

CROFTON PARK FINAL PLAT

File: 18 Map: 3/5

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 12

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

EXCEPT THE WEST THIRTY (30') FEET THEREOF, AND EXCEPT THE SOUTH 550 FEET OF THE EAST 1000 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 32 TO BEAR NORTH 00°06'34" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89°27'21" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF LOWELL BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE NORTH 00°06'34" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1321.79 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32;
THENCE SOUTH 89°21'15" EAST ALONG SAID NORTH LINE A DISTANCE OF 2619.68 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER;
THENCE SOUTH 00°01'39" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 767.03 FEET TO THE NORTHEAST CORNER OF BROOMFIELD MUNICIPAL SERVICE CENTER FILING No. 1, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AT FILE 17, MAP 366;

THENCE ALONG THE BOUNDARY OF SAID BROOMFIELD MUNICIPAL SERVICE CENTER FILING No. 1 THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°27'21" WEST A DISTANCE OF 1000.08 FEET;
2. THENCE SOUTH 00°00'51" WEST A DISTANCE OF 550.08 FEET TO

THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 89°27'21" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1616.53 FEET TO THE POINT OF BEGINNING;

CONTAINING 66.67 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, AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE TRACTS B, D, F AND PP, THE PUBLIC STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER

VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION

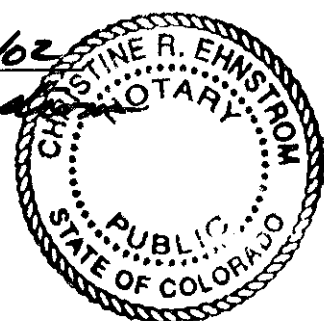
BY: Gary M. Ryan
GARY M. RYAN, VICE-PRESIDENT

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 08 DAY OF Sept., 2000, BY GARY M. RYAN, AS VICE-PRESIDENT OF VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 7/7/02

Christine R. Ehmsstrom
NOTARY PUBLIC
ADDRESS
Colorado

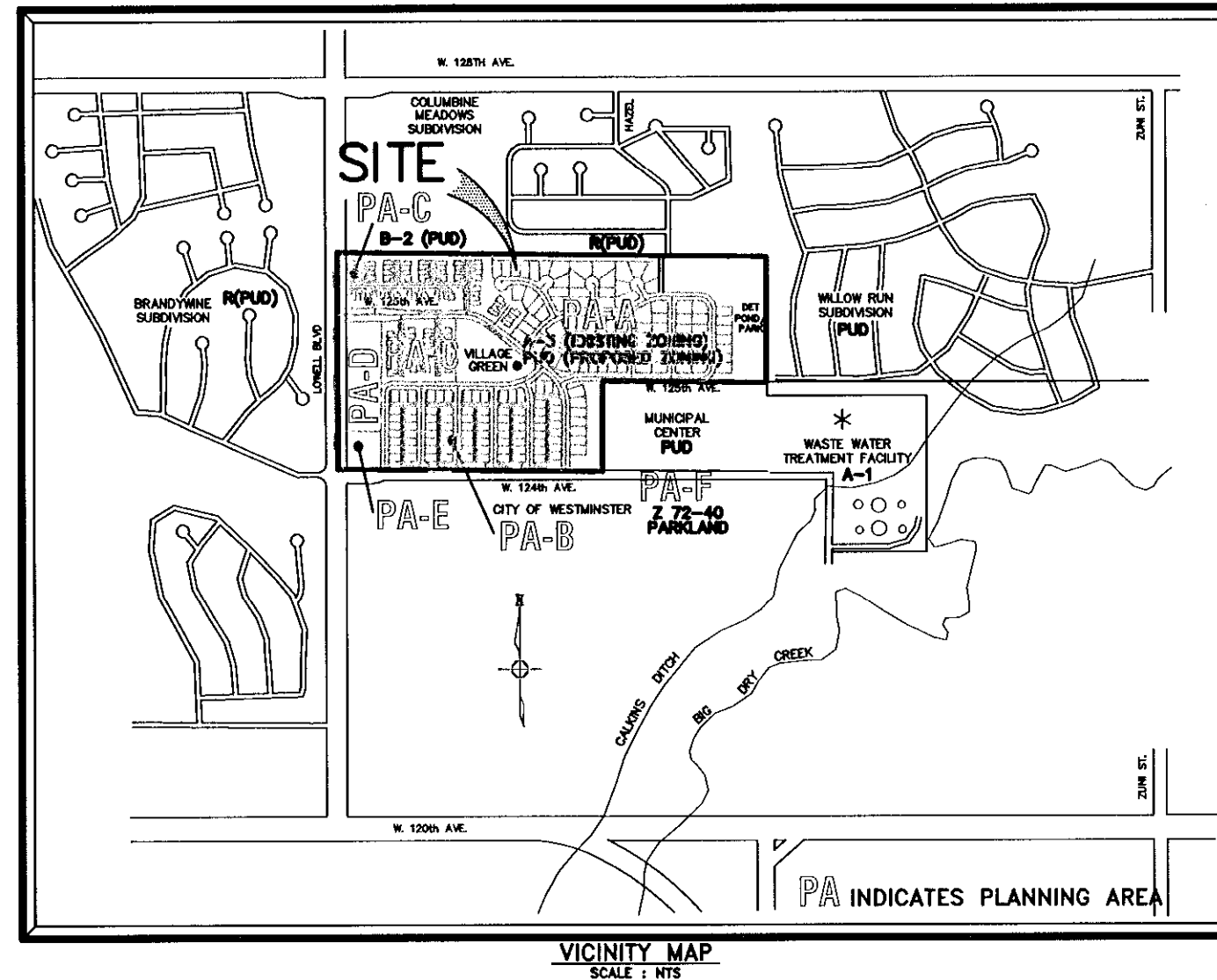


OWNER/DEVELOPER



ENGINEER/SURVEYOR

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



SHEET INDEX

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SUBDIVIDER

VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION, BEING THE APPLICANT OF CROFTON PARK FILING NO. 1 FINAL PLAT, LOCATED IN THE CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS FINAL PLAT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

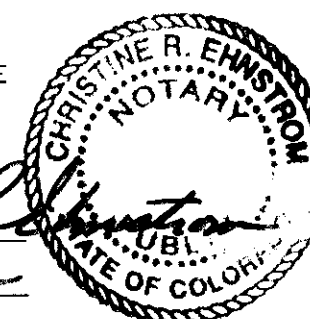
Gary M. Ryan
GARY M. RYAN, VICE-PRESIDENT
VILLAGE HOMES OF COLORADO, INC.
6 W. DRY CREEK CIRCLE, SUITE 200
LITTLETON, CO 80120

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 08 DAY OF Sept., 2000, BY GARY M. RYAN AS VICE-PRESIDENT

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 7/7/02

Christine R. Ehmsstrom
NOTARY PUBLIC
ADDRESS
Colorado



NOTES

1. 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.
2. 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.
3. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 BEARS NORTH 89°27'21" WEST ACCORDING TO THE PLAT OF BROOMFIELD MUNICIPAL SERVICE CENTER FILING NO. 1 AND IS MONUMENTED AS SHOWN HEREON.
4. NON-EXCLUSIVE 10-FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF ELECTRIC, TELEPHONE, GAS, CABLE, TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF ALL PLATTED RIGHT-OF-WAYS IN THE LOCATIONS SHOWN HEREON. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE-DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. CITY FACILITIES AND WATER METERS SHALL BE ALLOWED IN THE EASEMENT.
5. 8-FOOT WIDE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ALONG REAR LOT LINES ARE FOR THE INSTALLATION AND MAINTENANCE OF FACILITIES FOR PUBLIC SERVICE COMPANY, U.S. WEST, CABLE TELEVISION, AND STORM WATER DRAINAGE.
6. 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.
7. 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.
8. FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF TRACTS IN THIS SUBDIVISION SEE THE CROFTON PARK FILING NO. 1 SITE DEVELOPMENT PLAN.
9. TRACTS GG, HH, JJ, KK AND LL ARE PRIVATE ALLEYS AND ARE FOR EMERGENCY ACCESS, ACCESS AND UTILITY PURPOSES.

ATTORNEY'S CERTIFICATE

I, Gregory J. Notarianni, 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.

Gregory J. Notarianni 15182 10-3-00
ATTORNEY AT LAW REG. NO. DATE

SURVEYOR'S CERTIFICATE

I, KENNETH R. SHORT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CROFTON PARK FILING NO. 1 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION, AND WAS PREPARED IN ACCORDANCE WITH COLORADO STATE LAWS.

Kenneth R. Short
KENNETH R. SHORT, PLS. NO. 28286
FOR AND BEHALF OF CARROLL & LANGE, INC.
DATE 8/28/00

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 8 DAY OF MAY, 2000.

John Malone Kristen Sunderson
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

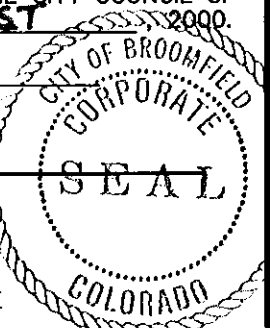
THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 8 DAY OF AUGUST, 2000.

William M. Brown Dicki May
MAYOR CITY CLERK

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:09 O'CLOCK AM/PM THIS 12 DAY OF December, 2000, AND IS DULY RECORDED IN PLAT FILE 18 MAP 3/5 AS RECEPTION NUMBER CO 737441.



CROFTON PARK FINAL PLAT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 12

NW COR NW1/4 OF SEC. 32
T.1S., R.68W. OF THE 6th P.M.
FND. 2" ALUM. CAP ON METAL CHAIN
AND ALSO FND. 1" IRON AXLE
IN A RANGE BOX
L.S. NO. 23904

NW COR. S1/2 NW1/4 SEC. 32
FND. ILLEGIBLE PIN AND CAP
REPLACED WITH 2-1/2" ALUM CAP ON
30" NO. 6 REBAR IN RANGE BOX

NGS DATUM (NAD 83/92)
LATITUDE 39°55'30.24778" N
LONGITUDE 105°02'03.36734" W
COORDINATES
GRID N 1,215,894.467 GROUND N 1,216,241.645
E 3,130,619.053 E 3,131,512.948

NGS DATUM (NAD 83/92)
LATITUDE 39°55'17.18894" N
LONGITUDE 105°02'03.32911" W
COORDINATES
GRID N 1,214,573.123 GROUND N 1,214,919.924
E 3,130,628.972 E 3,131,522.870

POINT OF COMMENCEMENT
SW COR NW1/4 OF SEC. 32
T.1S., R.68W. OF THE 6th P.M.
FND. 3-1/4 ALUM. CAP IN A
RANGE BOX LS NO. 12405
NGS DATUM (NAD 83/92)
LATITUDE 39°55'17.19157" N
LONGITUDE 105°02'03.71378" W
COORDINATES
GRID N 1,214,573.231 GROUND N 1,214,920.032
E 3,130,599.001 E 3,131,492.890

NGS U411
FOUND MONUMENT IN RANGE BOX
NGS DATUM (NAD 83/92)
LATITUDE 39°54'51.99582" N
LONGITUDE 105°02'03.33188" W
COORDINATES
GRID N 1,212,023.954 GROUND N 1,212,370.027
E 3,130,642.144 E 3,131,536.046

