

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST 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 NORTHWEST SECTION CORNER FROM WHENCE THE NORTH QUARTER SECTION CORNER OF SAID SECTION 19 BEARS S 89°38'55" E 2523.77 FEET;

THENCE S 00°38'39" W, 30.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 19 TO THE POINT OF BEGINNING;

THENCE CONTINUING S 00°38'39" W, 844.33 FEET ALONG SAID WEST LINE OF THE NORTHWEST QUARTER;

THENCE S 89°21'21" E, 671.91 FEET;

THENCE 102.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 1027.50 FEET, A CENTRAL ANGLE OF 05°43'40", AND A CHORD BEARING N 87°46'49" E, 102.68 FEET;

THENCE 142.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 08°24'08", AND A CHORD BEARING N 89°07'03" E, 142.49 FEET;

THENCE S 86°40'53" E, 299.74 FEET;

THENCE 211.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 527.50 FEET, A CENTRAL ANGLE OF 23°01'29", AND A CHORD BEARING N 81°48'23" E, 210.56 FEET;

THENCE N 70°17'38" E, 204.03 FEET;

THENCE 20.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 03°03'44", AND A CHORD BEARING N 71°49'30" E, 20.57 FEET TO THE WESTERLY LINE OF THE BROADLANDS FILING NO. 1, RECORDED AS RECEPTION NO. C0325956, FILE 17-MAP:735;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID FILING NO. 1 THE FOLLOWING TEN COURSES:

1. N 16°38'40" W, 55.00 FEET;
2. 40.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 77°40'32", AND A CHORD BEARING N 34°31'04" E, 37.63 FEET;
3. 19.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 122.50 FEET, A CENTRAL ANGLE OF 08°58'19", AND A CHORD BEARING N 08°48'22" W, 19.16 FEET;
4. N 13°17'31" W, 9.37 FEET;
5. 71.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 05°12'13", AND A CHORD BEARING N 10°41'25" W, 71.27 FEET;
6. N 08°05'18" W, 185.21 FEET;
7. 153.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 08°26'24", AND A CHORD BEARING N 03°52'07" W, 153.79 FEET;
8. N 00°21'05" E, 161.51 FEET;
9. N 44°38'55" W, 42.43 FEET;
10. N 00°21'05" E, 38.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST 144TH AVENUE;

THENCE N 89°38'55" W, 1548.97 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF WEST 144TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 30.81 ACRES

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 4; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AND OUTLOTS A-F, AND L-R AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

