

THE BROADLANDS - FILING NO. 9 FINAL PLAT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20 FROM WHENCE THE NORTHWEST CORNER LIES NORTH 89°42'05" WEST, 2633.00 FEET;

THENCE SOUTH 00°22'30" WEST, 30.00 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°22'30" WEST, 955.29 FEET;

THENCE NORTH 89°59'53" WEST, 348.78 FEET;

THENCE NORTH 60°29'30" WEST, 1122.03 FEET;

THENCE NORTH 85°16'09" WEST, 126.81 FEET;

THENCE NORTH 01°00'34" WEST, 399.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 144TH AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°42'05" EAST, 1464.96 FEET TO THE POINT OF BEGINNING.

AREA= 1,056,293 S.F. 24.249 AC.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 9 AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD, OUTLOTS D THROUGH J, AND 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 8th DAY OF November, A.D. 1999

Northland Land Syndicate, A Colorado Limited Partnership
Moore and Company, Partner

William M. Moore
William M. Moore, President

ACKNOWLEDGMENT:

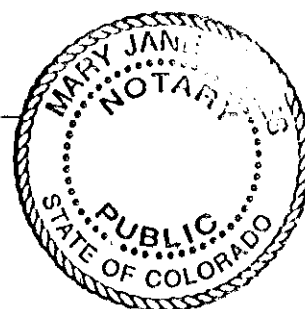
State of Colorado)
County of Adams)

The foregoing instrument was acknowledged before me this 8th day of November, A.D. 1999, by William M. Moore as President of Moore and company, general partner of NORTHERN LAND SYNDICATE, a Colorado limited partnership.
Northland