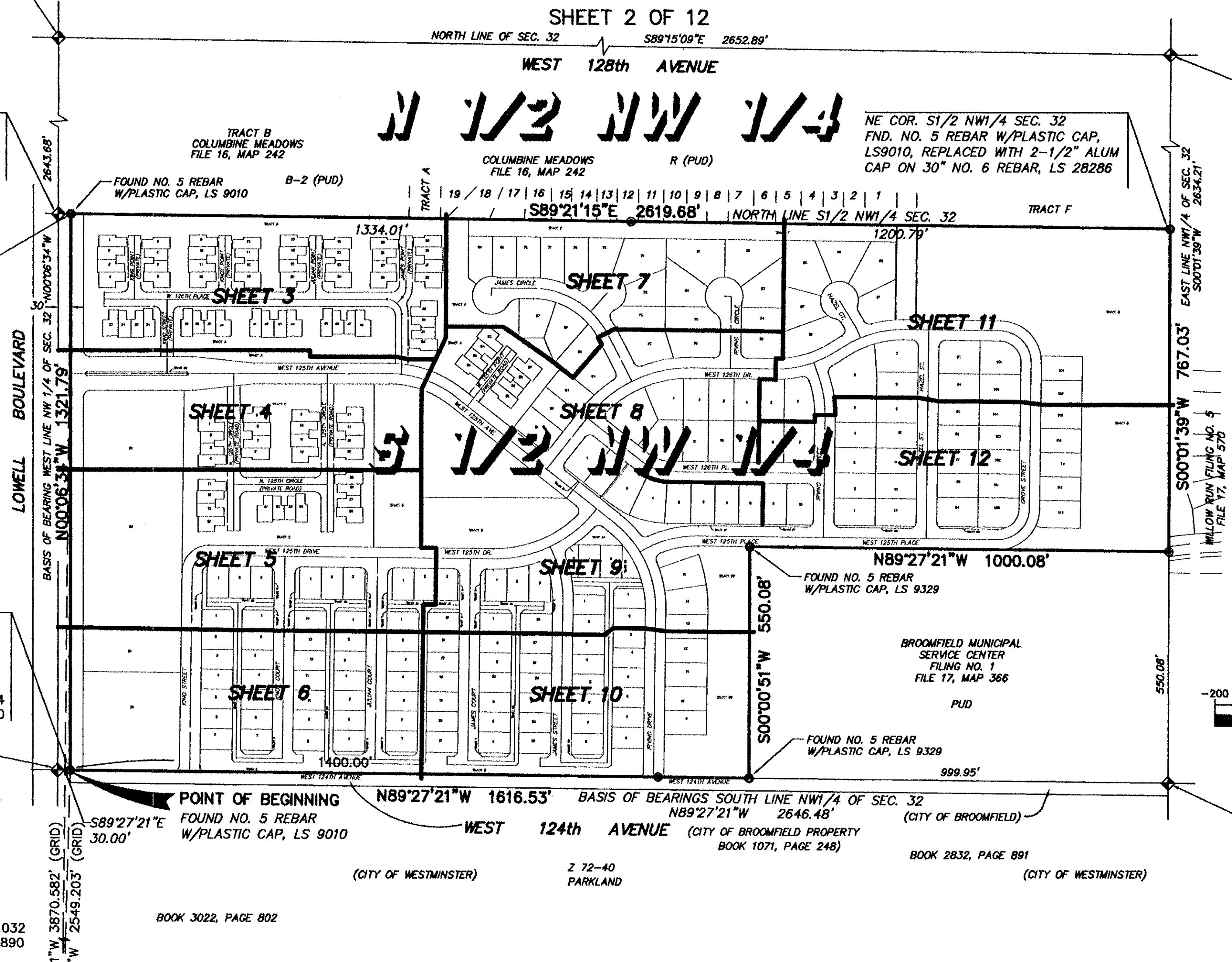
NORTH LINE OF SEC. 32 S89°15'09"E 2652.89'

WEST 128th AVENUE

N 1/2 NW 1/4

NE COR. S1/2 NW1/4 SEC. 32
FND. NO. 5 REBAR W/PLASTIC CAP,
LS9010, REPLACED WITH 2-1/2" ALUM
CAP ON 30" NO. 6 REBAR, LS 28286

NE COR. NW1/4 OF SEC. 32
T.1S., R.68W. OF THE 6th P.M.
FND 2-1/2" ALUM. CAP IN A
RANGE BOX 3' BELOW SURFACE
L.S. NO. 2149



SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

SE COR. NW1/4 OF SEC. 32
T.1S., R.68W. OF THE 6th P.M.
FND. 2-1/2" ALUM. CAP
L.S. NO. 2149

LEGEND

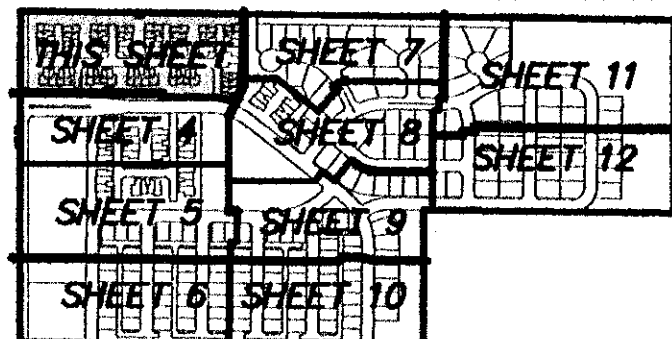
- SET NO. 5 REBAR WITH PLASTIC CAP, LS 28286
- FOUND MONUMENT AS NOTED HEREON
- ▲ NGS MONUMENT

OWNER/DEVELOPER

Carroll & Lange

ENGINEER/SURVEYOR

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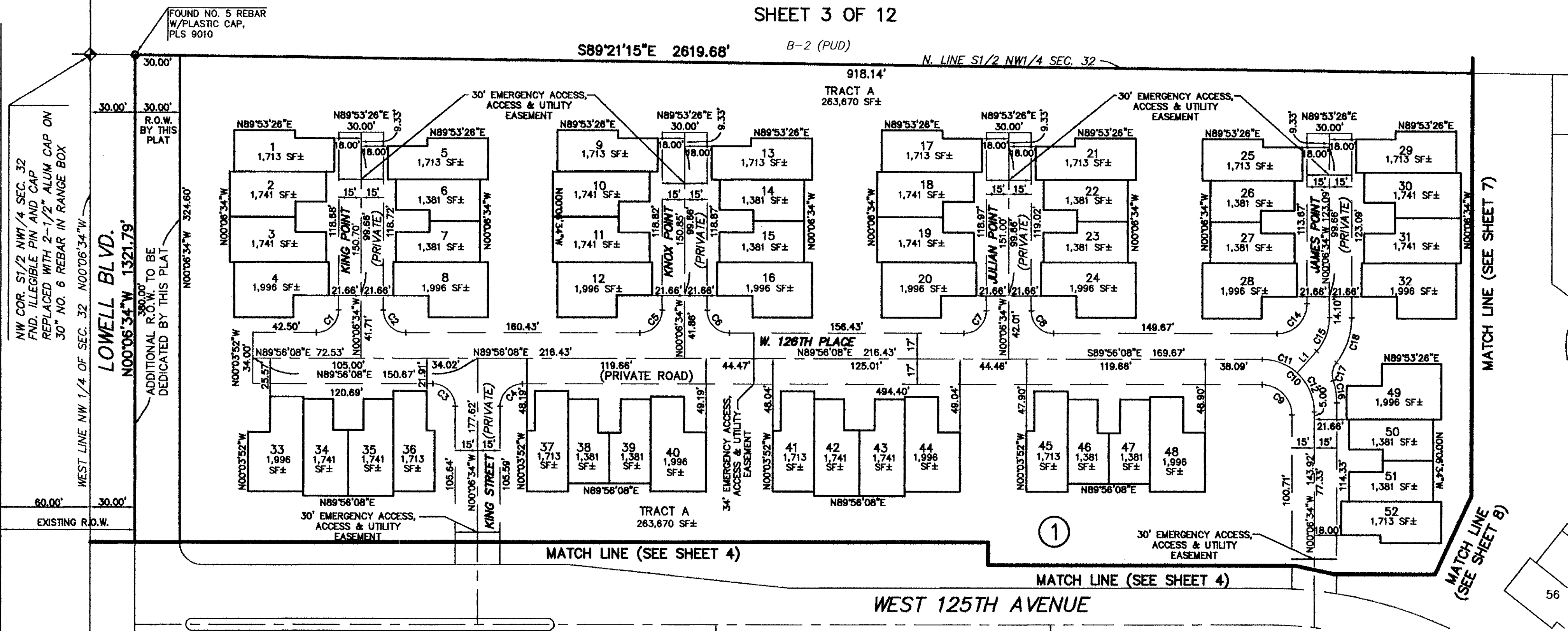


KEY MAP
N.T.S.

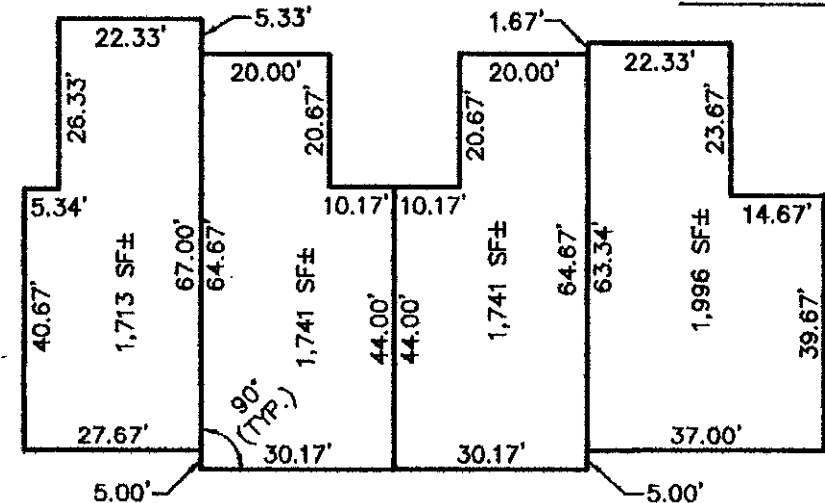
CROFTON PARK FINAL PLAT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 12



TOWN HOME LOT DIMENSIONS
SCALE 1" = 30'



BLOCK 1 LOT UNITS
1, 2, 3, 4
9, 10, 11, 12
17, 18, 19, 20
41, 42, 43, 44
REVERSED
29, 30, 31, 32
33, 34, 35, 36

BLOCK 2 LOT UNITS
5, 6, 7, 8
13, 14, 15, 16
REVERSED
9, 10, 11, 12
17, 18, 19, 20

BLOCK 1 LOT UNITS
5, 6, 7, 8
13, 14, 15, 16
21, 22, 23, 24
49, 50, 51, 52
53, 54, 55, 56
REVERSED
25, 26, 27, 28
37, 38, 39, 40
45, 46, 47, 48
57, 58, 59, 60

BLOCK 2 LOT UNITS
1, 2, 3, 4
REVERSED
25, 26, 27, 28

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°56'32"E	19.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°02'42"	15.00'	23.57'
C2	89°57'18"	15.00'	23.55'
C3	89°57'18"	15.00'	23.55'
C4	90°02'42"	15.00'	23.57'
C5	90°02'42"	15.00'	23.57'
C6	89°57'18"	15.00'	23.55'
C7	90°02'42"	15.00'	23.57'
C8	89°57'18"	15.00'	23.55'
C9	89°57'18"	20.00'	31.40'
C10	90°00'00"	35.00'	54.98'
C11	42°03'06"	35.00'	25.69'
C12	47°56'54"	35.00'	29.29'
C14	98°42'53"	20.00'	34.46'
C15	42°03'06"	33.00'	24.22'
C16	18°04'04"	48.00'	15.14'
C17	56°11'04"	13.00'	12.75'
C18	38°07'00"	48.00'	31.93'