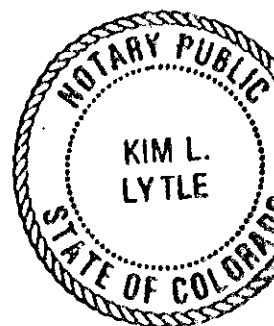
EXECUTED THIS 7 DAY OF May, A.D. 1998

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

by: Charles R. Bellock Manager

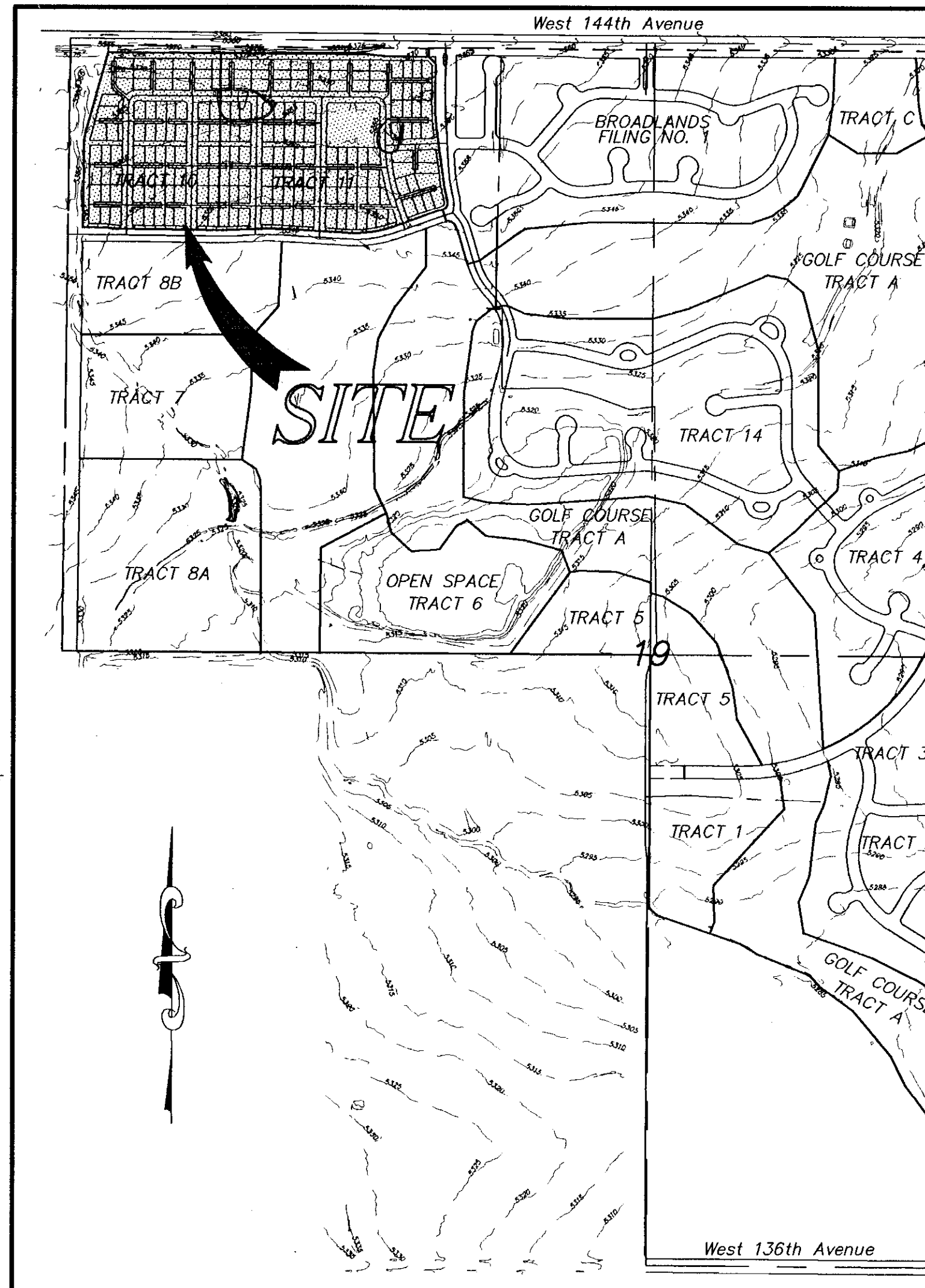
GARY D. BELL

by: Gary D. Bell



ACKNOWLEDGMENT
State of Colorado) ss
County of Boulder) ss
The foregoing instrument was acknowledged before me
this 5th day of May, 1998,
by: Charles R. Bellock
Witness my hand and official seal,
My commission expires 4/3/02
Kim L. Lytle
Notary Public

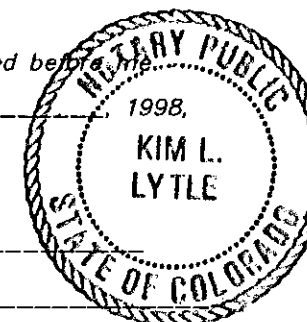
THE BROADLANDS FILING NO. 4 FINAL PLAT A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

ACKNOWLEDGMENT

State of Colorado) ss
County of Adams) ss
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by: Gary D. Bell
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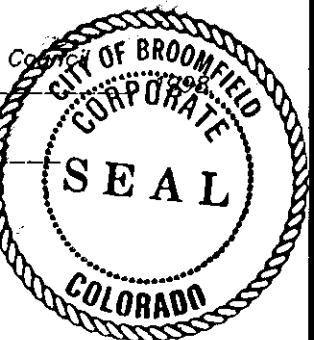
APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 23 Day of March, 1998.
Chairman: Stephen Malone
Secretary: Kristen Sunderson

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 28th Day of April, 1998.
Mayor: William M. Burns
City Clerk: Tricia Kegeness



CLERK & RECORDER'S CERTIFICATE

State of Colorado) ss
County of Adams) ss
I hereby certify that this instrument was filed in my office at 12:45 o'clock P.m., this 15th day of MAY, A.D., 1998. Filed in File 17, Map 851, and
Reception No. C0398098
FILE _____ FILM _____ NO. _____
FEES \$ _____ PAID _____
RECORDED _____ BY _____
DEPUTY _____

ATTORNEY'S CERTIFICATE

I, Scott A. Bell, 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. Bell #21246
ATTORNEY AT LAW
EXECUTED THIS 7th DAY OF May, A.D., 1998

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE BROADLANDS FILING NO. 4 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.
John C. Barickman 5-6-98
JOHN C. BARICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 28258

