

# THE BROADLANDS FILING NO. 5 FINAL PLAT

A SUBDIVISION OF A PORTION OF THE  
SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF ADAMS,  
STATE OF COLORADO

**LEGAL DESCRIPTION AND DEDICATION:**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER SECTION CORNER OF SAID SECTION 20, FROM WHENCE THE SOUTHWEST SECTION CORNER BEARS N 89°11'58" W, AT A DISTANCE OF 2626.67 FEET;  
THENCE N 00°22'30" E 48.00 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;  
THENCE N 89°11'58" W 50.00 FEET TO THE POINT OF BEGINNING;  
THENCE N 00°22'30" E 901.30 FEET;  
THENCE S 90°00'00" W 920.02 FEET;  
THENCE S 00°22'30" W 888.45 FEET;  
THENCE S 89°11'58" E 920.03 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PROPERTY CONTAINS 18.90 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 5; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS AND OUTLOT C AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 21 DAY OF October, A.D. 1998

LAKE VIEW LAND SYNDICATE, INC.  
A COLORADO CORPORATION

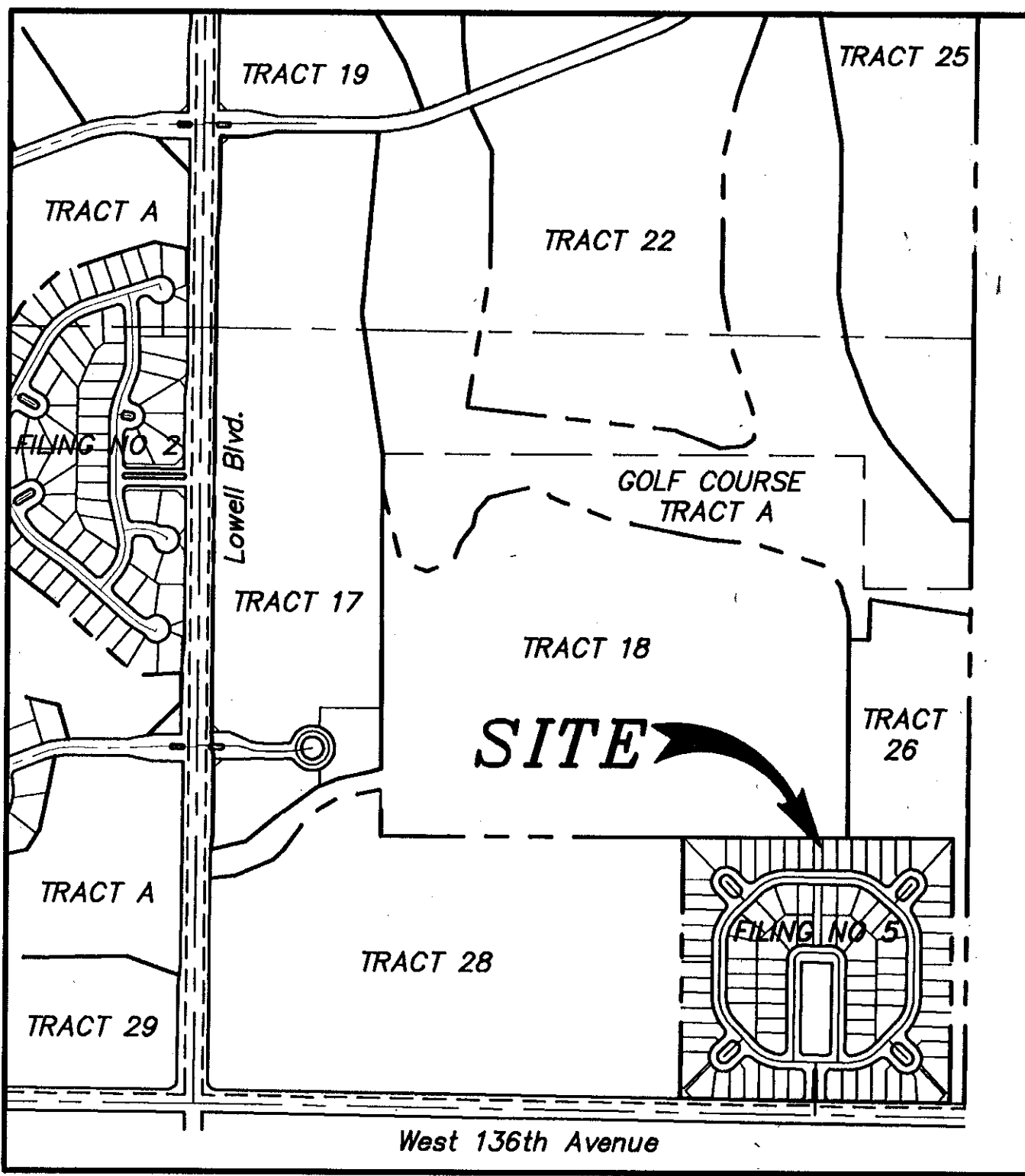
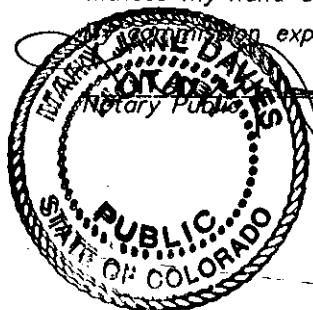
by: William M. Moore  
WILLIAM M. MOORE, President

