

GREAT WESTERN PARK - FILING NO. 1 FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO.
SHEET 1 OF 7

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, SUCH CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S00°04'46"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1963.38 FEET; THENCE N89°54'54"W A DISTANCE OF 69.99 FEET; THENCE S00°30'02"E A DISTANCE OF 275.22 FEET; THENCE S89°53'06"W A DISTANCE OF 2763.32 FEET; THENCE S00°07'56"E A DISTANCE OF 1708.13 FEET; THENCE 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 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 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; THENCE S89°55'52"W A DISTANCE OF 588.01 FEET; THENCE N47°04'22"W A DISTANCE OF 1645.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N00°05'54"W ALONG SAID WEST LINE A DISTANCE OF 139.53 FEET; THENCE N87°54'51"E A DISTANCE OF 4.89 FEET; THENCE N00°19'33"E A DISTANCE OF 35.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE ALONG SAID NORTH LINE N89°39'45"E A DISTANCE OF 2635.65 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8; THENCE N89°39'51"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 2640.80 FEET TO THE TRUE POINT OF BEGINNING, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL CONTAINS 321.61 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. 1; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD GREAT WESTERN PARKWAY, SIMMS STREET AND WEST 112TH AVENUE AS SHOWN HEREON, TRACTS A (SUBJECT TO THE ACCESS AND UTILITY EASEMENTS PROVIDED HEREON), B, C (SUBJECT TO THE ACCESS AND UTILITY EASEMENTS AND EMERGENCY ACCESS EASEMENT TO BE CREATED AS PROVIDED HEREON) AND D (SUBJECT TO THE ACCESS AND UTILITY EASEMENTS PROVIDED HEREON) FOR PUBLIC USE AS OPEN LAND AND TRACT H FOR MUNICIPAL ACCESS, ALL AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD DRAINAGE EASEMENTS AS SHOWN OR NOTED ON THE PLAT AND UTILITY EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR USE BY TRACHEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES AND UTILITY LINES; AND GRANTS THE ACCESS EASEMENT INDICATED ON TRACT E AND THE ACCESS EASEMENT AS INDICATED ON LOTS 1 AND 2 AND TRACT A.

NOTES

- 1.) BEARINGS ARE BASED ON 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.23904) AND WHICH BEARS N 89°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 LS. #23899, UNLESS SHOWN OTHERWISE.
- 4.) A THIRTY FOOT WIDE EASEMENT IS HEREBY PROVIDED AS DEPICTED HEREIN FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS LOTS 1 AND 2 AND TRACT A FOR THE BENEFIT OF AND APPURTENANT TO LOTS 2, 3 AND 13. A THIRTY FOOT WIDE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS TRACT E IS PROVIDED AS DEPICTED HEREON FOR THE BENEFIT OF AND APPURTENANT TO LOT 3.
- 5.) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 6.) THE 30' WIDE UTILITY AND ACCESS EASEMENTS AS SHOWN HEREON REFERENCING THIS NOTE 6 ARE PROVIDED FOR THE BENEFIT OF LAKE POWELL LAND COMPANY, LLC OR MCDATA CORPORATION, OR THEIR SUCCESSORS FOR THE FOLLOWING USES: UTILITIES, TELECOMMUNICATION, IRRIGATION AND CONDUITS FOR FUTURE UNIDENTIFIED USES.
- 7.) A SECONDARY EMERGENCY ACCESS EASEMENT ACROSS TRACT C WILL BE PROVIDED IN THE FUTURE FOR THE BENEFIT OF AND APPURTENANT TO LOT 12, SUBJECT TO THE APPROVAL OF THE CITY OF BROOMFIELD OF THE LOCATION OF SUCH EASEMENT AND SPECIFICATIONS FOR THE USE AND CONSTRUCTION OF SUCH EMERGENCY ACCESS WAY.
- 8.) THAT PORTION OF TRACT B REFLECTED ON SHEET 7 HEREOF SHALL BE USED FOR SANITARY SEWER LIFT STATION AND RELATED PURPOSES. THE REMAINDER OF TRACT B SHALL BE USED ONLY FOR PUBLIC USE AS OPEN SPACE.
- 9.) PROPERTY IS SUBJECT TO AN AVIATION EASEMENT OVER THE ENTIRE SITE RECORDED JANUARY 11, 1968 IN BOOK 1992 AT PAGE 212.
- 10.) NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS 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(O) OF THE BROOMFIELD MUNICIPAL CODE.

