

GREAT WESTERN PARK - FILING NO. 4
FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 18

LEGAL DESCRIPTION AND DEDICATION:

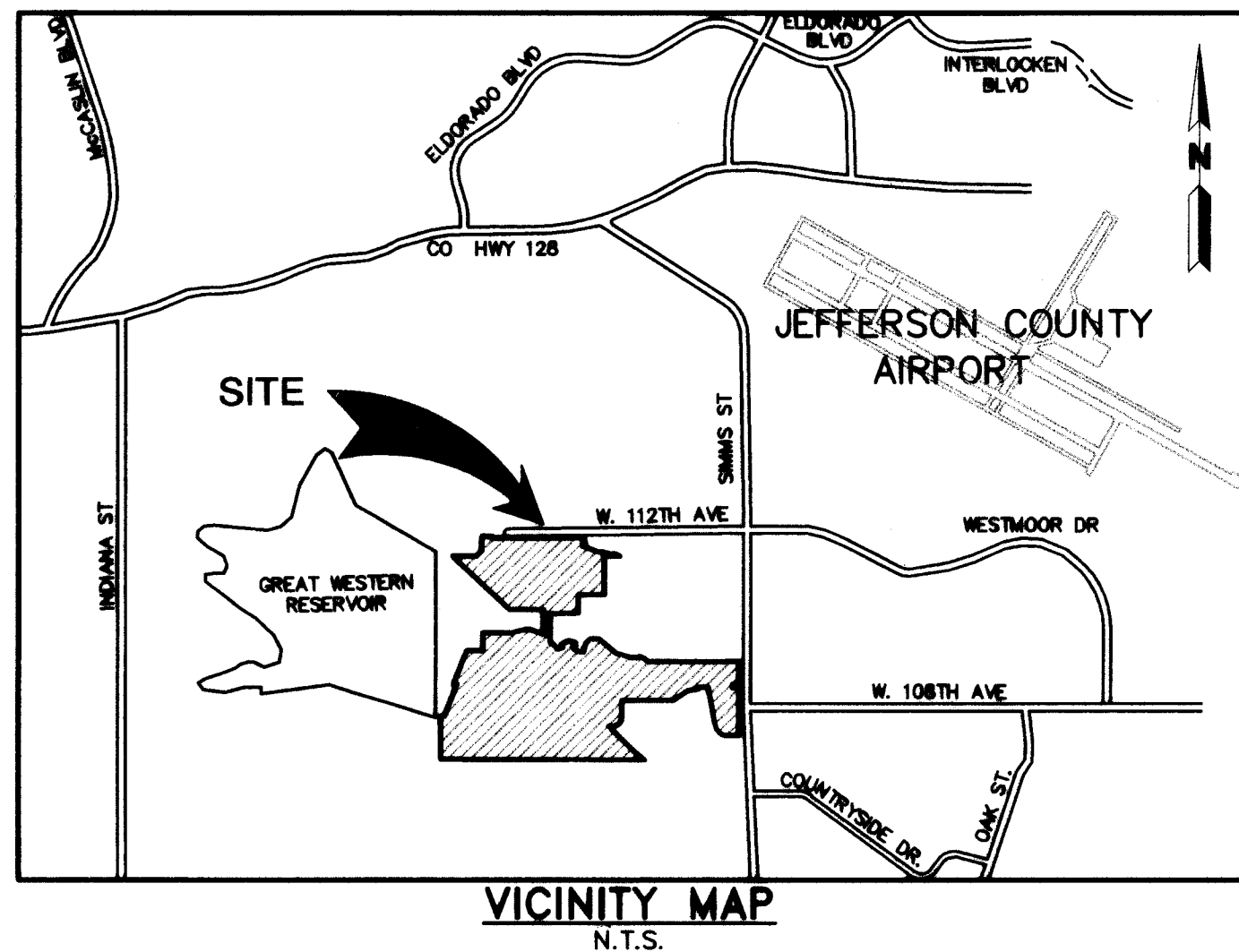
BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF:

A PARCEL OF LAND BEING LOTS 5, 7 THROUGH 12, TRACTS E, F AND G OF GREAT WESTERN PARK-FILING NO. 1 AS RECORDED AT RECEPTION NUMBER F1182497, AND LOT 1 OF GREAT WESTERN PARK-FILING NO. 2 AS RECORDED AT RECEPTION NUMBER F1182498, AND LOT 6B OF GREAT WESTERN PARK-FILING NO. 3 AS RECORDED AT RECEPTION NUMBER 2001000178 AND AN UNPLATTED PARCEL, ALL LOCATED WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8; THENCE N89°50'03"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER CORNER OF SAID SECTION 8 A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SIMMS STREET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIMMS STREET AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER CORNER OF SAID SECTION 8 N89°50'03"W A DISTANCE OF 115.00 FEET; THENCE DEPARTING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 S00°11'46"E A DISTANCE OF 50.00 FEET; THENCE S89°50'03"E ALONG A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST CORNER OF SAID SECTION 8 A DISTANCE OF 115.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIMMS STREET; THENCE S00°11'46"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIMMS STREET A DISTANCE OF 836.92 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT 8A OF WALNUT CREEK DEVELOPMENT; UNIT ONE SUBDIVISION RECORDED WITHIN JEFFERSON COUNTY AT RECEPTION NUMBER 70362747 AS LOCATED BY FOUND MONUMENTATION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 13 COURSES: 1) S89°52'14"W A DISTANCE OF 196.30 FEET TO A POINT OF CURVATURE; 2) THENCE 325.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 80°03'30" AND A CHORD WHICH BEARS N50°06'01"W A DISTANCE OF 299.72 FEET TO A POINT OF TANGENCY; 3) THENCE N10°04'16"W A DISTANCE OF 668.29 FEET; 4) THENCE N89°50'56"W A DISTANCE OF 171.56 FEET TO A POINT OF CURVATURE; 5) THENCE 30.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 06°57'36" AND A CHORD WHICH BEARS S13°32'41"E A DISTANCE OF 30.35 FEET TO A POINT OF NON-TANGENCY; 6) THENCE S79°55'44"W A DISTANCE OF 200.00 FEET; 7) THENCE S55°29'50"W A DISTANCE OF 301.79 FEET; 8) THENCE S89°55'44"W A DISTANCE OF 900.00 FEET; 9) THENCE S00°04'16"E A DISTANCE OF 295.17 FEET TO A POINT OF CURVATURE; 10) THENCE 246.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 156.83 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S44°55'44"W A DISTANCE OF 221.79 FEET TO A POINT OF NON-TANGENCY; 11) THENCE N85°12'33"W A DISTANCE OF 73.18 FEET; 12) THENCE S45°04'15"E A DISTANCE OF 607.68 FEET; 13) THENCE S49°30'55"E A DISTANCE OF 257.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 8; THENCE N89°45'29"W ALONG SAID SOUTH LINE A DISTANCE OF 1104.23 FEET TO A POINT ON THE WESTERLY LINE OF GREAT WESTERN PARK-FILING NO. 1; THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 8 N89°45'37"W A DISTANCE OF 2452.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N00°03'00"W ALONG SAID WEST LINE A DISTANCE OF 757.32 FEET; THENCE DEPARTING SAID WEST LINE N89°48'56"E A DISTANCE OF 62.11 FEET; THENCE N21°25'09"E A DISTANCE OF 599.82 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S89°55'25"W ALONG SAID NORTH LINE A DISTANCE OF 59.98 FEET; THENCE DEPARTING SAID NORTH LINE N21°25'03"E A DISTANCE OF 622.34 FEET; THENCE N89°33'59"E A DISTANCE OF 282.54 FEET; THENCE N00°32'39"E A DISTANCE OF 58.43 FEET; THENCE N00°03'18"W A DISTANCE OF 249.93 FEET; THENCE N89°56'15"E A DISTANCE OF 474.89 FEET; THENCE N76°37'09"E A DISTANCE OF 259.97 FEET; THENCE N89°50'35"E A DISTANCE OF 100.04 FEET; THENCE S70°16'00"E A DISTANCE OF 244.96 FEET; THENCE N00°03'32"W A DISTANCE OF 282.13 FEET; THENCE N00°04'16"W A DISTANCE OF 70.02 FEET; THENCE N00°04'08"W A DISTANCE OF 79.91 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6B OF GREAT WESTERN PARK-FILING NO. 3; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES: 1) S89°55'52"W A DISTANCE OF 588.01 FEET; 2) THENCE N47°04'22"W A DISTANCE OF 1361.07 FEET; 3) THENCE N90°00'00"E A DISTANCE OF 409.95 FEET; 4) THENCE N45°00'00"E A DISTANCE OF 128.34 FEET; 5) THENCE N00°00'00"E A DISTANCE OF 193.27 FEET; 6) THENCE N45°00'00"E A DISTANCE OF 10.54 FEET; 7) THENCE N00°00'00"E A DISTANCE OF 51.35 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT H, GREAT WESTERN PARK-FILING NO. 1; 8) THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT H N89°39'46"E A DISTANCE OF 170.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT H; 9) THENCE S00°13'04"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 112TH AVENUE, GREAT WESTERN PARK-FILING NO. 1; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST 112TH AVENUE N89°39'46"E A DISTANCE OF 1622.77 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT D, GREAT WESTERN PARK-FILING NO. 1; THENCE ALONG THE BOUNDARY OF SAID TRACT D THE FOLLOWING THIRTEEN (13) COURSES: 1) THENCE S00°00'00"E A DISTANCE OF 36.47 FEET; 2) THENCE S22°07'23"E A DISTANCE OF 44.04 FEET; 3) THENCE S11°19'06"W A DISTANCE OF 19.50 FEET; 4) THENCE S60°35'18"W A DISTANCE OF 57.12 FEET; 5) THENCE S13°24'08"E A DISTANCE OF 27.52 FEET; 6) THENCE S82°31'54"E A DISTANCE OF 78.49 FEET; 7) THENCE S45°01'18"E A DISTANCE OF 30.66 FEET; 8) THENCE S69°33'49"E A DISTANCE OF 160.66 FEET; 9) THENCE S84°17'31"E A DISTANCE OF 102.57 FEET; 10) THENCE S86°03'13"E A DISTANCE OF 25.13 FEET; 11) THENCE S78°21'25"E A DISTANCE OF 126.35 FEET; 12) THENCE N88°59'36"E A DISTANCE OF 72.73 FEET; 13) THENCE S64°43'55"E A DISTANCE OF 87.47 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 13, GREAT WESTERN PARK-FILING NO. 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 13 S89°54'55"W A DISTANCE OF 277.72 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, GREAT WESTERN PARK SUBDIVISION-FILING NO. 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 S00°05'17"E A DISTANCE OF 677.56 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES: 1) S89°54'43"W A DISTANCE OF 450.00 FEET; 2) THENCE S00°05'17"E A DISTANCE OF 313.10 FEET; 3) THENCE S88°26'13"W A DISTANCE OF 490.81 FEET; THENCE S00°3'46"E A DISTANCE OF 508.36 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT C, GREAT WESTERN PARK SUBDIVISION-FILING NO. 1; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT C THE FOLLOWING TWENTY (20) COURSES: 1) THENCE N89°56'14"E A DISTANCE OF 30.17 FEET; 2) THENCE S44°12'48"E A DISTANCE OF 144.51 FEET; 3) THENCE N72°03'46"E A DISTANCE OF 86.99 FEET; 4) THENCE N11°44'08" W A DISTANCE OF 63.05 FEET; 5) THENCE N68°07'25"E A DISTANCE OF 140.67 FEET; 6) THENCE S74°38'57"E A DISTANCE OF 109.99 FEET; 7) THENCE S19°49'07"E A DISTANCE OF 30.95 FEET; 8) THENCE S28°37'11"W A DISTANCE OF 87.08 FEET; 9) THENCE S58°29'50"E A DISTANCE OF 102.53 FEET; 10) THENCE S84°26'56"E A DISTANCE OF 84.31 FEET; 11) THENCE N14°52'21"E A DISTANCE OF 156.20 FEET; 12) THENCE N45°24'14"E A DISTANCE OF 106.18 FEET; 13) THENCE S89°42'47"E A DISTANCE OF 157.88 FEET; 14) THENCE S51°10'18"E A DISTANCE OF 390.42 FEET; 15) THENCE S74°13'46"E A DISTANCE OF 278.57 FEET; 16) THENCE S88°58'50"E A DISTANCE OF 65.28 FEET; 17) THENCE N69°52'31"E A DISTANCE OF 74.48 FEET; 18) THENCE S65°41'21"E A DISTANCE OF 93.37 FEET; 19) THENCE S42°22'32"E A DISTANCE OF 53.60 FEET; 20) THENCE S62°54'50"E A DISTANCE OF 49.19 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GREAT WESTERN PARK SUBDIVISION-FILING NO. 1; THENCE ALONG THE SOUTHERLY LINE OF SAID GREAT WESTERN PARK SUBDIVISION-FILING NO. 1 N89°53'06"E A DISTANCE OF 1576.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SIMMS STREET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SIMMS STREET S00°04'43"E A DISTANCE OF 403.04 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 239.31 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF GREAT WESTERN PARK - FILING NO. 4, AND, SUBJECT TO NOTES 8 THROUGH 16, 19, AND 20, BY THESE PRESENTS DEDICATE, GRANT, AND CONVEY IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE TRACTS A1, A4, AND W FOR OPEN SPACE, TRACTS A8 AND U FOR OPEN LANDS, TRACT X FOR OPEN LANDS/DRAINAGE, TRACTS A2, A7, B, AND V FOR PARKS, AND THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS CREATED BY THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP
N.T.S.

OWNERS: GREAT WESTERN PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CIMARRON HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER

BY: CHARLES C. MCKAY, MANAGING MEMBER

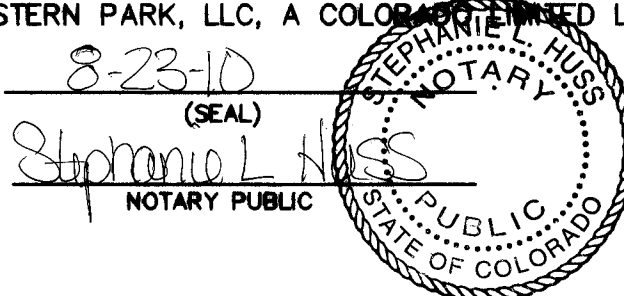
BY: GREGG A. BRADBURY, MANAGING MEMBER

BY: JEFF L. NADING, MANAGING MEMBER

STATE OF COLORADO }
COUNTY OF Jefferson } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF February, A.D. 2009, BY CHARLES C. MCKAY, GREGG A. BRADBURY, AND JEFF L. NADING AS MANAGING MEMBERS OF CIMARRON HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF GREAT WESTERN PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-23-10



RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF } SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O' CLOCK AM / PM

THIS _____ DAY OF _____ 2008, AND AS DULY RECORDED IN PLAN FILE _____

MAP _____ FILM _____ AS RECEPTION NUMBER _____

FEES \$ _____ PAID.

ATTEST:

DEPUTY

RECORDER

CONSENT BY LENDERS:

FIRSTIER BANK BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED MAY 11, 2008 AT RECEPTION NO. 2006005880 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF BROOMFIELD, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME ("DEED OF TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE DEED OF TRUST, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF LENDER IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE DEED OF TRUST AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE DEED OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

FIRSTIER BANK

STATE OF COLORADO }
COUNTY OF Jefferson } SS.

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF Jan., 2009

BY Donald W. Chance, AS Market President OF FIRSTIER BANK.

NOTARY PUBLIC

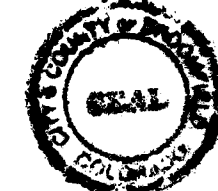


CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED, AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 1st DAY OF February, 2009.

MAYOR

CITY CLERK



LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 12th DAY OF August, 2008.

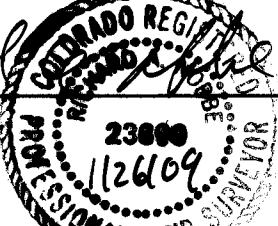
CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

DATE



(SEAL)

NOVEMBER 18, 2008
NOVEMBER 03, 2008
OCTOBER 17, 2008
SEPTEMBER 26, 2008
AUGUST 20, 2008
JUNE 26, 2008
FEBRUARY 19, 2008

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4088

GREAT WESTERN PARK - FILING NO. 4

FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 18

NOTES:

1. BEARINGS ARE BASED ON THE CITY OF BROOMFIELD'S GPS CONTROL POINTS # 11 AND # ENERGY HAVING A PUBLISHED BEARING OF N89°47'16"E FROM WHICH THE BEARING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST WHICH IS MONUMENTED AT THE NORTHEAST CORNER OF THE SECTION WITH A 2" PIPE WITH A 2-1/2" CAP (L.S. NUMBER IS ILLEGIBLE) AND AT THE NORTH QUARTER CORNER WITH A 2-3/8" PIPE WITH A 3-1/4" CAP (L.S. 19583) AND WHICH BEARS N89°39'51"E.
2. 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 CERTIFICATION SHOWN HEREON.
3. BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE.
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1 ORDER , CLASS C, 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.
5. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999706803
6. PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212.
7. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THE FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE.
8. TRACTS F, K, N, AND P ARE FOR PRIVATE ACCESS DRIVE, LANDSCAPE, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
9. TRACTS AA AND BB ARE SUBJECT TO FUTURE SDP APPROVALS AND SHALL BE OWNED AND MAINTAINED BY GREAT WESTERN PARK, LLC, A COLORADO LIABILITY COMPANY.
10. TRACTS A1, A2, A4, A7, A8, B, U, V, AND W ARE FOR PARK, TRAIL, LANDSCAPE, AND DRAINAGE PURPOSES AND WILL BE OWNED BY THE CITY AND COUNTY OF BROOMFIELD. SAID TRACTS WILL BE MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
11. TRACTS A1, A4, AND W ARE FOR OPEN SPACE, UTILITY PURPOSES AND DRAINAGE PURPOSES AND WILL BE OWNED BY THE CITY AND COUNTY OF BROOMFIELD. SAID TRACTS WILL BE MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
12. TRACTS A8 AND V ARE FOR OPEN LAND, UTILITY PURPOSES, AND DRAINAGE PURPOSES AND WILL BE OWNED BY THE CITY AND COUNTY OF BROOMFIELD. SAID TRACTS WILL BE MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
13. TRACTS Y AND Z ARE FOR OPEN LAND, UTILITY PURPOSES, AND DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
14. TRACTS A3, A5, A6, A9, C, D, E, G, H, I, J, L, M, O, Q, R, S, T, DD, EE, FF, GG, HH, II, JJ AND KK ARE FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
15. TRACT CC IS FOR PARK, TRAIL, LANDSCAPE, DRAINAGE, AND DETENTION PURPOSES AND WILL BE OWNED AND MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
16. TRACT X IS FOR OPEN LANDS/DRAINAGE, AND WILL BE OWNED BY THE CITY AND COUNTY OF BROOMFIELD. SAID TRACT X SHALL BE MAINTAINED BY GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2.
17. (NR) AS SHOWN HEREON INDICATES THE LOT LINE IS NON-RADIAL TO ITS RESPECTIVE CURVE.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
19. FOUR (4) AND SIX (6) FOOT WIDE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEPHONE, GAS, CABLE, TELECOMMUNICATIONS, AND POSTAL FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN PRIVATE ACCESS DRIVES SHOWN HEREON. PERMANENT STRUCTURES AND WATER METERS SHALL BE ALLOWED WITHIN SAID UTILITY EASEMENTS.
20. FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
21. ★ INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE OVERLOT GRADING PLAN MUST BE SUBMITTED AND APPROVED.
22. INFORMATION USED IN PREPARATION OF THIS FINAL PLAT WAS OBTAINED FROM THE TITLE COMMITMENT NO. 279-H0216275-036-JJ5 DATED AUGUST 6, 2008 AS PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON SAID COMMITMENT.
23. ALL 8-FOOT TRAILS AND SIDEWALKS SHOWN ON THE SITE DEVELOPMENT PLAN OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL HAVE A PUBLIC ACCESS EASEMENT EXTENDING 2-FOOT BEYOND THE TRAIL/SIDEWALK.