LEGEND

- U.E. INDICATES UTILITY EASEMENT
- SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286
- FOUND CORNER AS NOTED
- ◆ SECTION CORNER
- △ RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS
- N/R INDICATES NON-RADIAL LINE
- 10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT
- 10' U.E. 10' UTILITY EASEMENT
- 8' U.E. 8' UTILITY EASEMENT
- ② BLOCK NUMBER

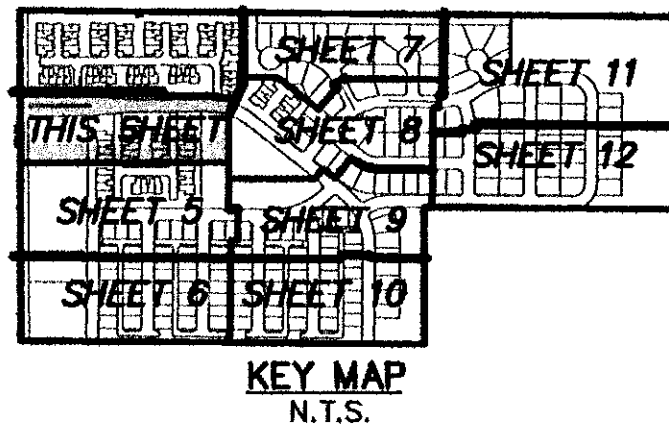
OWNER/DEVELOPER

Carroll & Lange



ENGINEER/SURVEYOR

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

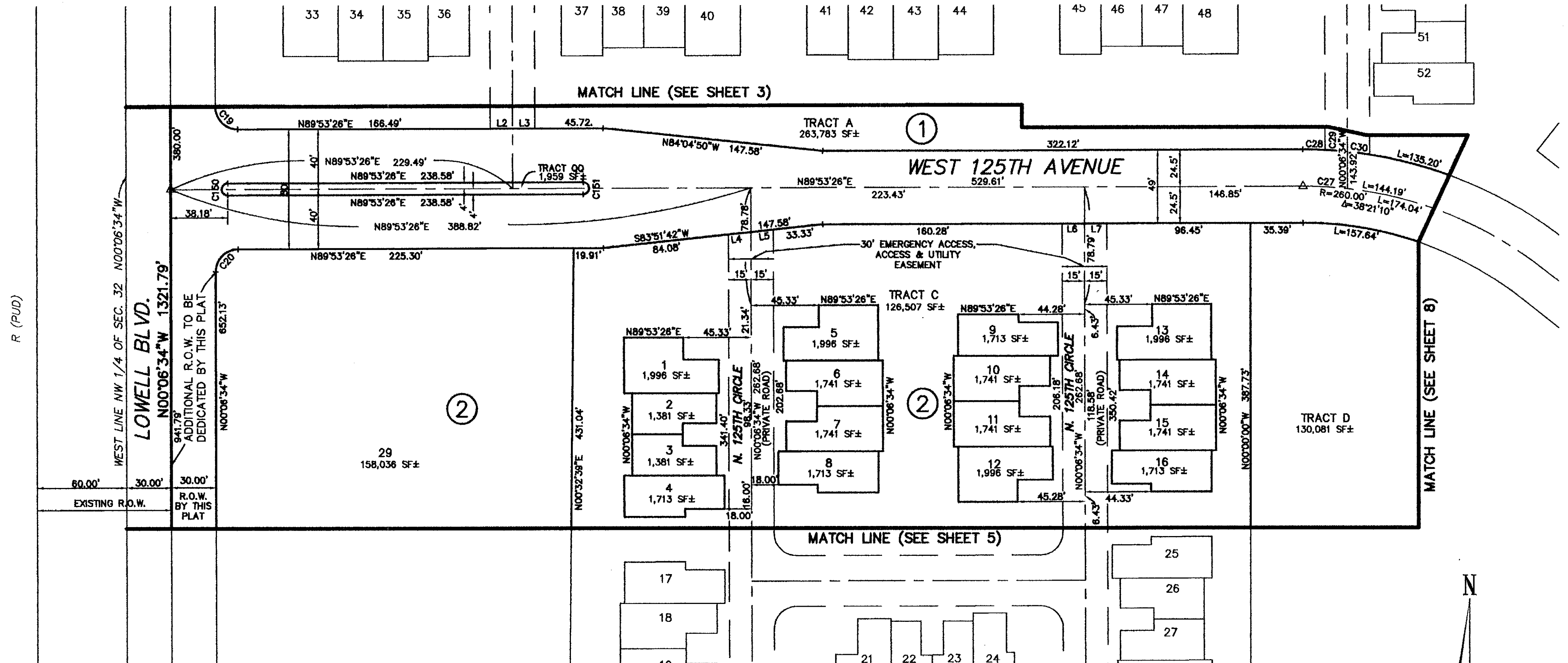


CROFTON PARK FINAL PLAT

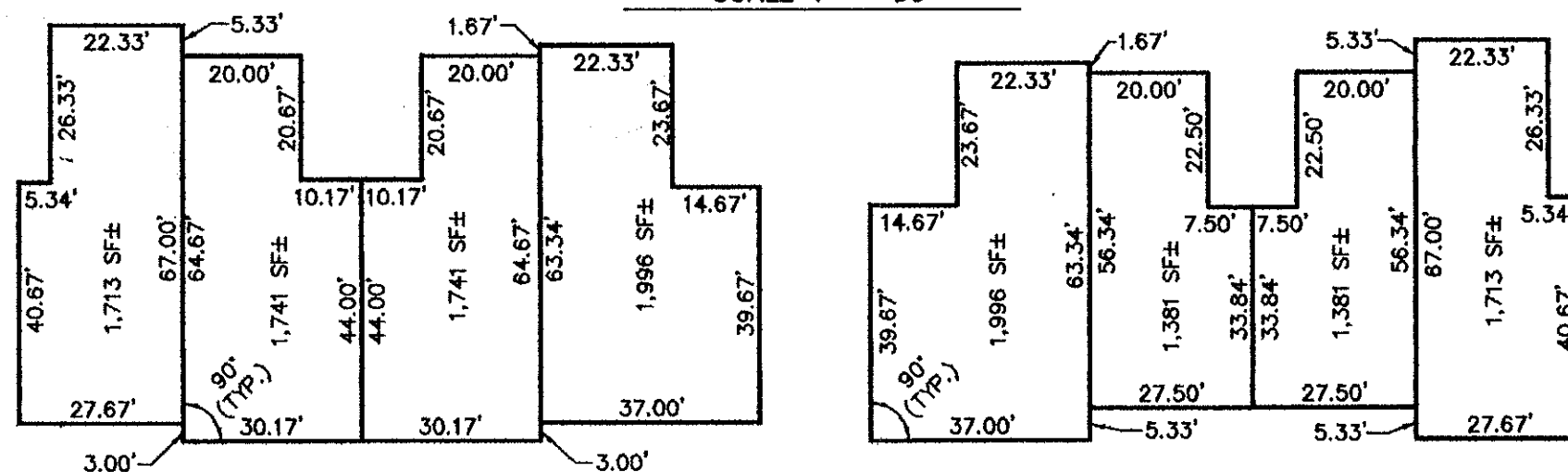
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SHEET 4 OF 12

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'
C27	06°34'43"	260.00'	29.85'
C28	02°58'46"	284.50'	14.79'
C29	03°01'50"	284.50'	15.05'
C30	03°02'51"	284.50'	15.13'
C150	180°00'00"	4.00'	12.57'
C151	180°00'00"	4.00'	12.57'



TOWN HOME LOT DIMENSIONS
SCALE 1" = 30'



BLOCK 2 LOT UNITS
5, 6, 7, 8
13, 14, 15, 16
REVERSED
9, 10, 11, 12
17, 18, 19, 20

BLOCK 2 LOT UNITS
1, 2, 3, 4
21, 22, 23, 24
REVERSED
25, 26, 27, 28

LEGEND

- U.E. INDICATES UTILITY EASEMENT
- SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286
- FOUND CORNER AS NOTED
- ◆ SECTION CORNER
- △ RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS

N/R INDICATES NON-RADIAL LINE

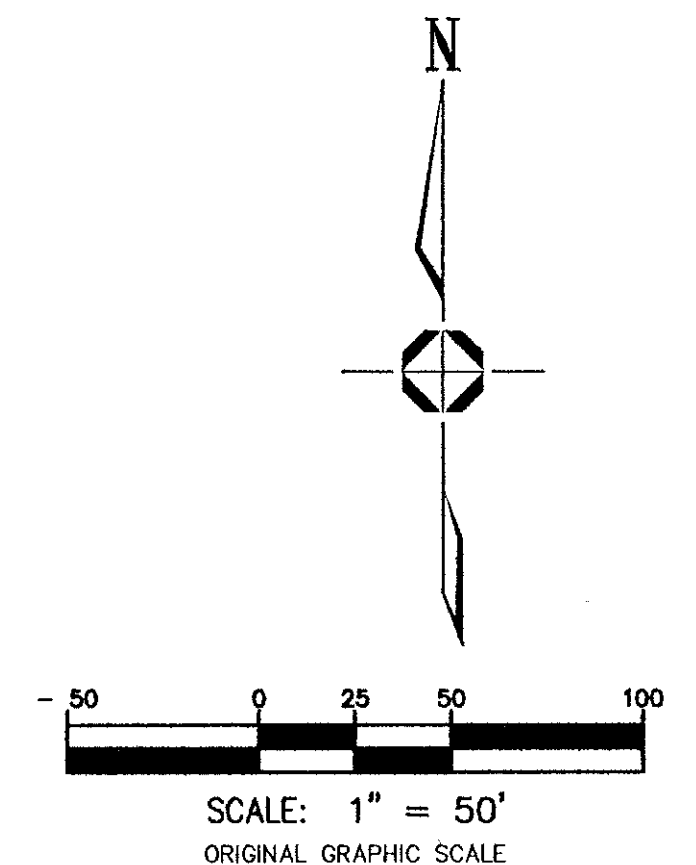
10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT

10' U.E. 10' UTILITY EASEMENT

8' U.E. 8' UTILITY EASEMENT

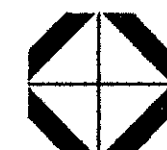
2 BLOCK NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L2	N89°53'26"E	15.00'
L3	N89°53'26"E	15.00'
L4	N83°51'42"E	15.08'
L5	N83°51'42"E	15.08'
L6	N89°53'26"E	15.00'
L7	N89°53'26"E	15.00'



