

THE BROADLANDS
FILING NO. 19 (TRACT 22)

FINAL PLAT

A SUBDIVISION OF A PART OF THE WEST HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 20 FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION BEARS N00°21'35"E, 2,642.73 FEET;

THENCE N00°21'35"E, 759.21 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE N89°38'25"E, 905.56 FEET TO THE POINT OF BEGINNING;

THENCE N67°32'43"E, 212.45 FEET;

THENCE 395.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1,027.50 FEET, A CENTRAL ANGLE OF 22°04'43" AND A CHORD BEARING N56°30'21"E, 393.50 FEET;

THENCE 625.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 897.50 FEET, A CENTRAL ANGLE OF 39°54'22" AND A CHORD BEARING N65°25'10"E, 612.54 FEET;

THENCE 44.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 05°57'17" AND A CHORD BEARING S77°25'59"W, 44.15 FEET;

THENCE ALONG THE BOUNDARY OF THE BROADLANDS GOLF COURSE TRACTS B1-1, B1-3 AND B1-2 THE FOLLOWING SIXTEEN COURSES:

- 1) S06°12'57"W, 156.43 FEET;
- 2) S18°36'03"W, 349.84 FEET;
- 3) S12°18'56"W, 214.27 FEET;
- 4) S00°20'01"E, 461.08 FEET;
- 5) S11°02'22"E, 198.36 FEET;
- 6) S19°09'09"E, 214.54 FEET;
- 7) S14°54'53"E, 57.95 FEET;
- 8) S08°01'43"W, 51.18 FEET;
- 9) S53°23'44"W, 32.08 FEET;
- 10) S65°25'36"W, 9.40 FEET;
- 11) S83°55'45"W, 79.02 FEET;
- 12) N68°40'06"W, 162.86 FEET;
- 13) N84°29'08"W, 715.93 FEET;
- 14) N08°26'16"E, 477.14 FEET;
- 15) N00°11'26"W, 401.79 FEET;
- 16) N26°46'57"W, 165.37 FEET TO THE POINT OF BEGINNING, CONTAINING 26.92 ACRES;

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 19; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 3rd DAY OF June, A.D. 2024.

