

# FINAL PLAT ANTHEM FILING NO. 25

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ALL OF LOT 1, ANTHEM FILING NO. 11, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 SHEET 1 OF 4

**LEGAL DESCRIPTION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALL OF LOT 1, ANTHEM FILING NO. 11, A SUBDIVISION PLAT RECORDED JUNE 14, 2007 AT RECEPTION NO. 2007007362, AND ALL OF OUTLOT 5, PREBLE CREEK FILING NO. 1 RECORDED APRIL 23, 2004 AT RECEPTION NO. 2004005783 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF TRACT F, ANTHEM FILING NO. 12, REPLAT "A", A SUBDIVISION PLAT RECORDED MAY 13, 2008 AT RECEPTION NO. 2008002842 IN SAID RECORDS, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY OF ANTHEM RANCH ROAD AS DEPICTED ON ANTHEM FILING NO. 9, A SUBDIVISION PLAT RECORDED APRIL 3, 2006 AT RECEPTION NO. 2006003870 IN SAID RECORDS;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG THE EASTERLY BOUNDARY OF SAID ANTHEM FILING NO. 12 REPLAT "A" THE FOLLOWING THREE (3) COURSES:

1. NORTH 35°29'21" WEST, A DISTANCE OF 108.21 FEET;
2. NORTH 51°34'43" WEST, A DISTANCE OF 51.48 FEET;
3. NORTH 50°13'33" WEST, A DISTANCE OF 344.80 FEET TO THE EASTERLY BOUNDARY OF ANTHEM FILING NO. 12, A SUBDIVISION PLAT RECORDED MAY 3, 2007 AT RECEPTION NO. 2007005488 IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID ANTHEM FILING NO. 12 AND ALONG THE SOUTHERLY BOUNDARY OF TRACTS G AND A OF SAID ANTHEM FILING NO. 11 THE FOLLOWING TWO (2) COURSES:

1. NORTH 10°07'47" WEST, A DISTANCE OF 363.36 FEET;
2. SOUTH 89°42'38" EAST, A DISTANCE OF 152.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 09°28'57" WEST, 518.52 FEET;
2. NORTH 37°13'42" EAST, 458.52 FEET;
3. SOUTH 88°36'52" EAST, 93.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 242.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°41'42", AN ARC LENGTH OF 353.50 FEET;
5. SOUTH 65°06'10" EAST, 190.30 FEET TO THE WESTERLY RIGHT-OF-WAY OF LOWELL BOULEVARD AS DEPICTED ON SAID PREBLE CREEK FILING NO. 1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 968.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°26'02" EAST;

THENCE ALONG SAID WESTERLY BOUNDARY, SAID WESTERLY RIGHT-OF-WAY, AND THE WESTERLY BOUNDARY OF SAID OUTLOT 5 THE FOLLOWING TWO (2) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'44", AN ARC LENGTH OF 578.29 FEET;
2. SOUTH 12°39'45" EAST, 522.17 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SAID ANTHEM RANCH ROAD AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF THE FOLLOWING THREE (3) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°09'19", AN ARC LENGTH OF 46.68 FEET;
2. SOUTH 76°29'34" WEST, 253.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 820.50 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°58'55", AN ARC LENGTH OF 238.06 TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 22.600 ACRES, (984,450 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ANTHEM FILING NO. 25; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS TOGETHER WITH TRACT H FOR OPEN LANDS AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD.

**OWNER:** Sandra C Thomas HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS ANTHEM FILING NO. 25.

OWNER OF RECORD OR AUTHORIZED AGENT.

NASH ANTHEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

NAME: Sandra C Thomas

TITLE: ASSISTANT VICE PRESIDENT

STATE OF COLORADO )

COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF February, 2017 BY

Sandra C Thomas AS ASSISTANT VICE PRESIDENT OF NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF NASH ANTHEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF COLORADO  
 MY COMMISSION EXPIRES: 11/16/2019

**OWNER:** [Redacted] HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS ANTHEM FILING NO. 25.

OWNER OF RECORD OR AUTHORIZED AGENT.