NOTICE

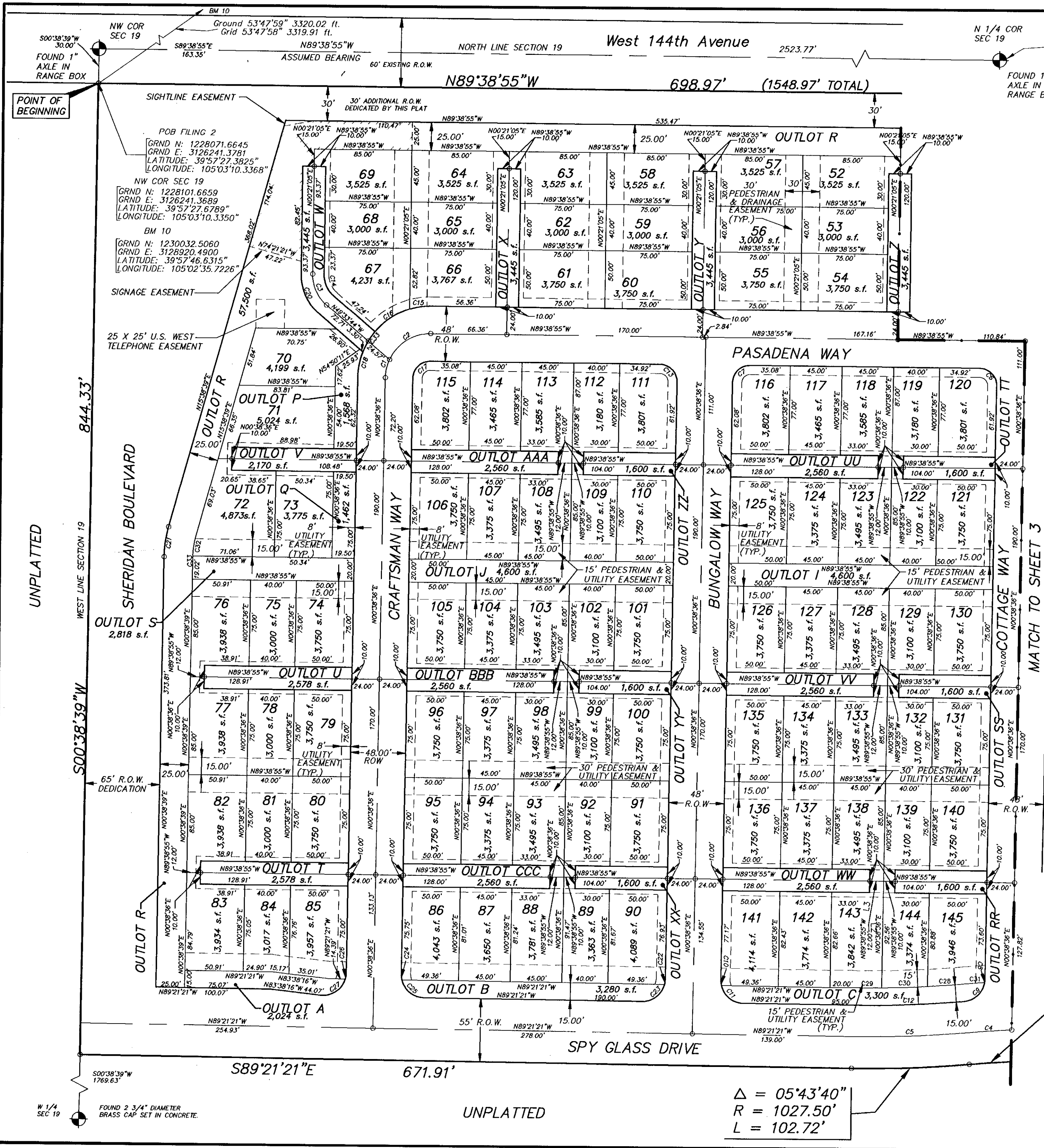
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES:

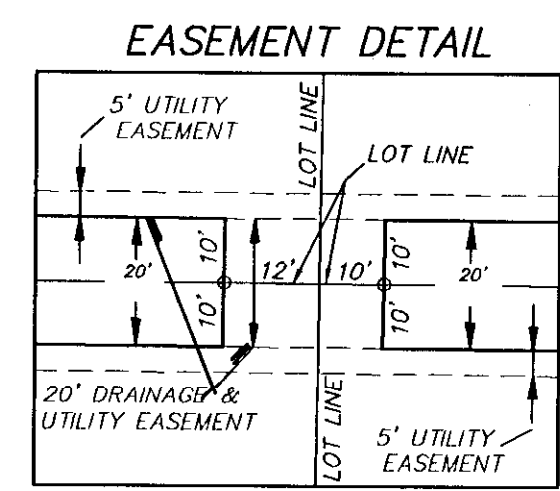
1. BEARING BASIS:
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T.1S., R.68W. 6TH P.M. N89°38'55"W, MONUMENTS DESCRIBED BELOW.
NORTH 1/4 CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
NORTHWEST CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
2. OUTLOTS T THROUGH CCC SHALL BE UTILITY AND DRAINAGE EASEMENTS.