TRACT SUMMARY

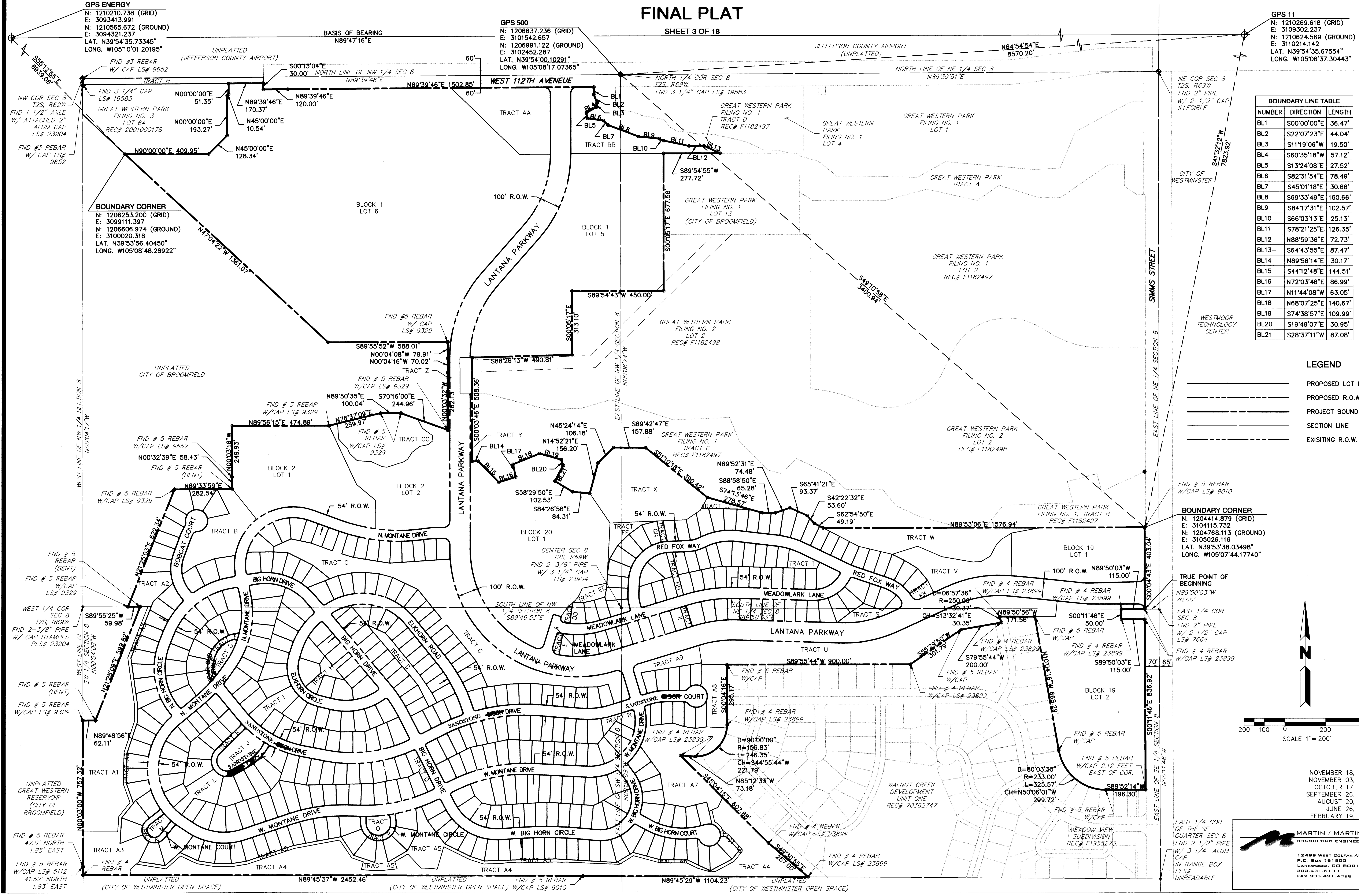
TRACT / OUTLOT	OWNERSHIP (CITY OR PRIVATE)	DESCRIPTION / ALLOCATION (ACRES)					RESPONSIBLE FOR MAINTENANCE	
		PARKS	OPENS/SPACE/ FLOODPLAIN	PRIVATE ROADS	OPEN LANDS	OPEN LANDS/ DRAINAGE	CITY	PRIVATE
A1	CITY		X					X
A2	CITY	X						X
A3	PRIVATE	X						X
A4	CITY		X					X
A5	PRIVATE	X						X
A6	PRIVATE	X						X
A7	CITY	X						X
A8	CITY				X			X
A9	PRIVATE	X						X
B	CITY	X						X
C	PRIVATE	X						X
D	PRIVATE	X						X
E	PRIVATE	X						X
F	PRIVATE			X				X
G	PRIVATE	X						X
H	PRIVATE	X						X
I	PRIVATE	X						X
J	PRIVATE	X						X
K	PRIVATE			X				X
L	PRIVATE	X						X
M	PRIVATE	X						X
N	PRIVATE			X				X
O	PRIVATE	X						X
P	PRIVATE			X				X
Q	PRIVATE	X						X
R	PRIVATE	X						X
S	PRIVATE	X						X
T	PRIVATE	X						X
U	CITY				X			X
V	CITY	X						X
W	CITY		X					X
X	CITY					X		X
Y	PRIVATE				X			X
Z	PRIVATE				X			X
CC	PRIVATE	X						X
DD	PRIVATE	X						X
EE	PRIVATE	X						X
FF	PRIVATE	X						X
GG	PRIVATE	X						X
HH	PRIVATE	X						X
II	PRIVATE	X						X
JJ	PRIVATE	X						X
KK	PRIVATE	X						X

NOVEMBER 18, 2008
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AUGUST 20, 2008
JUNE 26, 2008
FEBRUARY 19, 2008

Job Number: 20299.C03
Sheet Number: 2
Location: G:\Utility\Great Western Park\PLAT11-18-08\FINAL PLAT
Project Manager: R. LITTLE
Drawn By: S. HUGGINS
X References:
Plot Date: 05/04/07
Model Space
Plan view(s):
PLAN
Other View:
Dwg. Name: DP-3.BWG

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

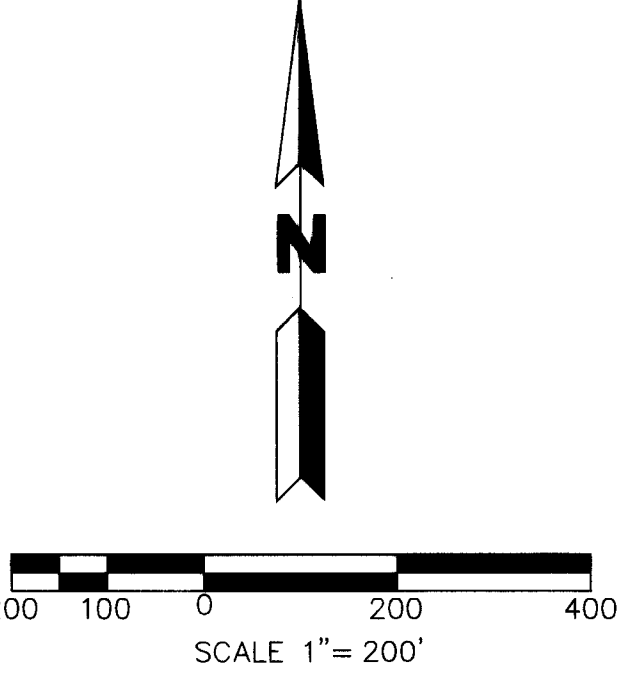
SHEET 3 OF 18



BOUNDARY LINE TABLE		
NUMBER	DIRECTION	LENGTH
BL1	S00°00'00"E	36.47'
BL2	S22°07'23"E	44.04'
BL3	S11°19'06"W	19.50'
BL4	S60°35'18"W	57.12'
BL5	S13°24'08"E	27.52'
BL6	S82°31'54"E	78.49'
BL7	S45°01'18"E	30.66'
BL8	S69°33'49"E	160.66'
BL9	S84°17'31"E	102.57'
BL10	S66°03'13"E	25.13'
BL11	S78°21'25"E	126.35'
BL12	N88°59'36"E	72.73'
BL13	S64°43'55"E	87.47'
BL14	N89°56'14"E	30.17'
BL15	S44°12'48"E	144.51'
BL16	N72°03'46"E	86.99'
BL17	N11°44'08"W	63.05'
BL18	N68°07'25"E	140.67'
BL19	S74°38'57"E	109.99'
BL20	S19°49'07"E	30.95'
BL21	S28°37'11"W	87.08'

LEGEND

- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROJECT BOUNDARY
- SECTION LINE
- EXISTING R.O.W.



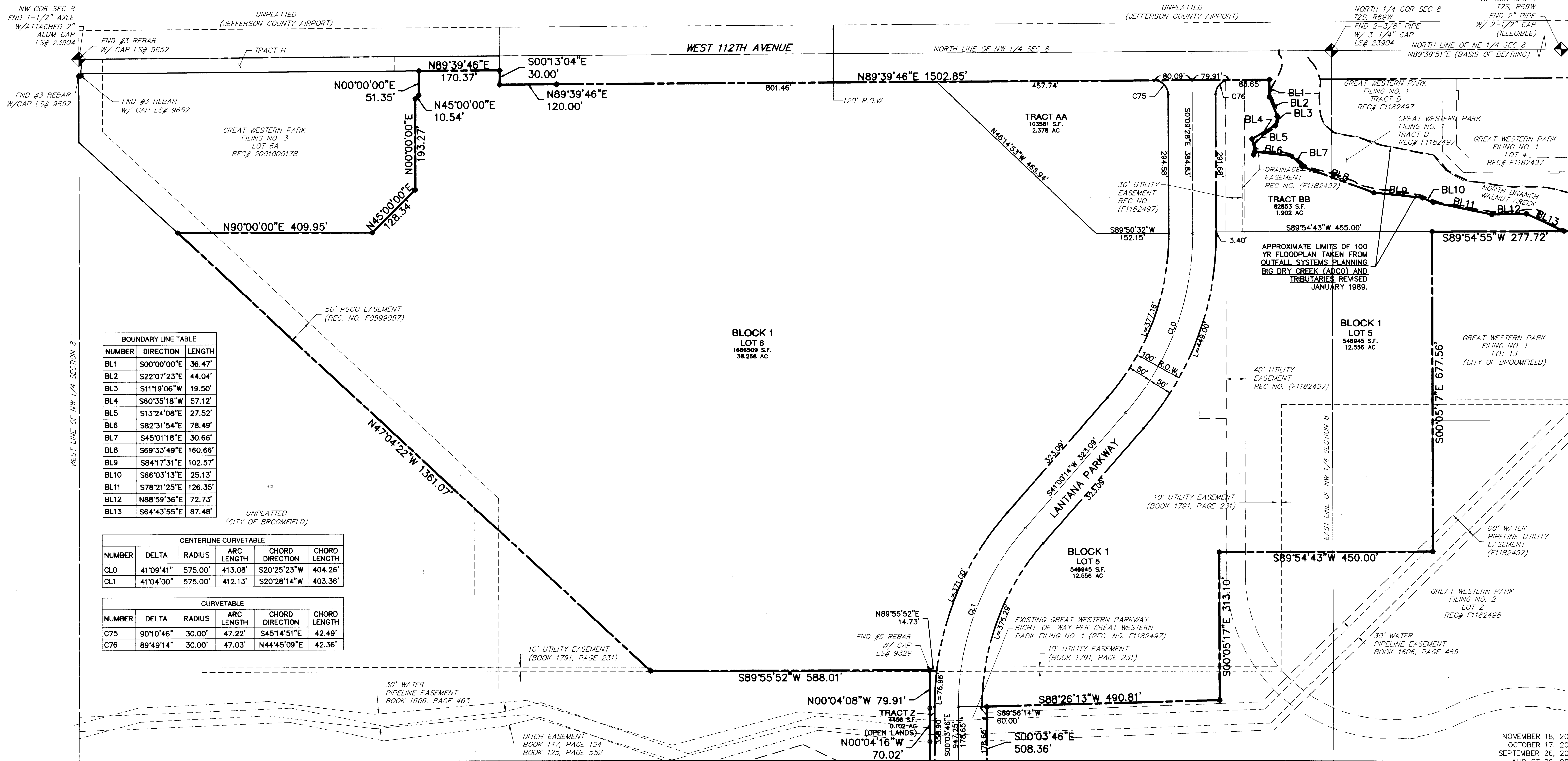
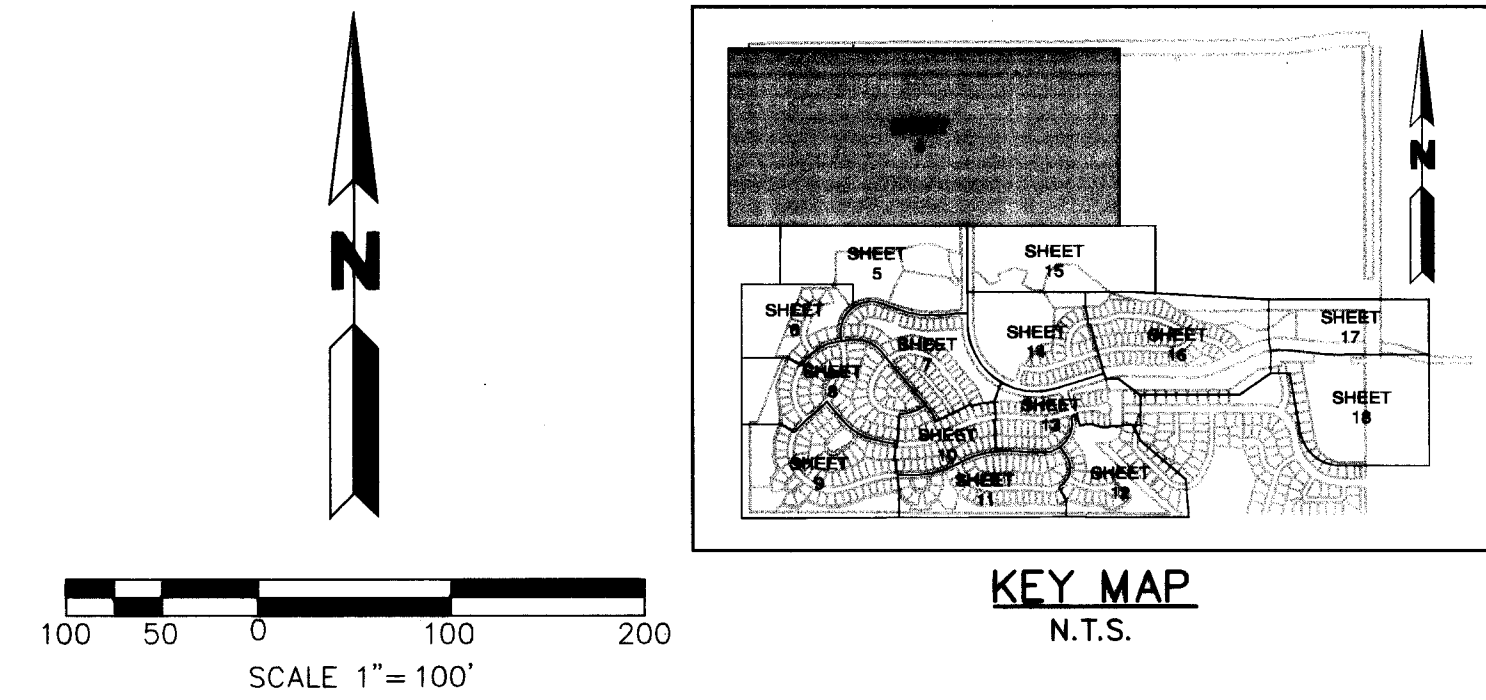
NOVEMBER 18, 2008
NOVEMBER 03, 2008
OCTOBER 17, 2008
SEPTEMBER 26, 2008
AUGUST 20, 2008
JUNE 26, 2008
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FAX 303.431.4028

Job Number: 20299.C03
Sheet Number:
Location: G:\Jutis\Great Western Park\PLAT\11-18-08\FINAL PLAT
Project Manager: R. JUTIS
Designed By: S. HODGENS
X References:
Plot Date: 05/04/07
Tab Name: PF4
Model Space
Plan view(s): PLAN
Other View:
Dwg. Name: P2-4-8.dwg