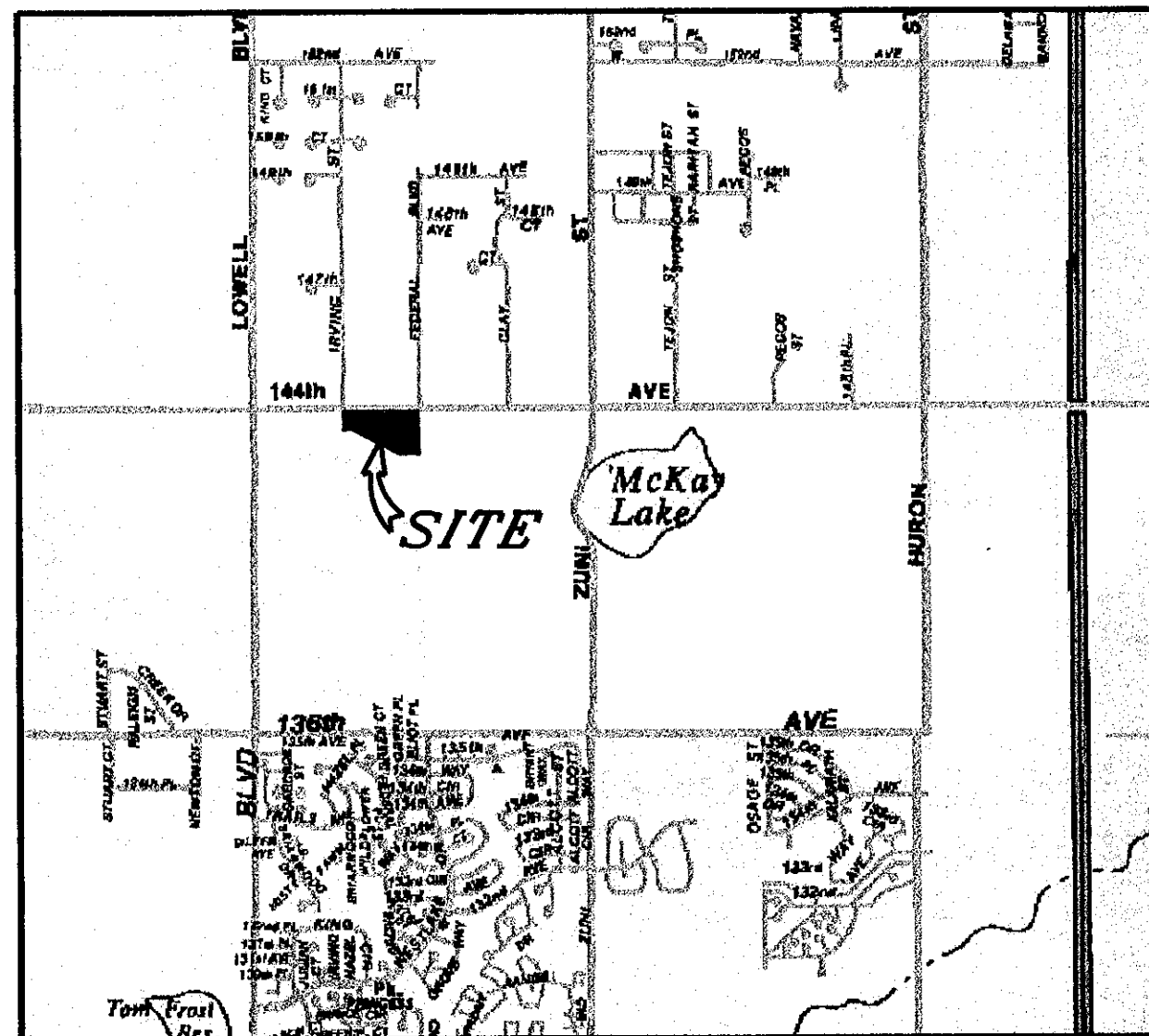
Witness my hand and official seal

My commission expires 11-22-2001

Mary Jane Davies
Notary Public



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



VICINITY MAP

NOTES:

1. BEARING BASIS:

THE NORTH-SOUTH CENTERLINE, NORTH 1/2 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS ESTABLISHED BY THE FOLLOWING:

THE NORTH 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN - (PER MONUMENT RECORDS)

THE CENTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN - (PER MONUMENT RECORDS)

CLERK AND RECORDERS CERTIFICATE:

State of Colorado) ss
County of Adams)

I hereby certify that this instrument was filed in my office at 2:13 o'clock P.M. this 30th day of December, A.D. 1999 Filed in File 18 Map 161 and

Reception No C0627563

FILE _____, FILM _____ NO _____

FEES \$ _____ PAID

RECORDER CAROL SNYDER
BY
DEPUTY SANDY G-KAYBILL

LAND USE REVIEW COMMISSION CERTIFICATE:

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use

Review Commission this 13 Day of September, 1999

John Malone
CHAIRMAN

Kristen Sanders
SECRETARY

CITY COUNCIL CERTIFICATE:

This FINAL PLAT is approved and accepted by the City council of the City of Broomfield, Colorado, this 12th Day of October, 1999

William Burns
MAYOR

Dicki May
CITY CLERK



ATTORNEY'S CERTIFICATE:

I, Alan B. Lottar AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Alan B. Lottar 319 11-5-99
ATTORNEY AT LAW REGISTRATION NO. DATE

EXECUTED THIS 5 DAY OF November, A.D. 1999

SURVEYOR'S CERTIFICATE:

I, JAMES S. LEGGE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE BROADLANDS FILING No. 9 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

James S. Legge
JAMES S. LEGGE
REGISTERED PROFESSIONAL LAND SURVEYOR
P.L.S. No. 2827

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.

Scale	NA.	THE BROADLANDS TRACT 23	
Designed by	J.J.	FILING No. 9	
Drawn by	RR.	FINAL PLAT	
Checked by	L.S.J.	PBSJ	
File No.	-	5300 DTC Parkway Suite 150 Englewood, Colorado 80111 Telephone: 303/221-7275 Fax: 303/221-7276	
Job No.	510967	ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES	
Date	5-21-99	Sheet 1 of 2	

THE BROADLANDS - FILING NO. 9

FINAL PLAT

SHEET 2 OF 2

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



GRAND N 1228146.635
GRAND E 3134048.881
GRAND N 1227796.059
GRAND E 3133155.261
LAT N 39°57'27.43694"
LON W 105°01'29.99332"