**ACKNOWLEDGMENT**

State of Colorado) ss  
County of Adams)  
The foregoing instrument was acknowledged before me  
this 21 day of October, 1998,  
by: WILLIAM M MOORE

Witness my hand and official seal.

Notary Public expires 11-22-98  
Sue James



VICINITY MAP

**NOTES:**

BEARING BASIS:  
EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T.1S., R.68W. 6TH P.M.  
N00°22'30"E, MONUMENTS DESCRIBED BELOW.  
CENTER 1/4 CORNER, SECTION 20 - FOUND 3" DIA. ALUMINUM CAP MARKED  
"C 1/4, SEC 20 T1SR68W L5 9133".  
SOUTH ONE-QUARTER SECTION CORNER, SECTION 20 - FOUND 1" DIA. METAL AXLE  
IN CONCRETE 2' BELOW GRADE.

**APPROVALS:**

**LAND USE REVIEW COMMISSION CERTIFICATE:**

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 27 Day of July, 1998.

John Malone CHAIRMAN  
Kristen Henderson SECRETARY

**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 25th day of August, 1998.

William M. Beuss Mayor  
Stacia Kegannick City Clerk, Deputy



**CLERK & RECORDER'S CERTIFICATE**

State of Colorado) ss  
County of Adams)

I hereby certify that this instrument was filed in my office at 3:12 o'clock P m., this 4th day of November, A.D., 1998. Filed in File 17, Map 954, and

Reception No. 02463764

FILE \_\_\_\_\_ FILM \_\_\_\_\_ NO. \_\_\_\_\_

FEES \$ \_\_\_\_\_ PAID

RECORDER \_\_\_\_\_

BY \_\_\_\_\_

DEPUTY \_\_\_\_\_

**ATTORNEY'S CERTIFICATE**

I, Alan B. Lottner, 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 HERON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

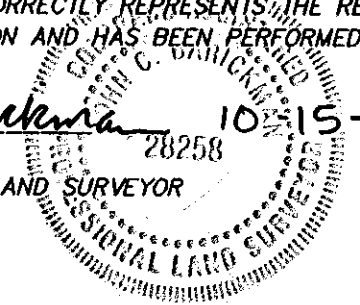
Alan B. Lottner # 318  
ATTORNEY AT LAW

EXECUTED THIS 23 DAY OF October, 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, THE BROADLANDS FILING NO. 5, 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 10-15-98  
JOHN C. BARICKMAN 28258  
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.

**THE BROADLANDS  
FILING NO. 5  
FINAL PLAT**

SCALE	HOR. N/A	VERT. N/A	<b>HURST &amp; ASSOCIATES, INC</b> CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80501 (303) 449-9106
DESIGN	TRL		
DRAWN	GDF		
FILE NAME	27-FPCV		
APPROVED	JJ		

