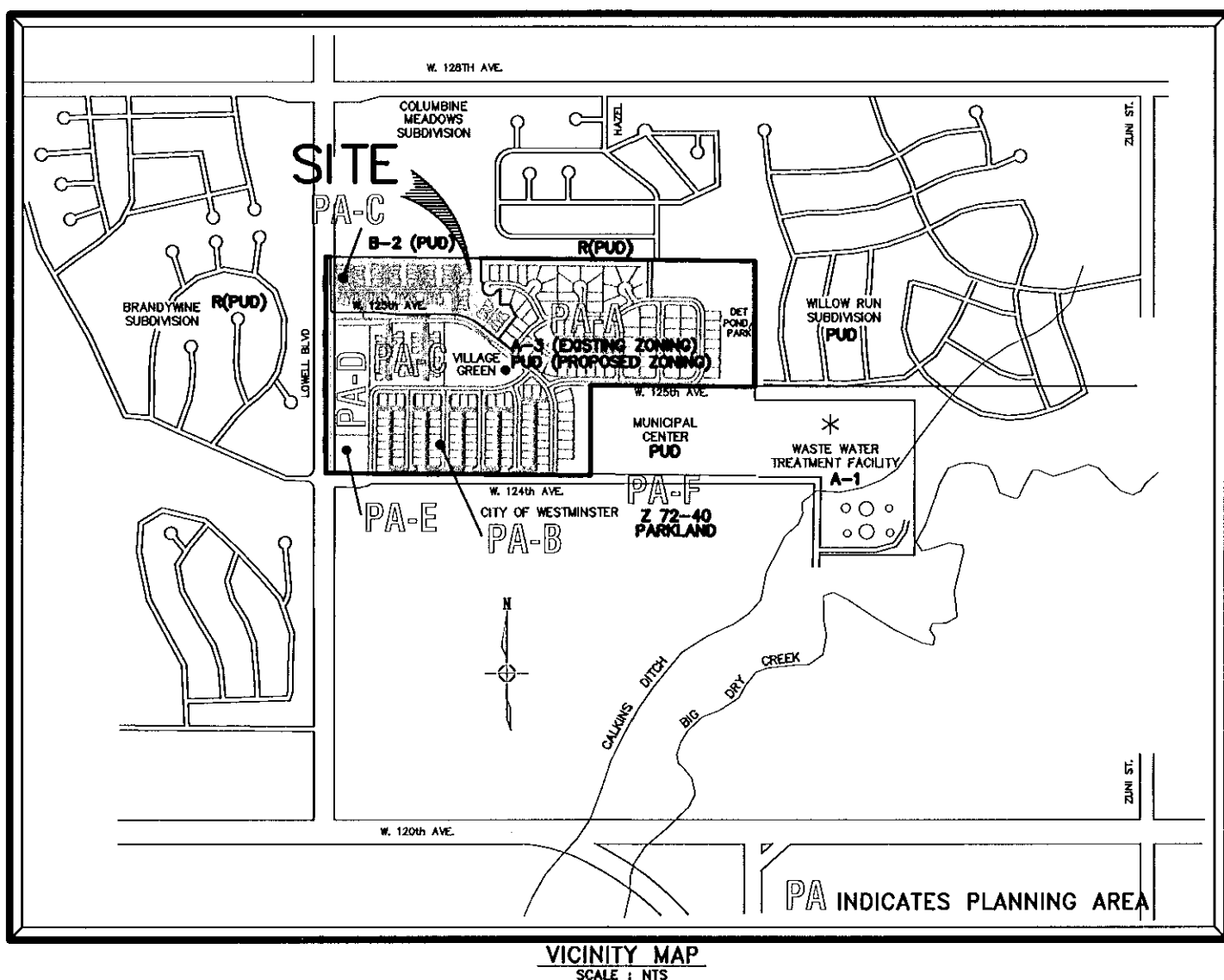


CROFTON PARK FILING NO. 1 — REPLAT A

MINOR SUBDIVISION PLAT

A REPLAT OF TRACT A AND LOTS 17-20, BLOCK 1, CROFTON PARK FILING NO. 1,
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
AREA = 6.15 ACRES MORE OR LESS.