NORTHLAND LAND SYNDICATE, A COLORADO LIMITED PARTNERSHIP
BY: MOORE AND COMPANY, ITS GENERAL PARTNER

William M. Moore
BY: WILLIAM M. MOORE, PRESIDENT

LAKEVIEW LAND SYNDICATE, INC., A COLORADO CORPORAION

William M. Moore
BY: WILLIAM M. MOORE, PRESIDENT

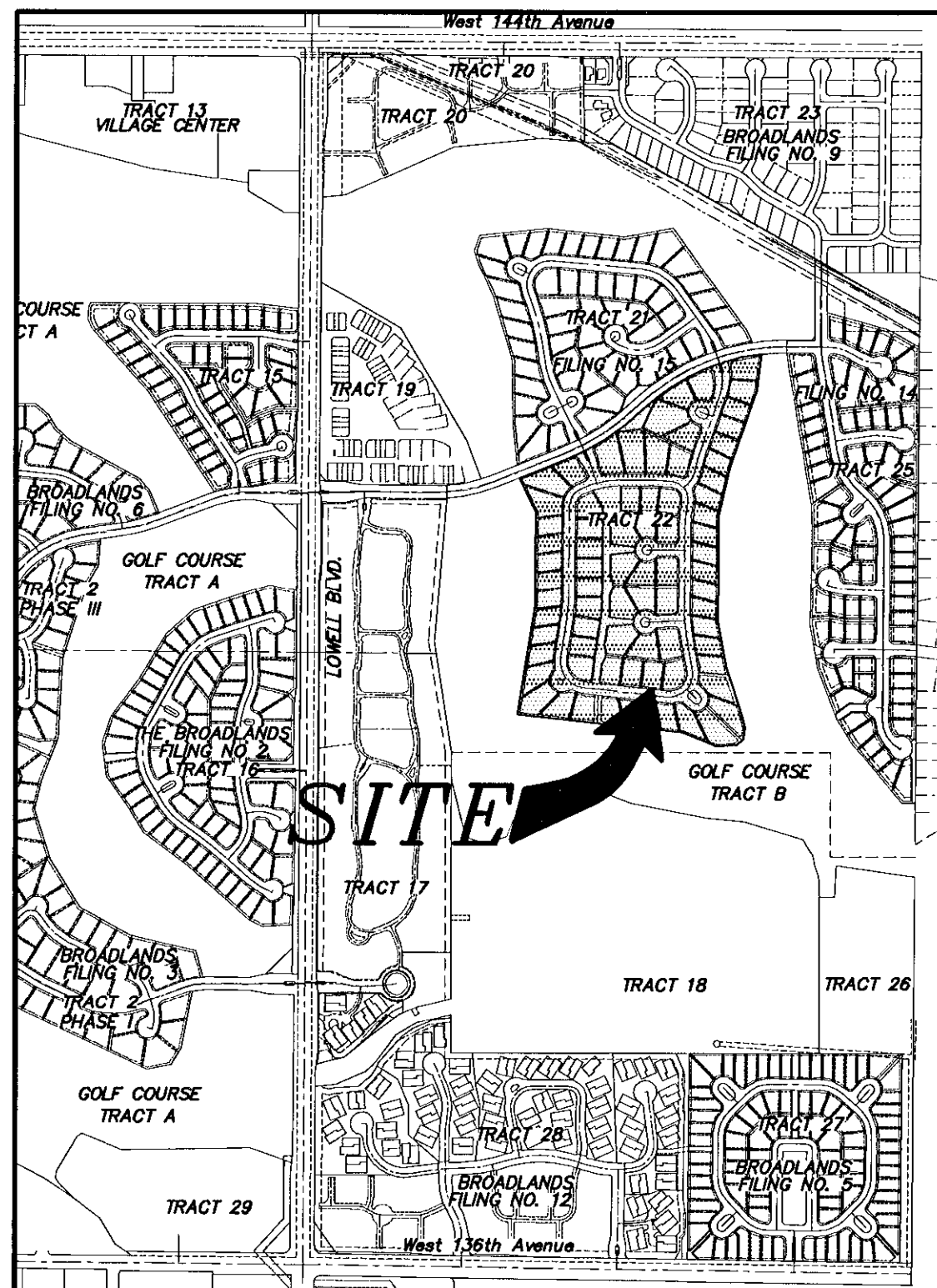
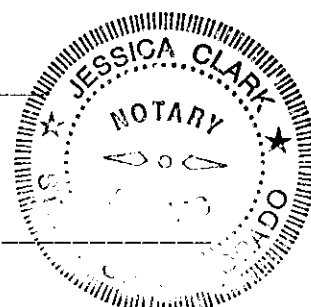
ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF June, A.D. 2024, BY WILLIAM M. MOORE AS PRESIDENT OF MOORE AND COMPANY, GENERAL PARTNER OF NORTHLAND LAND SYNDICATE, A COLORADO LIMITED PARTNERSHIP AND PRESIDENT OF LAKEVIEW LAND SYNDICATE, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 7/30/26

Jessica Clark
NOTARY PUBLIC



VICINITY MAP

NOTES:

1. THIS PLATTED AREA IS NOT WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN LIMITS.
2. 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.
3. ALL OUTLOTS ARE DESIGNATED AS UTILITY AND DRAINAGE EASEMENTS.

Recaption No. 2004089334
City & County of Broomfield
22 June 2004

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 10th DAY OF April, A.D. 2024.

John Malone
CHAIRMAN

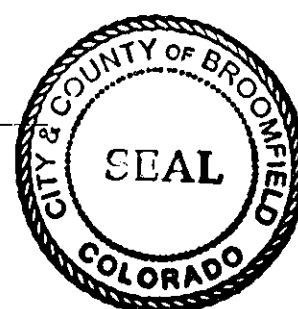
Sharon K. Langford
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 25th DAY OF May, A.D. 2024.