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 4 OF 18



BOUNDARY LINE TABLE		
NUMBER	DIRECTION	LENGTH
BL1	S00°00'00"E	36.47'
BL2	S22°07'23"E	44.04'
BL3	S11°19'06"W	19.50'
BL4	S60°35'18"W	57.12'
BL5	S13°24'08"E	27.52'
BL6	S82°31'54"E	78.49'
BL7	S45°01'18"E	30.66'
BL8	S69°33'49"E	160.66'
BL9	S84°17'31"E	102.57'
BL10	S66°03'13"E	25.13'
BL11	S78°21'25"E	126.35'
BL12	N88°59'36"E	72.73'
BL13	S64°43'55"E	87.48'

CENTERLINE CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
CL0	41°09'41"	575.00'	413.08'	S20°25'23"W
CL1	41°04'00"	575.00'	412.13'	S20°28'14"W

CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
C75	90°10'46"	30.00'	47.22'	S45°14'51"E
C76	89°49'14"	30.00'	47.03'	N44°45'09"E

SEE SHEET 5

SEE SHEET 15

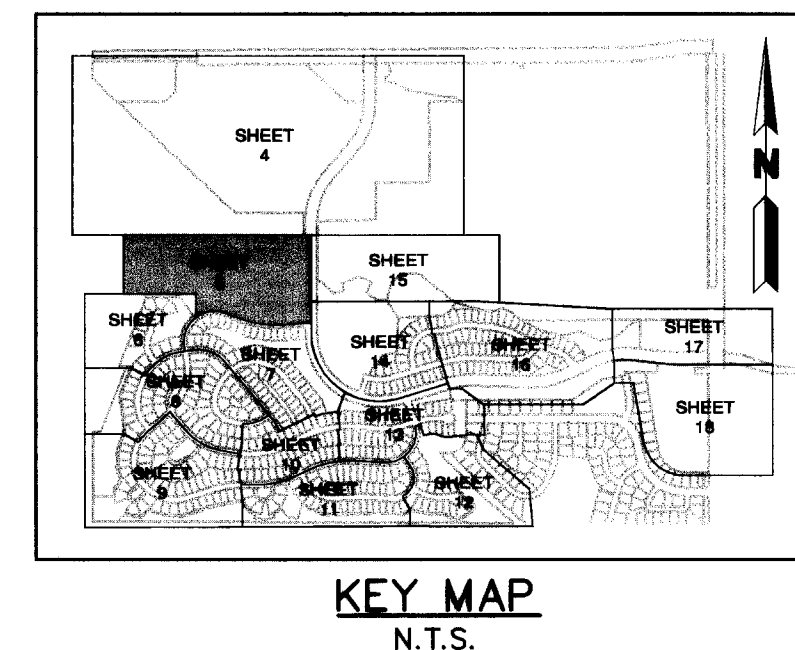
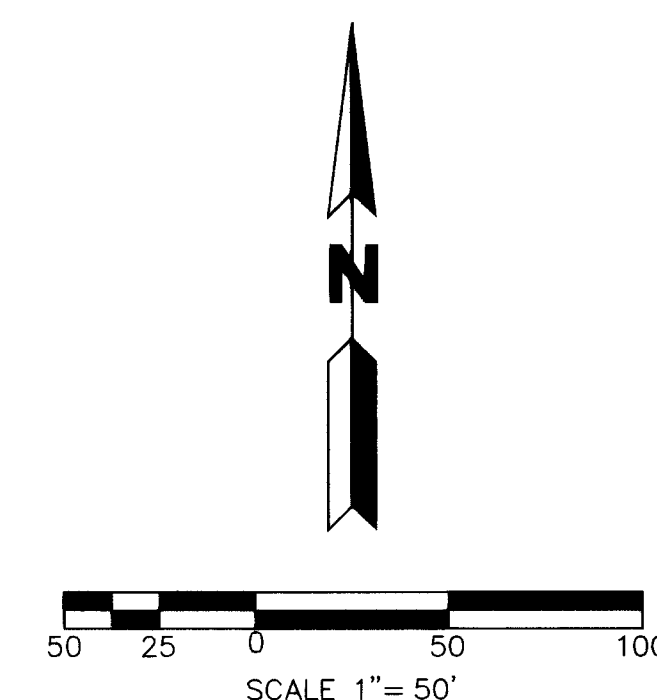
NOVEMBER 18, 2008
OCTOBER 17, 2008
SEPTEMBER 26, 2008
AUGUST 20, 2008
JUNE 26, 2008
FEBRUARY 19, 2008

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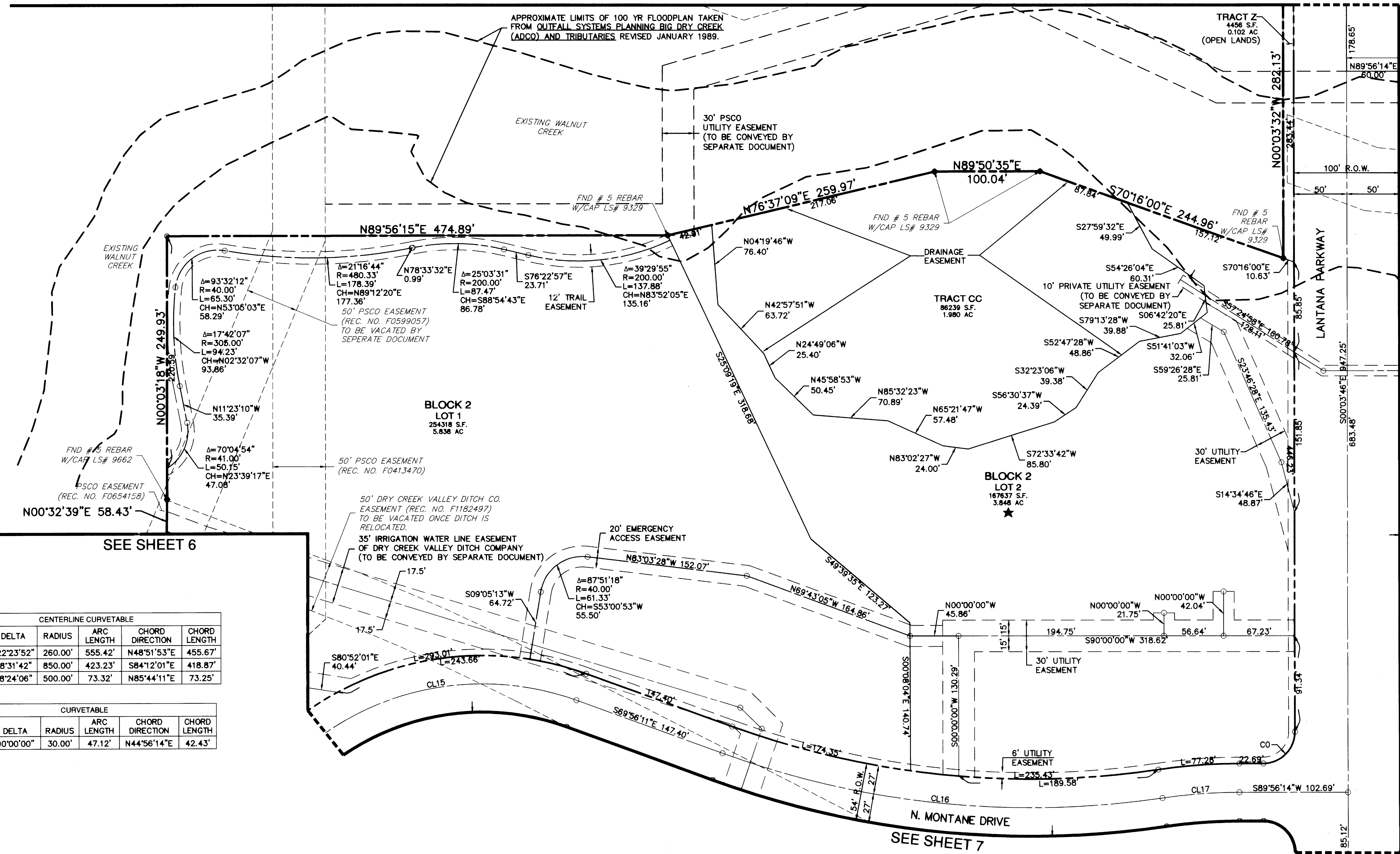
12499 WEST COLFAX AVE.
P.O. BOX 15100
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 5 OF 18



SEE SHEET 4



SEE SHEET 6

SEE SHEET 15

SEE SHEET 14

CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL15	122°23'52"	260.00'	555.42'	N48°51'53"E	455.67'
CL16	28°31'42"	850.00'	423.23'	S84°12'01"E	418.87'
CL17	08°24'06"	900.00'	73.32'	N85°44'11"E	73.25'

CURVETABLE				
NUMBER	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C0	90°00'00"	30.00'	N44°56'14"E	42.43'

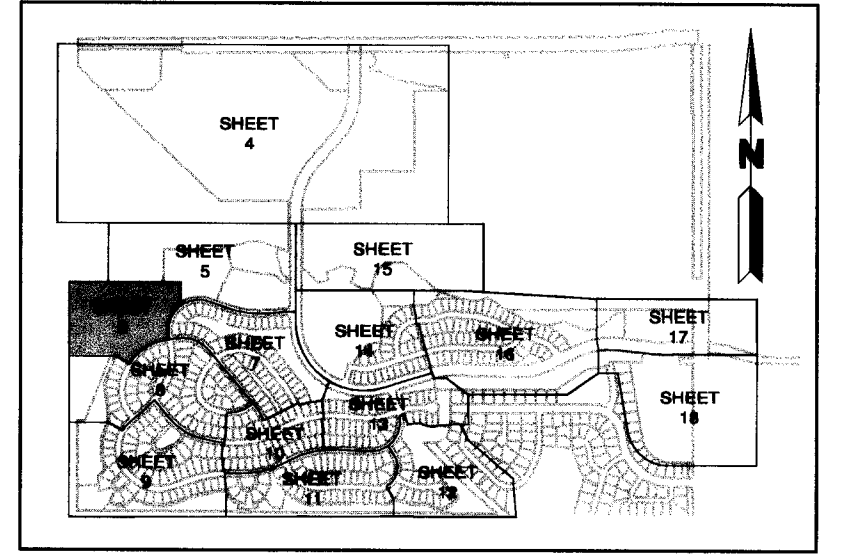
NOVEMBER 18, 2008
OCTOBER 17, 2008
SEPTEMBER 26, 2008
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JUNE 26, 2008
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Job Number: 20299.C03
Sheet Number:
Location: C:\Utilities\Great Western Park\PLAT\11-18-08\FINAL PLAT
Project Manager: R. JUTILE
Drawn By: S. HUGHES
Designed By:
X References:
Plot Date: 05/04/07
Tab Name: FFS
Profile View(s):
Plan View(s):
Model Space
Paper Space
Other View:
Dwg. Name: P-4-8.dwg
PLOT

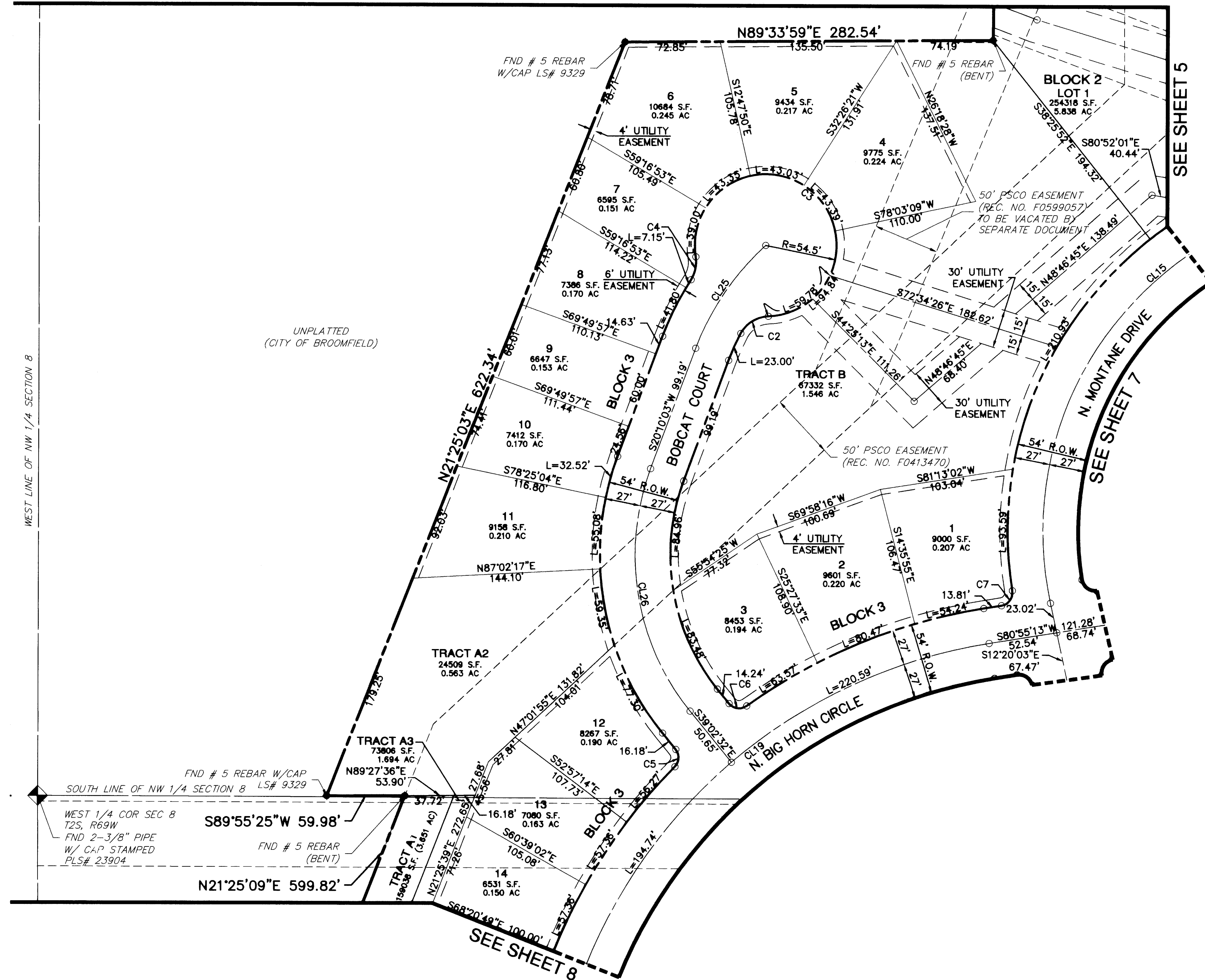
GREAT WESTERN PARK - FILING NO. 4
FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 6 OF 18



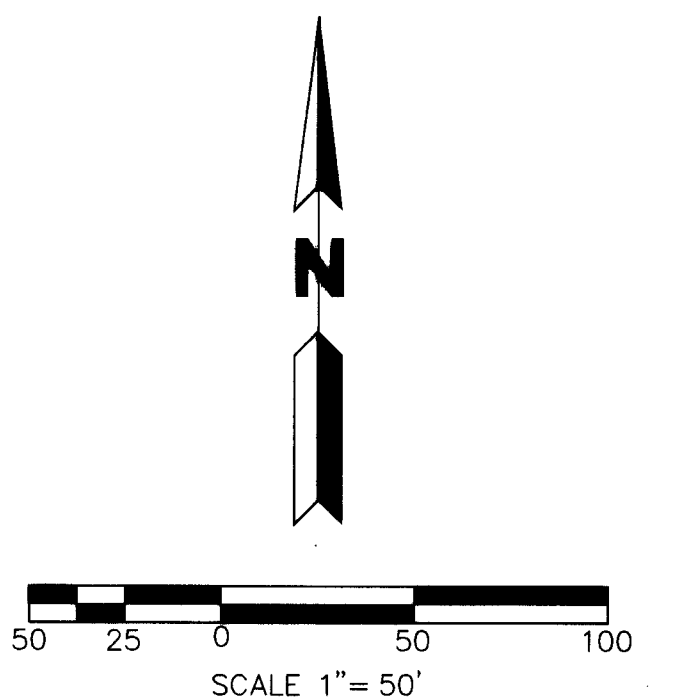
KEY MAP
N.T.S.

SEE SHEET 5



CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL15	122°23'52"	260.00'	555.42'	N48°51'53"E	455.67'
CL19	59°29'34"	400.00'	415.34'	N51°10'26"E	396.93'
CL25	27°44'55"	200.00'	96.86'	S34°02'30"W	95.92'
CL26	59°12'35"	190.00'	196.35'	S09°26'15"E	187.73'

CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	59°58'21"	25.00'	26.17'	S57°46'20"W	24.99'
C3	277°08'02"	54.50'	263.61'	N50°48'30"W	72.13'
C4	41°53'51"	25.00'	18.28'	N11°34'25"E	17.88'
C5	83°38'22"	10.00'	14.60'	N02°46'38"E	13.34'
C6	86°38'36"	10.00'	15.12'	S82°21'51"E	13.72'
C7	90°08'37"	10.00'	15.73'	N35°50'54"E	14.16'

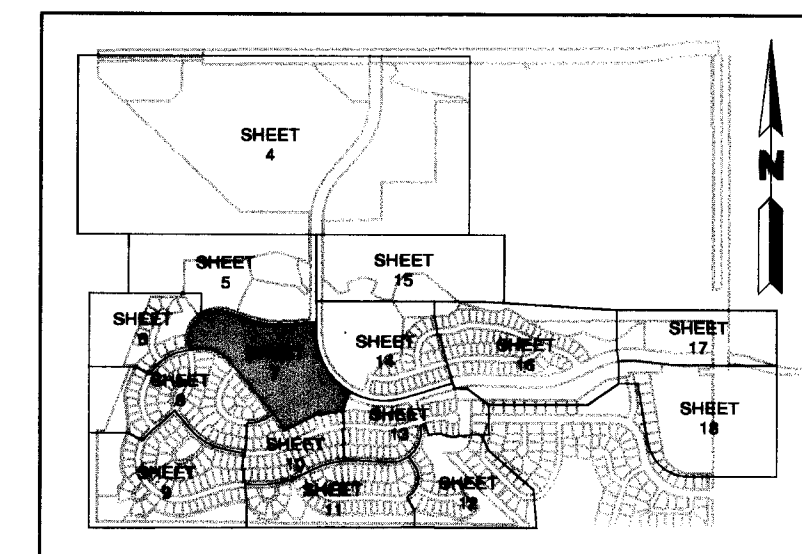


NOVEMBER 18, 2008
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GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 7 OF 18

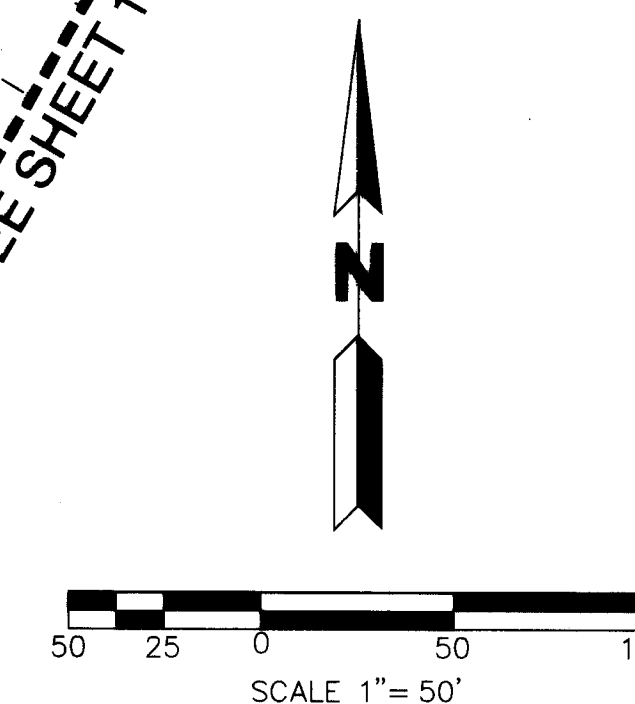


KEY MAP
N.T.S.