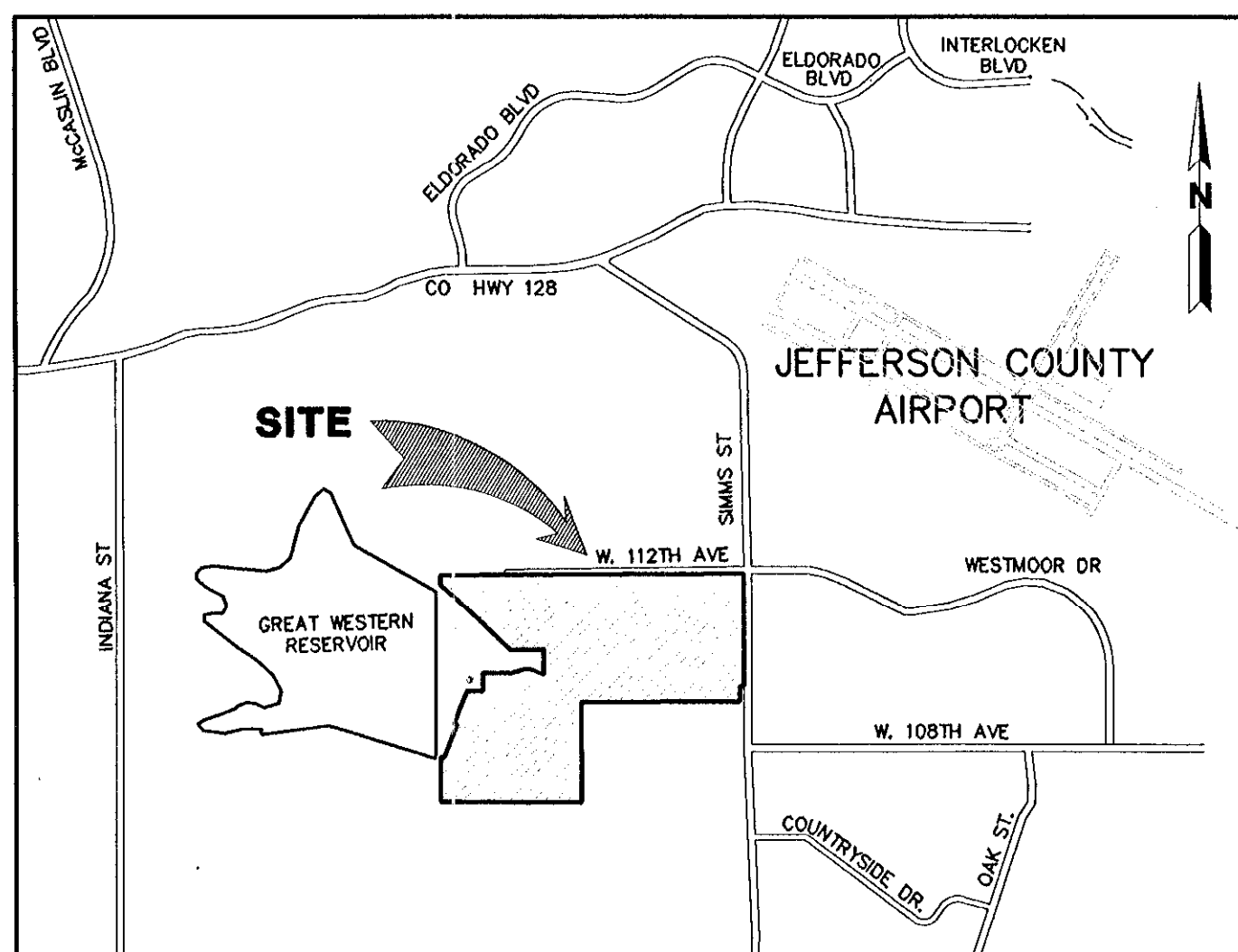
SURVEYOR'S CERTIFICATE:

I, Richard A. Kuehn, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEYS REPRESENTED BY THIS PLAT WERE 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 PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

DATE 2/8/01

SHEET INDEX

1 OF 7	COVER SHEET
2 OF 7	COMPOSITE PLAN
3-7 OF 7	PLAT LAYOUT SHEETS



VICINITY MAP
N.T.S.