Kim Stewart
MAYOR

Lucia Kegeness
CITY CLERK



ATTORNEY'S CERTIFICATE:

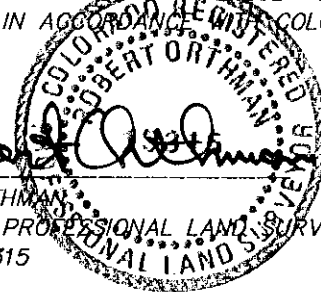
I, Alan B. Lotner, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT OF WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES,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

Alan B. Lotner
REGISTRATION NO. 318, DATE: 6-3-04

SURVEYOR'S CERTIFICATE:

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., 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. 19 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
ROBERT ORTHMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 15315



THE BROADLANDS
FILING NO. 19
FINAL PLAT

SCALE HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC.
DESIGN/APPR. JJ	CONSULTING ENGINEERS
DRAWN BY RJC	4999 Pearl East Circle, Suite 100
DATE 04/22/04	Boulder, Colorado 80501 (303) 449-9955
FILE E:\202023\FILING 19 PLAT\23Y-PCV	SHEET 1 OF 3



NOTES:

- BOUNDARY CORNERS ARE MONUMENTED AS FOLLOWS:
① - 2" ALUMINUM CAP "ORTHMAN PLS 15315"
② - 2" ALUMINUM CAP "HURST & ASSOC PLS 28258"
- THE CURVE TABLE FOR THIS PLAT IS LOCATED ON SHEET 3.
- THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE GRID BEARING BETWEEN BM #3 AND BM #W411 IS S16°19'15"E, 8073.67'. TO OBTAIN STATE PLANE GRID COORDINATES, MULTIPLY GROUND COORDINATES BY 0.999971455 (COMBINED SCALE FACTOR).
- 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 AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

WEST 1/4 CORNER:
GRID N: 1225142.57
GRID E: 3130288.87
GRID N: 1225142.57
GRID E: 3130288.87
LATITUDE: 39°57'01.6477"
LONGITUDE: 105°02'03.9016"

POINT OF COMMENCEMENT:
WEST QUARTER CORNER:
SECTION 20, T1S, R68W
FND: 3.25" AL. CAP IN MEDIAN
LS 28258 1999

BROOMFIELD BM #3:
GRID N: 1225142.57
GRID E: 3130288.87
GRID N: 1225142.57
GRID E: 3130288.87
LATITUDE: 39°57'01.6477"
LONGITUDE: 105°02'03.9016"

GRID N: 1224886.13
GRID E: 3131435.23
GRID N: 1225235.89
GRID E: 3132329.35
LATITUDE: 39°56'59.0662"
LONGITUDE: 105°01'52.2808"

BROOMFIELD BM #W411:
GRID N: 1221935.28
GRID E: 3130295.51
GRID N: 1222284.18
GRID E: 3131189.31
LATITUDE: 39°56'29.9634"
LONGITUDE: 105°02'07.1140"