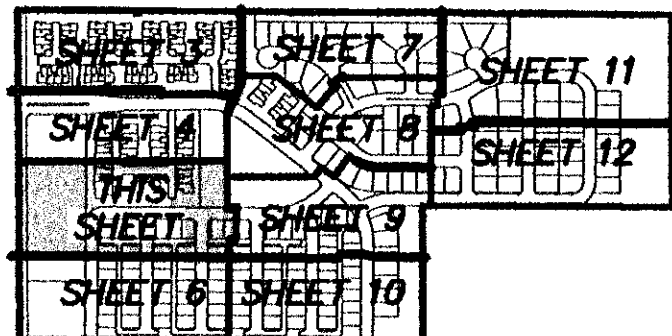
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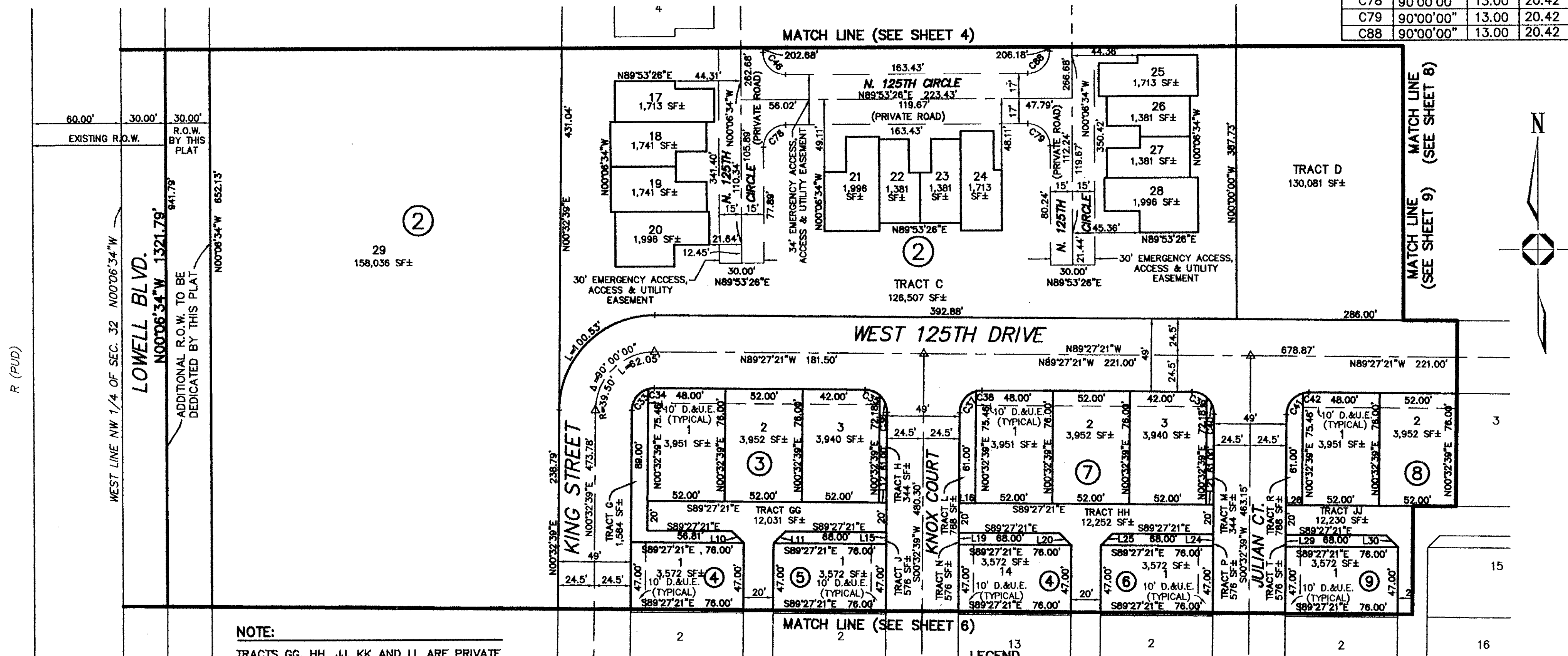
KEY MAP
N.T.S.

CROFTON PARK FINAL PLAT

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CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 12

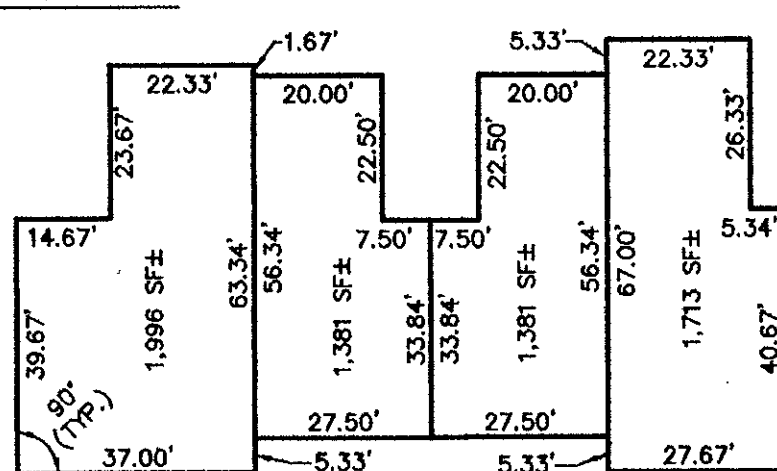
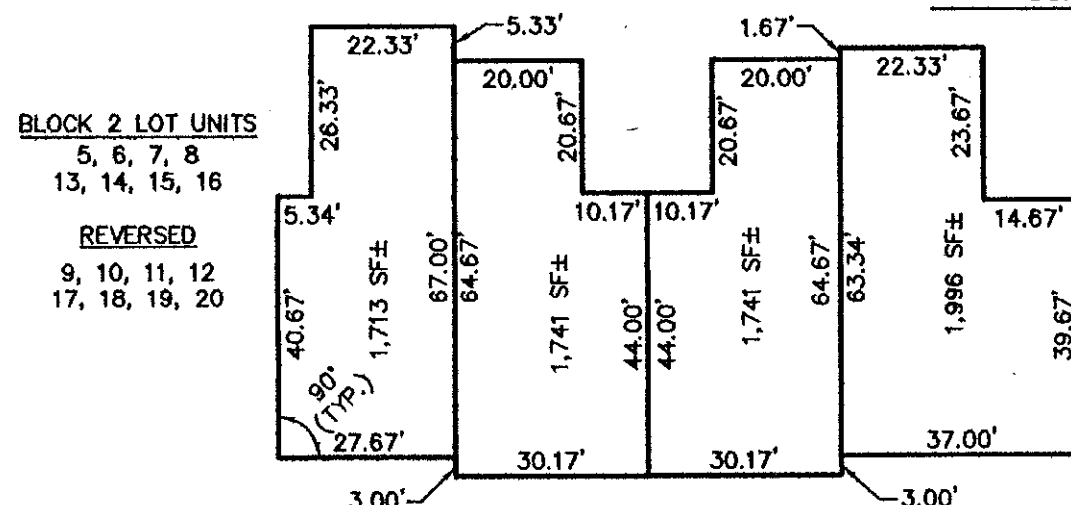
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	74°32'02"	15.00	19.51
C34	15°27'58"	15.00	4.05
C35	41°48'37"	15.00	10.95
C36	48°11'23"	15.00	12.62
C37	74°32'02"	15.00	19.51
C38	15°27'58"	15.00	4.05
C39	41°48'37"	15.00	10.95
C40	48°11'23"	15.00	12.62
C41	74°32'02"	15.00	19.51
C42	15°27'58"	15.00	4.05
C46	90°00'00"	13.00	20.42
C78	90°00'00"	13.00	20.42
C79	90°00'00"	13.00	20.42
C88	90°00'00"	13.00	20.42



NOTE:

TRACTS GG, HH, JJ, KK AND LL ARE PRIVATE ALLEYS AND ARE FOR EMERGENCY ACCESS, ACCESS AND UTILITY PURPOSES.

TOWN HOME LOT DIMENSIONS
SCALE 1" = 30'



SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

U.E. INDICATES UTILITY EASEMENT

● SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286

○ FOUND CORNER AS NOTED

◆ SECTION CORNER

△ RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS

N/R INDICATES NON-RADIAL LINE

10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT

10' U.E. 10' UTILITY EASEMENT

8' U.E. 8' UTILITY EASEMENT

② BLOCK NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L10	S43°54'49"E	11.21
L11	N45°00'00"E	11.21
L12	S89°27'21"E	5.00
L15	N00°32'39"E	8.00
L16	S89°27'21"E	10.97
L19	S00°31'07"W	8.00
L20	S43°54'49"E	11.21
L21	S89°27'21"E	5.03
L24	N00°31'06"E	8.00
L25	N45°00'07"E	11.21
L26	S89°27'21"E	11.00
L29	S00°32'39"W	8.00
L30	S43°54'49"E	11.21

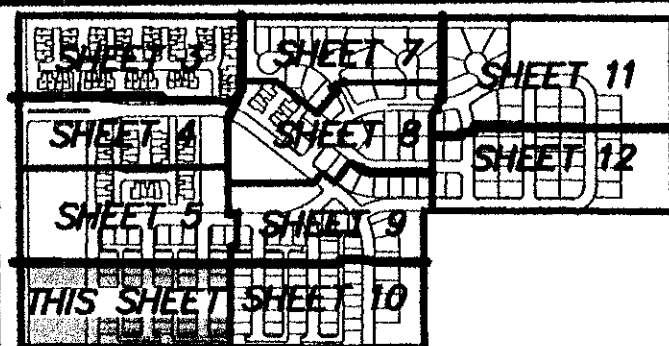
OWNER/DEVELOPER

[Signature]

ENGINEER/SURVEYOR



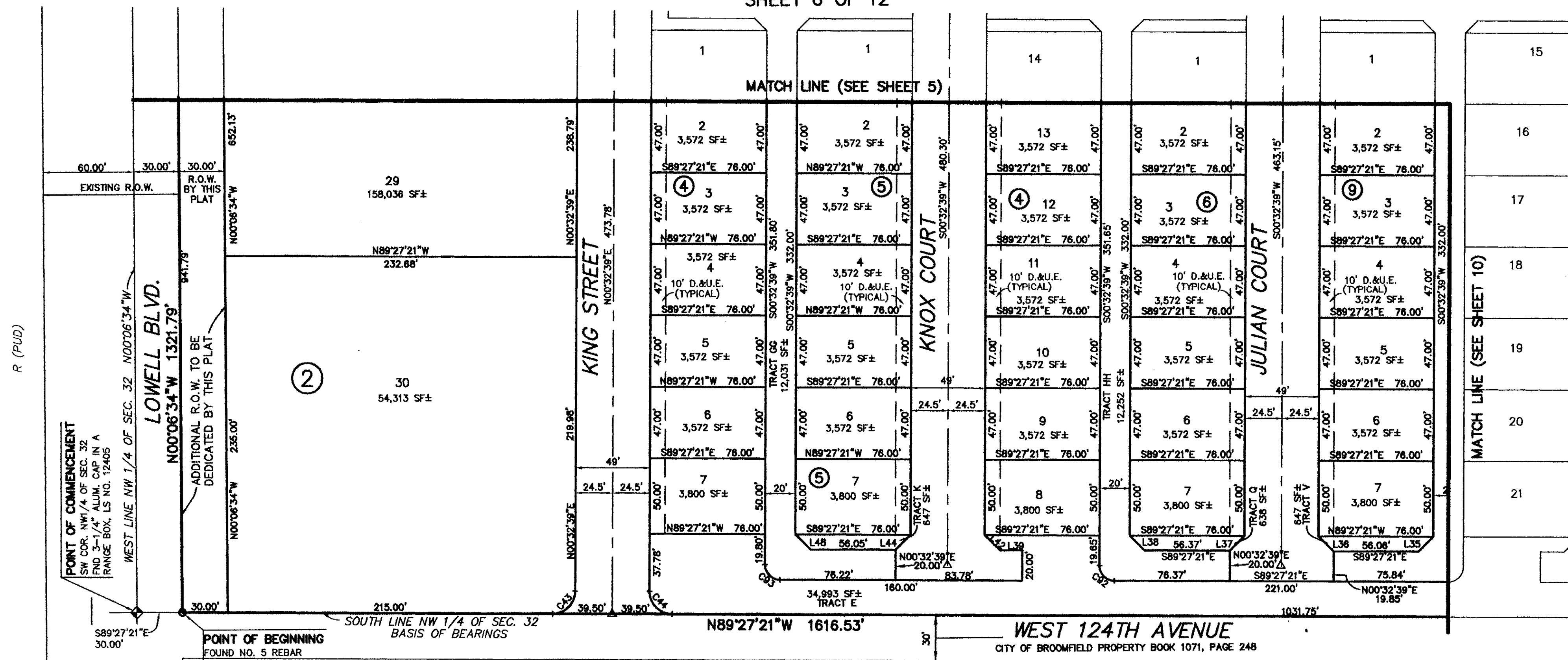
Carroll & Lange, Inc.
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200