ANTHEM RANCH COMMUNITY ASSOCIATION

BY: ANTHEM RANCH COMMUNITY ASSOCIATION, ITS AGENT

NAME: Gary Sherer

TITLE: BOARD PRESIDENT

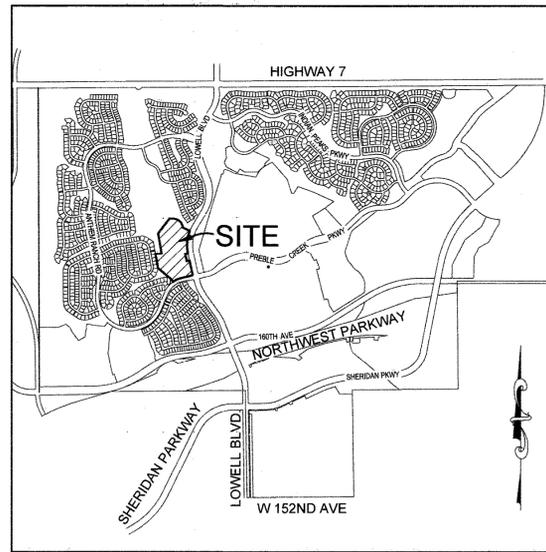
STATE OF COLORADO )

COUNTY OF Broomfield )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF April, 2017 BY

[Redacted] AS BOARD PRESIDENT OF ANTHEM RANCH COMMUNITY ASSOCIATION.

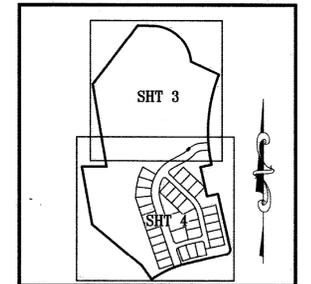
NOTARY PUBLIC, STATE OF COLORADO  
 MY COMMISSION EXPIRES: 8/13/19



VICINITY MAP  
 SCALE: 1"=2000'

LAND USE SUMMARY TABLE				
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USAGE
TRACT A	176,911	4.061	HOA/HOA	OPEN LANDS
TRACT B	13,485	0.310	HOA/HOA & CITY*	RECREATION CENTER
TRACT C	33,685	0.773	HOA/HOA & CITY*	OPEN LANDS
TRACT D	10,849	0.249	HOA/HOA	OPEN LANDS
TRACT E	3,107	0.071	HOA/HOA	OPEN LANDS
TRACT F	2,518	0.058	HOA/HOA	OPEN LANDS
TRACT G	23,453	0.538	HOA/HOA	PRIVATE STREETS
TRACT H	12,663	0.291	CITY/CITY & HOA*	OPEN LANDS
TOTAL TRACT AREA	276,671	6.351		
TOTAL ROW AREA	46,616	1.070	CITY/CITY	PUBLIC ROW
TOTAL LOT 1A AREA	495,162	11.367	HOA/HOA	RECREATION CENTER
TOTAL RES. LOT AREA	166,002	3.812		
TOTAL SITE AREA	984,451	22.600		

CITY = CITY AND COUNTY OF BROOMFIELD \* REFER TO SDP FOR MAINTENANCE DELINEATION  
 HOA = HOMEOWNER'S ASSOCIATION



KEY MAP  
 (N.T.S.)

**ATTORNEY'S CERTIFICATE:**

I, Scott A. Ross, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD 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.

REGISTRATION NO. 2016 DATE: March 2017

**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 15th DAY OF December, 2016.

MAYOR: [Redacted] CITY CLERK: [Redacted]

**PLANNING AND ZONING COMMISSION CERTIFICATE:**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 14th DAY OF November, 2016.

CHAIRMAN: [Redacted] SECRETARY: [Redacted]

**SURVEYOR'S CERTIFICATE:**

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

I ATTEST THE ABOVE ON THIS 16th DAY OF MARCH, 2017

[Redacted Signature]

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. No. 38256  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

LAST REVISED 12/07/2016

<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p> <p>AZTEC Proj. No.: 23416-07</p>	<b>DEVELOPER</b>		DATE OF PREPARATION:	2016-03-02
	NASH ANTHEM, LLC		SCALE:	N/A
	1560 BROADWAY, SUITE 2090 DENVER, COLORADO 80202		SHEET 1 OF 4	



# FINAL PLAT ANTHEM FILING NO. 25

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ALL OF LOT 1, ANTHEM FILING NO. 11, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 SHEET 2 OF 4

**ALIQUOT CORNER**  
 W 1/4 COR. SEC. 6, T1S, R68W, 6TH P.M.  
 FOUND 2-1/2" ALUM. CAP STAMPED "PLS 34993"  
 GROUND COORDINATES  
 N = 1,241,276.07 E = 3,126,176.56  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1,240,923.88 E = 3,125,289.56  
 LATITUDE = 39°59'37.8740" N  
 LONGITUDE = 105°03'10.1556" W