POSITION LINE OF POINT ON THIS LINE

POSITION LINE OF POINT ON THIS LINE

POSITION LINE OF POINT ON THIS LINE

POSITION LINE OF POINT ON THIS LINE

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C17	374.67'	50.48'	50.45'	S66°54'20"W	07°43'13"
C18	374.67'	121.02'	120.50'	S80°01'10"W	18°30'27"
C19	1027.50'	53.28'	53.28'	S60°56'41"W	02°58'16"
C20	674.67'	39.03'	39.03'	N89°04'10"W	03°18'53"
C21	674.67'	53.84'	53.83'	N85°07'32"W	04°34'21"
C22	525.33'	39.83'	39.82'	S01°50'19"W	04°20'40"
C23	525.33'	63.71'	63.67'	S07°29'07"W	06°56'54"
C24	20.00'	17.33'	16.79'	S65°24'36"E	49°38'17"
C25	50.00'	67.06'	62.14'	N79°00'40"W	28°50'25"
C26	50.00'	47.68'	45.89'	S35°51'01"W	64°37'55"
C27	50.00'	15.01'	14.96'	S00°39'57"E	17°12'18"
C28	50.00'	42.60'	41.32'	S33°40'31"E	48°48'50"
C29	50.00'	71.37'	65.46'	N81°01'32"E	81°47'05"
C30	20.00'	17.33'	16.79'	S64°57'07"W	49°38'17"
C31	20.00'	8.62'	8.56'	S80°50'44"E	24°42'14"
C32	20.00'	8.70'	8.64'	S56°01'38"E	24°56'03"
C33	50.00'	15.01'	14.96'	S00°01'20"E	17°12'18"
C34	50.00'	70.43'	64.75'	N83°54'41"W	80°42'13"
C35	50.00'	49.65'	47.63'	S37°04'17"E	56°53'37"
C36	50.00'	67.47'	62.47'	N75°49'23"E	77°19'03"
C37	20.00'	8.02'	7.96'	S48°38'56"W	22°58'09"
C38	20.00'	9.31'	9.23'	S73°28'04"W	26°40'08"
C39	525.33'	68.72'	68.67'	N03°33'25"E	07°29'42"
C40	525.33'	10.39'	10.39'	N07°32'16"E	01°08'00"
C41	50.00'	56.62'	53.64'	S38°58'07"W	64°52'59"
C42	50.00'	32.46'	31.89'	N89°59'41"W	37°11'27"
C43	50.00'	49.61'	47.60'	S21°53'56"E	56°51'06"
C44	50.00'	18.39'	18.29'	S60°51'43"E	21°04'29"
C45	525.33'	45.20'	45.19'	S14°46'51"W	04°55'48"
C46	525.33'	12.42'	12.42'	S17°55'24"W	07°21'18"
C47	725.33'	64.28'	64.26'	N88°11'16"W	05°04'41"
C48	725.33'	35.56'	35.56'	N84°14'38"W	02°48'33"
C49	100.33'	56.78'	56.02'	S33°22'23"W	32°25'26"
C50	100.33'	23.57'	23.52'	S56°18'55"W	13°27'39"
C51	100.33'	30.39'	30.27'	S08°29'07"W	17°21'06"
C52	474.67'	26.37'	26.37'	N01°24'04"E	03°11'00"
C53	474.67'	45.11'	45.09'	N05°42'55"E	05°26'42"
C54	138.33'	32.41'	32.43'	S05°13'22"E	13°25'20"
C55	138.33'	16.78'	16.77'	S04°57'47"W	06°56'58"
C56	50.00'	78.33'	70.56'	S38°44'22"E	89°45'47"
C57	50.00'	32.24'	31.69'	S24°36'53"W	36°56'43"
C58	50.00'	30.63'	30.16'	N78°49'41"E	35°06'07"
C59	138.33'	27.50'	27.45'	S78°47'26"E	11°23'24"
C60	138.33'	22.68'	22.65'	S68°23'55"E	09°21'38"
C61	125.33'	23.31'	23.28'	N78°21'34"E	10°38'28"
C62	125.33'	30.24'	30.17'	N88°38'04"E	13°48'36"
C64	50.00'	21.55'	21.39'	S60°06'39"E	24°41'49"
C65	50.00'	62.88'	58.90'	N71°27'10"E	72°10'31"
C66	50.00'	19.75'	19.63'	N36°26'37"W	22°38'15"
C67	20.00'	21.37'	20.36'	S17°09'33"E	61°12'24"
C68	474.67'	4.78'	4.79'	S10°45'00"E	03°44'43"
C69	474.67'	83.90'	83.79'	S05°33'50"E	10°07'38"
C70	474.67'	18.19'	18.19'	S00°45'51"W	21°11'45"
C71	474.67'	75.37'	75.29'	S06°24'39"W	9°05'50"
C72	474.67'	47.65'	47.53'	S15°43'51"W	05°44'23"
C73	474.67'	4.52'	4.52'	S12°35'18"W	00°32'43"
C74	897.50'	55.82'	55.91'	S72°33'08"W	03°34'11"
C75	897.50'	130.09'	129.98'	S78°29'23"W	08°18'18"
C76	897.50'	102.21'	102.15'	S63°52'08"W	06°31'06"
C77	897.50'	155.64'	155.45'	S55°38'18"W	09°58'10"
C78	897.50'	81.51'	81.49'	S48°04'06"W	05°12'14"
C79	1027.50'	110.31'	110.25'	N56°23'01"E	06°09'03"