POINT OF COMMENCEMENT

POINT OF BEGINNING

NOTE:

1. ALL LOTS HAVE A 5' DRAINAGE AND UTILITY 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 ADJACENT TO W. 144TH AVENUE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE BORDERING LOT LINE.
5. ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE.
6. ALL MONUMENTS SHALL BE 2" ALUMINUM CAP/PIN MARKED "P.B.S.&J. PLS 28277", UNLESS OTHERWISE NOTED.
7. 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.

RMC #14 (NGS-W411)
GRID N 1221935.274
GRID E 3130295.504

PROPOSED RESIDENTIAL
MCKAY LANDINGS

500'22'30"W

MADISON LANE

THE BROADLANDS
TRACT 25
(FUTURE PARK)

CENTER OF SECTION 20,
FOUND 3" A.C. IN RANGE
BOX STAMPED LS 9133

LOBATO
PETER A.

GERALD
BILODEAU

RICHARD & LEONA
GABBERT

ELIZABETH &
GAIL ANN
TAYLOR

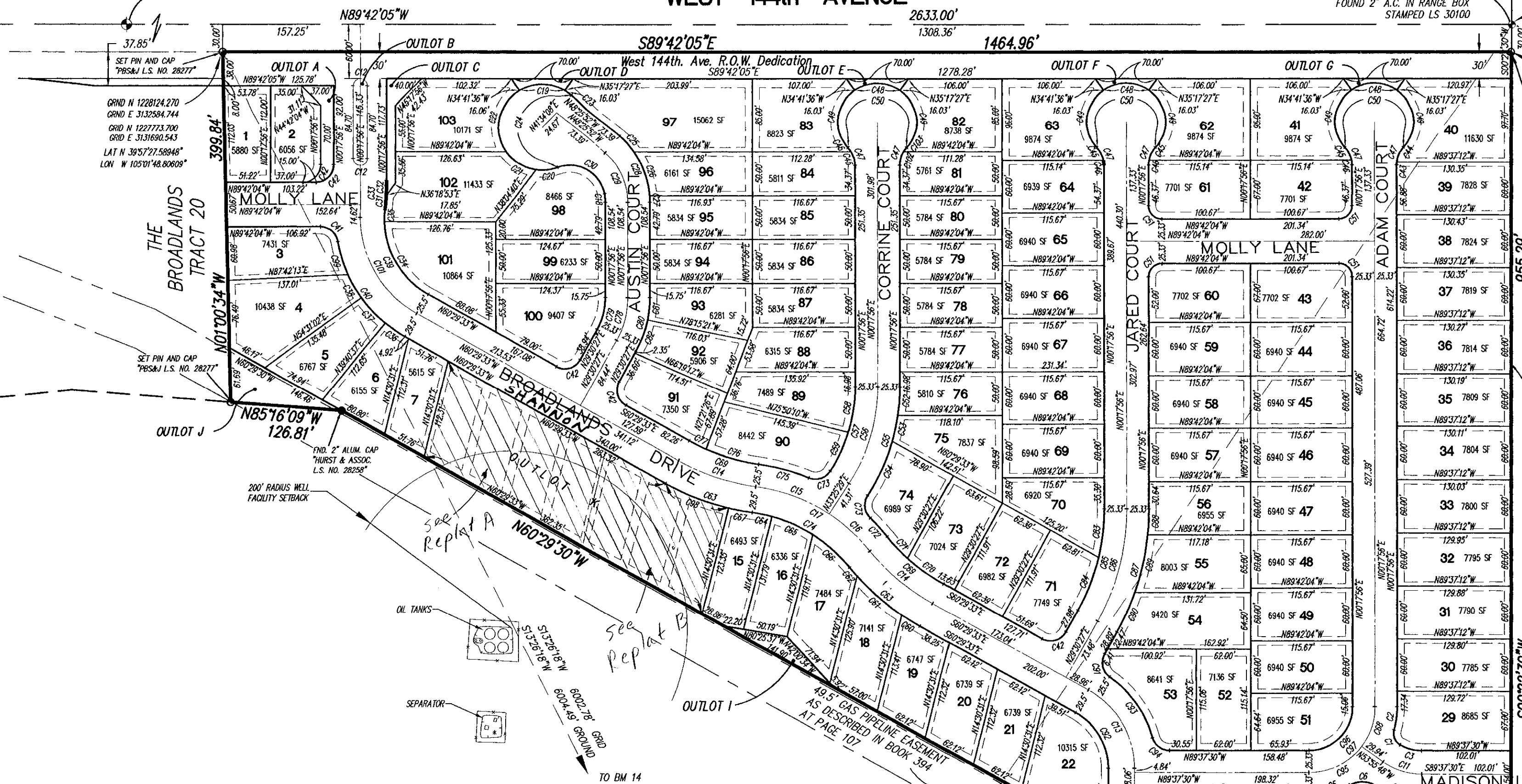
OLIVAR & LARA
DUNBAR

RISEN SAVIOR LUTHERAN CHURCH

WEST 144th AVENUE

NORTH 1/4 CORNER OF SECTION 20,
FOUND 2" A.C. IN RANGE BOX
STAMPED LS 30100

NORTHWEST CORNER OF SECTION 20,
FOUND 1" AXLE IN RANGE BOX.