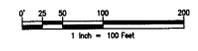
**BROOMFIELD CONTROL POINT "LUCY"**  
 3-1/4" BRASS DISK IN CONCRETE  
 GROUND COORDINATES  
 N = 1,243,612.94 E = 3,137,752.76  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1,243,260.09 E = 3,136,862.48  
 LATITUDE = 40°00'00.3583" N  
 LONGITUDE = 105°00'41.2928" W

- LEGEND**
- ◆ ALIQUOT MONUMENT AS SHOWN
  - SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" OR 1" BRASS TAG STAMPED "AZTEC LS 38256"
  - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
  - RECOVERED NO. 5 REBAR WITH BRASS TAG STAMPED "PLS 33204"
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - T.E. TRANSPORTATION EASEMENT
  - (NR) DENOTES NON-RADIAL LINE
  - (R) RADIAL

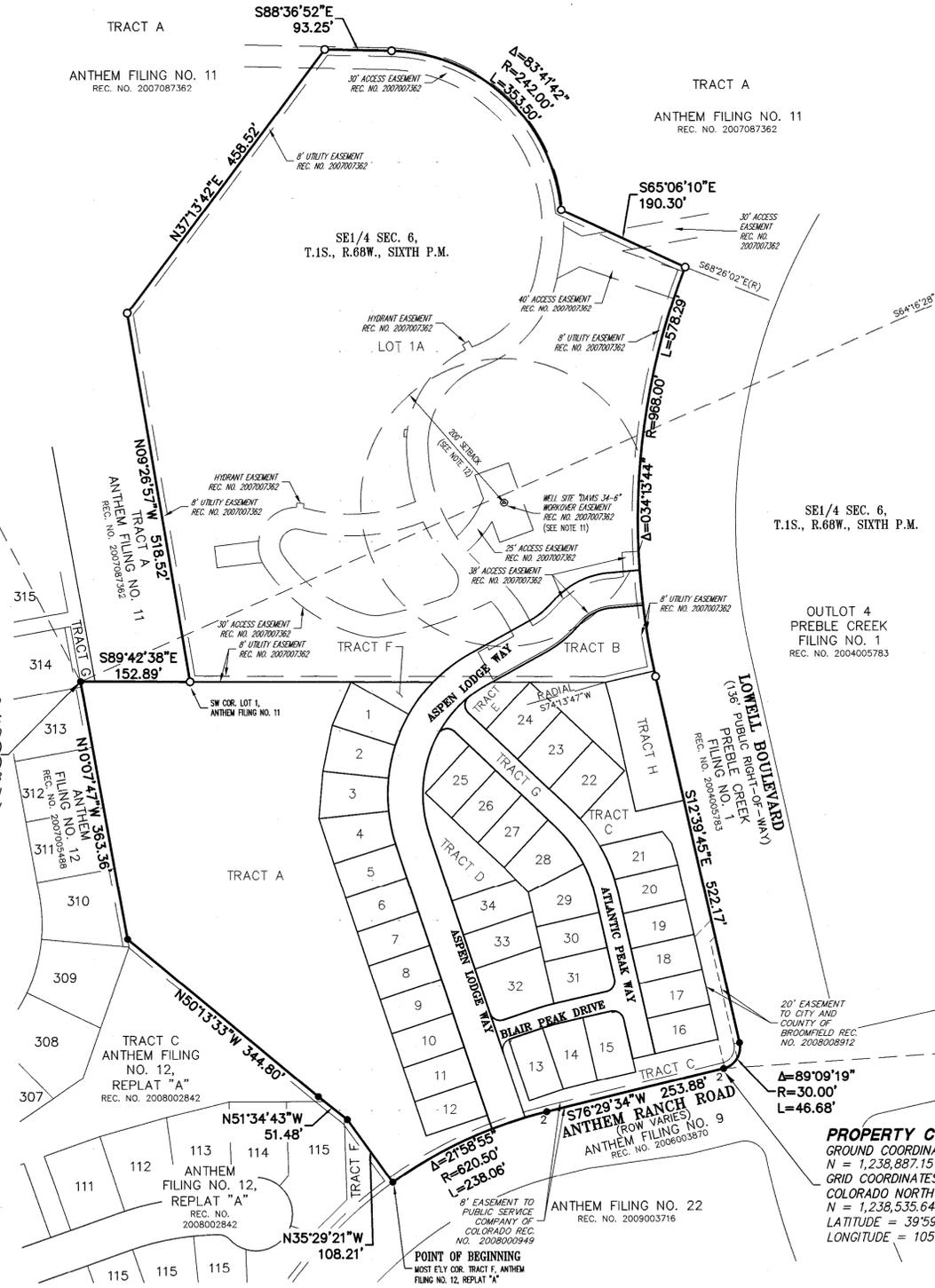
**PROPERTY CORNER**  
 GROUND COORDINATES  
 N = 1,239,428.13 E = 3,129,067.30  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1,239,076.46 E = 3,128,179.48  
 LATITUDE = 39°59'19.4712" N  
 LONGITUDE = 105°02'33.1462" W