OWNER:

LAKE POWELL LAND COMPANY, LLC
C/O CHURCH RANCH
10050 WADSWORTH BLVD.
WESTMINSTER, CO 80021
CONTACT: CHARLES C MCKAY, GREGG BRADBURY
PHONE: (303) 469-1873
FAX: (303) 469-4293

DEVELOPER/SUBDIVIDER:

LAKE POWELL LAND COMPANY, LLC
C/O CHURCH RANCH
10050 WADSWORTH BLVD.
WESTMINSTER, CO 80021
CONTACT: CHARLES C MCKAY, GREGG BRADBURY
PHONE: (303) 469-1873
FAX: (303) 469-4293

SURVEYOR:

MARTIN/MARTIN CONSULTING ENGINEERS
4251 KIPLING ST.
WHEAT RIDGE, CO. 80034
PHONE: (303) 431-6100
FAX: (303) 431-4028

RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF JEFFERSON) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 15:24:50 O' CLOCK AM / PM.
THIS 9th DAY OF February 2001, AND AS DULY RECORDED IN PLAN FILE
MAP _____ FILM _____ AS RECEPTION NUMBER F1182497
FEES \$ 70.00 PAID.

ATTEST:

Melanie Lacina h.k.B
DEPUTY

Faye Griffin h.k.B
RECORDER

OWNER:

CITY OF BROOMFIELD
BY: George Di Ciero
NAME: George Di Ciero
TITLE: CITY MANAGER

STATE OF COLORADO)
COUNTY OF Boulder) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF February, A.D. 20 01, BY
George Di Ciero AS CITY MANAGER OF THE CITY OF BROOMFIELD.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12/14/2002

EXECUTED THIS 8th DAY OF February, 20 01.

OWNER:

LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: Charles C. McKay
CHARLES C. MCKAY, MANAGING MEMBER
BY: Gregg A. Bradbury
GREGG A. BRADBURY, MANAGING MEMBER
BY: Cladd, LLC
CLADD, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER
BY: David L. Zaharias
DAVID L. ZAHARIAS, MANAGING MEMBER
BY: Jeff L. Nading
JEFF L. NADING, MEMBER

OWNER:

LAKE POWELL LAND COMPANY II, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER
BY: Papillon, LLC
PAPILLON, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER
BY: Charles C. McKay
CHARLES C. MCKAY, MANAGING MEMBER
BY: Gregg A. Bradbury
GREGG A. BRADBURY, MANAGING MEMBER
BY: Cladd, LLC
CLADD, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER
BY: David L. Zaharias
DAVID L. ZAHARIAS, MANAGING MEMBER
BY: Jeff L. Nading
JEFF L. NADING, MEMBER
BY: GSTE, LLP
GSTE, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP
BY: Gregg S. Ten Eyck
GREGG S. TEN EYCK, GENERAL PARTNER
BY: Corrin E. Campbell
CORRIN E. CAMPBELL, GENERAL PARTNER

STATE OF COLORADO)
COUNTY OF Jefferson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D. 20 01,
BY CHARLES C. MCKAY AND GREGG A. BRADBURY, AS MANAGING MEMBERS OF PAPILLON, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY AND AS MANAGING MEMBERS OF CLADD, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-2001

Kand M. Auer
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF Jefferson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D. 20 01,
BY DAVID L. ZAHARIAS, AS MANAGING MEMBER OF CLADD, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY AND AS MANAGING MEMBER OF CLADD, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-2001

Kand M. Auer
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF Jefferson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D. 20 01, BY
JEFF L. NADING, AS MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY AND AS MEMBER OF LAKE POWELL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER OF LAKE POWELL LAND COMPANY II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-2001

Kand M. Auer
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF Jefferson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D. 20 01,
BY GREGG S. TEN EYCK AND CORRIN E. CAMPBELL, AS GENERAL PARTNERS OF GSTE, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, MEMBER OF LAKE POWELL LAND COMPANY II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-22-2001

Kand M. Auer
NOTARY PUBLIC

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 8th DAY OF January, 2001.