CROFTON PARK FINAL PLAT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 12



POINT OF COMMENCEMENT
SW COR. NW 1/4 OF SEC. 32
FND 3-1/4" ALUM. CAP IN A
RANGE BOX, LS NO. 12405

LOWELL BLVD.
N00°06'34"W 1321.79'

ADDITIONAL R.O.W. TO BE
DEDICATED BY THIS PLAT

POINT OF BEGINNING
FOUND NO. 5 REBAR
W/PLASTIC CAP, LS 9010

LINE	BEARING	LENGTH
L35	S45°29'17"W	13.85
L36	S45°29'17"E	14.12
L37	S45°29'17"W	13.64
L38	S45°29'17"E	13.89
L39	S89°27'21"E	14.74
L42	S45°45'06"E	14.19
L44	S45°29'17"W	13.85
L48	S45°29'17"E	14.12

CURVE	DELTA	RADIUS	LENGTH
C43	90°00'00"	15.00	23.56
C44	90°00'00"	15.00	23.56
C92	90°00'00"	10.00	15.71
C93	90°00'00"	10.00	15.71

LEGEND

U.E. INDICATES UTILITY EASEMENT

● SET 1-1/2" RED PLASTIC CAP
ON NO. 5 REBAR, LS 28286

○ FOUND CORNER AS NOTED

◆ SECTION CORNER

△ RANGE BOX WITH NO. 5 REBAR & 2"
ALUM. CAP PLS 28286 TO BE SET UPON
COMPLETION OF STREET IMPROVEMENTS

N/R INDICATES NON-RADIAL LINE

10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT

10' U.E. 10' UTILITY EASEMENT

8' U.E. 8' UTILITY EASEMENT

② BLOCK NUMBER

Z 72-40
PARKLAND

NOTE:

TRACTS GG, HH, JJ, KK AND LL ARE PRIVATE
ALLEYS AND ARE FOR EMERGENCY ACCESS,
ACCESS AND UTILITY PURPOSES.

SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

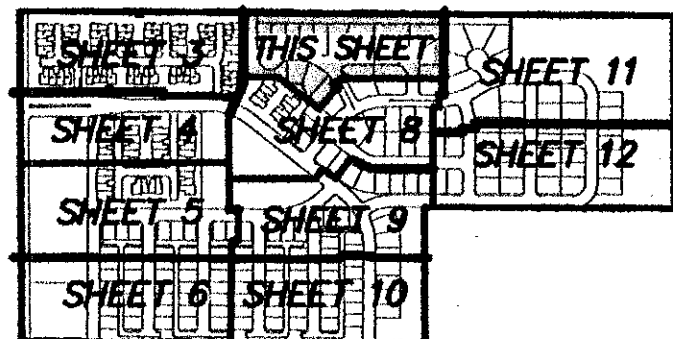
OWNER/DEVELOPER

[Signature]



ENGINEER/SURVEYOR

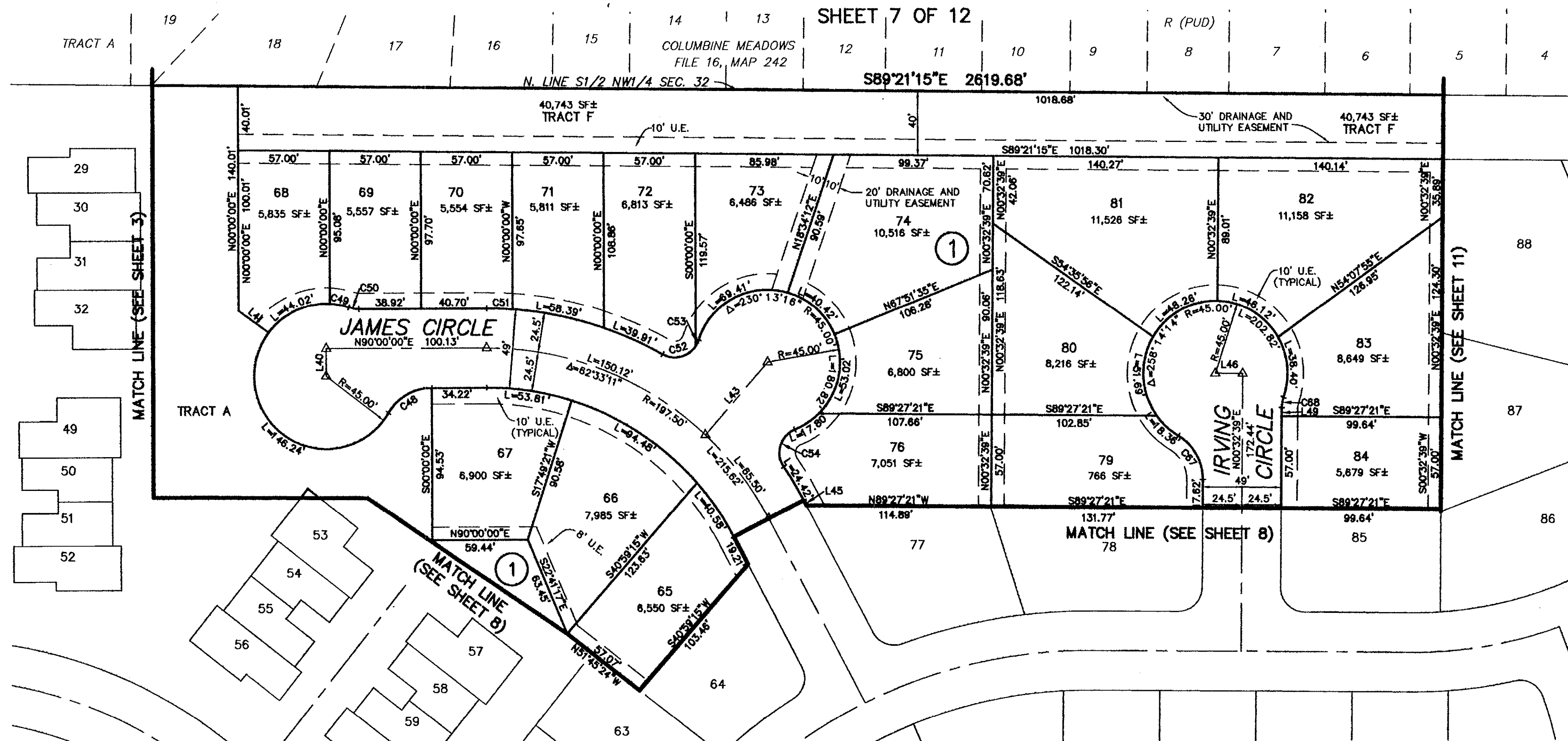
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(303) 980-0200



CROFTON PARK FINAL PLAT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 12



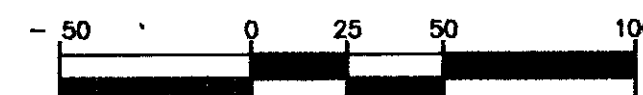
LEGEND

- U.E. INDICATES UTILITY EASEMENT
 SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286
 FOUND CORNER AS NOTED
 SECTION CORNER
 RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS
- N/R INDICATES NON-RADIAL LINE
 10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT
 8' U.E. 8' UTILITY EASEMENT
 10' U.E. 10' UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L40	N00°00'00"E	16.43
L41	S54°01'11"E	23.05
L43	N40°48'06"E	59.32
L45	N27°26'49"W	3.64
L46	S89°27'21"E	17.00
L49	S00°32'39"W	5.39

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C48	67°54'17"	15.00	17.78
C49	15°17'46"	45.00	12.01
C50	18°23'44"	20.00	6.42
C51	4°12'38"	222.00	16.31
C52	87°00'44"	15.50	23.54
C53	14°45'44"	15.50	3.99
C54	101°46'28"	15.50	27.53
C67	59°20'57"	31.50	32.63
C68	18°53'16"	20.00	6.59

2 BLOCK NUMBER



SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

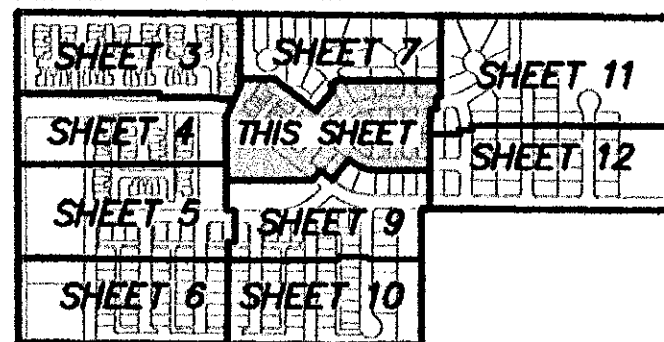
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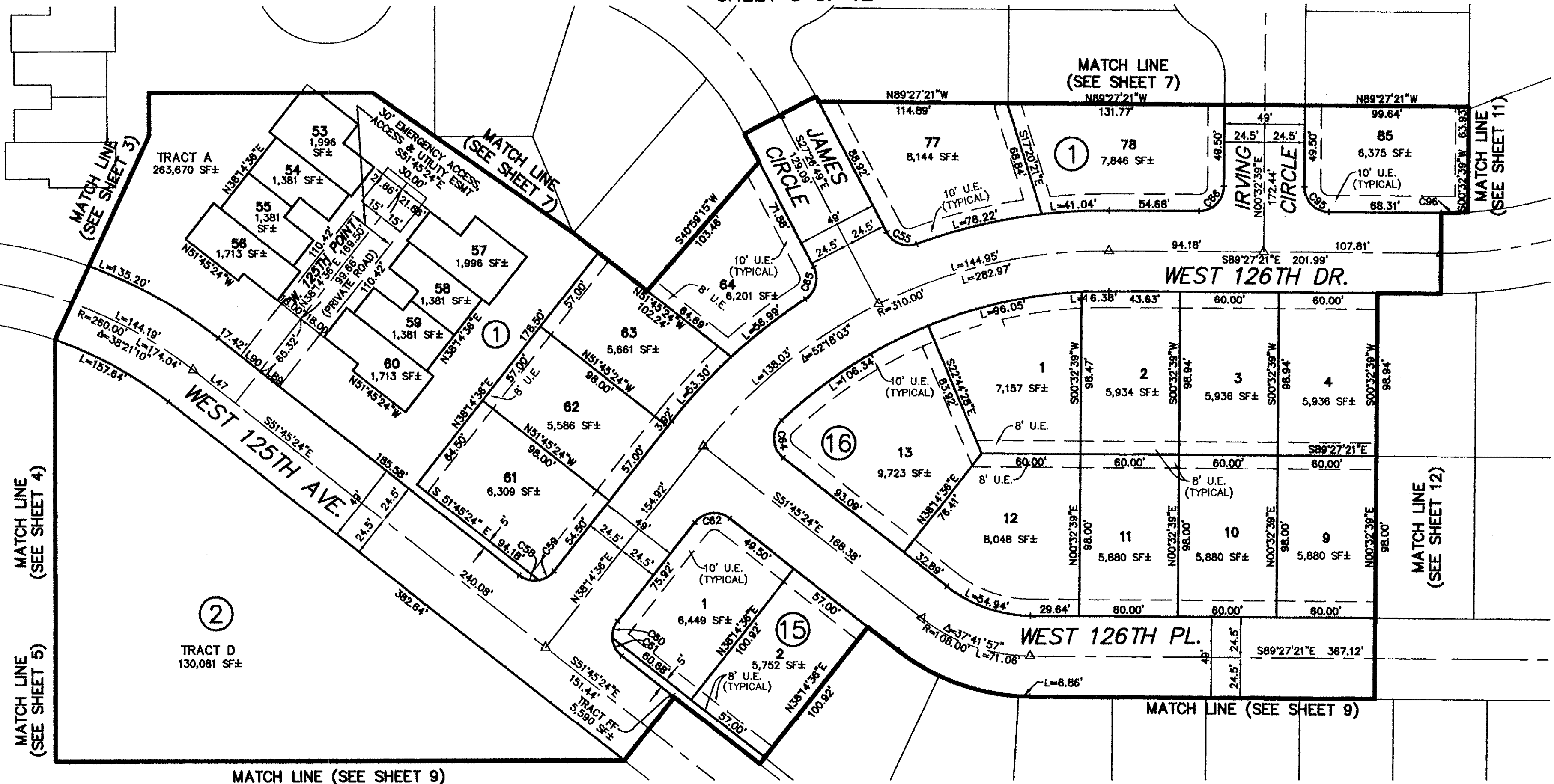
CROFTON PARK FINAL PLAT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 12