C80	1027.50'	140.63'	140.52'	N49°23'14"E	07°50'30"
C81	1027.50'	54.75'	54.74'	N63°27'24"E	03°03'11"
C82	1027.50'	36.98'	36.97'	N66°30'51"E	02°03'43"
C83	20.00'	31.16'	28.10'	N69°53'22"W	89°15'16"
C84	21.50'	67.54'	43.00'	N42°14'15"E	180°00'00"
C85	20.00'	31.59'	28.41'	S28°05'19"W	90°29'49"
C86	109.33'	33.11'	32.98'	N05°20'07"W	17°21'04"
C87	165.00'	10.92'	10.92'	N11°54'08"W	03°47'28"
C88	235.00'	8.81'	8.81'	N15°05'07"W	02°08'56"
C89	20.00'	31.45'	28.31'	N44°44'07"E	90°06'17"
C90	49.67'	81.31'	72.53'	S65°56'24"W	93°47'56"
C91	259.00'	68.98'	68.78'	N10°58'14"E	15°15'38"
C92	14.50'	22.78'	20.51'	N63°36'03"E	90°00'00"
C93	14.50'	22.78'	20.51'	N26°23'57"W	90°00'00"
C94	14.50'	23.55'	21.05'	S85°42'22"W	93°03'47"
C95	14.50'	23.55'	21.05'	S01°13'51"E	93°03'47"
C96	9.50'	24.67'	18.30'	S70°30'08"W	148°47'10"
C97	9.50'	24.67'	18.30'	N35°51'45"E	148°47'10"
C98	21.50'	25.46'	24.00'	S37°49'04"E	67°51'13"
C99	21.50'	67.54'	43.00'	S18°36'03"W	180°00'00"
C100	5.50'	17.28'	11.00'	N78°25'06"E	180°00'00"
C101	132.00'	12.50'	12.50'	S37°49'04"E	05°25'33"
C102	20.00'	31.38'	28.26'	N45°16'53"W	89°53'43"
C103	20.00'	21.32'	20.36'	N78°21'57"W	61°12'24"
C104	125.33'	34.24'	34.63'	N05°30'11"E	15°52'55"
C104A	125.33'	18.82'	18.80'	N06°44'19"W	8°36'16"
C105	20.00'	29.75'	27.08'	N50°34'55"W	85°13'54"
C106	525.33'	28.18'	28.18'	S09°30'10"E	03°04'24"
C107	74.67'	138.86'	119.70'	N42°14'15"E	106°33'14"
C108	20.00'	19.21'	18.48'	S88°47'16"W	55°01'17"
C109	87.67'	142.18'	127.10'	S38°01'26"E	92°55'24"
C110	20.00'	19.21'	18.48'	N15°34'37"E	35°01'17"
C111	49.67'	54.82'	52.08'	S31°25'39"W	67°14'10"
C112	20.00'	28.54'	26.18'	S58°56'36"E	81°45'22"
C113	425.33'	67.51'	67.44'	S84°43'34"W	09°05'41"
C114	20.00'	30.51'	27.63'	N24°46'50"E	87°23'53"
C115	425.33'	40.34'	40.32'	S65°45'45"W	05°26'03"
C116	50.00'	16.77'	16.69'	S12°12'26"E	19°12'59"
C117	50.00'	22.26'	22.08'	S35°18'42"W	25°30'41"
C118	325.33'	22.15'	22.14'	N20°00'55"W	03°54'00"
C119	274.67'	7.85'	7.85'	N19°44'14"W	01°38'15"
C120	20.00'	31.42'	28.28'	N63°36'03"E	90°00'00"
C121	142.83'	71.31'	70.58'	N04°17'49"E	28°36'27"
C122	5.50'	17.36'	11.00'	S71°11'10"W	180°52'22"
C123	116.50'	12.45'	12.45'	N42°14'15"E	06°07'34"
C124	86.61'	31.44'	31.27'	S35°40'02"E	20°48'01"
C125	85.00'	33.36'	33.14'	N13°59'29"W	22°29'06"
C126	5.50'	17.28'	11.00'	N64°44'16"E	180°00'00"
C127	5.50'	17.28'	11.00'	S64°44'16"W	180°00'00"
C128	194.50'	26.07'	26.05'	N15°25'16"W	07°40'43"
C129	205.50'	27.54'	27.52'	N15°25'16"W	07°40'43"
C130	20.00'	34.58'	30.43'	N63°20'00"W	99°04'15"
C131	20.00'	29.97'	26.95'	S17°05'54"W	84°43'17"
C132	20.00'	31.42'	28.28'	N26°23'57"W	90°00'00"
C133	20.00'	30.42'	27.57'	N43°14'04"E	87°08'09"
C134	20.00'	27.64'	25.49'	N75°41'01"E	79°11'08"
C135	50.00'	41.15'	40.00'	S32°09'31"W	47°09'23"
C139	100.33'	34.94'	34.77'	N22°17'33"E	19°57'14"
C140	100.33'	24.60'	24.54'	N39°17'35"E	14°02'50"
C141	15.00'	17.84'	16.81'	S12°14'39"W	66°08'40"
C142	100.33'	48.32'	47.86'	N08°01'50"W	27°55'42"
C143	100.33'	9.09'	9.09'	N08°21'47"E	5°11'33"
C144	49.67'	20.61'	20.46'	N24°12'12"E	23°46'31"
C145	100.33'	31.72'	31.59'	N73°46'54"W	18°06'56"
C146	50.00'	52.79'	50.37'	N05°07'13"E	60°29'25"

