

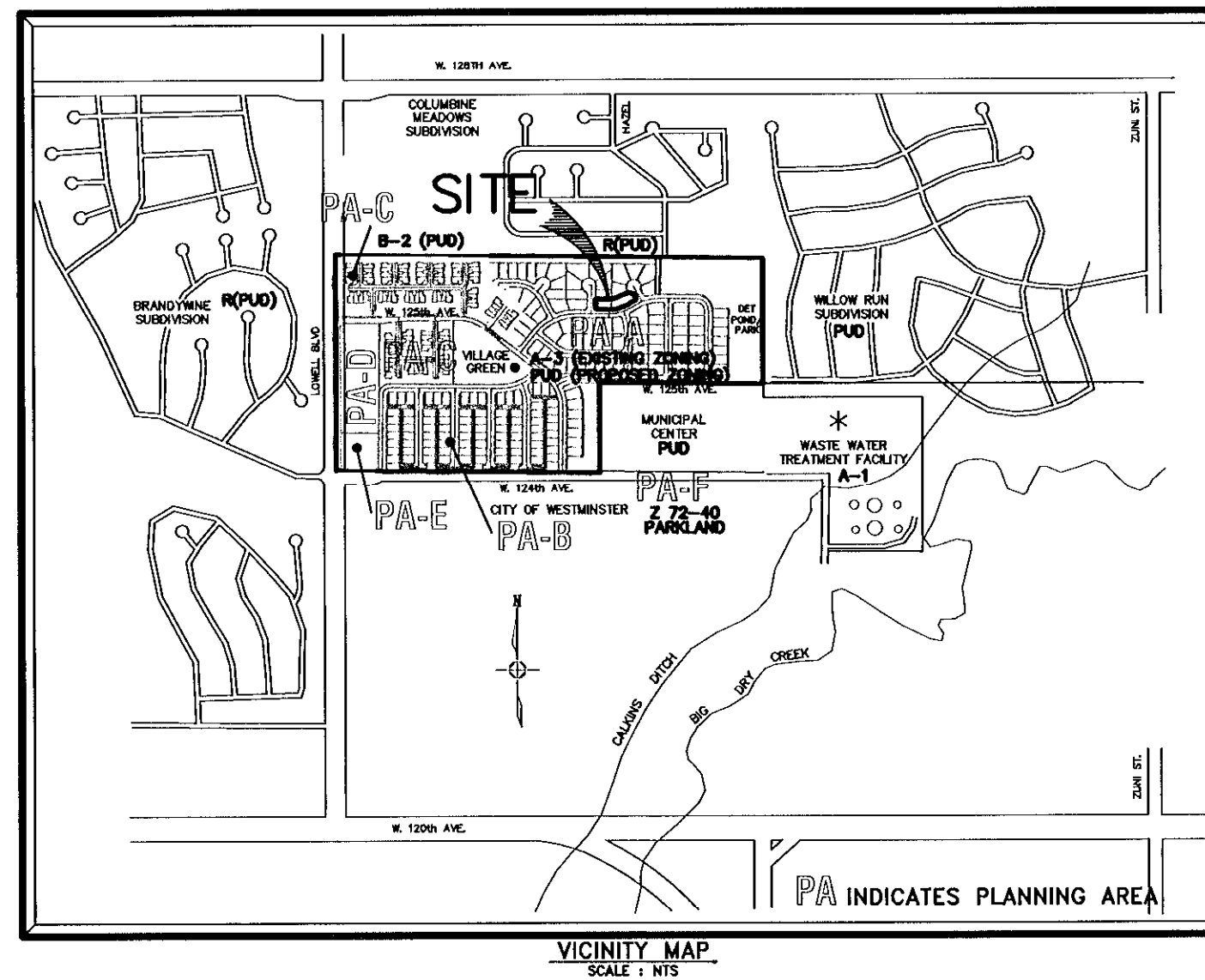
# CROFTON PARK FILING NO. 1 – REPLAT B

Reception # 2004006068

## MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 85 AND 86, 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

SHEET 1 OF 2



### 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:

LOT 85 AND LOT 86, BLOCK 1, CROFTON PARK FILING NO. 1, RECORDED IN FILE 18 AT MAP 315 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

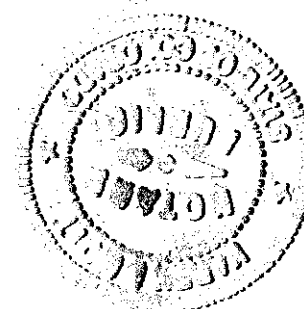
CONTAINING 15,856 SQUARE FEET, MORE OR LESS;

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "CROFTON PARK FILING NO. 1 – REPLAT B", 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:  PETER B. BENSON, DIVISION PRESIDENT



STATE OF COLORADO )  
COUNTY OF Boulder ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 2004 BY PETER B. BENSON AS DIVISION PRESIDENT OF VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION.