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C55	82°26'13"	15.00	21.58
C58	48°11'23"	15.00	12.62
C59	41°48'37"	15.00	10.95
C60	41°48'37"	15.00	10.95
C61	48°11'23"	15.00	12.62
C62	90°00'00"	15.00	23.56
C64	98°23'48"	15.00	25.76
C65	84°52'55"	15.00	22.22
C66	90°00'00"	15.00	23.56
C95	90°00'00"	15.00	23.56
C96	3°58'31"	235.50	16.34

KEY MAP
N.T.S.

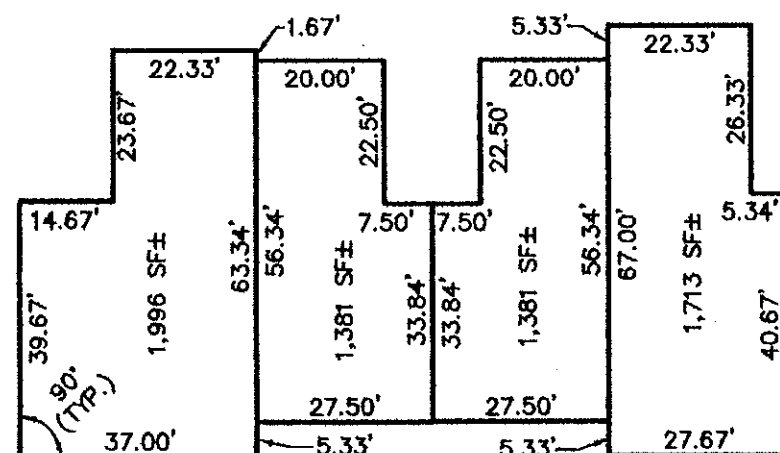


MATCH LINE (SEE SHEET 9)

LEGEND

- U.E. INDICATES UTILITY EASEMENT
- SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286
- FOUND CORNER AS NOTED
- ◆ SECTION CORNER
- △ RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS
- ② BLOCK NUMBER
- N/R INDICATES NON-RADIAL LINE
- 10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT
- 10 U.E. 10' UTILITY EASEMENT
- 8' U.E. 8' UTILITY EASEMENT

TOWN HOME LOT DIMENSIONS
SCALE 1" = 30'



BLOCK 1 LOT UNITS
5, 6, 7, 8
13, 14, 15, 16
21, 22, 23, 24
49, 50, 51, 52
53, 54, 55, 56
REVERSED
25, 26, 27, 28
37, 38, 39, 40
45, 46, 47, 48
57, 58, 59, 60

LINE TABLE		
LINE	BEARING	LENGTH
L47	S51°45'24"E	32.42
L89	S51°45'24"E	15.00
L90	S51°45'24"E	15.00



SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

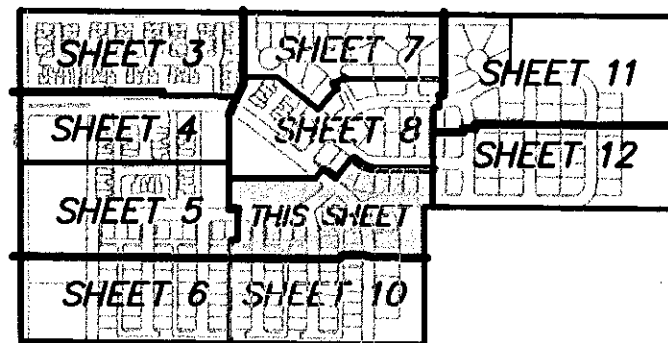
OWNER/DEVELOPER

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ENGINEER/SURVEYOR

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Lakewood, Colorado 80226
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KEY MAP
N.T.S.

CROFTON PARK FINAL PLAT

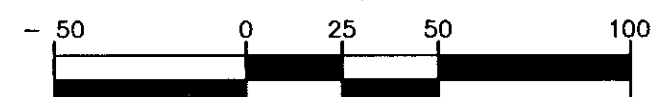
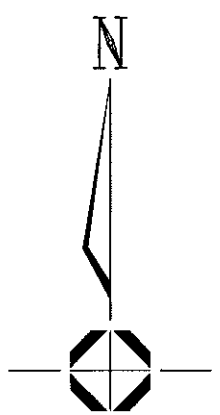
A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 12

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	76°03'32"	15.00	19.91
C69	41°48'37"	15.00	10.95
C70	48°11'23"	15.00	12.62
C71	74°32'02"	15.00	19.51
C72	15°27'58"	15.00	4.05
C73	4°25'18"	324.50	25.04
C74	89°36'10"	15.00	23.46
C75	19°50'40"	235.50	81.57
C76	90°55'46"	15.00	23.81
C77	3°26'49"	284.50	14.65
C82	1°14'48"	235.50	5.12
C83	0°28'38"	235.50	1.96
C84	84°49'56"	15.00	22.21
C85	2°44'09"	324.50	15.49
C86	78°38'39"	15.00	20.59
C87	4°14'40"	284.50	21.08
C89	2°34'09"	284.50	12.76
C144	96°44'29"	15.00	25.33

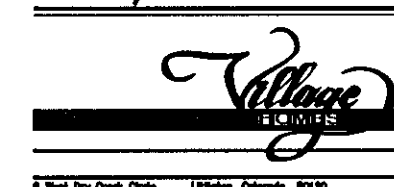
LINE TABLE		
LINE	BEARING	LENGTH
L8	N89°27'21"W	1.92
L9	N89°27'21"W	12.20
L13	N44°27'21"W	11.31
L14	S00°32'39"W	13.00
L17	S45°32'39"W	7.07
L18	S45°32'39"W	4.24
L51	S89°27'21"E	15.87
L52	N45°00'07"E	11.21
L53	N00°31'08"E	8.00
L56	S89°27'21"E	5.03
L57	N00°15'23"E	8.00
L60	S89°27'21"E	11.00
L61	S43°54'49"E	11.21
L62	N45°00'07"E	11.21
L65	S89°27'21"E	15.00
L71	N38°14'36"E	8.92

BROOMFIELD MUNICIPAL
SERVICE CENTER
FILING NO. 1
FILE 17, MAP 366

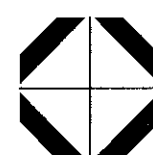


SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

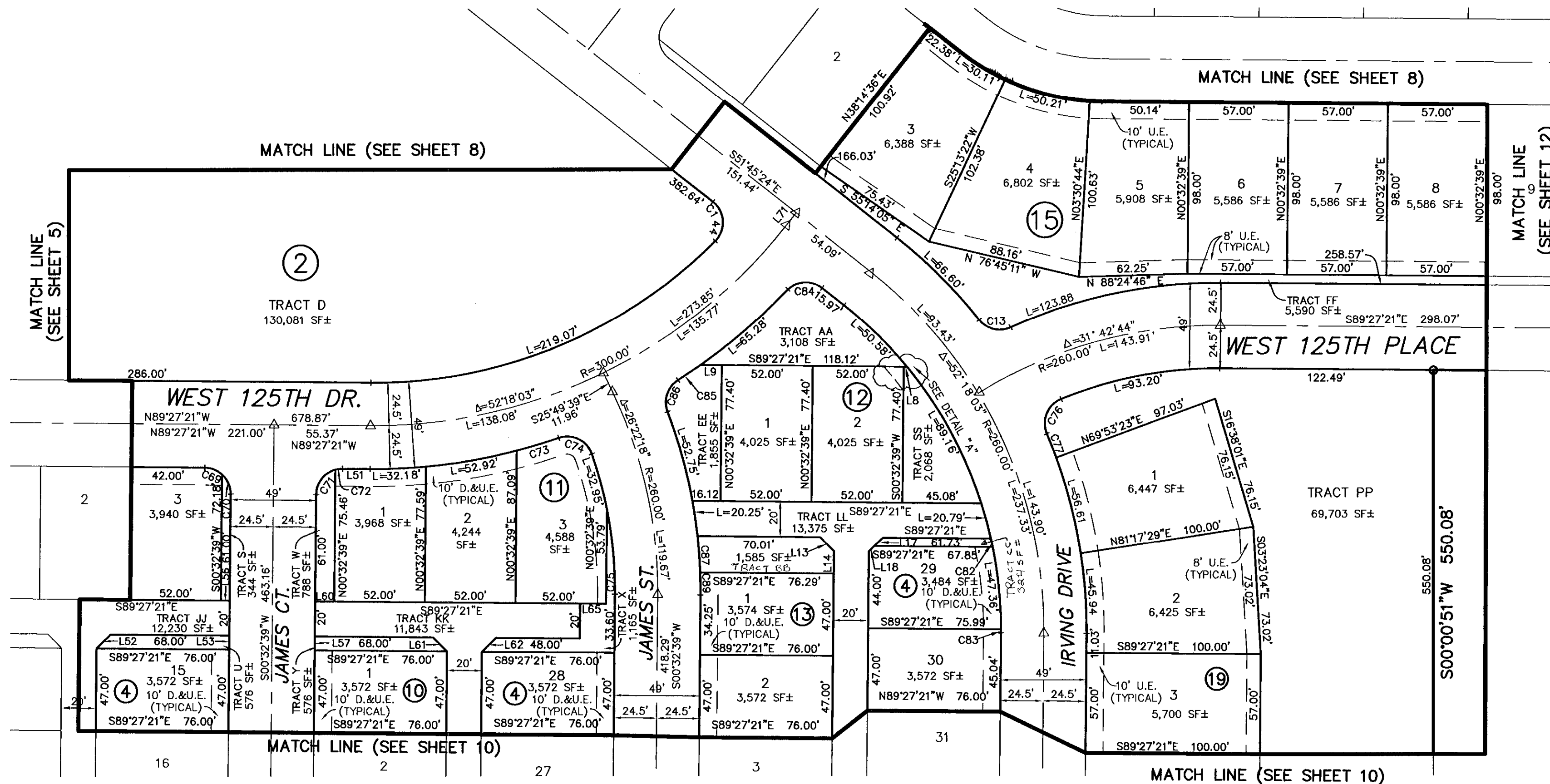
OWNER/DEVELOPER



ENGINEER/SURVEYOR



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Lakewood, Colorado 80226
(303) 980-0200