John Malme Kristen Anderson
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 23rd DAY OF January, 2001

William M. Brown Diane M. Brown
MAYOR CITY CLERK



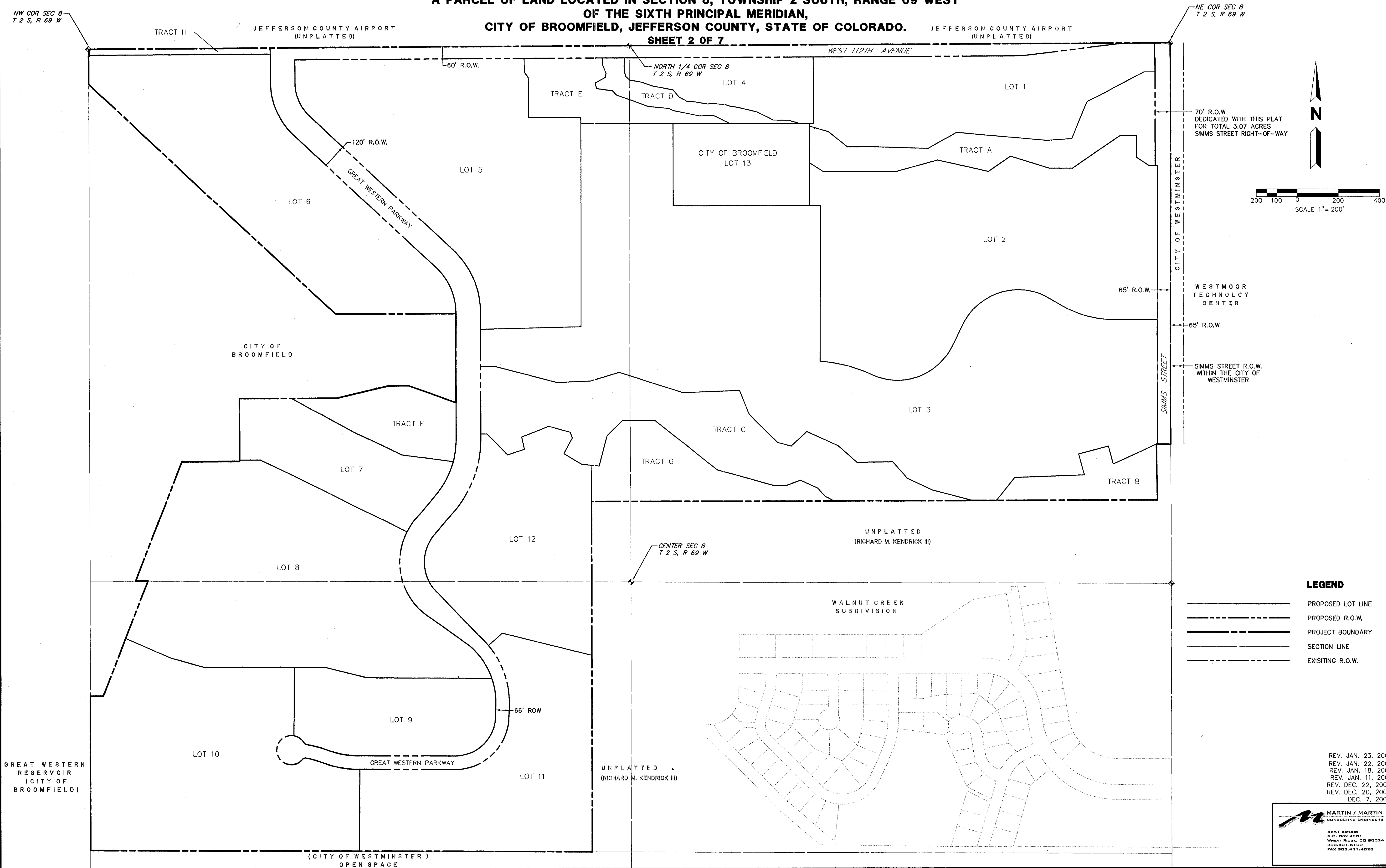
MARTIN / MARTIN
CONSULTING ENGINEERS
4251 KIPLING
P.O. BOX 4001
WHEAT RIDGE, CO 80034
PHONE: (303) 431-6100
FAX: (303) 431-4028