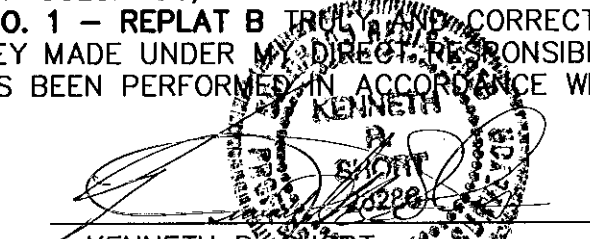
WITNESS MY HAND AND SEAL <sup>My Commission Expires August 21, 2005</sup> August 21, 2005 L.R.S. K.M.  
NOTARY PUBLIC  
310 Lookout St #108  
ADDRESS  
Longmont, CO 80501

### 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 LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. F70048884, EFFECTIVE DATE FEBRUARY 05, 2004.
- 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
- THE PURPOSE OF THIS CROFTON PARK FILING NO. 1 – REPLAT B IS TO REPLAT THE COMMON LINE BETWEEN LOTS 85 AND 86, BLOCK 1, CROFTON PARK FILING NO. 1.
- 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.
- THE 8' UTILITY EASEMENTS AND 10' UTILITY EASEMENTS WITHIN LOT 85 AND LOT 86 THAT WERE DEDICATED BY CROFTON PARK FILING NO. 1 ARE HEREBY VACATED. 8' UTILITY EASEMENTS AND 10' UTILITY EASEMENTS ARE HEREBY DEDICATED IN LOT 85 AND LOT 86 AS REPLATTED IN THE LOCATIONS AS SHOWN HEREON.

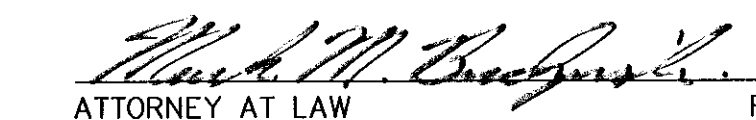
### SURVEYOR'S CERTIFICATE

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 B 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, CO 80228  
DATE 4/7/04

### ATTORNEY'S CERTIFICATE

I, Mark M. Bachman, 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.

  
ATTORNEY AT LAW REG. NO. \_\_\_\_\_ DATE 4/7/04

### APPROVALS

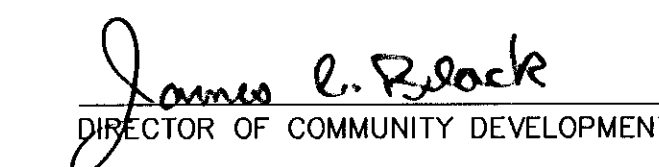
#### CITY AND COUNTY MANAGER APPROVAL

APPROVED BY THE CITY AND COUNTY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD THIS 8th DAY OF April, 2004

  
CITY AND COUNTY MANAGER

#### DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

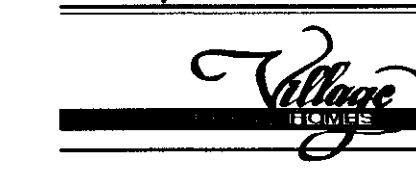
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY AND COUNTY OF BROOMFIELD THIS 8th DAY OF April, 2004

  
DIRECTOR OF COMMUNITY DEVELOPMENT

### SHEET INDEX

- |   |                         |
|---|-------------------------|
| 1 | COVER SHEET             |
| 2 | KEYMAP AND PLAT DETAILS |