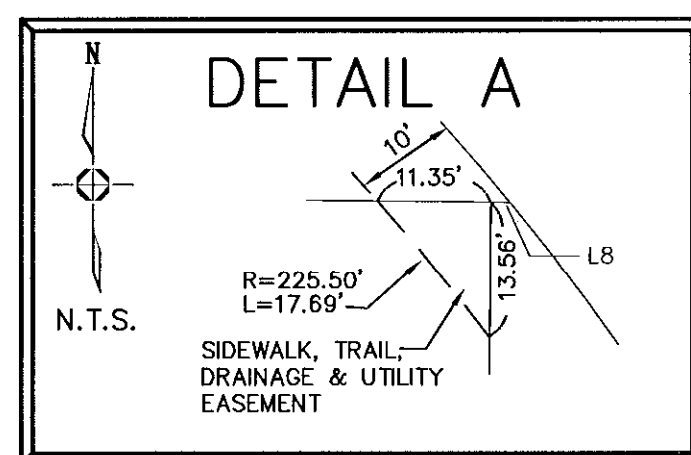
LEGEND

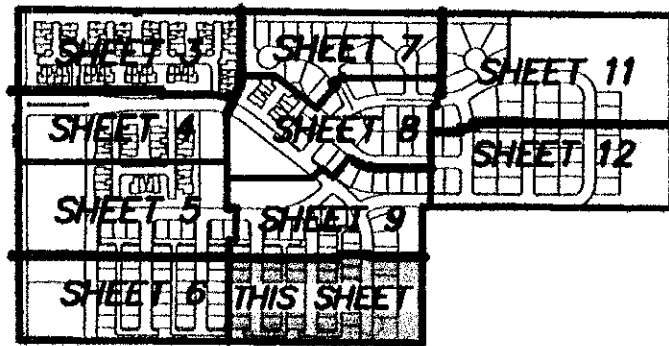
- | | | | |
|------|--|-------------|---------------------------------|
| U.E. | INDICATES UTILITY EASEMENT | N/R | INDICATES NON-RADIAL LINE |
| ● | SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286 | 10' D.&U.E. | 10' DRAINAGE & UTILITY EASEMENT |
| ○ | FOUND CORNER AS NOTED | 10' U.E. | 10' UTILITY EASEMENT |
| ◆ | SECTION CORNER | 8' U.E. | 8' UTILITY EASEMENT |
| △ | RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS | | |

2 BLOCK NUMBER

NOTE:

TRACTS GG, HH, JJ, KK AND LL ARE PRIVATE ALLEYS AND ARE FOR EMERGENCY ACCESS, ACCESS AND UTILITY PURPOSES.



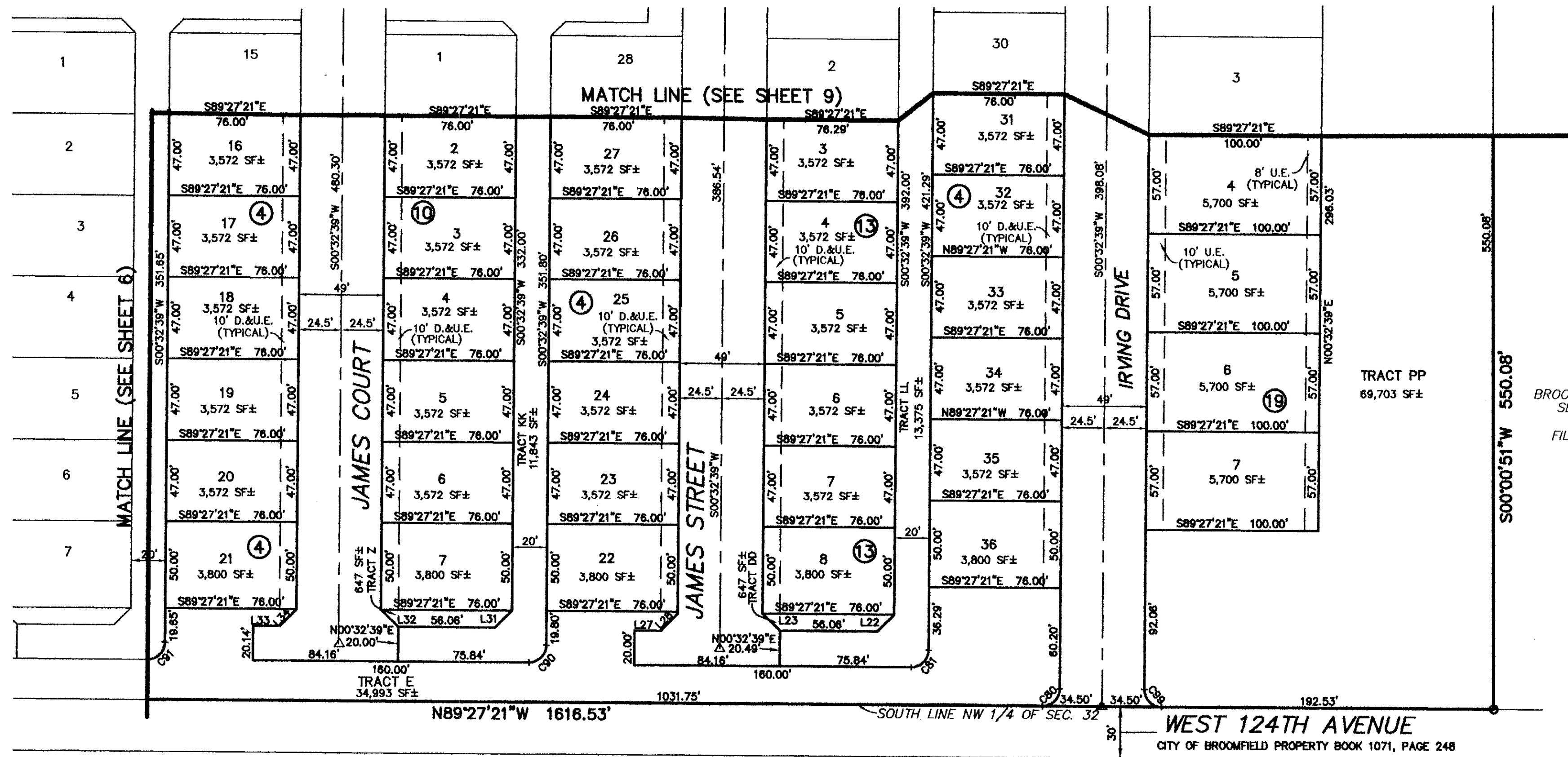


KEY MAP
N.T.S.

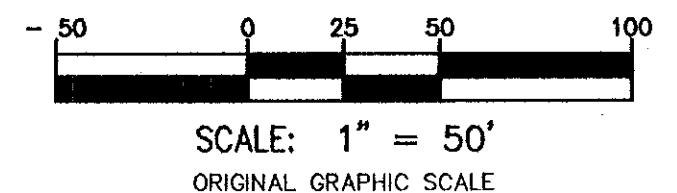
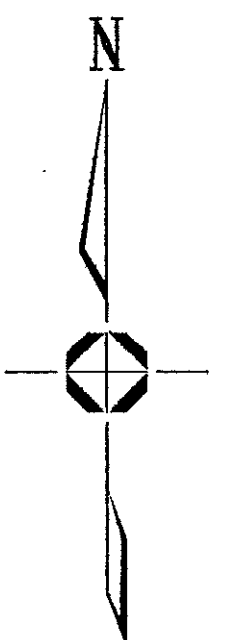
CROFTON PARK FINAL PLAT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 12



BROOMFIELD MUNICIPAL
SERVICE CENTER
FILING NO. 1
FILE 17, MAP 366



LINE TABLE		
LINE	BEARING	LENGTH
L22	S45°29'17"W	13.85
L23	S45°29'17"E	14.12
L27	S89°27'21"E	15.22
L28	N45°29'17"E	13.85
L31	S89°27'21"E	13.85
L32	N45°29'17"E	14.12
L33	S89°27'21"E	15.53
L34	N45°29'17"E	13.40

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C80	90°00'00"	10.00	15.71
C81	90°00'00"	10.00	15.71
C90	90°00'00"	10.00	15.71
C91	90°00'00"	10.00	15.71
C99	90°00'00"	10.00	15.71

LEGEND

- U.E. INDICATES UTILITY EASEMENT
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- ◆ SECTION CORNER
- △ RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS

- N/R INDICATES NON-RADIAL LINE
- 10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT
- 10' U.E. 10' UTILITY EASEMENT
- 8' U.E. 8' UTILITY EASEMENT

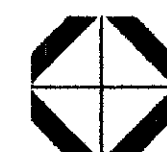
② BLOCK NUMBER

NOTE:

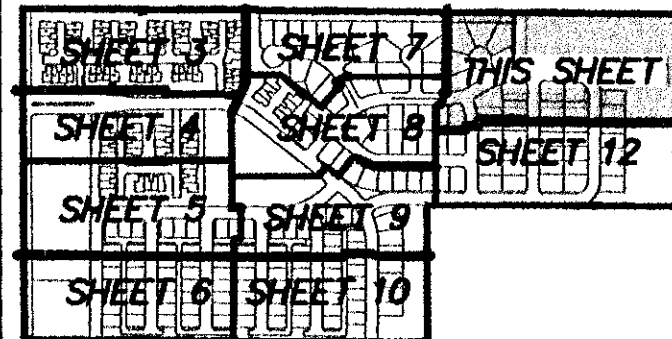
TRACTS GG, HH, JJ, KK AND LL ARE PRIVATE ALLEYS AND ARE FOR EMERGENCY ACCESS, ACCESS AND UTILITY PURPOSES.