REV. JAN. 23, 2001
REV. JAN. 22, 2001
REV. JAN. 18, 2001
REV. JAN. 11, 2001
REV. DEC. 22, 2000
REV. DEC. 20, 2000
REV. DEC. 7, 2000
REV. NOV. 8, 2000
REV. OCT. 2, 2000
SEPT. 8, 2000

GREAT WESTERN PARK - FILING NO. 1 FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO.

SHEET 2 OF 7



LEGEND

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

REV. JAN. 23, 2001
REV. JAN. 22, 2001
REV. JAN. 18, 2001
REV. JAN. 11, 2001
REV. DEC. 22, 2000
REV. DEC. 20, 2000
DEC. 7, 2000

MARTIN / MARTIN
CONSULTING ENGINEERS
4351 KPLING
P.O. BOX 4001
WEST BROM, CO 80034
303.431.6100
FAX 303.431.4028

project G:\THOMAS\Zaharias\FINAL-Plat
project manager RT
designed by
drawn by LOVATO

cad information plot date 01/23/01 hunter
model space PLAN paper space PLOT
main file GW02FPL1.dwg reference

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1(E)	N68°46'51"W	47.59'
L2(E)	N74°00'25"W	49.18'
L3(E)	N36°05'42"E	94.38'
L4(E)	S79°25'58"E	21.44'
L5(E)	N00°39'11"E	311.44'
L6(E)	S71°40'47"W	10.89'
L7(E)	S76°22'46"E	302.74'
L8(E)	N22°06'26"E	92.91'
L9(E)	N89°40'12"E	110.31'
L10(E)	S54°02'00"E	32.99'
L11(E)	N18°04'44"E	62.49'
L12(E)	N38°35'09"E	30.07'
L13(E)	N77°52'39"E	34.79'
L14(E)	N77°05'40"W	102.40'
L15(E)	S00°00'00"E	34.23'
L16(E)	S68°35'52"W	107.15'
L17(E)	N84°04'05"E	184.34'
L18(E)	S00°04'46"E	89.02'
L19(E)	S69°03'31"W	174.34'
L20(E)	N00°15'55"W	47.52'
L21(E)	N51°32'19"W	18.37'
L22(E)	S90°00'00"W	105.82'
L23(E)	S07°36'34"W	20.60'