CENTERLINE CURVATURE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL2	106°54'26"	575.00'	1072.88'	S53°30'59"E	923.88'
CL15	122°23'52"	260.00'	555.42'	N48°51'53"E	455.67'
CL16	28°31'42"	850.00'	423.23'	S84°12'01"E	418.87'
CL17	08°24'06"	500.00'	73.32'	N85°44'11"E	73.25'
CL20	58°57'04"	290.00'	298.38'	S69°36'15"E	285.39'
CL27	53°54'43"	300.00'	282.28'	S76°49'38"E	271.98'
CL30	91°09'49"	300.00'	477.33'	S84°32'49"E	428.55'
CL31	21°36'55"	750.00'	282.95'	S28°09'27"E	281.27'

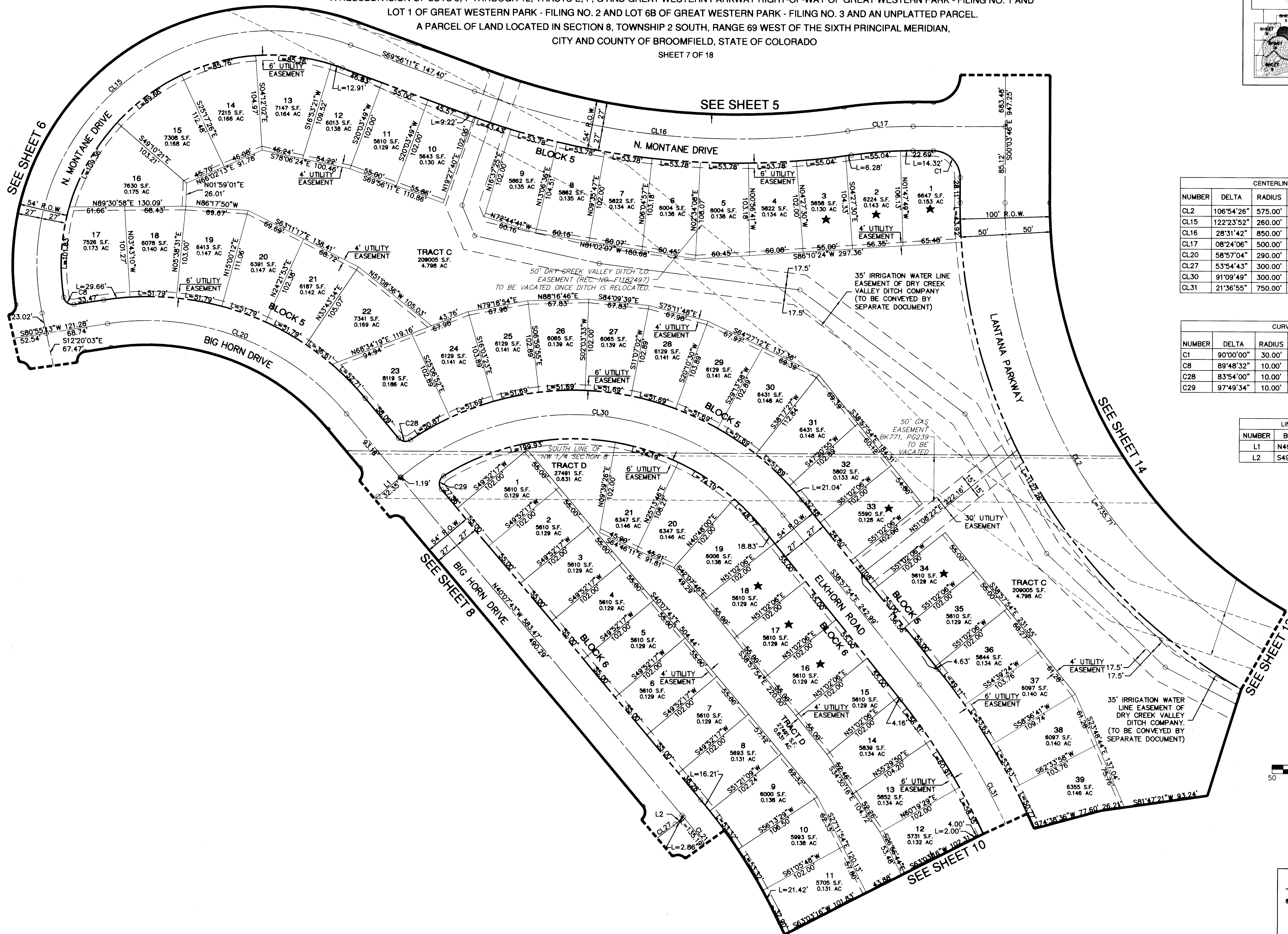
CURVATURE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	N45°03'46"W	42.43'
C8	89°48'32"	10.00'	15.67'	S54°10'32"E	14.12'
C28	83°54'00"	10.00'	14.64'	S82°04'43"E	13.37'
C29	97°49'34"	10.00'	17.07'	S08°47'04"W	15.07'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N49°52'17"E	33.54'
L2	S49°52'17"W	12.15'



NOVEMBER 18, 2008
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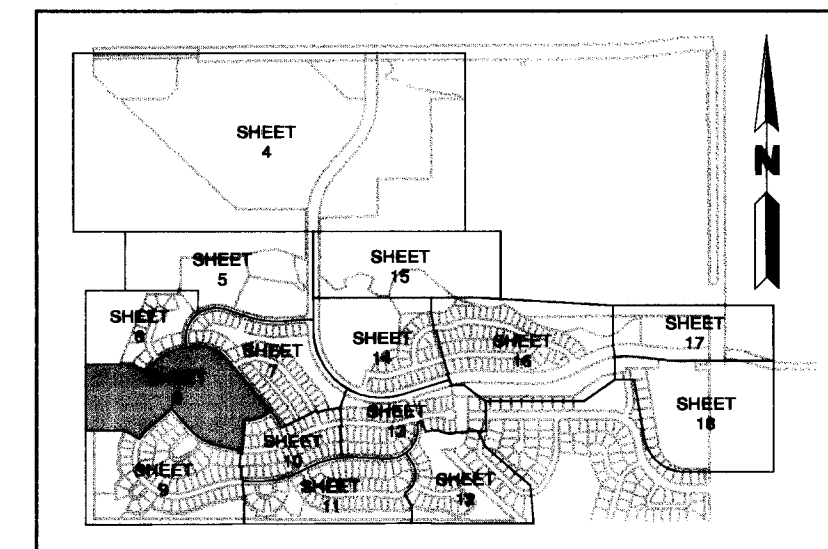


Location: G:\Utility\Great Western Park\PLAT\11-18-08\FINAL PLAT
Job Number: 20299.C03
Sheet Number: 4
Project Manager: S. HODGES
Drawn By: S. HODGES
Designed By: S. HODGES
X References:
Plot Date: 05/04/07
Tab Name: EP-4-8.dwg
Model Space
Plan view(s):
Other View:
Dwg Name: EP-4-8.dwg

Location: G:\Little Great Western Park\PLAT\11-18-08\FINAL PLAT
Job Number: 20299.C03
Project Manager: R. J. JUTILE
Designed By: S. HUGGINS
X References:
Plot Date: 05/04/07
Tab Name: FFB
Model Space
Paper Space
Plot View: PLAN
Other View:
Dwg. Name: FP-4-8.dwg

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 8 OF 18



KEY MAP
N.T.S.

CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
C9	93°15'15"	10.00'	16.28'	S34°17'35"W
C10	86°44'45"	10.00'	15.14'	N55°42'25"W
C11	71°47'11"	10.00'	12.53'	N48°32'43"E
C12	124°32'25"	10.00'	21.74'	N42°10'36"W
C13	128°11'31"	10.00'	22.37'	S77°53'37"E
C14	66°48'28"	10.00'	11.66'	N08°58'51"E
C16	78°33'01"	10.00'	13.71'	S00°08'42"E
C17	89°45'40"	10.00'	15.67'	S85°01'49"E
C18	88°36'23"	10.00'	15.46'	N04°10'50"E
C27	89°16'28"	10.00'	15.58'	N04°30'31"E
C30	90°54'32"	10.00'	15.87'	N85°34'59"W
C31	95°25'16"	10.00'	16.65'	N07°34'55"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N49°52'17"E	33.54'
L2	S49°52'17"W	12.15'
L8	N39°54'39"W	38.20'

CENTERLINE CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION
CL12	105°53'56"	310.00'	572.97'	N02°51'38"W
CL13	152°53'35"	750.00'	201.93'	N42°22'33"E
CL14	46°59'49"	440.00'	360.91'	N11°09'51"E
CL18	61°20'18"	325.00'	347.93'	N09°14'30"W
CL19	59°29'34"	400.00'	415.34'	N51°10'26"E
CL20	58°57'04"	290.00'	298.38'	S69°36'15"E
CL21	13°10'59"	600.00'	138.05'	S33°32'14"E
CL27	53°54'43"	300.00'	282.28'	S76°49'38"W
CL28	93°40'28"	170.00'	277.94'	N29°22'47"W
CL29	32°24'50"	330.00'	186.69'	N33°39'52"E
CL30	91°09'49"	300.00'	477.33'	S84°32'49"E
CL32	03°54'08"	150.00'	10.22'	S37°28'08"E
CL33	39°39'29"	510.00'	353.00'	S59°14'57"E
CL34	37°52'03"	680.00'	449.42'	N81°59'17"E

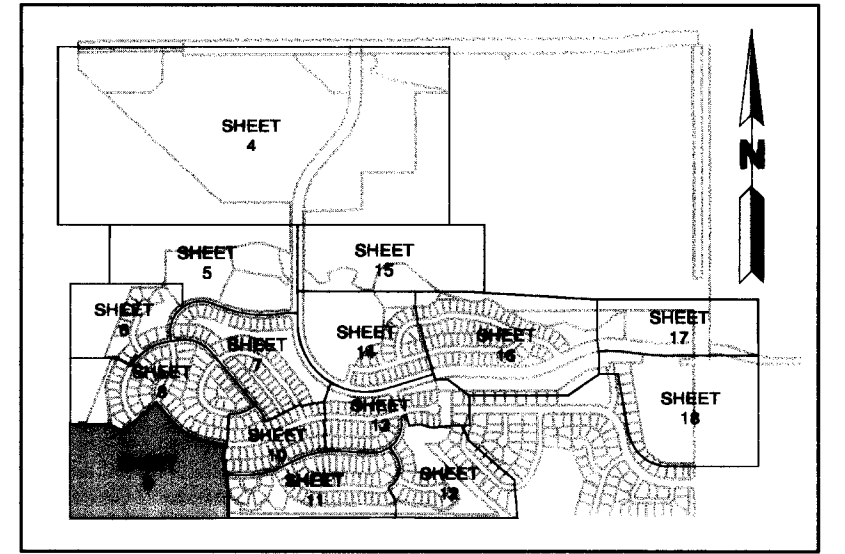
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NOVEMBER 18, 2008
OCTOBER 17, 2008
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AUGUST 20, 2008
JUNE 26, 2008
FEBRUARY 19, 2008

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GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

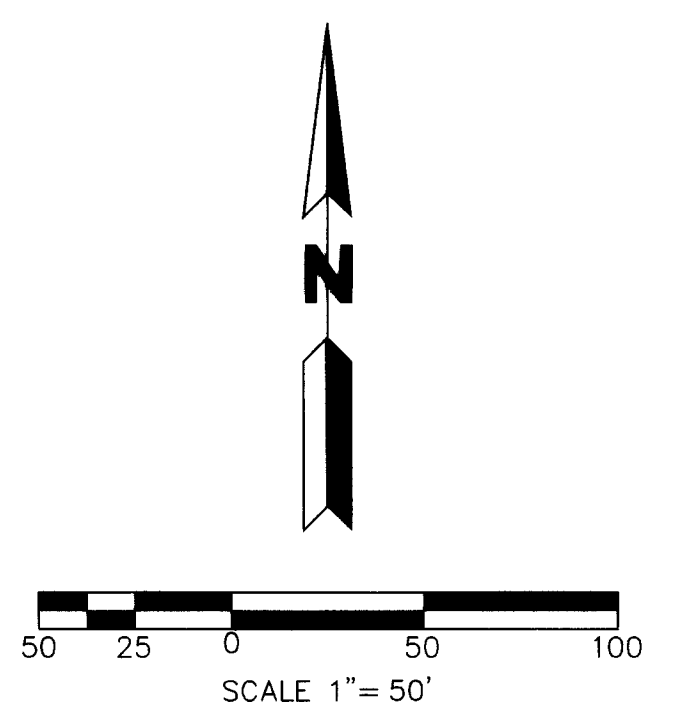
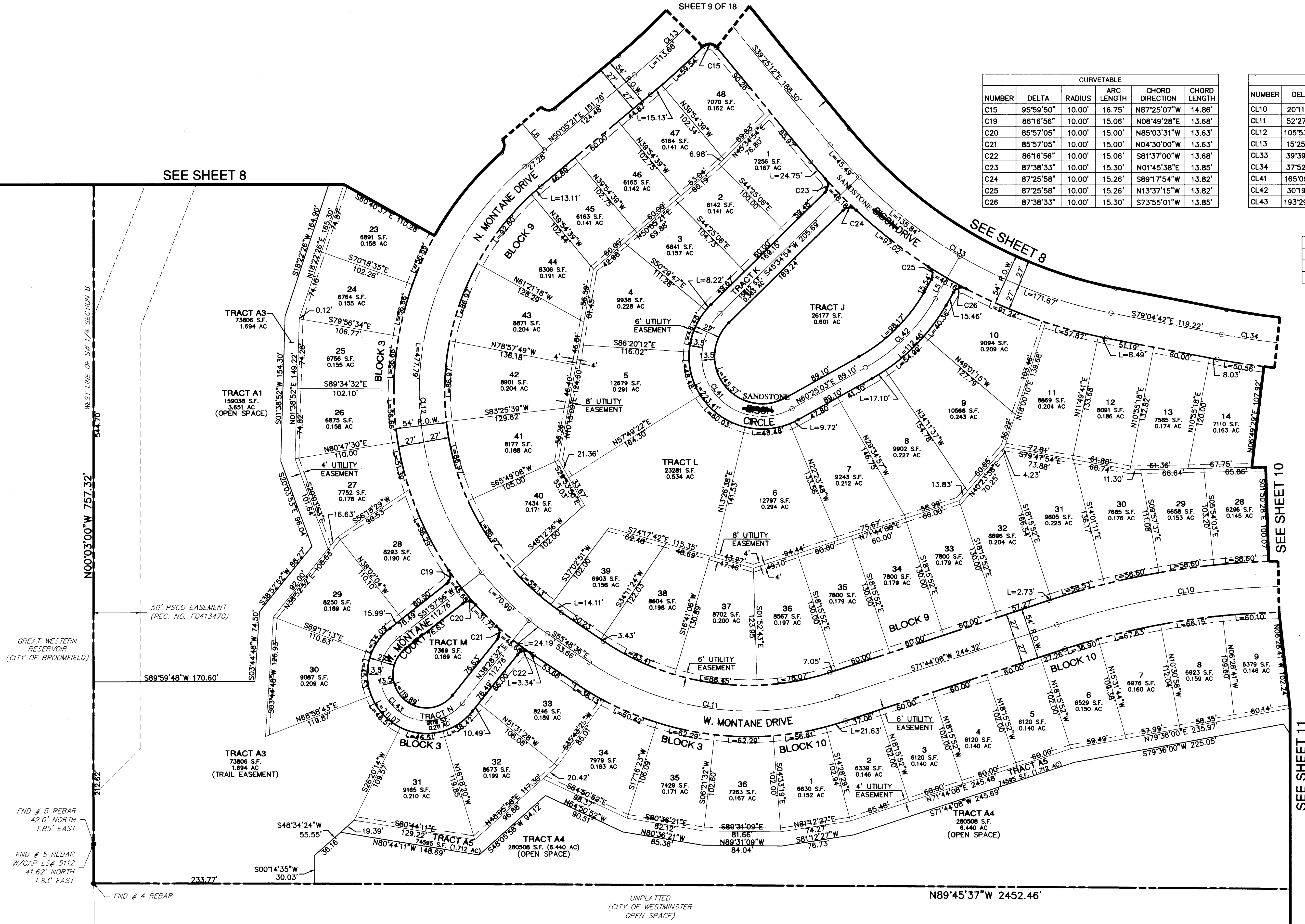


KEY MAP
N.T.S.

CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C15	95°59'50"	10.00'	16.75'	N87°25'07"W	14.86'
C19	86°16'56"	10.00'	15.06'	N08°49'28"E	13.68'
C20	85°57'05"	10.00'	15.00'	N85°03'31"W	13.63'
C21	85°57'05"	10.00'	15.00'	N04°30'00"W	13.63'
C22	86°16'56"	10.00'	15.06'	S81°37'00"W	13.68'
C23	87°38'33"	10.00'	15.30'	N01°45'38"E	13.85'
C24	87°25'58"	10.00'	15.26'	S89°17'54"W	13.82'
C25	87°25'58"	10.00'	15.26'	N13°37'15"W	13.82'
C26	87°38'33"	10.00'	15.30'	S73°55'01"W	13.85'

CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL10	20°11'38"	800.00'	281.96'	S81°49'57"W	280.50'
CL11	52°27'16"	300.00'	274.65'	N82°02'14"W	265.16'
CL12	105°53'56"	310.00'	572.97'	N02°51'38"W	494.83'
CL13	15°25'35"	750.00'	201.93'	N42°22'33"E	201.32'
CL33	39°39'29"	510.00'	353.00'	S59°14'57"E	346.00'
CL34	37°52'03"	680.00'	449.42'	N81°59'17"E	441.28'
CL41	165°09'51"	64.00'	184.49'	S37°00'01"E	126.93'
CL42	30°19'19"	199.00'	105.31'	N45°15'24"E	104.09'
CL43	193°29'25"	49.00'	165.48'	S44°46'46"E	97.32'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	S30°05'45"W	51.99'
L8	N39°54'39"W	38.20'



NOVEMBER 18, 2008
OCTOBER 17, 2008
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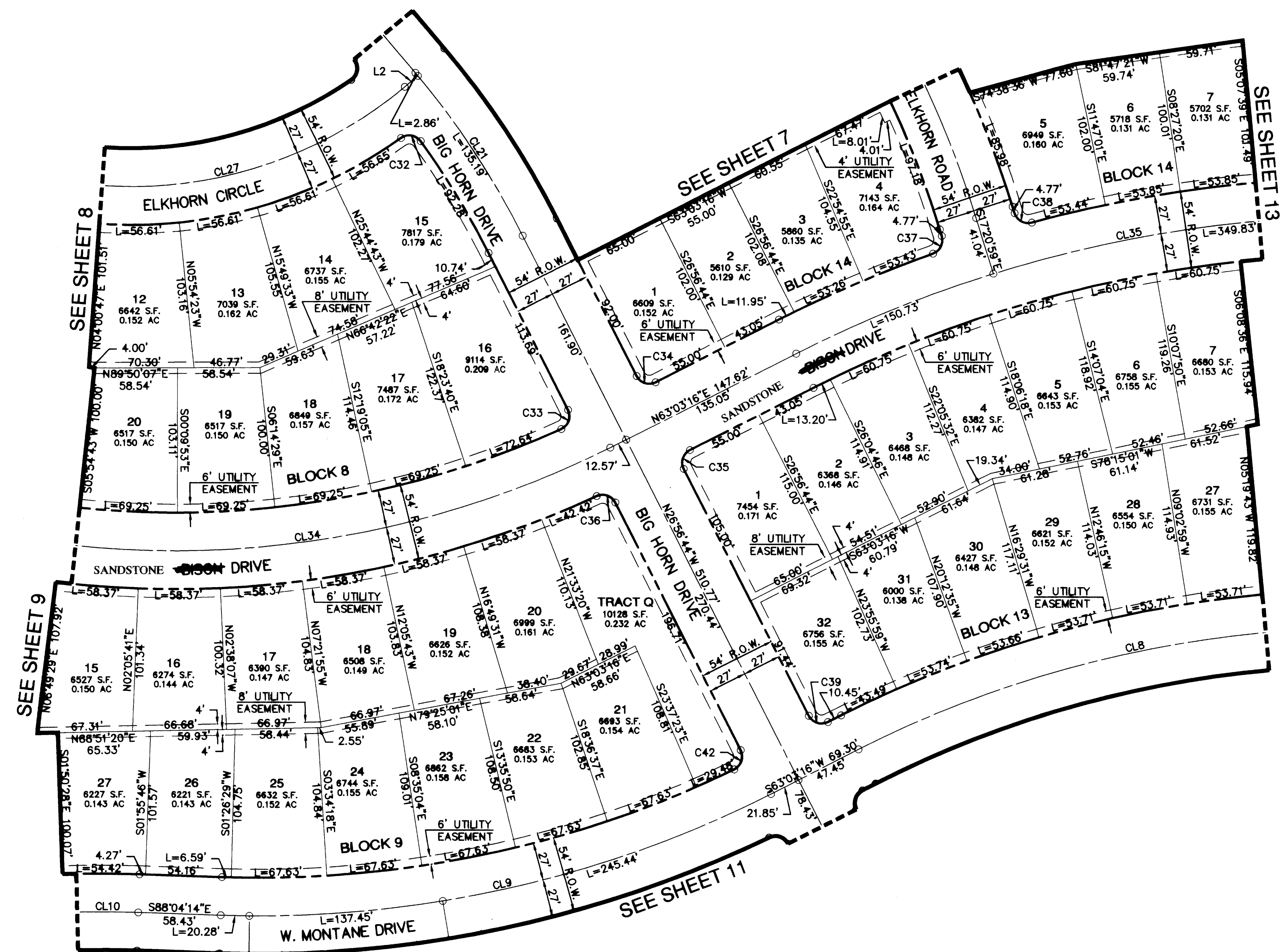
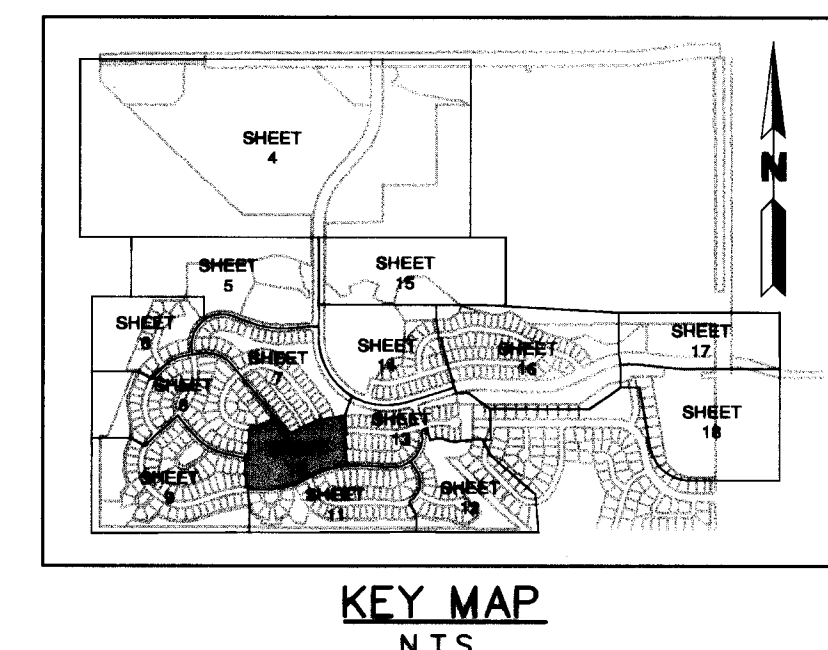
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P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

Location: G:\Jutite\Great Western Park\PLAT\11-18-08\FINAL PLAT
Project Manager: R. JUTITE
Designed By: S. HUGHES
X References:
Plot Date: 05/04/07
Tab Name: FP9
Profile View(s):
Plan view(s):
Model Space
Other View:
Dwg. Name: FP-9-13.dwg
Job Number: 20299.C03
Sheet Number: 20299.C03

Location: G:\Tuttle\Great Western Park\PLAT\11-18-08\FINAL PLAT
Job Number: 20299.003
Project Manager: R. TUTTLE
Drawn By: S. HUDGENS
X References:
Plot Date: 05/04/07
Tab Name: F210
Model Space
Paper Space
Plot view(s):
PLAN
Other View:
Dwg. Name: FP-9-13.dwg

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

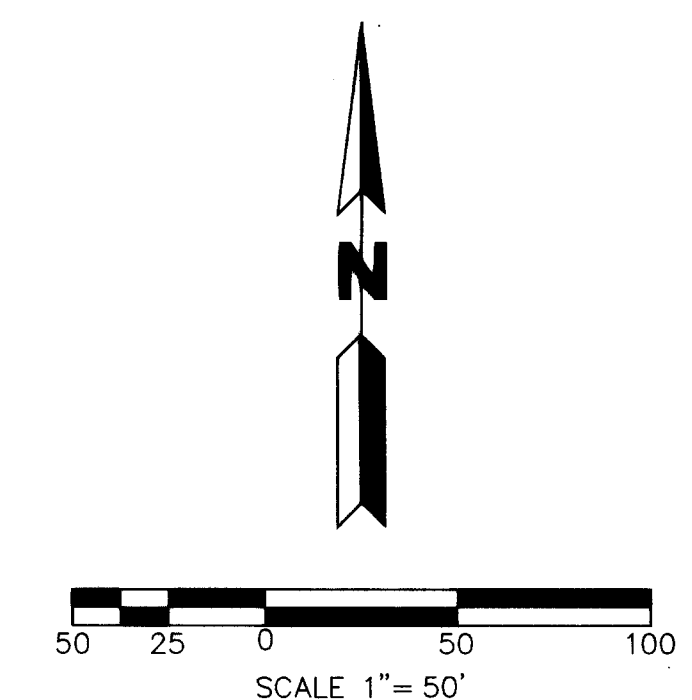
A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 10 OF 18



CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL8	29°54'07"	800.00'	417.51'	S78°00'19"W	412.79'
CL9	28°52'30"	800.00'	403.17'	S77°29'31"W	398.92'
CL10	20°11'38"	800.00'	281.96'	S81°49'57"W	280.50'
CL21	13°10'59"	600.00'	138.05'	S33°32'14"E	137.75'
CL27	53°54'43"	300.00'	282.28'	S76°49'38"W	271.98'
CL34	37°52'03"	680.00'	449.42'	N81°59'17"E	441.28'
CL35	31°52'00"	900.00'	500.56'	N78°59'16"E	494.13'

CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C32	89°29'56"	10.00'	15.62'	N80°55'20"W	14.08'
C33	92°10'37"	10.00'	16.09'	N19°08'34"E	14.41'
C34	90°00'00"	10.00'	15.71'	S71°56'43"E	14.14'
C35	90°00'00"	10.00'	15.71'	S18°03'16"W	14.14'
C36	88°02'52"	10.00'	15.37'	N70°58'10"W	13.90'
C37	87°44'13"	10.00'	15.31'	N26°31'08"E	13.86'
C38	87°44'13"	10.00'	15.31'	S61°13'05"E	13.86'
C39	90°00'00"	10.00'	15.71'	S71°56'44"E	14.14'
C42	91°08'16"	10.00'	15.91'	N18°37'24"E	14.28'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	S49°52'17"W	12.15'



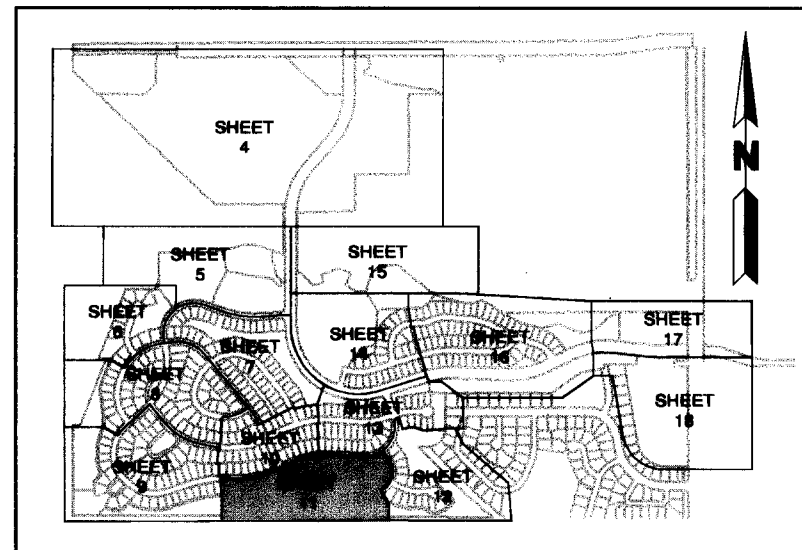
NOVEMBER 18, 2008
OCTOBER 17, 2008
SEPTEMBER 26, 2008
AUGUST 20, 2008
JUNE 26, 2008
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GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 11 OF 18

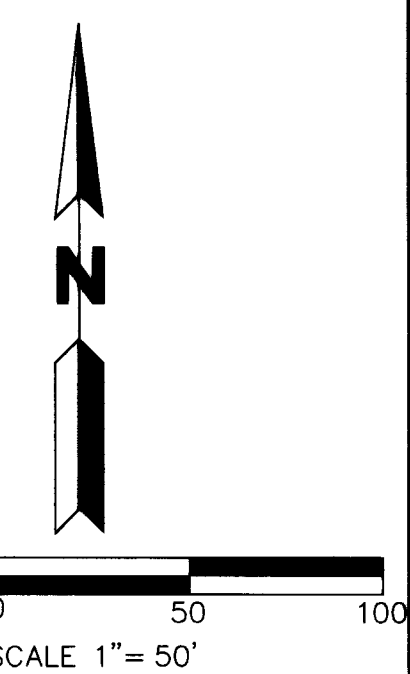
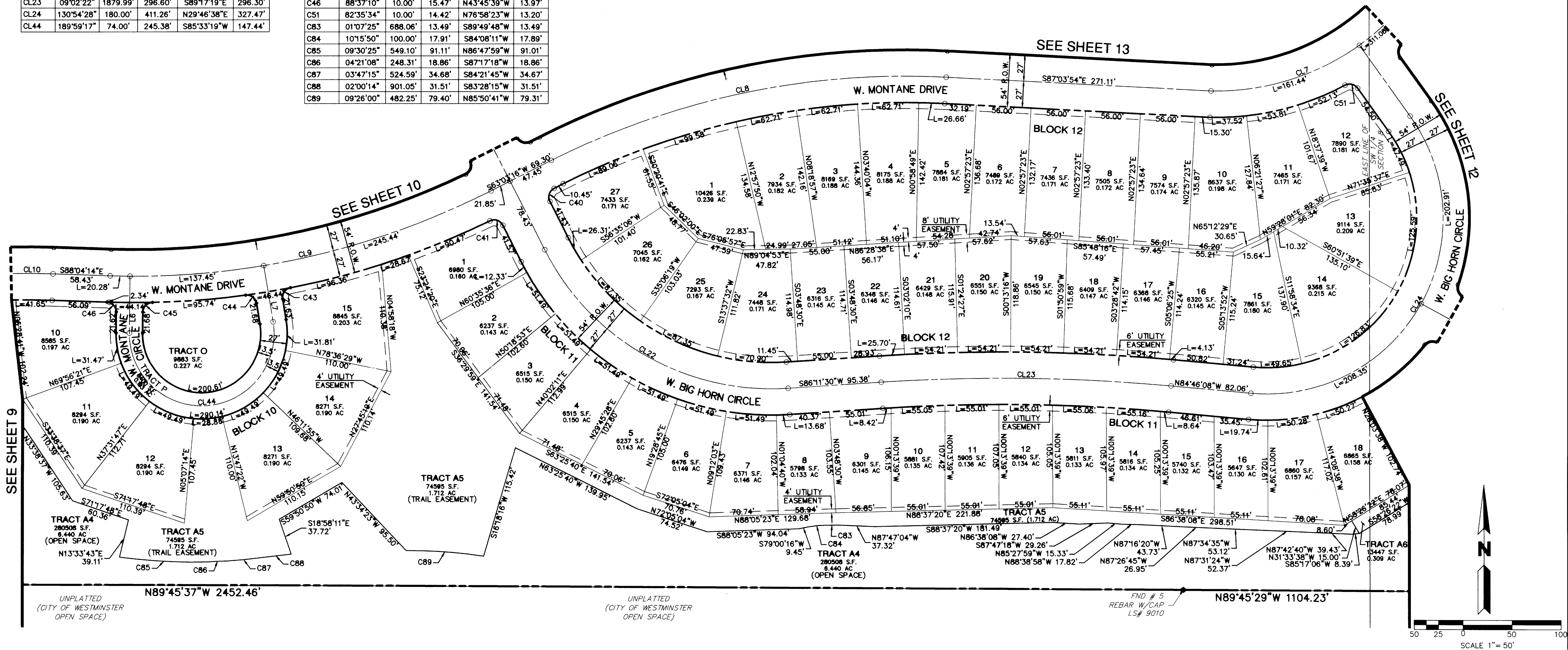


KEY MAP
N.T.S.