OWNER/DEVELOPER

[Signature]



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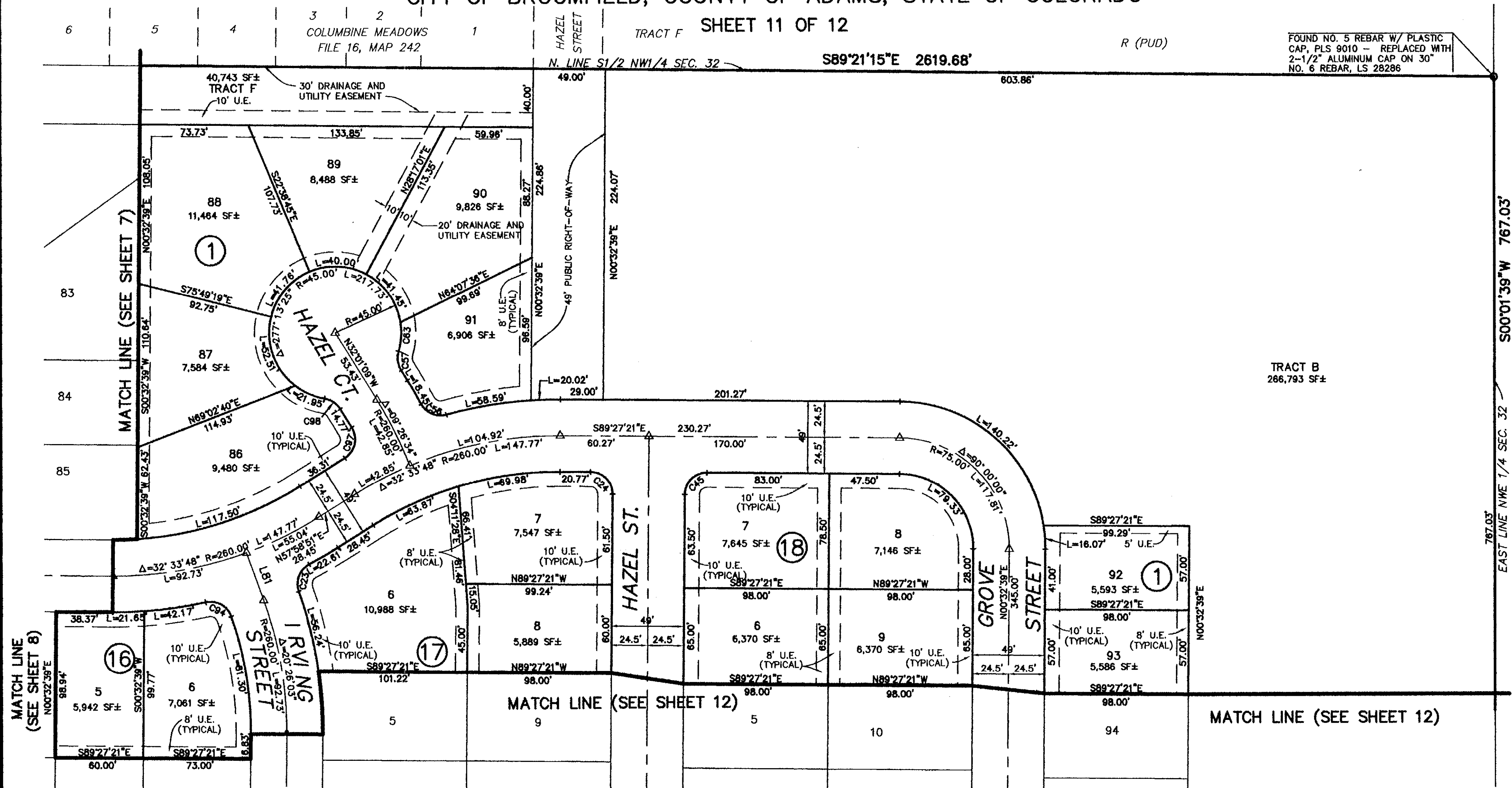
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CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

TRACT F SHEET 11 OF 12

R (PUD)

FOUND NO. 5 REBAR W/ PLASTIC
CAP, PLS 9010 - REPLACED WITH
2-1/2" ALUMINUM CAP ON 30"
NO. 6 REBAR, LS 28286



TRACT "B"
WILLOW RUN FILING NO. 5
FILE 17, MAP 570

TRACT B
266,793 SF±

EAST LINE NWE 1/4 SEC. 32
767.03'

S00°01'39"W 767.03'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S19°53'24"E	34.36

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	81°56'27"	15.00	21.45
C24	90°00'00"	15.00	23.56
C45	90°00'00"	15.00	23.56
C56	76°58'58"	15.00	20.15
C57	48°36'43"	15.50	13.15
C63	25°32'20"	45.00	20.06
C94	83°04'24"	15.00	21.75
C97	90°00'00"	15.00	23.56
C98	48°36'43"	15.50	13.15

LEGEND

- U.E. INDICATES UTILITY EASEMENT
- SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286
- FOUND CORNER AS NOTED
- ◆ SECTION CORNER
- △ RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS

- N/R INDICATES NON-RADIAL LINE
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- 10' U.E. 10' UTILITY EASEMENT
- 8' U.E. 8' UTILITY EASEMENT
- 5' U.E. 5' UTILITY EASEMENT
- ② BLOCK NUMBER

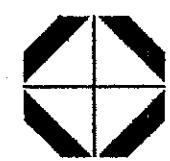


SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

OWNER/DEVELOPER

[Signature]
CROFTON PARK
FINAL PLAT

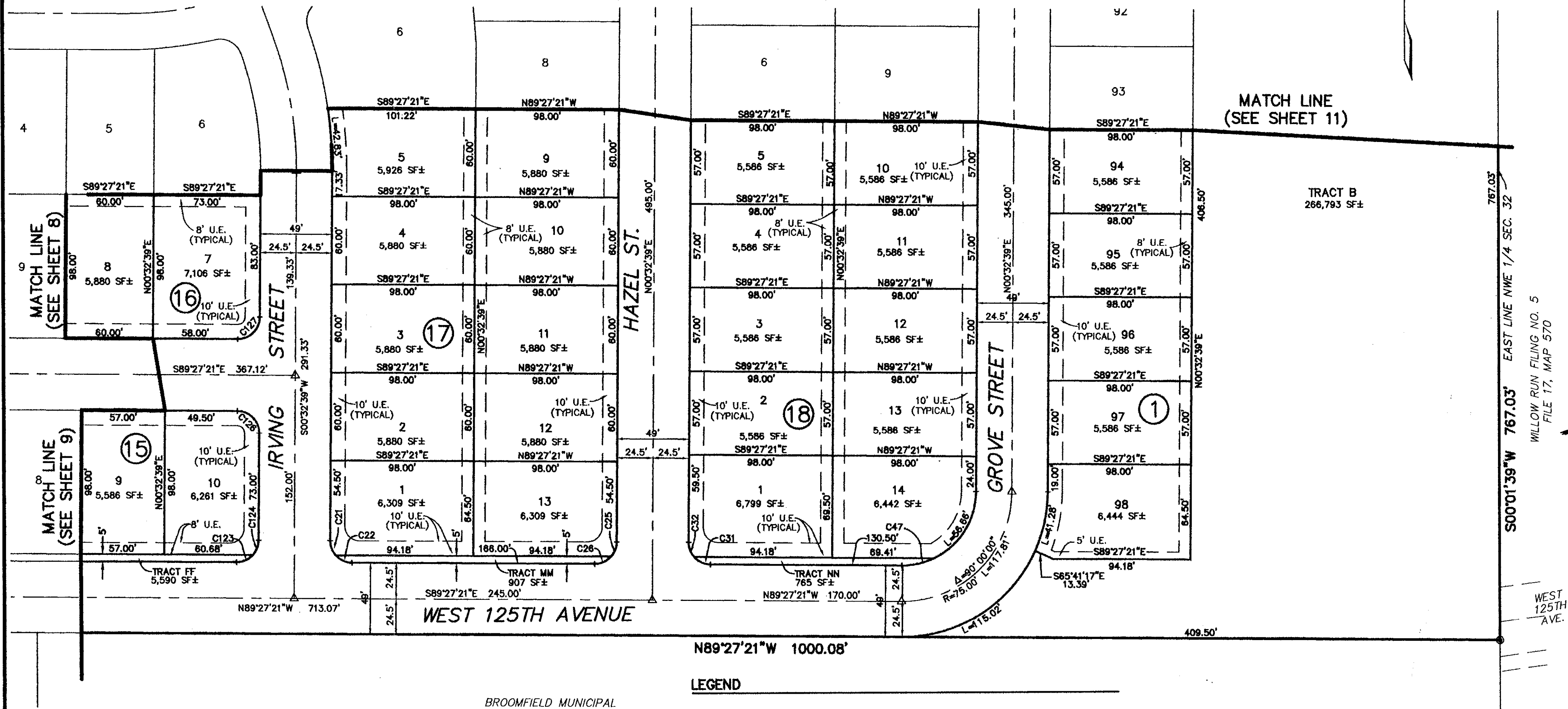
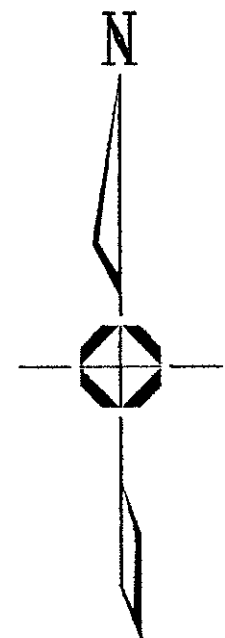
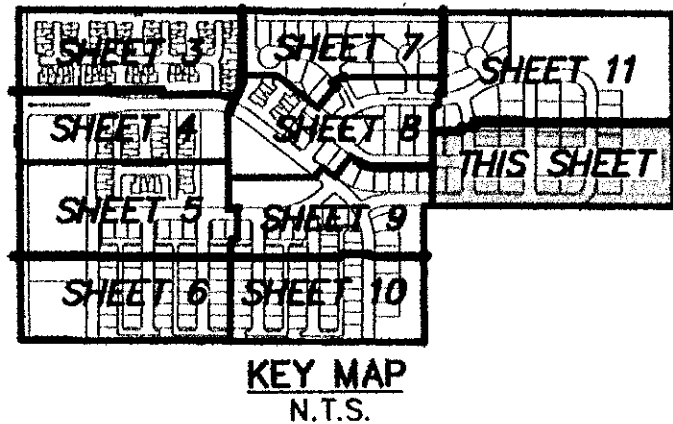
ENGINEER/SURVEYOR



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CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 12



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	41°48'37"	15.00	10.95
C22	48°11'23"	15.00	12.62
C25	41°48'37"	15.00	10.95
C26	48°11'23"	15.00	12.62
C31	48°11'23"	15.00	12.62
C32	41°48'37"	15.00	10.95
C47	25°42'41"	50.50	22.66
C123	48°11'23"	15.00	12.62
C124	41°48'37"	15.00	10.95
C126	90°00'00"	15.00	23.56
C127	90°00'00"	15.00	23.56

BROOMFIELD MUNICIPAL
SERVICE CENTER
FILING NO. 1
FILE 17, MAP 366

LEGEND

- U.E. INDICATES UTILITY EASEMENT
- SET 1-1/2" RED PLASTIC CAP ON NO. 5 REBAR, LS 28286
- FOUND CORNER AS NOTED
- ◆ SECTION CORNER
- △ RANGE BOX WITH NO. 5 REBAR & 2" ALUM. CAP PLS 28286 TO BE SET UPON COMPLETION OF STREET IMPROVEMENTS
- ② BLOCK NUMBER
- N/R INDICATES NON-RADIAL LINE
- 10' D.&U.E. 10' DRAINAGE & UTILITY EASEMENT
- 10' U.E. 10' UTILITY EASEMENT
- 8' U.E. 8' UTILITY EASEMENT
- 5' U.E. 5' UTILITY EASEMENT

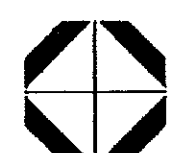


SCALE: 1" = 50'
ORIGINAL GRAPHIC SCALE

OWNER/DEVELOPER

[Signature]

ENGINEER/SURVEYOR



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