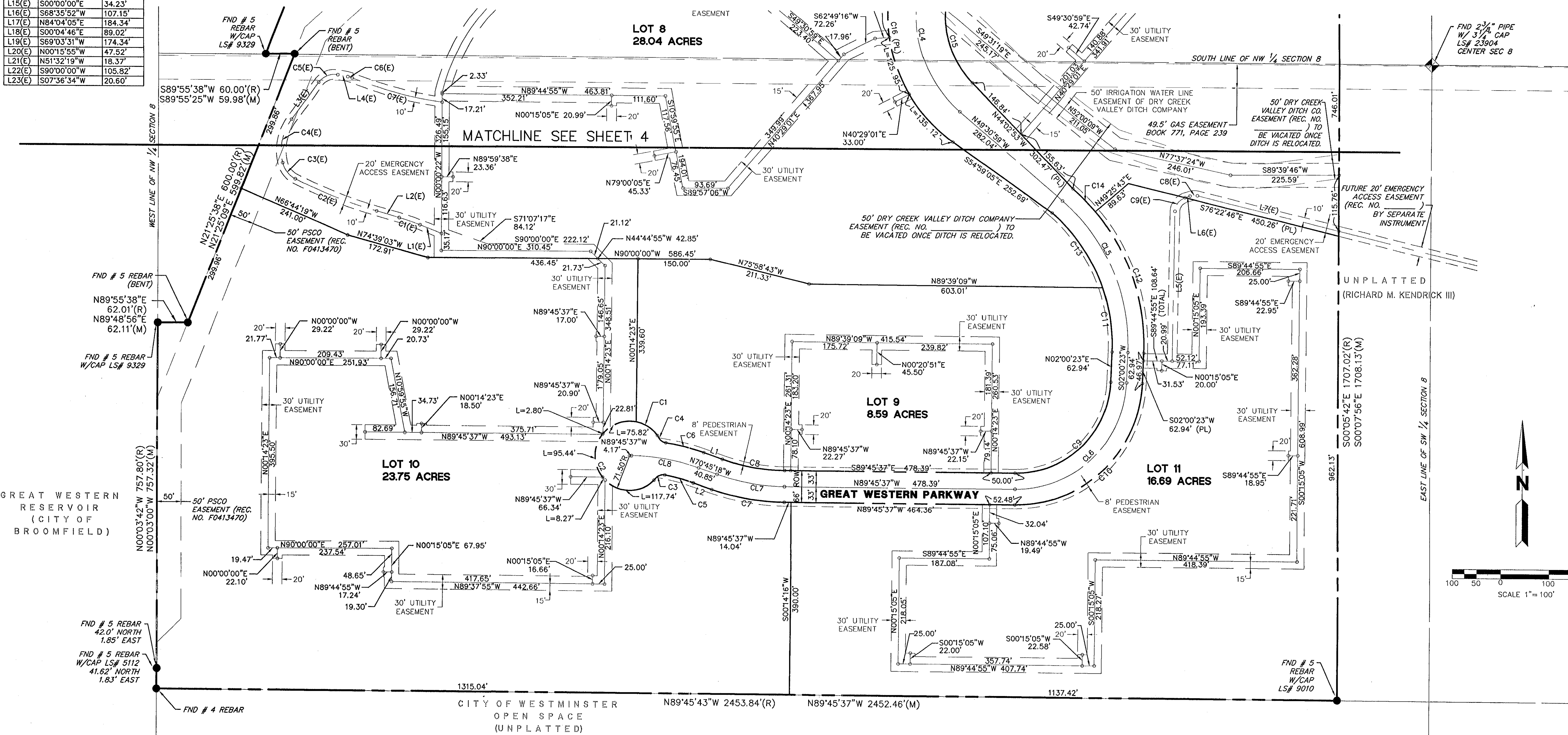
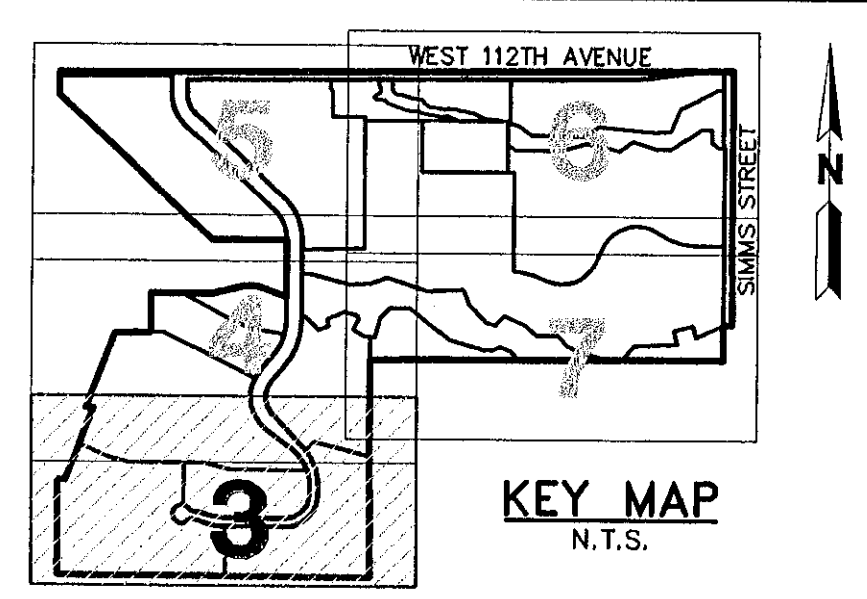
CURVE TABLE				
CURVE NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1(E)	05°13'34"	500.00	45.61	N71°23'38"W 45.58
C2(E)	10°23'56"	1000.00	181.49	S68°48'28"E 181.24
C3(E)	50°05'29"	50.00	43.71	S38°33'45"E 42.33
C4(E)	49°36'43"	110.00	95.25	N11°17'21"E 92.30
C5(E)	64°28'19"	40.00	45.01	S68°19'52"W 42.67
C6(E)	10°46'42"	50.00	9.41	N74°02'38"W 9.39
C7(E)	13°45'29"	805.21	193.35	S75°32'01"E 192.89
C8(E)	71°01'36"	30.00	37.19	N36°09'59"E 34.85
C9(E)	31°56'27"	28.00	15.61	N87°39'00"E 15.41
C10(E)	13°12'05"	487.50	112.32	S81°57'10"W 112.08
C11(E)	00°23'40"	503.00	3.46	N59°58'38"W 3.46

