LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF: THAT PORTION OF OUTLOT K OF THE BROADLANDS FILING NO. 5, RECORDED AT RECEPTION NO. CO517329, DESCRIBED AS

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT K, THE BROADLANDS FILING NO. 5;

THENCE N90'00'00"E , A DISTANCE OF 245.01 FEET ALONG THE NORTH LINE OF SAID OUTLOT K; THENCE S00'22'30"W, 148.41 FEET;

THENCE S50'17'58"W, 2.19 FEET; THENCE 29.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 20.00

FEET, A CENTRAL ANGLE OF 8545'29" AND A CHORD BEARING N87'10'58"W, 27.22 FEET; THENCE N44"18'14"W, 46.53 FEET; THENCE 157.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 50.00 FEET, A

CENTRAL ANGLE OF 180'00'00" AND A CHORD BEARING \$45'41'46"W, 100.00 FEET; THENCE \$4478'14"E, 15.65 FEET; THENCE N89"11'58"W, 123.31 FEET;

THENCE NOO'22'30"E, 194.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 37,456.08 SQUARE FEET OR 0.8599 ACRES.

THE BROADLANDS FILING NO. 5 REPLAT A

A MINOR SUBDIVISION PLAT

A SUBDIVISION OF A PART OF OUTLOT K, THE BROADLANDS FILING NO. 5, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 22 ND DAY OF SANGARY, 2001.

CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN AT 41 O'CLOCK P.M., THIS 3 DAY OF

STATE OF COLORADO)

COUNTY OF ADAMS)

FEES PAID \$____

January , A.D. 2001.

FILE 18 Map: 367

RECEPTION NUMBER CO756440

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE BROADLANDS FILING NO. 5, REPLAT A"; AND BY THESE PRESENTS 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 EXECUTED THIS 11th DAY OF January, A.D. 2001

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC, A COLORADO JUNTED LIBILITY COMPANY

BY: CHARLES R. BELLOCK, MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO

COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLED THE THIS LITTLE DAY OF TANKANY A SOUTH OF THE BY: WILLIAM M. MOORE CHAPIES R. BELOOKE WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _7,30,02.

(W411 N.G.S. BENCHMARK LOWELL BLVD. AND 136TH).

GRID N: 1221935.274 GRID E: 3130295.504 GRND N: 1222284.177 GRND E: 3131189.307 LATITUDE: 39'56'29.9634 LONGITUDE: 105'02'07.1140"

LINE TABLE LENGTH BEARING N44'18'14"W 46.53' 15.65' S4478'14**"**E

SW COR SEC 20 GRID N: 1222500.953 GRID E: 3130545.504 GRND N: 1222849.9950 GRND E: 3131439.3784 LATITUDE: 39'56'35,541" LONGITUDE: 105'02'03.866"

TRACT 18

5,416 s.f.

N 90°00'00" E 245.01"

10' DRAINAGE, UTILITY, FENCE

& LANDSCAPE EASEMENT

9,828 s.f.

POINT OF BEGINNING

TRACT 28

SW COR FILING NO. 5 REPLAT A

GRID N: 1223238.808

GRID E: 3132197.671

GRND: N 1223588.0452

GRND: E 3133092.0238 LATITUDE: 39'56'42.746" LONGITUDE: 105'01'42.603"

SURVEYOR'S CERTIFICATE:

– 58971'58"E -- - -™89*11**'**58"W 123.31

18

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, REPLAT A", TRULY AND CORRECTLY REPRESENTS THE WASHINTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BERNEY PROPERTY IN ACCORDANCE WITH COLORADO STATE DAWN SARIO STATE STATE SARIO STATE SA

C. BARICKMAN JOHN C. BARICKMAN 281 PLS NO. 28258

9,625 s.f. SE COR FILING NO. 5 REPLAT A 10' DRAINAGE & GRND N: 1223636.9804 GRND E: 3133336.7786 UTILITY EASEMENT GRID N: 1223287.731 GRID E: 3132442.356 LATITUDE: 39'56'43.217"— LONGITUDE: 105'01'39.458" -S8971'58"E----— -98.01'**- —** — 5,271 s.f. BROADLANDS FILING NO. 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	42.90'	50.00	49'09'22"	S19"43'33"E	41.59
C2	35.64	50.00'	40°50'38"	S25'16'27"W	34.89
C3	36.13'	50.00'	41°24′08"	S66°23'51"W	35,35
C4	42.41	50.00'	48'35'52"	N68'36'09"W	41.15'
C5	29.94'	20.00'	85*45'29"	S8710'58"E	27.22
C6	2.19'	174.00'	00°43'20"	55077'58"W	2.19'
<i>C7</i>	29.94'	20.00'	<i>85'45'29"</i>	S87'10'58"E	27.22
C8	157.08'	50.00'	180'00'00"	S45'41'46"W	100.00

27

<u>Ground 90'08'05.00" 2626.44 ft.</u> Grid 90'08'03.10" 2625.70 ft.

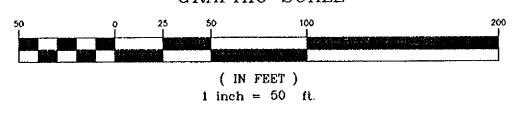
NOTES

1. NORTHEAST, NORTHWEST AND SOUTHWEST BOUNDARY CORNERS MONUMENTED WITH 2" ALUMINUM CAPS MARKED "HURST & ASSOC. PLS 28258 SET ON NO. 4 REBAR. ALL OTHER CORNERS SET IN CONCRETE WITH 1" BRASS DISK MARKED "LS 28258". 2. BEARING BASIS:

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T.1S., R.68W. 6TH P.M. N89"11'58"W, MONUMENTS DESCRIBED BELOW. SOUTHWEST CORNER SECTION 20 - FOUND 1" DIA. METAL AXLE IN RANGE BOX SOUTH ONE-QUARTER SECTION CORNER, SECTION 20 - FOUND 1" DIA. METAL AXLE IN CONCRETE 2' BELOW GRADE.

3. THE BEARING BASIS AND COORDINATES FOR THE TIES SHOWN TO THE PUBLIC LAND SURVEY SYSTEM CORNERS AND BENCHMARK #14 ARE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99971455.

GRAPHIC SCALE



S1/4 COR SEC 20

LONGITUDE: 105'01'30.155"

THE BROADLANDS FILING NO. 5 REPLAT A

A MINOR SUBDIVISION PLAT

SCALE HOR.1"=50" JB DESIGN 80 DRAWN FILE NAME 27-RPA

APPROVED

MHURST & ASSOCIATES, INC CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-8105

JOB NO.202023 DATE 1/11/01 SHEET 1 OF 1

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

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.

GRID N: 1222494.806 GRID E: 3133171.190 GRND N: 1222843.8221 GRND E: 3134065.8141 LATITUDE: 39'56'35.342