OWNER/DEVELOPER



ENGINEER/SURVEYOR



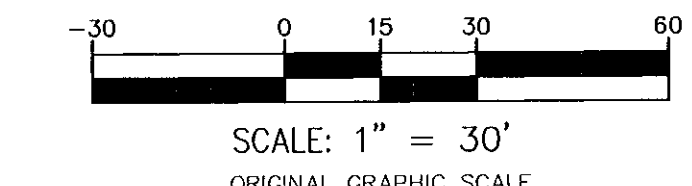
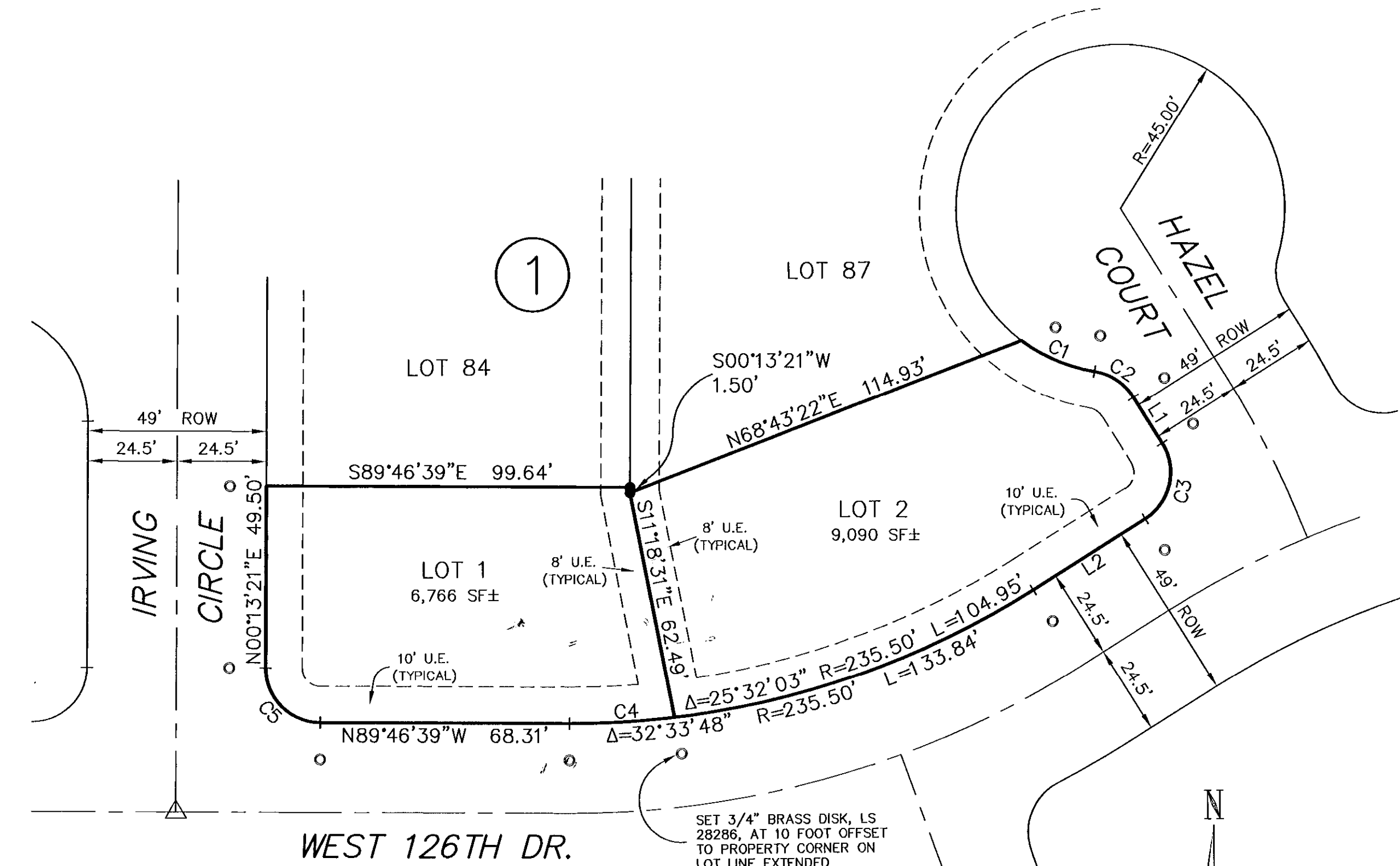
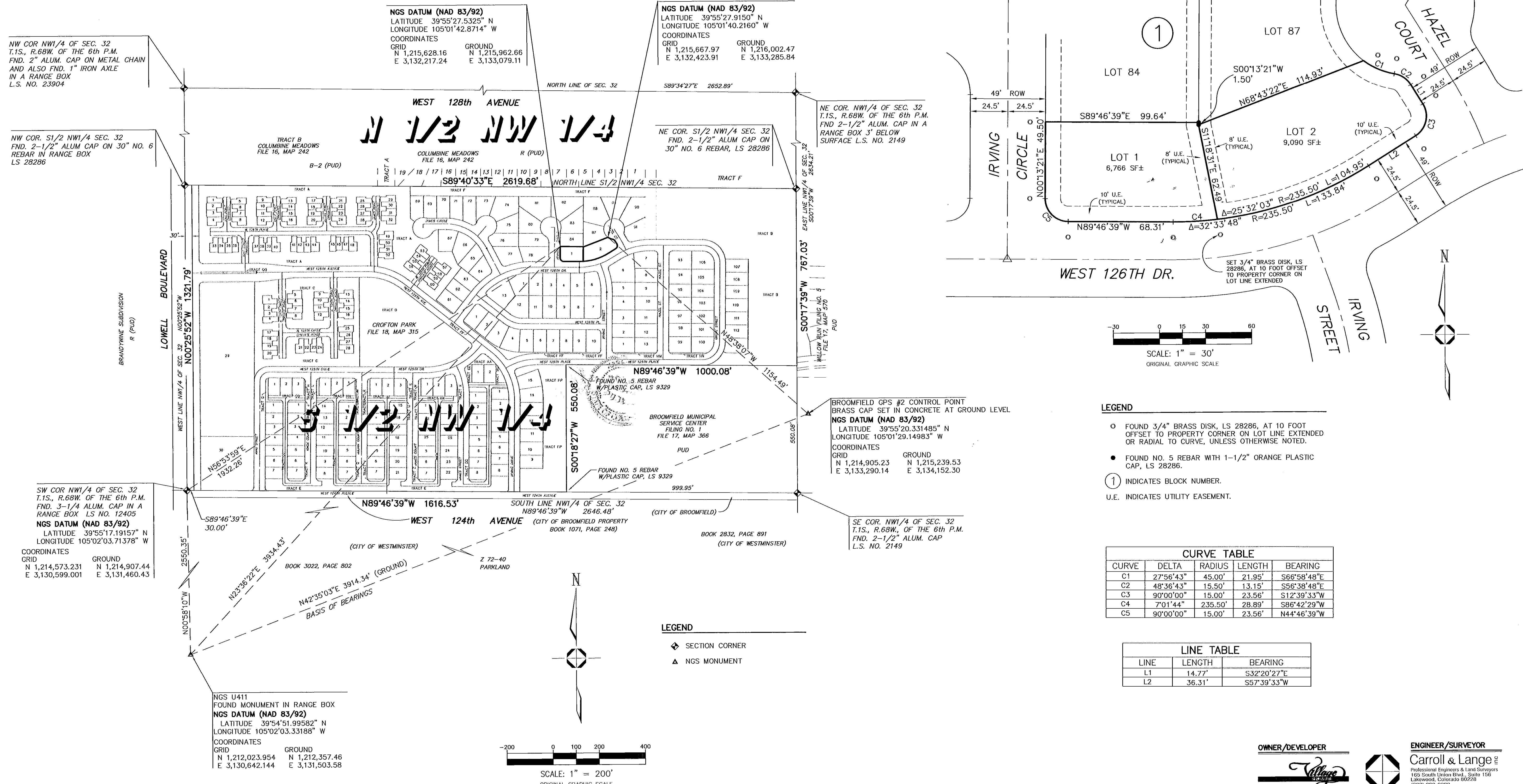
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
(303) 980-0200

