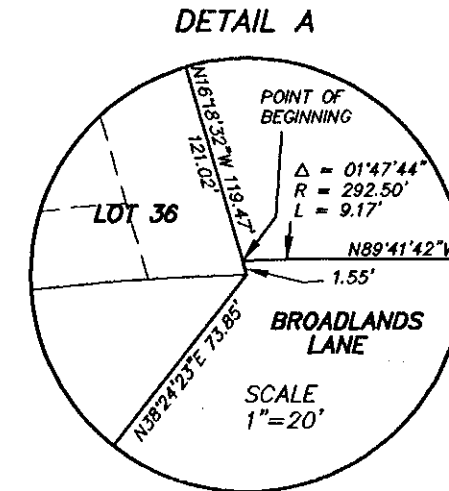
5. ALL BOUNDARY MONUMENTS SHALL BE 2" ALUMINUM CAP/PIN MARKED "HURST & ASSOC. PLS 15315 UNLESS OTHERWISE NOTED.

6.  DENOTES LOTS AFFECTED BY THE 100 YEAR FLOOD PLAIN. 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 16-27, 29-34 AND 48-49.

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.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	265.00'	98.28'	97.72'	S78°40'50"W	21°14'56"
C2	176.00'	118.36'	116.11'	N01°34'08"W	38°45'00"
C3	75.00'	50.05'	49.13'	S40°03'45"E	38°14'14"
C4	300.00'	13.61'	13.61'	S61°41'34"E	02°35'58"
C5	300.00'	74.44'	74.25'	S37°14'26"E	14°13'03"
C6	300.00'	84.00'	83.73'	S52°22'16"E	16°02'57"
C7	400.00'	96.60'	96.37'	S38°57'55"W	13°50'14"
C8	44.00'	61.35'	48.49'	S79°19'11"W	66°52'18"
C9	498.00'	61.84'	61.80'	S61°30'40"E	07°06'55"
C10	348.00'	278.63'	271.25'	S88°00'22"E	45°52'30"
C11	20.00'	36.30'	31.52'	N82°07'26"W	103°59'04"
C12	68.00'	23.03'	22.92'	S55°35'15"W	12°12'28"
C13	376.00'	39.38'	39.32'	S41°21'54"W	09°02'56"
C14	376.00'	31.42'	31.41'	S34°26'27"W	04°47'18"
C15	424.00'	27.25'	27.25'	S33°53'17"W	03°40'58"
C16	20.00'	31.42'	28.28'	S12°57'12"E	90°00'00"
C17	424.00'	60.05'	60.00'	S39°47'12"W	08°06'53"
C18	424.00'	15.56'	15.55'	S44°53'42"W	02°06'10"
C19	20.00'	31.42'	28.28'	N77°02'48"E	90°00'00"
C20	45.00'	41.72'	40.24'	S45°20'23"W	53°07'17"
C21	20.00'	16.24'	15.79'	N42°02'06"E	46°30'44"
C22	524.00'	25.76'	25.76'	S59°03'35"E	02°49'01"
C23	276.00'	14.81'	14.80'	S61°27'21"E	03°04'24"
C24	324.00'	14.70'	14.70'	S61°41'34"E	02°35'58"
C25	45.00'	41.43'	40.00'	N61°42'43"W	32°46'32"
C26	45.00'	62.90'	57.90'	N15°16'45"W	80°08'23"
C27	472.00'	28.15'	28.15'	S59°39'44"E	03°28'03"
C28	324.00'	80.40'	80.19'	S37°14'26"E	14°13'03"
C29	276.00'	12.34'	12.34'	S34°40'23"E	02°33'39"
C30	20.00'	20.30'	19.44'	S04°18'48"E	58°09'50"
C31	324.00'	90.72'	90.43'	S52°22'16"E	16°02'57"
C32	276.00'	115.44'	114.60'	S47°56'11"E	23°57'56"
C33	524.00'	42.07'	42.06'	S62°46'06"E	04°36'01"
C34	472.00'	30.46'	30.46'	S63°13'11"E	03°41'52"
C35	45.00'	50.63'	48.00'	N47°47'13"W	64°27'43"
C36	45.00'	22.10'	20.99'	N85°21'15"E	63°18'24"
C37	20.00'	36.35'	35.37'	S76°50'30"W	46°16'52"
C38	237.50'	55.10'	54.08'	S81°39'30"W	13°17'37"
C39	291.00'	8.34'	8.34'	S69°52'39"W	01°38'33"
C40	239.00'	33.86'	33.84'	S73°06'55"W	08°07'06"
C41	199.00'	34.52'	34.48'	N12°50'12"E	09°56'21"
C42	45.00'	15.99'	15.90'	N27°58'59"E	20°21'13"
C43	199.00'	69.62'	69.62'	N02°12'29"W	20°08'59"
C44	199.00'	26.07'	26.07'	S28°23'12"W	81°20'21"
C45	45.00'	48.04'	45.79'	S50°30'55"E	61°09'46"
C46	15.00'	22.07'	20.13'	N37°08'50"E	84°18'11"
C47	20.00'	35.97'	31.32'	N57°56'51"W	103°03'07"
C48	151.00'	3.74'	3.73'	N05°42'47"W	07°25'02"
C49	20.00'	31.61'	28.56'	N24°37'06"E	91°07'26"
C50	20.00'	9.66'	9.66'	N23°44'21"W	05°35'28"
C51	20.00'	16.87'	16.37'	S02°22'19"E	48°19'31"
C52	45.00'	47.71'	45.50'	N68°31'54"E	60°44'36"
C53	20.00'	31.42'	28.28'	S65°56'38"E	90°00'00"
C54	322.00'	143.41'	142.22'	N82°56'20"E	25°31'02"
C55	374.00'	123.82'	122.82'	N79°58'58"E	18°46'02"
C56	99.00'	77.94'	68.56'	S29°40'57"W	99°13'58"
C57	51.00'	37.43'	36.59'	N41°58'05"W	42°02'55"
C58	291.00'	90.86'	90.49'	S79°38'35"W	17°53'20"
C59	45.00'	29.33'	28.82'	N03°07'02"E	37°20'47"
C60	374.00'	74.04'	73.92'	S70°44'23"E	11°20'35"
C61	322.00'	105.77'	105.00'	S74°55'08"E	18°46'02"
C62	374.00'	92.43'	92.43'	S83°28'31"E	14°09'38"
C63	8.00'	25.13'	16.00'	N00°18'18"E	180°00'00"
C64	8.00'	25.13'	16.00'	S00°18'18"W	180°00'00"
C65	322.00'	2.62'	2.62'	S65°18'07"E	00°28'00"
C66	75.00'	4.99'	4.99'	N61°08'12"W	03°48'41"
C67	44.00'	28.50'	28.00'	S48°41'17"E	37°06'46"