SHEET 1 OF 3



LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION, BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A AND LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 1, CROFTON PARK FILING NO. 1 RECORDED IN FILE 18 AT MAP 315 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

CONTAINING 6.15 ACRES, MORE OR LESS;

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "CROFTON PARK FILING NO. 1 — REPLAT A", AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY THE PUBLIC AND PRIVATE UTILITIES.

OWNER

VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION

BY:

GARY M. RYAN, SENIOR VICE-PRESIDENT

Peter D. Benson
Division President

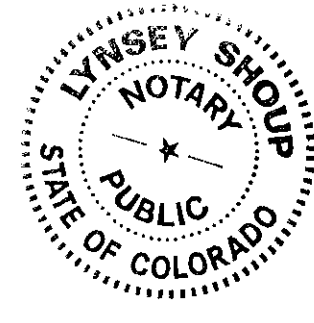
STATE OF COLORADO

COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January, 2003 BY GARY M. RYAN, AS SENIOR Division President VICE-PRESIDENT OF VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL My Commission
MY COMMISSION EXPIRES Expires 03/22/2004

NOTARY PUBLIC
310 Lashley Street #408
Longmont, CO 80501



NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: THE BEARING ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD CONTROL POINT NUMBER NGS U411 AND CONTROL POINT GPS #2 IS NORTH 42°35'03" EAST (GROUND DISTANCE = 3914.34 FEET) — AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP, AND IS MONUMENTED AS SHOWN HEREON.
- FLOOD PLAIN NOTE: THE SITE AS SHOWN HEREON PLATTED IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08001C0017 G, DATED AUGUST 16, 1995.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON FIRST AMERICAN HERITAGE TITLE CO. COMMITMENT NO. KC26570B99-7, EFFECTIVE DATE DECEMBER 22, 1999.
- FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF TRACTS IN THIS SUBDIVISION SEE THE CROFTON PARK FILING NO. 1 SITE DEVELOPMENT PLAN.
- PREPARED BY:
CARROLL & LANGE, INC.
165 SOUTH UNION BLVD., SUITE 156
LAKEWOOD, COLORADO 80226
(303) 980-0200
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 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. COMBINED MODIFICATION FACTOR = 0.999724913003
- SET NO. 5 REBARS WITH 2" ALUMINUM CAPS STAMPED PLS 28286 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS CROFTON PARK FILING NO. 1 — REPLAT A IS TO REPLAT LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 1, CROFTON PARK FILING NO. 1. REPLATTING THESE LOTS REQUIRES A MINOR REPLAT TO TRACT A. OTHER LOTS SURROUNDED BY TRACT A ARE NOT A PART OF THIS REPLAT.
- THE EASEMENTS SHOWN HEREON AND LABELED "EMERGENCY ACCESS, ACCESS AND UTILITY EASEMENT" WERE DEDICATED BY THE PLAT OF CROFTON PARK FILING NO. 1 RECORDED IN FILE 18 AT MAP 315 OF THE ADAMS COUNTY RECORDS.
- BEARINGS ON THIS REPLAT HAVE BEEN ROTATED FROM THE ORIGINAL PLAT OF CROFTON PARK TO CONFORM TO THE CITY AND COUNTY OF BROOMFIELD GEODETIC SURVEY REQUIREMENTS.

SURVEYOR'S CERTIFICATE

I, KENNETH R. SHORT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF CROFTON PARK FILING NO. 1 — REPLAT A TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

KENNETH R. SHORT
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 28286
165 SOUTH UNION BLVD., SUITE 156
LAKEWOOD, COLORADO 80226
1/22/03
DATE

APPROVALS

CITY AND COUNTY MANAGER APPROVAL

APPROVED BY THE CITY AND COUNTY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD THIS 24th DAY OF January, 2003

Ray D. S. C.
CITY AND COUNTY MANAGER

DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

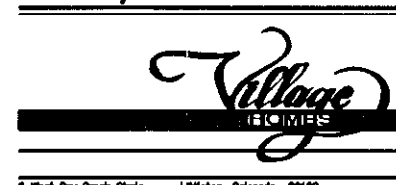
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY AND COUNTY OF BROOMFIELD THIS 24th DAY OF JANUARY, 2003