**PROPERTY CORNER**  
 GROUND COORDINATES  
 N = 1,238,897.15 E = 3,129,961.52  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1,238,535.64 E = 3,129,073.45  
 LATITUDE = 39°59'14.0807" N  
 LONGITUDE = 105°02'21.6967" W

**BROOMFIELD CONTROL POINT "GPS No. 32"**  
 3-1/4" BRASS DISK IN RANGE BOX  
 GROUND COORDINATES  
 N = 1,235,911.58 E = 3,132,336.74  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1,235,560.92 E = 3,131,448.00  
 LATITUDE = 39°58'44.5598" N  
 LONGITUDE = 105°01'51.3919" W



SW CORNER SEC. 6  
 T1S., R.68W., 6TH P.M.  
 FOUND 2 1/2" ALUM.  
 CAP STAMPED  
 "WM. STENGEL RLS 4848"



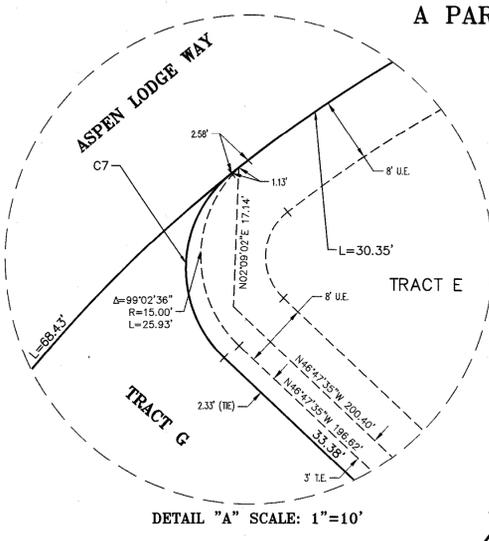
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 Page: 2 of 4, Rec Fee \$0.00 Doc Fee \$  
 City and County of Broomfield  
 AZTEC CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1998  
 Fax: (303) 713-1997  
 www.aztecconsultants.com  
 AZTEC Proj. No.: 23416-07

	DEVELOPER	DATE OF PREPARATION:	2016-03-02
	NASH ANTHEM, LLC 1560 BROADWAY, SUITE 2090 DENVER, COLORADO 80202	SCALE:	1"=100'
		SHEET 2 OF 4	



# FINAL PLAT ANTHEM FILING NO. 25

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ALL OF LOT 1, ANTHEM FILING NO. 11, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 SHEET 3 OF 4