CENTERLINE CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
CL7	108°17'33"	250.00'	472.52'	S37°10'35"W 405.26'
CL8	29°54'07"	800.00'	417.51'	S78°00'19"W 412.79'
CL9	28°52'30"	800.00'	403.17'	S77°29'31"W 398.92'
CL10	20°11'38"	800.00'	281.96'	S81°49'57"W 280.50'
CL22	66°51'46"	260.00'	303.41'	S60°22'37"E 286.49'
CL23	09°02'22"	1879.99'	296.60'	S89°17'19"E 296.30'
CL24	130°54'28"	180.00'	411.26'	N29°46'38"E 327.47'
CL44	189°59'17"	74.00'	245.38'	S85°33'19"W 147.44'

CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C40	90°00'00"	10.00'	15.71'	S18°03'16"W 14.14'
C41	88°57'46"	10.00'	15.53'	N71°25'38"W 14.01'
C43	88°27'35"	10.00'	15.44'	S34°47'28"W 13.95'
C44	88°19'22"	10.00'	15.42'	N53°36'00"W 13.93'
C45	88°19'22"	10.00'	15.42'	S44°42'37"W 13.93'
C46	88°37'10"	10.00'	15.47'	N43°45'39"W 13.97'
C51	82°35'34"	10.00'	14.42'	N76°58'23"W 13.20'
C83	01°07'25"	688.06'	13.49'	S89°49'48"W 13.49'
C84	10°15'50"	100.00'	17.91'	S84°08'11"W 17.89'
C85	09°30'25"	549.10'	91.11'	N86°47'59"W 91.01'
C86	04°21'08"	248.31'	18.86'	S87°17'18"W 18.86'
C87	03°47'15"	524.59'	34.68'	S84°21'45"W 34.67'
C88	02°00'14"	901.05'	31.51'	S83°28'15"W 31.51'
C89	09°26'00"	482.25'	79.40'	N85°50'41"W 79.31'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	N00°32'56"E	58.32'
L7	S09°26'19"E	58.32'



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303.431.6100
FAX 303.431.4028

Location: G:\Utilities\Great Western Park\PLAT\11-18-08\FINAL PLAT
Job Number: Sheet Number:
20299.C03

Project Manager: R. J. J. J.
Drawn By: S. HUGGINS
Designed By:

X References:

Plot Date: 05/04/07
Tab Name: FP11

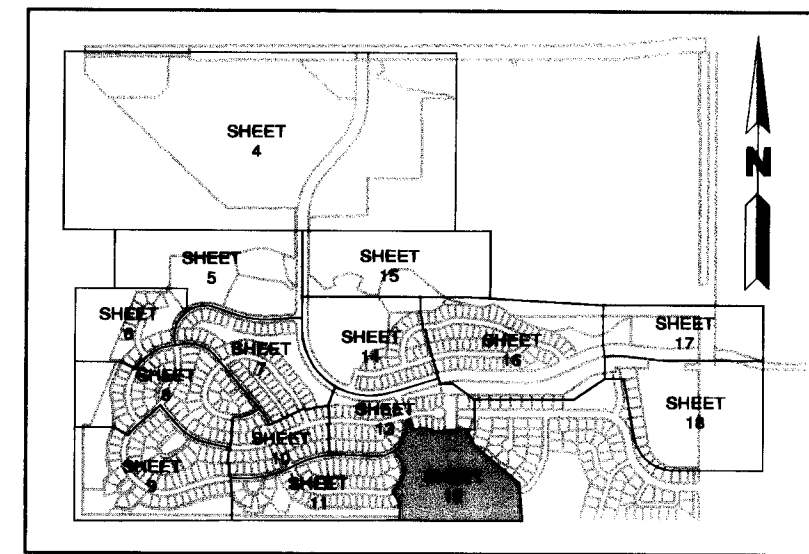
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Plan View(s):
PLAN

Model Space
Paper Space
Plot view:
Dwg. Name: FP-9-13.dwg

Other View:
Plot view:
Dwg. Name: FP-9-13.dwg

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
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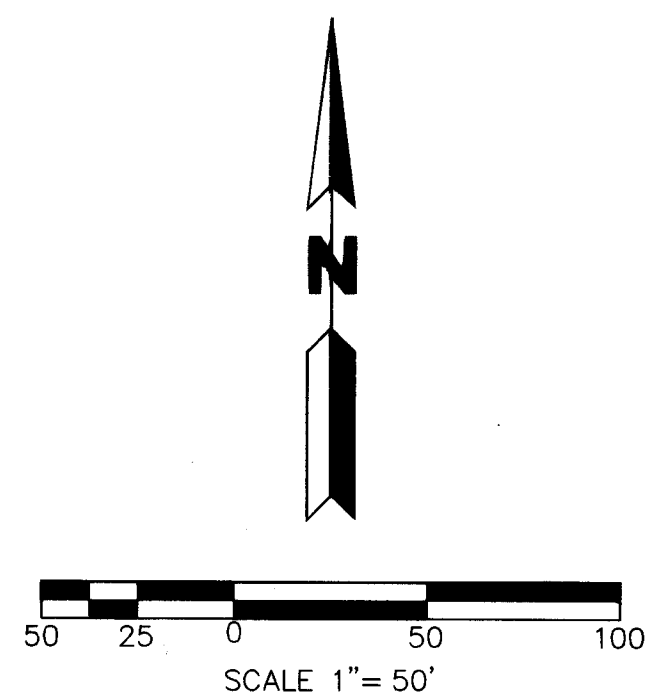
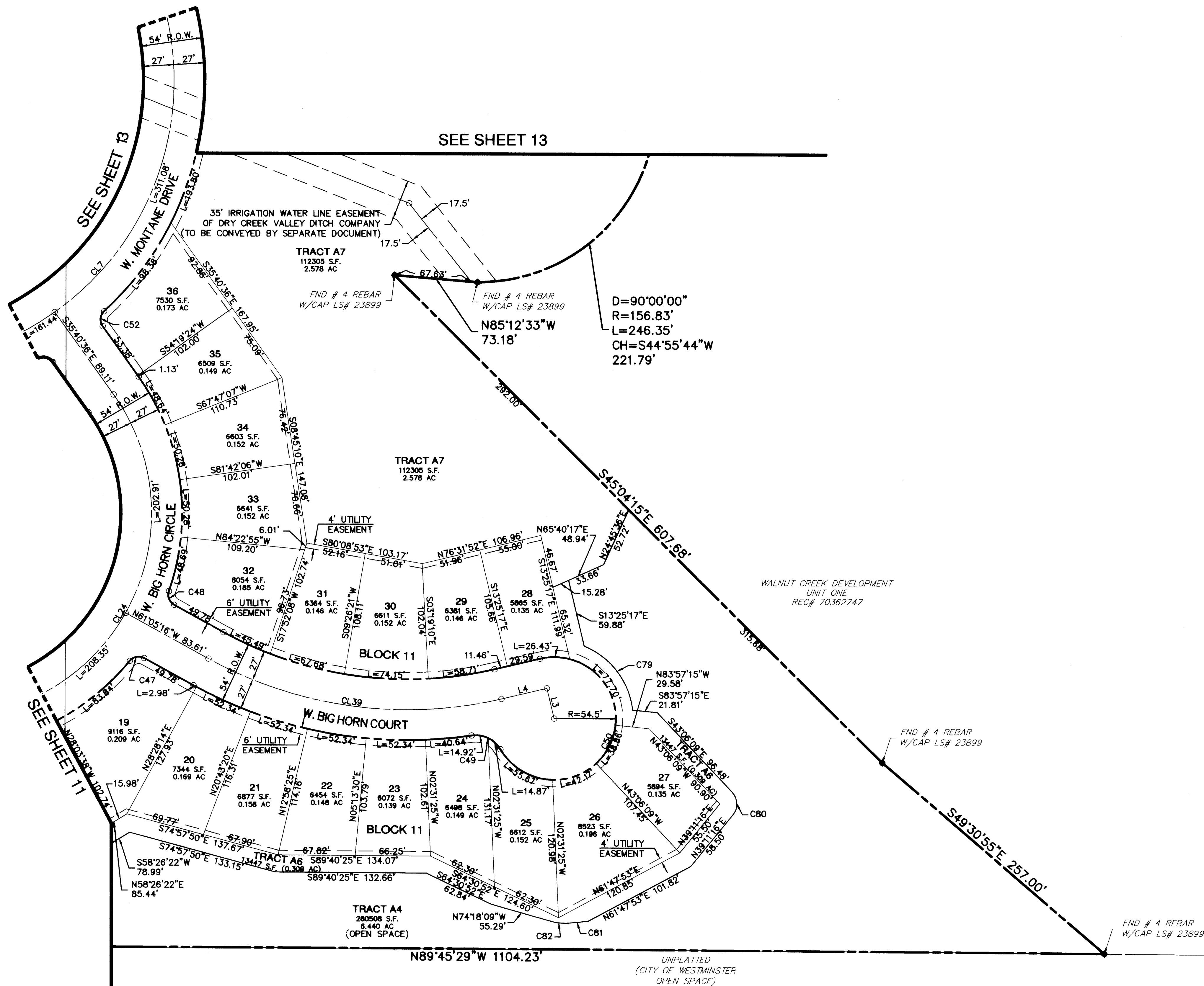


KEY MAP
N.T.S.

CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL7	108°17'33"	250.00'	472.52'	S37°10'35"W	405.26'
CL24	130°54'28"	180.00'	411.26'	N29°46'38"E	327.47'
CL39	42°20'00"	360.00'	265.99'	N82°15'16"W	259.98'

CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C47	80°10'58"	10.00'	13.99'	S78°49'15"W	12.88'
C48	80°10'58"	10.00'	13.99'	S20°59'48"E	12.88'
C49	68°17'55"	25.00'	29.80'	N64°23'31"W	28.07'
C50	253°10'43"	54.50'	240.82'	N23°10'05"E	87.52'
C52	82°35'34"	10.00'	14.42'	S05°37'11"W	13.20'
C79	61°27'19"	69.50'	74.55'	N37°08'45"W	71.02'
C80	82°17'27"	15.00'	21.54'	S01°57'27"E	19.74'
C81	06°26'22"	177.44'	19.94'	S84°12'19"W	19.93'
C82	18°16'21"	40.00'	12.76'	N83°26'20"W	12.70'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L3	N13°25'17"W	27.50'
L4	S76°34'43"W	41.05'



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Location: G:\Utilities\Great Western Park\PLAT\11-18-08\FINAL PLAT
Job Number: 20299.C03
Sheet Number: 12

Project Manager: R. TUTTLE
Designed By: S. HUDGENS
Drawn By: S. HUDGENS

X References:

Model Space
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Plot Date: 05/06/07
Tab Name: PL12

Profile View(s):

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Plan view(s):
PLAN

Other View:

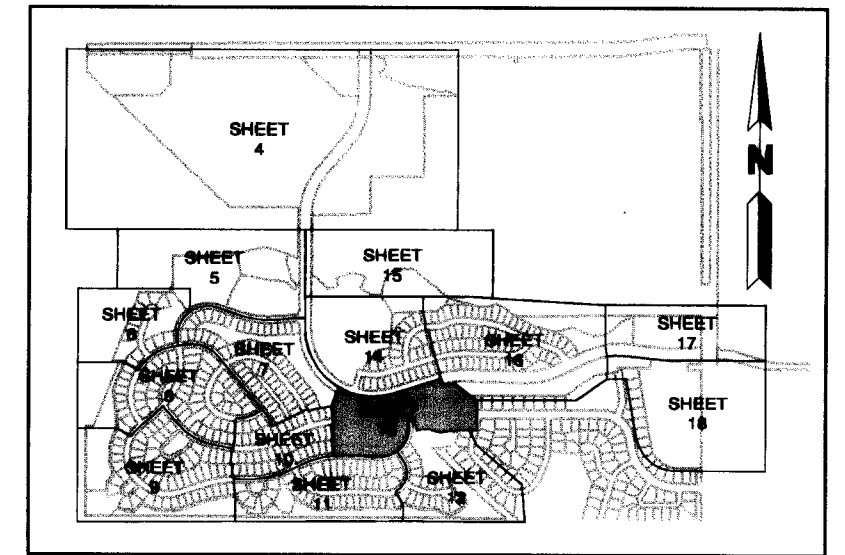
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File: 11-18-08.dwg

Location: G:\Tuttle\Great Western Park\PLAT\11-18-08\FINAL PLAT
Job Number: 20299.C.03
Project Manager: R. TUTTLE
Drawn By: S. HUDGENS
Designed By: S. HUDGENS
Plot Date: 05/04/07
Tab Name: FPI3
Model Space
Paper Space
Other View:
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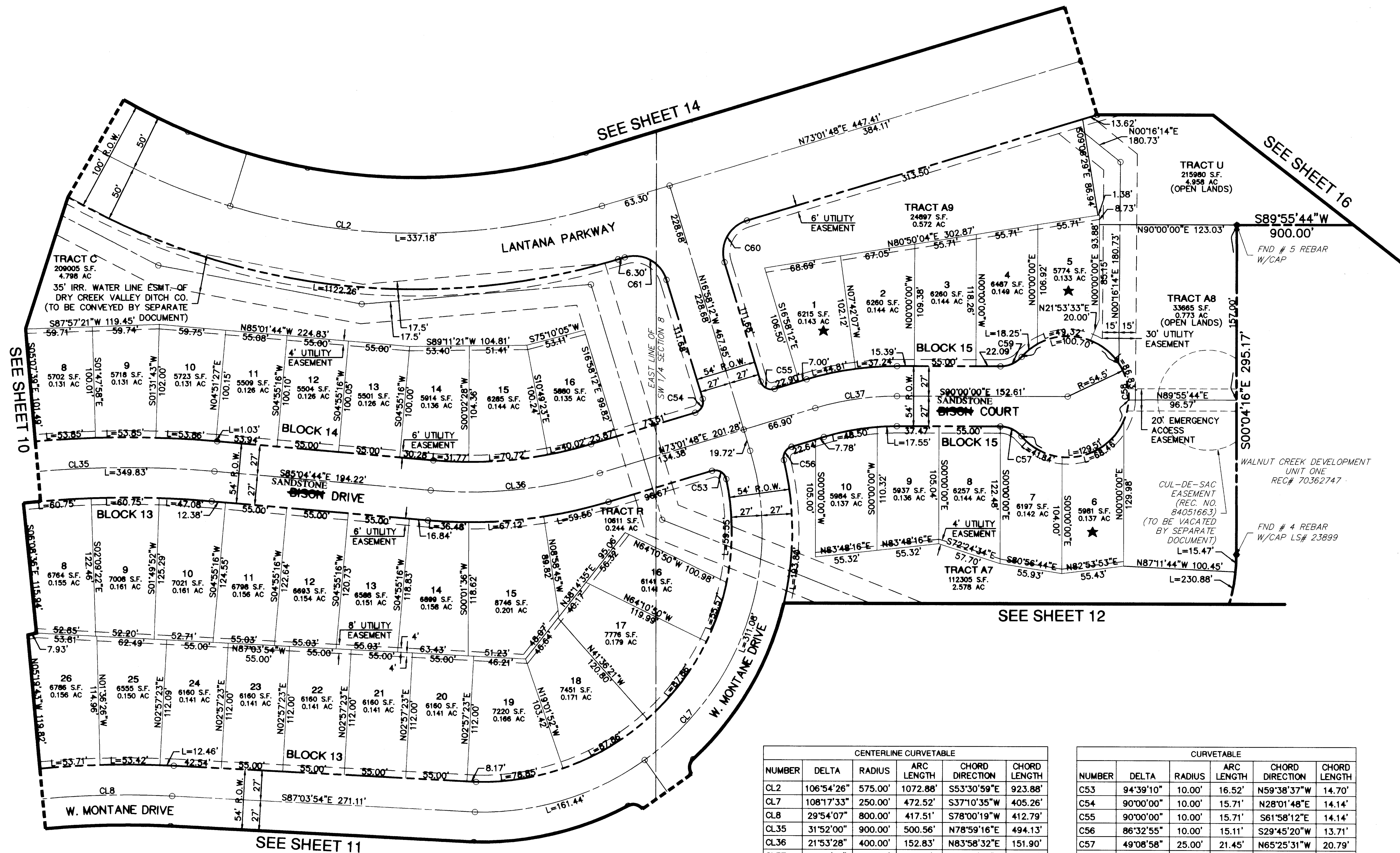
GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 13 OF 18

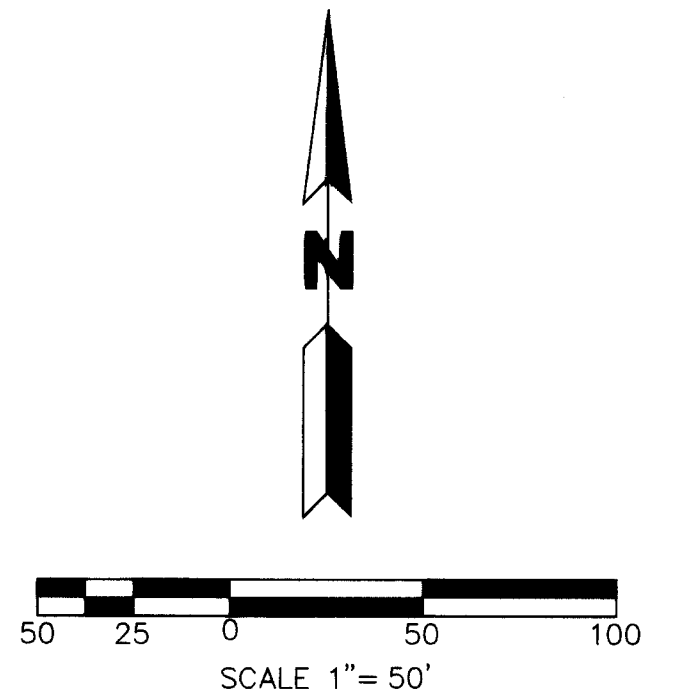


KEY MAP
N.T.S.