James C. Black
DIRECTOR OF COMMUNITY DEVELOPMENT

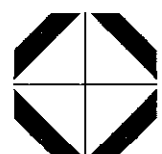
SHEET INDEX

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|---|-------------------------------|
| 1 | COVER SHEET |
| 2 | KEYMAP AND MONUMENT LOCATIONS |
| 3 | PLAT DETAILS |

OWNER/DEVELOPER



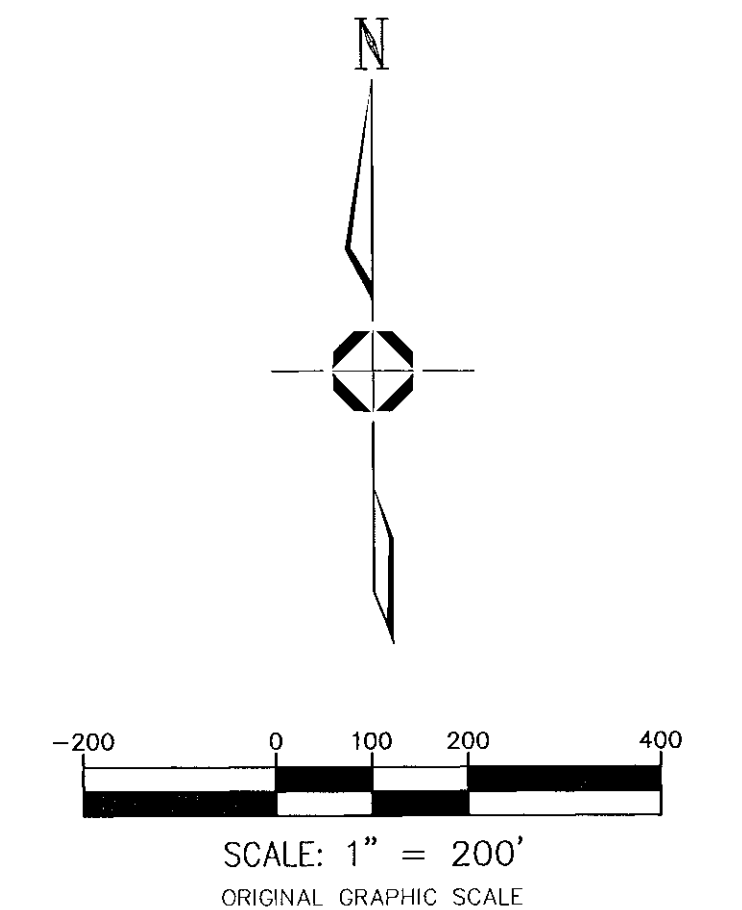
ENGINEER/SURVEYOR



Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80226
(303) 980-0200

SITUATION OF POINT ON THIS LINE POSITION CASE OF POINT ON THIS LINE POSITION CASE OF POINT ON THIS LINE POSITION CASE OF POINT ON THIS LINE

SHEET 2 OF 3



ENGINEER/SURVEYOR
Carroll & Lange INC.
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