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	400.00'	79.11'	78.98'	S68°42'40"W
C2	400.00'	104.00'	103.71'	S81°49'30"W
C3	113.00'	92.04'	89.52'	S81°09'06"E
C4	113.00'	91.23'	88.77'	S14°41'24"E
C5	100.00'	92.99'	89.67'	N15°35'57"E
C6	100.00'	92.99'	89.67'	N68°52'33"E
C7	500.00'	68.43'	68.38'	S07°07'07"E
C9	500.00'	24.99'	24.99'	S01°45'56"E
C10	75.00'	82.78'	78.64'	S31°25'39"W
C11	200.00'	132.18'	129.77'	N00°19'47"W
C12	500.00'	54.85'	54.82'	S15°27'30"W
C13	500.00'	110.33'	110.16'	S05°59'28"W
C14	500.00'	75.30'	75.23'	N04°07'25"E
C15	700.00'	159.34'	159.00'	N84°12'20"W
C16	300.00'	50.47'	50.41'	N20°26'34"W
C16	75.00'	46.35'	45.61'	N30°01'06"E
C17	75.00'	53.09'	51.99'	N62°33'33"W
C18	75.00'	69.69'	67.21'	N15°39'36"W

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	18.38	N52°10'56"E
L2	18.65	N77°41'04"W
L4	28.34	S15°37'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L15	5.96	N18°36'03"E
L16	1.61	N03°20'25"E
L17	16.88	N03°20'25"E
L18	18.65	S25°16'06"E
L26	25.84	S10°00'24"E
L28	27.82	N47°45'45"W
L29	27.82	S47°45'45"E
L30	22.99	S71°23'57"E
L31	22.99	S71°23'57"E
L32	14.00	N18°36'03"E
L33	13.91	N18°36'03"E
L34	1.85	N19°15'38"W
L35	1.94	N19°15'38"W
L36	23.02	S25°15'44"E
L37	11.15	S71°23'57"E
L38	11.15	S71°23'57"E

THE BROADLANDS
FILING NO. 19
FINAL PLAT