CENTERLINE CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
CL2	106°54'26"	575.00'	1072.88'	553°30'59"E 923.88'
CL7	108°17'33"	250.00'	472.52'	S37°10'35"W 405.26'
CL8	29°54'07"	800.00'	417.51'	S78°00'19"W 412.79'
CL35	31°52'00"	900.00'	500.56'	N78°59'16"E 494.13'
CL36	21°53'28"	400.00'	152.83'	N83°58'32"E 151.90'
CL37	16°58'12"	250.00'	74.05'	N81°30'54"E 73.78'

CURVETABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C53	94°39'10"	10.00'	16.52'	N59°38'37"W 14.70'
C54	90°00'00"	10.00'	15.71'	N28°01'48"E 14.14'
C55	90°00'00"	10.00'	15.71'	S61°58'12"E 14.14'
C56	86°32'55"	10.00'	15.11'	S29°45'20"W 13.71'
C57	49°08'58"	25.00'	21.45'	N65°25'31"W 20.79'
C58	278°17'56"	54.50'	264.72'	N00°00'00"E 71.30'
C59	49°08'58"	25.00'	21.45'	N65°25'31"E 20.79'
C60	90°00'00"	30.00'	47.12'	S28°01'48"W 42.43'
C61	90°00'00"	30.00'	47.12'	N61°58'12"W 42.43'

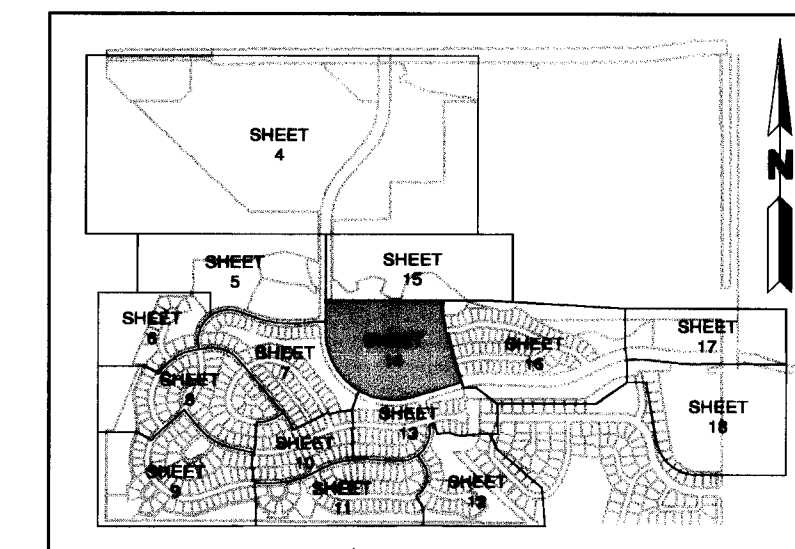


NOVEMBER 18, 2008
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JUNE 26, 2008
FEBRUARY 19, 2008

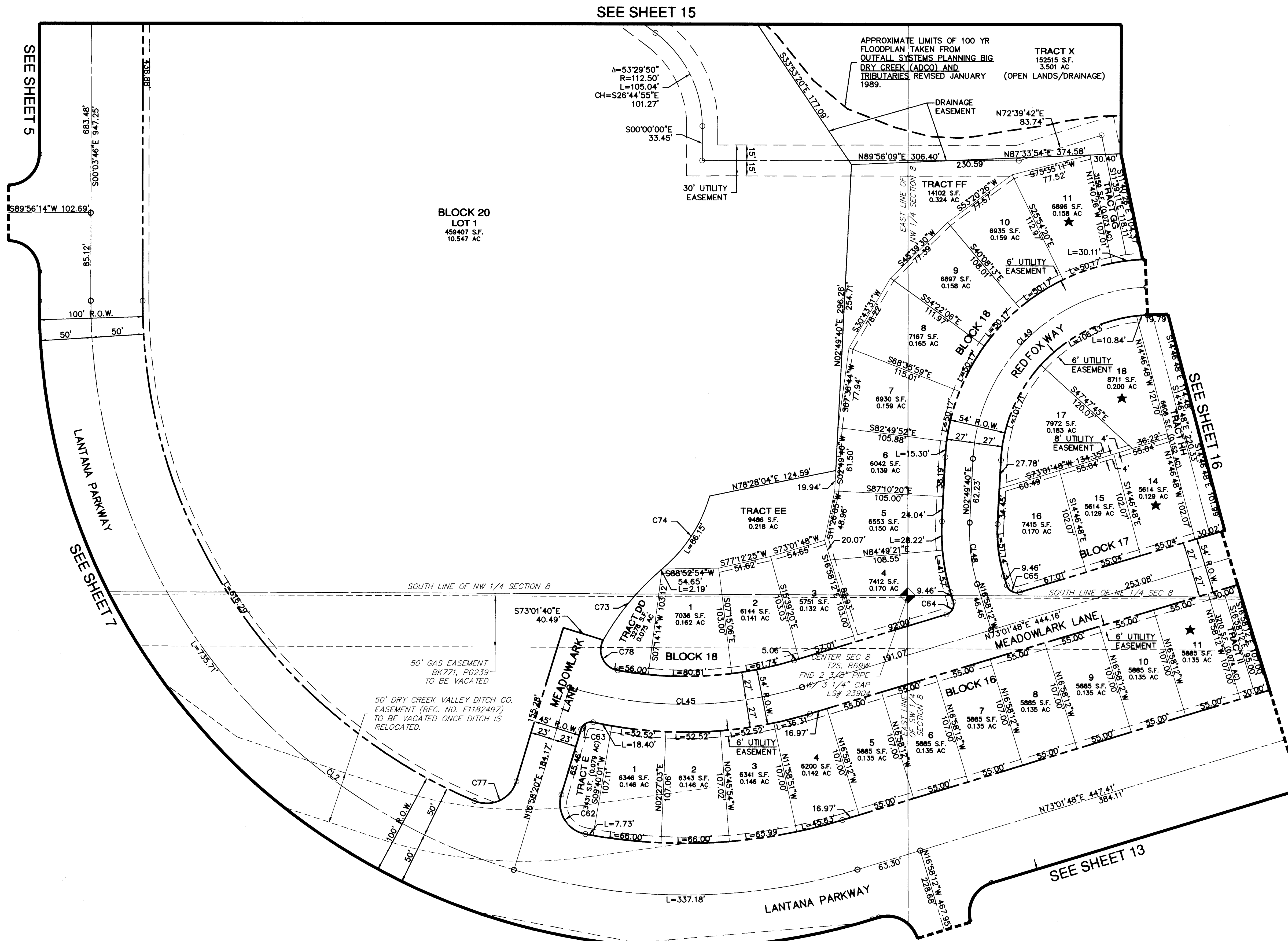
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A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
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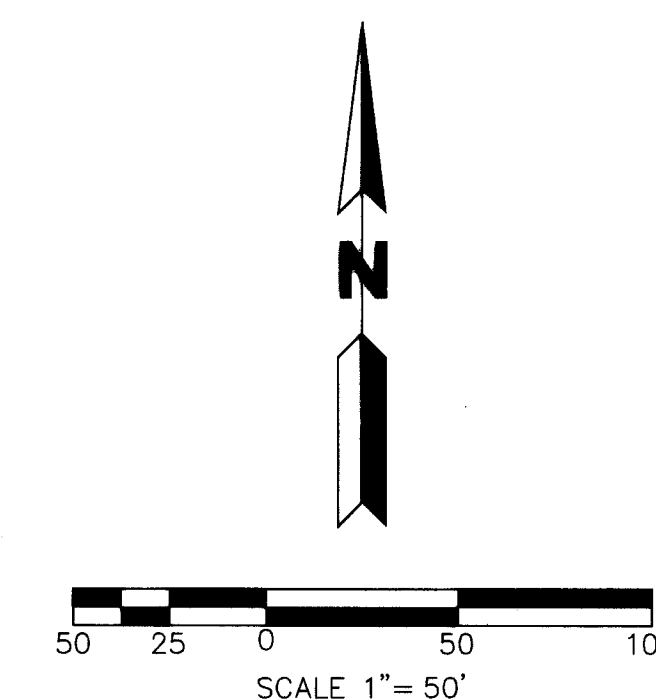


KEY MAP
N.T.S.



CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL2	106°54'26"	575.00'	1072.88'	S53°30'59"E	923.88'
CL45	33°31'00"	390.00'	228.14'	N89°47'18"E	224.90'
CL48	19°47'53"	175.00'	60.47'	N07°04'16"W	60.17'
CL49	84°44'14"	175.00'	258.82'	N45°11'47"E	235.86'

CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C62	96°32'56"	30.00'	50.55'	N31°16'59"W	44.77'
C63	85°10'40"	10.00'	14.87'	N59°35'00"E	13.54'
C64	90°00'00"	10.00'	15.71'	S28°01'48"W	14.14'
C65	90°00'00"	10.00'	15.71'	N61°58'12"W	14.14'
C73	20°00'29"	249.84'	87.28'	N39°03'58"E	86.84'
C74	34°45'09"	145.64'	87.28'	N33°07'41"E	86.99'
C77	95°42'22"	30.00'	50.11'	N64°49'31"E	44.49'
C78	108°50'00"	20.00'	37.99'	N25°21'17"W	32.53'



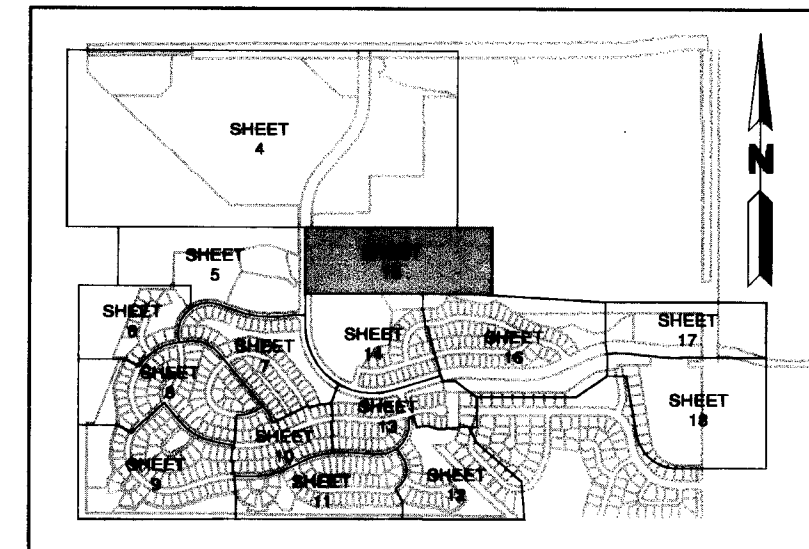
NOVEMBER 18, 2008
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SEPTEMBER 26, 2008
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JUNE 26, 2008
FEBRUARY 19, 2008

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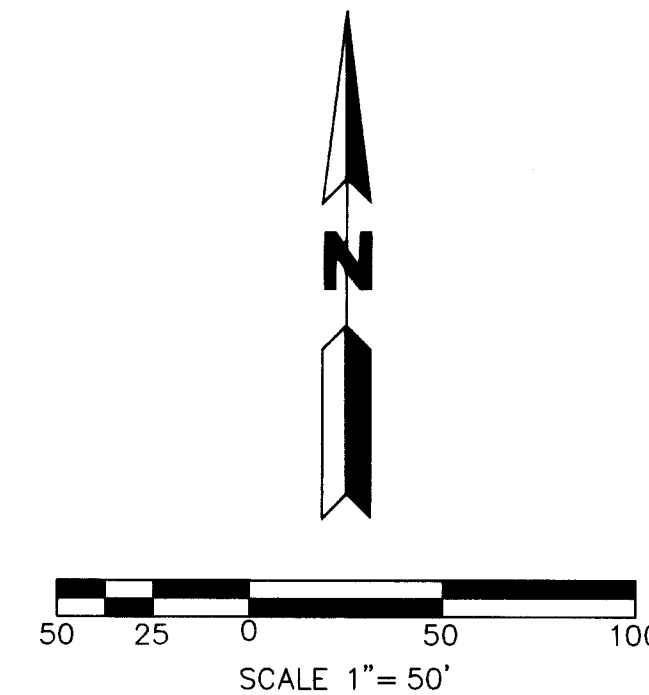
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Job Number: 20299.C03
Sheet Number: 14
Project Manager: R. TUTTLE
Designed By: S. HUGHES
X References:
Plot Date: 05/04/07
Tab Name: FPI4
Model Space
Plan view(s): PLAN
Other View:
Dwg. Name: EP-14-18.dwg
CAD INFORMATION

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

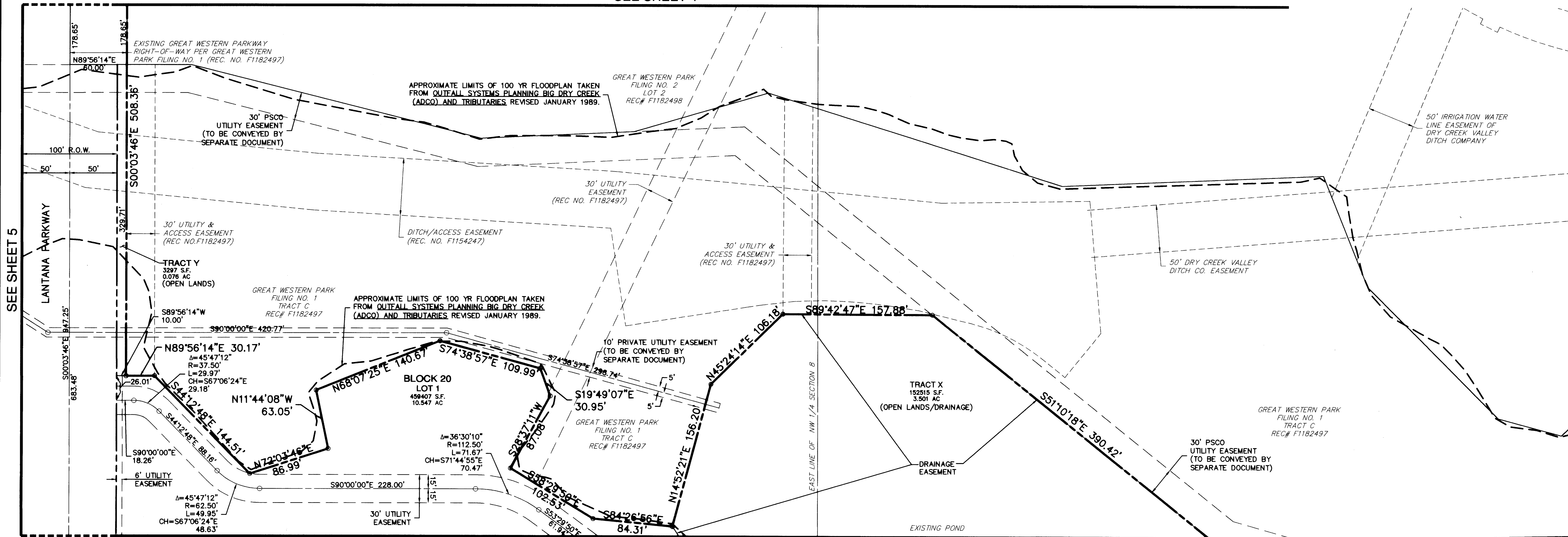
A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 15 OF 18



KEY MAP
N.T.S.



SEE SHEET 4



SEE SHEET 14

SEE SHEET 16

NOVEMBER 18, 2008
OCTOBER 17, 2008
SEPTEMBER 26, 2008
AUGUST 20, 2008
JUNE 26, 2008
FEBRUARY 19, 2008

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FAX 303.431.4028

Job Number: 20299.C.03
Sheet Number:

Location: G:\Title\Great Western Park\PLAT\11-18-08\FINAL PLAT
Project Manager: R. TUTTLE
Drawn By: S. HUDGENS
Designed By:

X References:

Plot Date: 05/04/07
Tab Name: FPI5

Profile View(s):

Model Space
Plan view(s):
PLAN

Other View:

Dwg. Name: 11-18-08.dwg

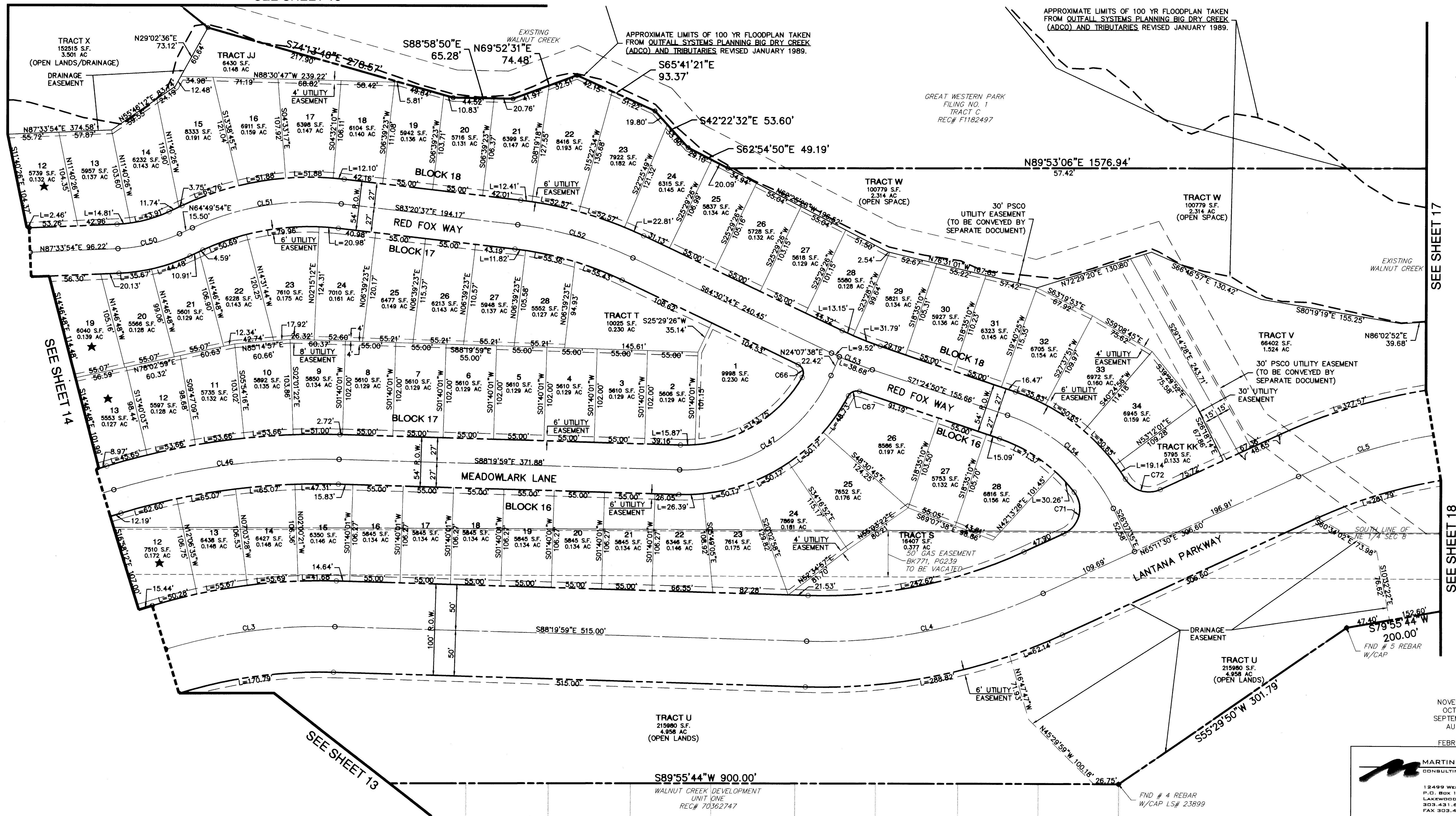
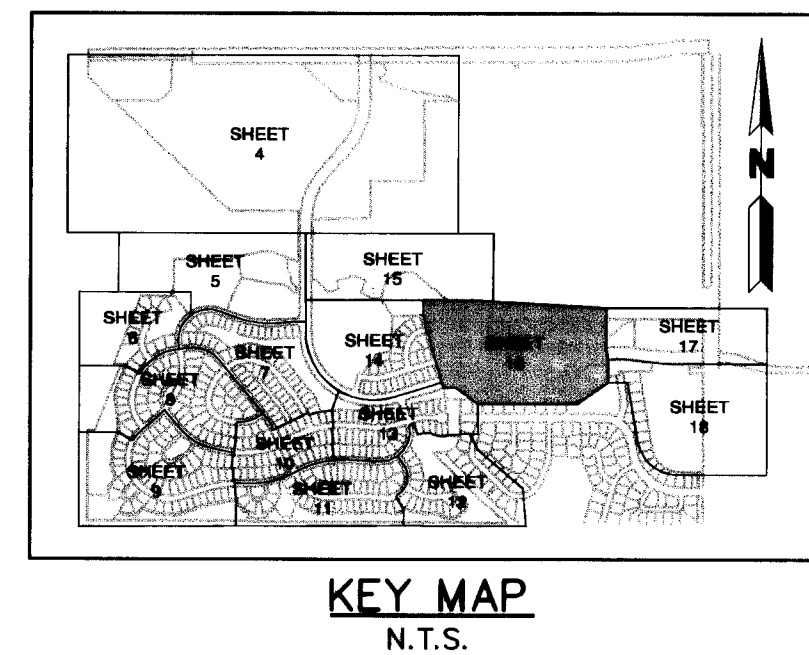
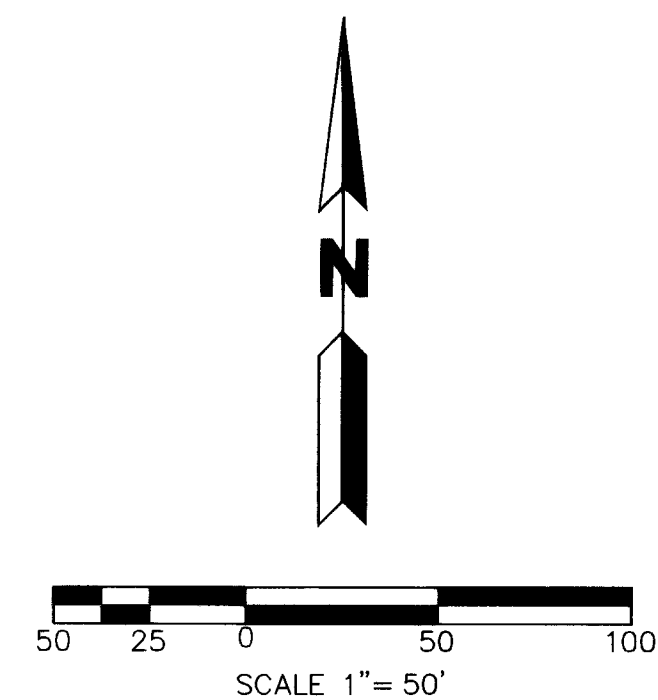
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Project Manager: R. TUTTLE
Designed By: S. HUGHES
Plot Date: 05/04/07
Tab Name: F16
Model Space
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Other View:
Dwg. Name: F16-14-18.dwg
F16