THE BROADLANDS FILING NO. 4 FINAL PLAT

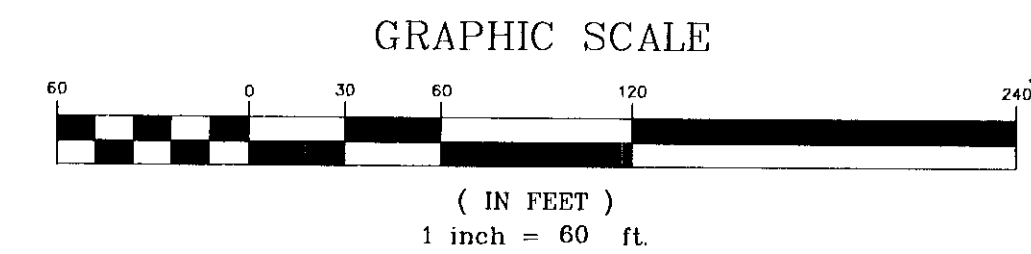
SCALE	HOR. N/A VERT. N/A		HURST & ASSOCIATES, INC.				
DESIGN	TRL		CONSULTING ENGINEERS				
DRAWN	GDF		3055 47th Street, A-2 Boulder, Colorado 80301 (303) 449-9105				
FILE NAME	S01-FPCV						
APPROVED	JJ	JOB NO.	22501	DATE	4/29/98	SHEET	1 of 3



CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	39.00'	16.33'	16.21'	N12°38'18"E	23°59'23"
C2	38.00'	14.73'	14.62'	N57°29'32"E	65°43'06"
C3	35.00'	20.49'	20.34'	N24°36'19"W	49°54'49"
C4	1000.00'	39.33'	39.32'	N85°02'35"E	02°15'12"
C5	1000.00'	99.97'	99.93'	N87°46'49"E	05°43'40"
C6	15.00'	23.64'	21.27'	N44°30'09"W	90°17'31"
C7	15.00'	23.49'	21.16'	N45°29'51"E	89°42'26"
C8	20.00'	3.24'	3.23'	N05°16'56"E	09°16'39"
C9	20.00'	26.17'	24.34'	N47°24'09"E	74°57'48"
C10	20.00'	5.05'	5.04'	N06°35'42"W	14°28'36"
C11	20.00'	26.36'	24.49'	N51°35'40"W	75°31'21"
C12	972.50'	97.17'	97.13'	N87°46'55"E	05°43'29"
C13	15.00'	23.64'	21.27'	N44°30'09"W	90°17'31"
C14	25.00'	21.78'	21.10'	N24°36'19"W	49°54'49"
C15	63.00'	18.92'	18.85'	N81°44'50"E	17°12'31"
C16	63.00'	36.58'	36.07'	N56°30'27"E	33°16'14"
C17	15.00'	23.49'	21.16'	N45°29'51"E	89°42'26"
C18	63.00'	22.75'	22.62'	N10°59'14"E	20°41'15"
C19	45.00'	39.20'	37.97'	N24°36'19"W	49°54'49"
C20	100.00'	26.18'	26.11'	N08°08'39"E	15°00'00"
C21	20.00'	5.05'	5.04'	N07°52'57"E	14°28'42"
C22	20.00'	26.36'	24.49'	N51°35'40"W	75°31'21"
C23	20.00'	5.05'	5.04'	N06°35'42"W	14°28'36"
C24	20.00'	26.36'	24.49'	N51°35'40"W	75°31'21"
C25	20.00'	26.36'	24.49'	N51°35'40"W	75°31'21"
C26	20.00'	5.58'	5.56'	N08°38'21"E	15°59'29"
C27	20.00'	27.83'	25.64'	N56°29'55"E	79°43'39"
C28	957.50'	30.67'	30.67'	N85°50'03"E	01°50'07"
C29	957.50'	25.00'	25.00'	N89°53'46"E	01°29'46"
C30	957.50'	40.05'	40.04'	N87°57'00"E	02°23'47"
C31	1042.50'	19.26'	19.26'	N85°26'44"E	01°03'30"
C32	75.00'	18.65'	18.65'	N08°31'10"E	14°14'59"
C33	63.00'	20.39'	20.30'	N30°36'05"E	18°32'28"



The Colorado Coordinate System hereon shown is defined as Order C 2-1, 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.



Δ = 08°24'08" (TOTAL)
R = 1027.50'
L = 36.57' OR TOTAL 142.61'

THE BROADLANDS
FILING NO. 4
FINAL PLAT

SCALE	HOR. 1"=60'	VERT. N/A
DESIGN	TRL	
DRAWN	GDF	
FILE NAME	501-FPW	
APPROVED	JJ	

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 449-9105

JOB NO.	22501
DATE	3/20/98
SHEET	2 of 3

Δ = 05°43'40"
R = 1027.50'
L = 102.72'