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CURVE	RADIUS	DELTA	LENGTH	TANGENT	CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	15.00'	74°55'29"	19.58'	11.46'	C34	97.50'	59°10'15"	100.69'	55.35'	C67	277.50'	05°37'23"	27.23'	13.63'
C2	100.33'	151°18'09"	26.53'	13.34'	C35	97.50'	08°02'59"	13.70'	6.86'	C68	75.00'	37°02'40"	48.49'	25.13'
C3	48.24'	30°13'29"	25.45'	13.03'	C36	152.50'	10°10'09"	27.07'	13.57'	C69	222.50'	21°33'17"	83.70'	42.35'
C4	100.33'	172°43'39"	30.49'	15.36'	C37	152.50'	14°50'26"	39.50'	19.86'	C70	222.50'	12°58'53"	50.41'	25.31'
C5	100.33'	27°33'53"	48.27'	24.61'	C38	152.50'	11°18'33"	30.10'	15.10'	C71	222.50'	08°34'24"	33.29'	16.68'
C6	31.00'	57°55'55"	31.34'	17.16'	C39	97.50'	67°13'14"	114.39'	64.80'	C72	222.50'	07°05'03"	28.13'	14.08'
C7	102.00'	10°09'29"	18.08'	9.07'	C40	152.50'	51°18'33"	136.57'	73.24'	C73	20.00'	79°26'48"	27.73'	16.62'
C8	102.00'	11°42'30"	20.84'	10.46'	C41	20.00'	80°31'05"	28.11'	16.94'	C74	172.50'	43°06'33"	129.79'	68.14'
C9	102.00'	8°30'04"	15.13'	7.58'	C42	20.00'	90°00'00"	31.42'	20.00'	C75	222.50'	14°55'06"	59.24'	29.79'
C10	102.00'	30°22'02"	53.40'	27.68'	C43	30.00'	05°57'59"	3.12'	1.56'	C76	222.50'	16°03'59"	62.39'	31.40'
C11	75.00'	35°41'41"	46.72'	24.15'	C44	30.00'	36°29'41"	19.11'	9.89'	C77	222.50'	05°29'18"	21.31'	10.66'
C12	8.00'	180°17'56"	25.17'	---	C45	30.00'	31°38'27"	16.57'	8.50'	C78	100.00'	29°12'31"	50.98'	26.06'
C13	102.00'	60°52'03"	108.36'	58.92'	C46	30.00'	10°49'13"	5.67'	2.84'	C79	74.67'	29°12'31"	38.07'	19.46'
C14	248.00'	21°33'17"	93.30'	47.21'	C47	30.00'	42°27'41"	22.23'	11.65'	C80	125.33'	29°12'31"	63.89'	32.66'
C15	202.00'	25°28'18"	89.80'	45.68'	C48	45.00'	89°59'03"	54.97'	31.50'	C81	125.33'	11°55'34"	26.09'	13.09'
C16	202.00'	17°38'15"	62.18'	31.34'	C49	45.00'	97°28'09"	76.55'	51.28'	C82	125.33'	17°16'57"	37.80'	19.05'
C17	202.00'	43°06'33"	151.98'	79.79'	C50	45.00'	26°45'51"	208.07'	49.18'	C83	234.67'	13°23'57"	54.88'	27.57'