GREAT WESTERN PARK - FILING NO. 4 FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 16 OF 18

CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL3	18°38'21"	575.00'	187.06'	N82°20'58"E	186.23'
CL4	26°28'38"	575.00'	265.72'	N78°25'49"E	263.36'
CL5	30°45'10"	575.00'	308.63'	N80°34'05"E	304.93'
CL46	18°38'13"	765.00'	248.84'	N82°20'54"E	247.74'
CL47	67°32'23"	175.00'	206.29'	N57°53'49"E	194.55'
CL50	22°44'01"	175.00'	69.44'	N76°11'54"E	68.98'
CL51	31°49'30"	300.00'	166.63'	N80°44'39"E	164.50'
CL52	18°50'02"	400.00'	131.49'	S73°55'35"E	130.89'
CL53	06°54'16"	400.00'	48.20'	S67°57'42"E	48.17'
CL54	45°17'15"	200.00'	158.08'	S48°46'13"E	154.00'

CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C66	94°22'50"	10.00'	16.47'	S17°19'09"E	14.67'
C67	80°55'12"	10.00'	14.12'	N68°07'34"E	12.98'
C71	102°56'41"	30.00'	53.90'	S13°43'10"W	46.94'
C72	82°50'23"	30.00'	43.37'	N73°23'18"W	39.69'



SEE SHEET 17

SEE SHEET 18

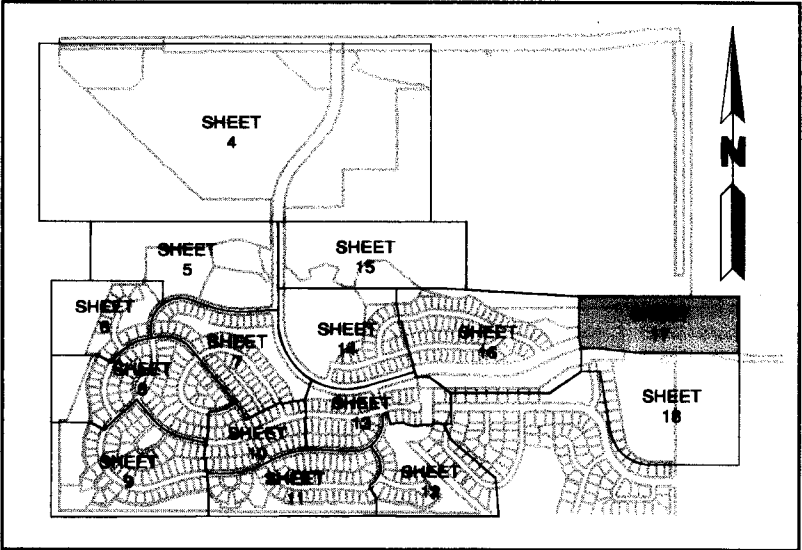
NOVEMBER 18, 2008
OCTOBER 17, 2008
SEPTEMBER 26, 2008
AUGUST 20, 2008
JUNE 26, 2008
FEBRUARY 19, 2008



Location: G:\Tuttle\Great Western Park\PLAT\11-18-08\FINAL PLAT
Job Number: Sheet Number:
Project Manager: Designed By: huddgens
X References:
Plot Date: 05/04/07
Tab Name: FP17
Model Space
Plan view(s):
PLAN
Other View:
Plot view:
Dwg. Name: FP-14-18.dwg

GREAT WESTERN PARK - FILING NO. 4
FINAL PLAT

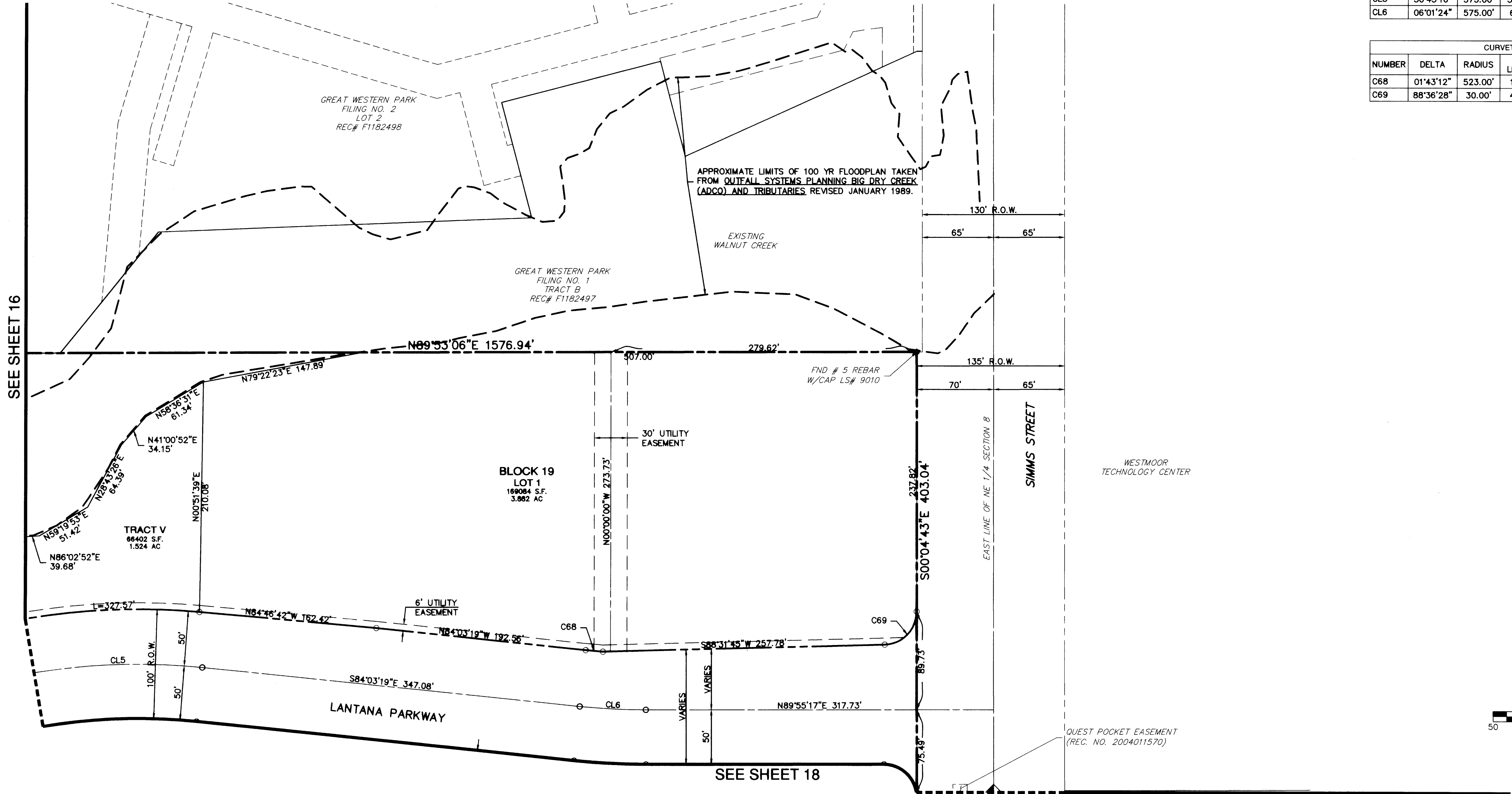
A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND
LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 17 OF 18



KEY MAP
N.T.S.

CENTERLINE CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CL5	30°45'10"	575.00'	308.63'	N80°34'05"E	304.93'
CL6	06°01'24"	575.00'	60.45'	S87°04'01"E	60.42'

CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C68	01°43'12"	523.00'	15.70'	N84°54'55"W	15.70'
C69	88°36'28"	30.00'	46.39'	S44°13'31"W	41.91'



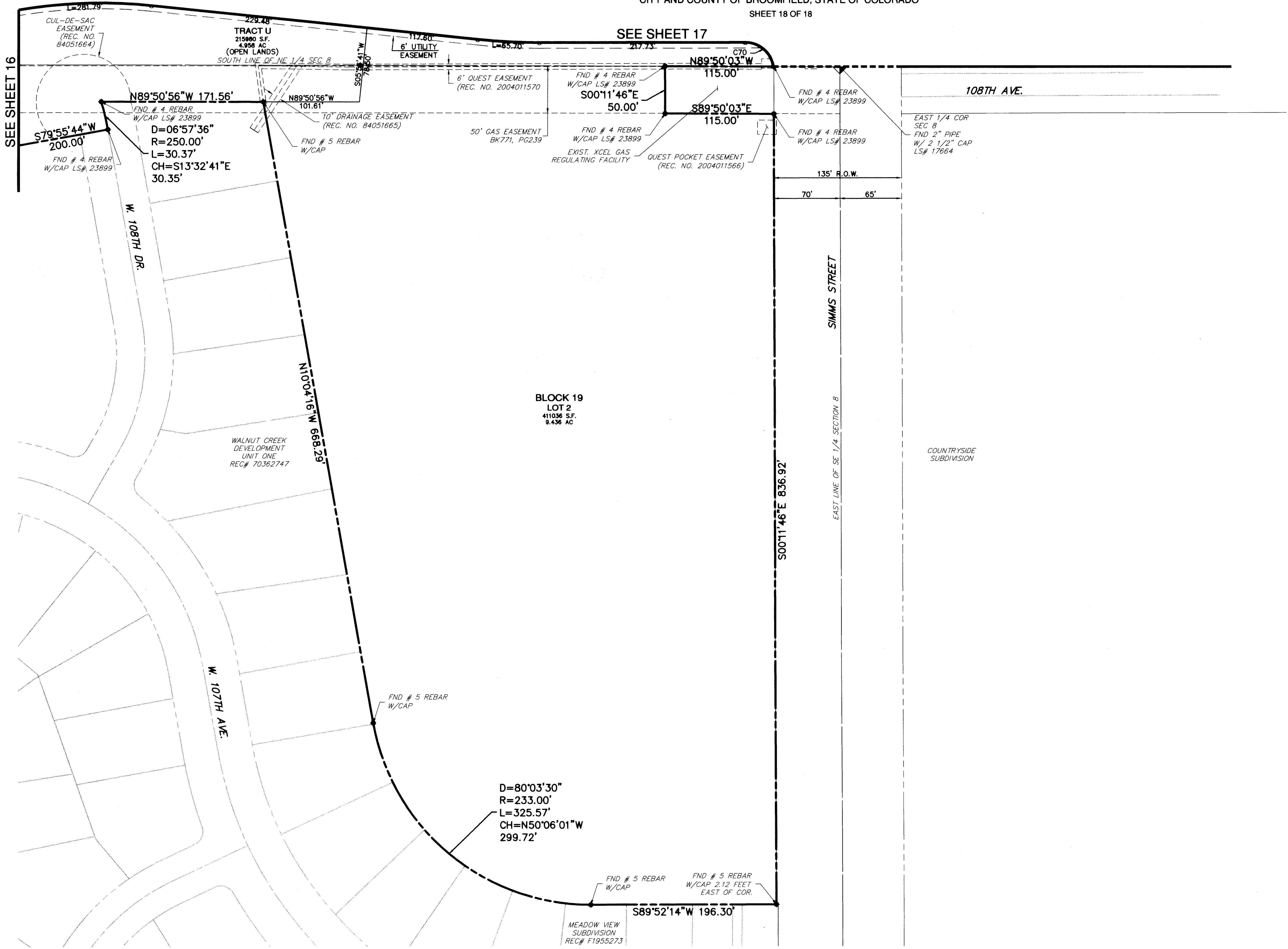
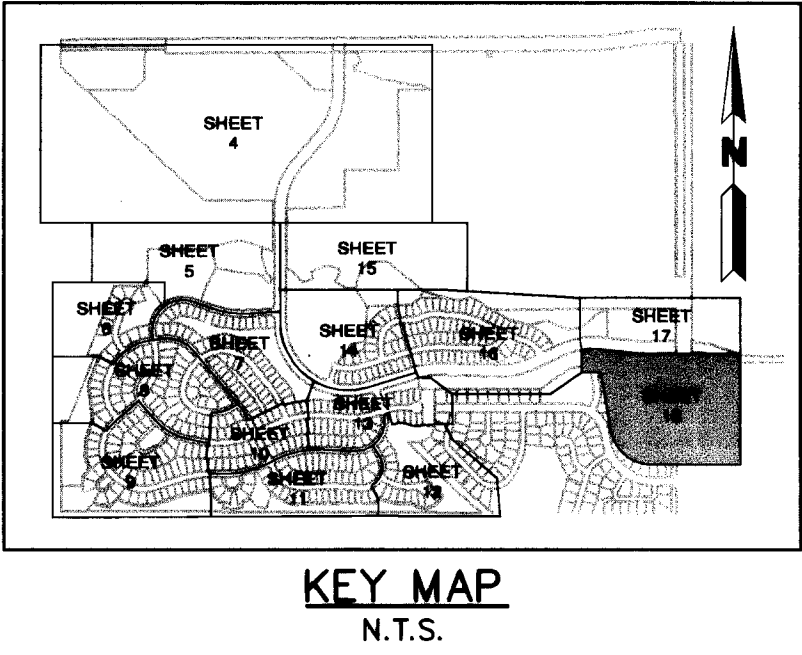
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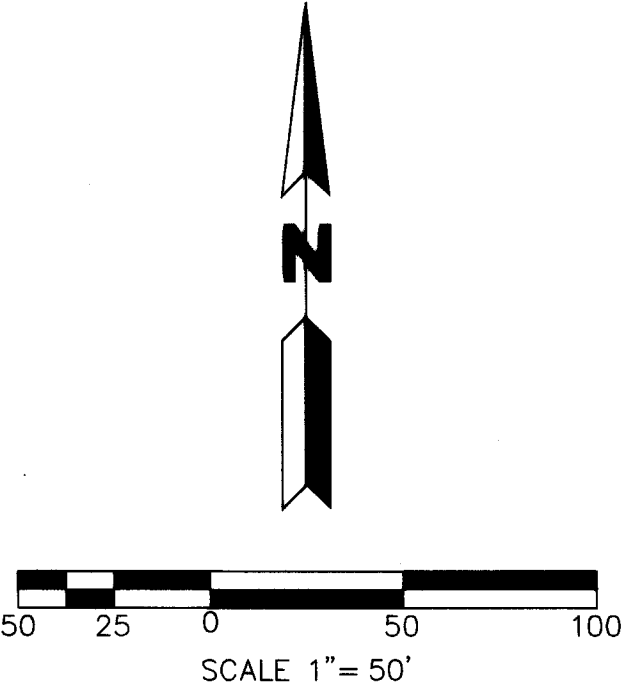
GREAT WESTERN PARK - FILING NO. 4
FINAL PLAT

A RESUBDIVISION OF LOTS 5, 7 THROUGH 12, TRACTS E, F, G AND GREAT WESTERN PARKWAY RIGHT-OF-WAY OF GREAT WESTERN PARK - FILING NO. 1 AND LOT 1 OF GREAT WESTERN PARK - FILING NO. 2 AND LOT 6B OF GREAT WESTERN PARK - FILING NO. 3 AND AN UNPLATTED PARCEL.
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 18 OF 18



CURVETABLE					
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C70	81°21'01"	30.00'	42.60'	S49°24'12"E	39.11'



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