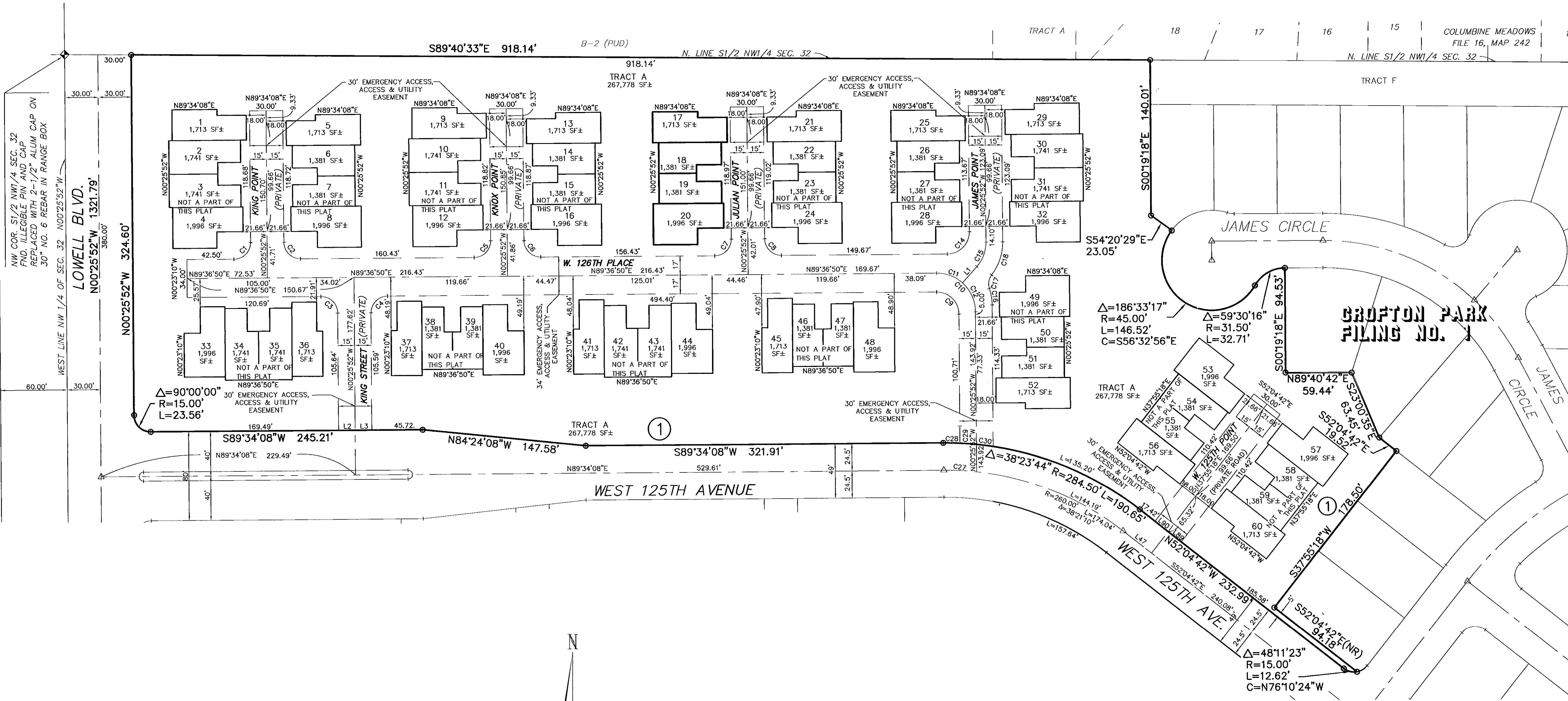
CROFTON PARK FILING NO. 1 – REPLAT A

MINOR SUBDIVISION PLAT

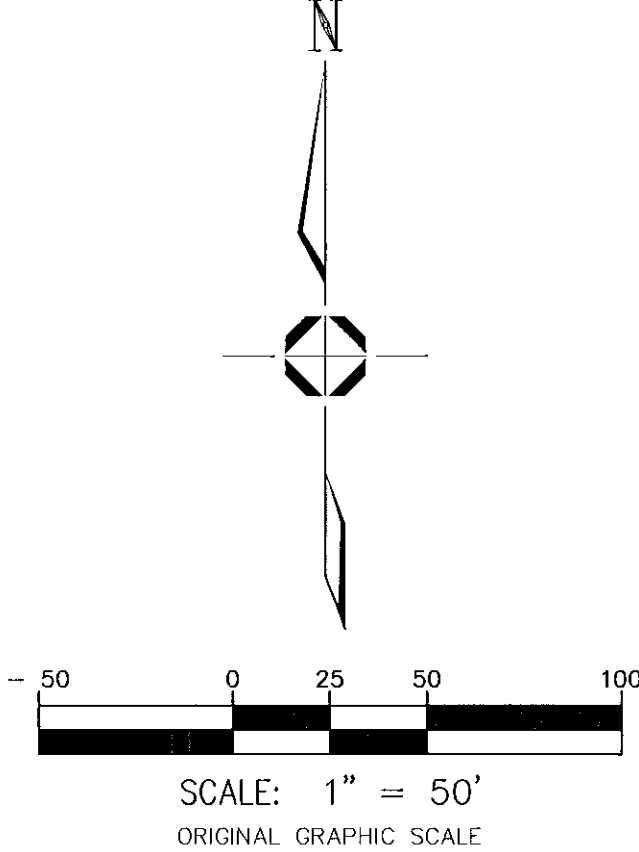
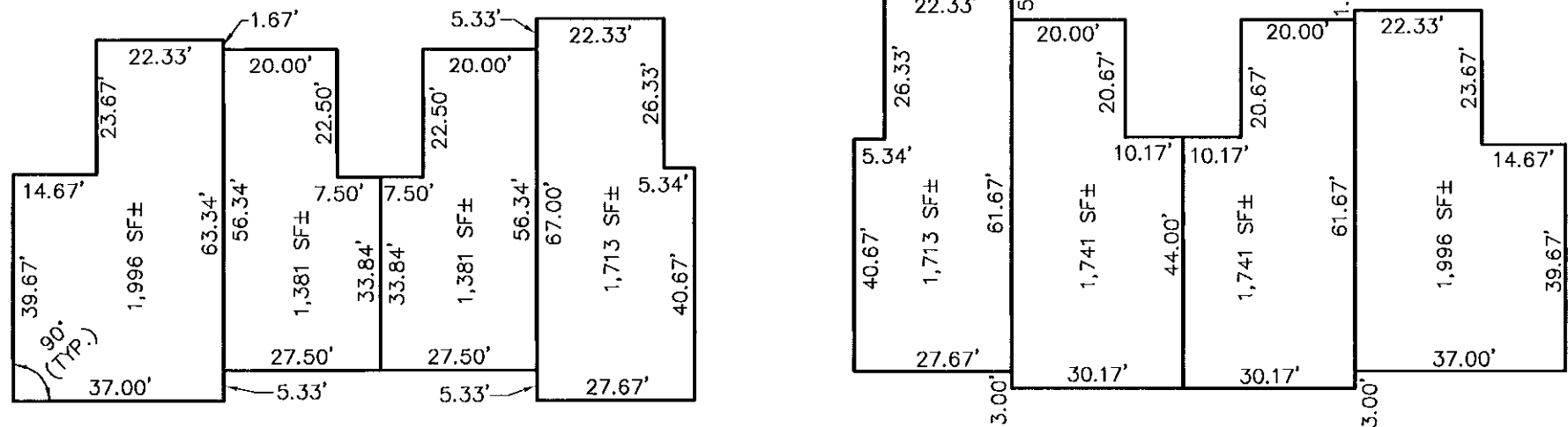
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SHEET 3 OF 3

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00	23.56
C2	90°00'00"	15.00	23.56
C3	90°00'00"	15.00	23.56
C4	90°00'00"	15.00	23.56
C5	90°00'00"	15.00	23.56
C6	90°00'00"	15.00	23.56
C7	90°00'00"	15.00	23.56
C8	89°50'10"	15.00	23.52
C9	90°00'00"	20.00	31.42
C10	90°00'00"	35.00	54.98
C11	42°03'06"	35.00	25.69
C12	47°56'54"	35.00	29.29
C13	76°03'32"	15.00	19.91
C14	98°42'53"	20.00	34.46
C15	42°03'06"	33.00	24.22
C16	18°04'04"	46.00	14.51
C17	56°11'04"	15.00	14.71
C18	38°07'00"	46.00	30.60
C19	90°00'00"	15.00	23.56
C27	06°34'43"	260.00	29.85
C28	00°20'31"	284.50	1.70
C29	05°40'05"	284.50	28.14
C30	05°06'53"	284.50	25.40

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°37'14"E	19.50
L2	N89°34'08"E	28.00
L3	N89°34'08"E	28.00
L47	S52°04'42"E	32.42
L89	S52°04'42"E	15.00
L90	S52°04'42"E	15.00



TOWN HOME LOT DIMENSIONS
SCALE 1" = 30'



- LEGEND
- SECTION CORNER
 - SET NO. 5 REBAR WITH 2" ALUMINUM CAPS STAMPED PLS 28286 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

N/R INDICATES NON-RADIAL LINE

OWNER/DEVELOPER

ENGINEER/SURVEYOR

Carroll & Lange

Professional Engineers & Land Surveyors
160 South Union Blvd., Suite 156
Lakewood, Colorado 80226
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