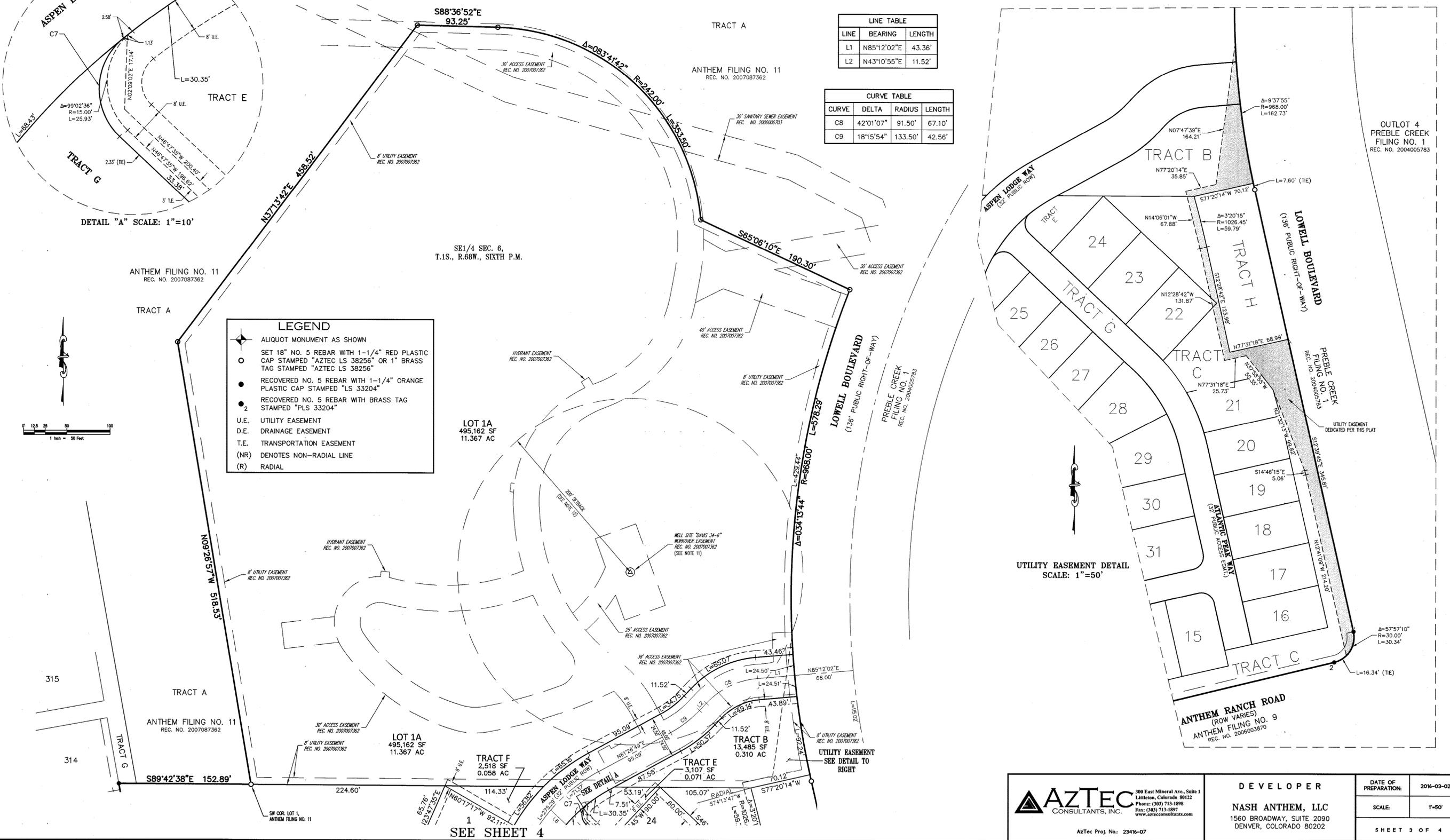
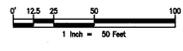
LINE TABLE

LINE	BEARING	LENGTH
L1	N85°12'02"E	43.36'
L2	N43°10'55"E	11.52'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C8	42°01'07"	91.50'	67.10'
C9	18°15'54"	133.50'	42.56'

- LEGEND**
- ◆ ALIQUOT MONUMENT AS SHOWN
  - SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" OR 1" BRASS TAG STAMPED "AZTEC LS 38256"
  - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
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  - T.E. TRANSPORTATION EASEMENT
  - (NR) DENOTES NON-RADIAL LINE
  - (R) RADIAL



UTILITY EASEMENT DETAIL  
 SCALE: 1"=50'

OUTLOT 4  
 PREBLE CREEK  
 FILING NO. 1  
 REC. NO. 2004005783

**AzTEC**  
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**DEVELOPER**  
 NASH ANTHEM, LLC  
 1560 BROADWAY, SUITE 2090  
 DENVER, COLORADO 80202

DATE OF PREPARATION:	2016-03-02
SCALE:	T=50'
SHEET 3 OF 4	

SEE SHEET 4

Page: 3 of 4 Rec Fee \$8.00 Doc Fee \$  
 City and County of Broomfield  
 SAFETY PRODUCTS • MINNESOTA  
 RECOVERED BY PARTY NAMED HEREON  
 RECORDED BY COUNTY CLERK'S OFFICE  
 POSITION LINE OF PLAT ON THIS LINE  
 SAFETY PRODUCTS • MINNESOTA  
 RECOVERED BY PARTY NAMED HEREON  
 RECORDED BY COUNTY CLERK'S OFFICE  
 POSITION LINE OF PLAT ON THIS LINE  
 SAFETY PRODUCTS • MINNESOTA  
 RECOVERED BY PARTY NAMED HEREON  
 RECORDED BY COUNTY CLERK'S OFFICE  
 POSITION LINE OF PLAT ON THIS LINE