C18	49.67'	11°23'40"	9.88'	4.96'	C51	15.00'	90°00'00"	23.56'	15.00'	C84	234.67'	15°48'35"	64.75'	32.58'
C19	50.00'	62°07'33"	54.22'	30.12'	C52	225.33'	08°25'35"	33.14'	16.60'	C85	234.67'	29°12'31"	119.63'	61.15'
C20	50.00'	28°23'46"	24.78'	12.65'	C53	225.33'	07°33'43"	28.74'	14.89'	C86	260.00'	29°12'31"	132.55'	67.75'
C21	50.00'	46°33'39"	40.64'	21.52'	C54	225.33'	17°08'15"	67.40'	33.95'	C87	265.33'	29°12'31"	145.46'	74.35'
C22	50.00'	94°24'13"	82.38'	54.00'	C55	225.33'	33°07'33"	130.28'	67.02'	C88	265.33'	05°54'19"	29.41'	14.72'
C23	50.00'	10°13'38"	8.92'	4.47'	C56	200.00'	33°07'33"	115.63'	59.48'	C89	265.33'	13°24'19"	66.76'	33.53'
C24	50.00'	241°43'09"	210.94'	83.68'	C57	174.67'	33°07'33"	100.99'	51.95'	C90	265.33'	09°53'53"	49.29'	24.71'
C25	100.33'	13°57'43"	24.45'	12.28'	C58	174.67'	17°22'38"	52.98'	26.69'	C91	20.00'	83°37'44"	29.19'	17.89'
C26	100.33'	30°38'42"	53.66'	27.49'	C59	174.67'	15°44'56"	48.01'	24.16'	C92	72.50'	60°52'03"	77.02'	42.59'
C27	100.33'	04°07'22"	7.22'	3.61'	C60	277.50'	04°59'29"	24.17'	12.10'	C93	127.50'	38°33'52"	85.82'	44.61'
C28	100.33'	48°43'47"	85.33'	45.44'	C61	277.50'	13°55'58"	67.48'	33.91'	C94	20.00'	74°04'04"	25.85'	15.69'
C29	75.00'	48°43'47"	63.79'	33.97'	C62	277.50'	02°37'50"	12.74'	6.37'	C95	75.00'	53°07'55"	69.42'	37.42'
C30	40.00'	98°03'16"	69.15'	46.88'	C63	277.50'	21°33'17"	104.40'	52.82'	C96	49.67'	90°04'35"	78.08'	49.67'
C31	300.00'	03°07'46"	16.39'	8.20'	C64	172.50'	07°35'57"	22.88'	11.46'	C97	75.00'	90°04'35"	117.91'	75.10'
C32	300.00'	03°17'59"	17.28'	8.64'	C65	172.50'	16°53'57"	50.88'	25.63'	C98	277.50'	15°55'54"	77.16'	39.90'
C33	300.00'	06°25'46"	33.66'	16.85'	C66	172.50'	18°36'39"	56.03'	28.26'	C99	152.50'	14°59'28"	39.90'	20.06'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C100	100.33'	14°39'13"	26.66'	12.80'
C101	125.00'	60°47'29"	132.63'	73.32'
C102	30.00'	31°24'13"	16.44'	2.90'
C103	30.00'	11°03'28"	5.79'	2.90'