BM 13 (N.G.S. BENCHMARK L413)

CITY OF BROOMFIELD G.P.S. TIE
FROM SW COR FILING NO. 3 REPLAT A
TO BM 13 (N.G.S. BENCHMARK L413)

SW COR FILING NO. 3 REPLAT A
[GRND N: 1224114.4235
GRND E: 3129894.2535
LATITUDE: 39°56'48.0915"
LONGITUDE: 105°02'23.6921"]

BM 13 (N.G.S. BENCHMARK L413)
[GRND N: 1222855.8560
GRND E: 3129032.2650
LATITUDE: 39°56'35.6980"
LONGITUDE: 105°02'34.8428"]

The Colorado Coordinate System hereon shown is defined as
Order C-2-L, 1:50,000 as described in the "Geometric Geodetic
Accuracy Standards and Specifications for using GPS relative
positioning techniques" by the Federal Geodetic Control
Committee.

CITY OF BROOMFIELD G.P.S. TIE
FROM P.O.B. FILING NO. 3 REPLAT A
TO BM 14 (N.G.S. BENCHMARK L411)

P.O.B. FILING NO. 3 REPLAT A
[GRND N: 1224085.1965
GRND E: 3130992.2596
LATITUDE: 39°56'47.7461"
LONGITUDE: 105°02'09.5963"]

BM 14 (N.G.S. BENCHMARK L411)
[GRND N: 1222284.177
GRND E: 3131189.307
LATITUDE: 39°56'29.9376"
LONGITUDE: 105°02'07.1877"]

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

**THE BROADLANDS
FILING NO. 3
REPLAT A**

SCALE HORI"=100'
VERT. 1"=1'
DESIGN JJ
DRAWN ROC
FILE NAME 23J-RP
APPROVED RO

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 108
Boulder, Colorado 80501 (303) 449-9106
JOB NO. 202023J DATE 1/19/98 SHEET 2 OF 2