# CROFTON PARK FILING NO. 1 – REPLAT B

Reception # 20040050106

MINOR SUBDIVISION PLAT  
 A REPLAT OF LOTS 85 AND 86, 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

SHEET 2 OF 2



- LEGEND**
- FOUND 3/4" BRASS DISK, LS 28286, AT 10 FOOT OFFSET TO PROPERTY CORNER ON LOT LINE EXTENDED OR RADIAL TO CURVE, UNLESS OTHERWISE NOTED.
  - FOUND NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP, LS 28286.
  - ① INDICATES BLOCK NUMBER.
  - U.E. INDICATES UTILITY EASEMENT.

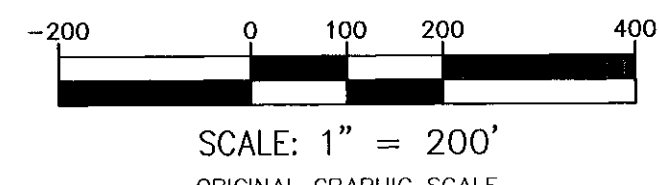
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	27°56'43"	45.00'	21.95'	S66°58'48"E
C2	48°36'43"	15.50'	13.15'	S56°38'48"E
C3	90°00'00"	15.00'	23.56'	S12°39'33"W
C4	7°01'44"	235.50'	28.89'	S86°42'29"W
C5	90°00'00"	15.00'	23.56'	N44°46'39"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	14.77'	S32°20'27"E
L2	36.31'	S57°39'33"W

- LEGEND**
- ◆ SECTION CORNER
  - ▲ NGS MONUMENT



**OWNER/DEVELOPER**

**ENGINEER/SURVEYOR**  
  
 Carroll & Lange  
 Professional Engineers & Land Surveyors  
 160 South Union Blvd., Suite 156  
 Lakewood, Colorado 80226  
 (303) 980-0200