GREAT WESTERN PARK - FILING NO. 1

FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO.

SHEET 3 OF 7



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S70°45'18"E	40.79'
L2	N70°45'18"W	40.79'
L3	N40°29'01"E	152.36'
L4	N40°29'01"E	151.81'
L5	N00°32'39"E	5.79'
L6	S00°03'46"E	5.91'
L7	S00°03'46"E	178.65'
L8	S00°03'46"E	81.65'
L9	N00°03'46"W	4.88'
L10	N00°13'04"W	145.81'
L11	S00°13'04"E	116.06'
L12	S00°20'14"E	68.47'
L13	S31°45'27"E	34.53'
L14	S00°00'00"E	22.95'
L15	S22°07'23"E	44.04'
L16	N11°19'06"E	19.50'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L17	N60°35'18"E	57.12'
L18	N13°24'08"W	27.52'
L19	S82°31'54"E	78.49'
L20	S45°01'18"E	30.66'
L21	S69°33'49"E	160.66'
L22	S84°17'31"E	102.57'
L23	N66°03'13"W	25.13'
L24	S78°21'25"E	126.35'
L25	N88°59'36"E	72.73'
L26	N64°43'55"W	87.47'
L27	S74°33'19"E	55.07'
L28	S88°58'01"E	73.64'
L29	N64°15'13"W	87.95'
L30	N76°21'47"W	98.43'
L31	S77°29'01"E	12.60'
L32	N85°55'07"W	19.18'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L33	S71°34'57"E	30.25'
L34	N85°08'26"W	64.46'
L35	S83°17'49"W	23.39'
L36	N80°32'50"W	58.19'
L37	S84°38'59"E	43.92'
L38	N60°02'37"W	41.01'
L39	N40°15'55"W	46.52'
L40	N79°34'23"W	105.60'
L41	S70°39'34"E	53.59'
L42	S80°19'15"E	56.84'
L43	N47°09'01"W	26.10'
L44	S15°32'21"E	25.51'
L45	N02°51'55"W	27.34'
L46	N02°43'45"E	28.70'
L47	S01°52'37"W	13.16'
L48	N89°56'23"E	68.39'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L49	N00°05'44"W	13.52'
L50	S90°00'00"E	19.72'
L51	S74°33'19"E	96.99'
L52	S51°11'01"E	117.66'
L53	N57°54'33"W	81.02'
L54	S89°55'17"W	53.21'
L55	N89°48'17"E	29.87'
L56	N56°33'51"W	73.09'
L57	N00°00'00"W	105.58'
L58	S90°00'00"W	81.69'
L59	N89°48'17"E	39.87'
L60	N89°39'51"E	124.73'

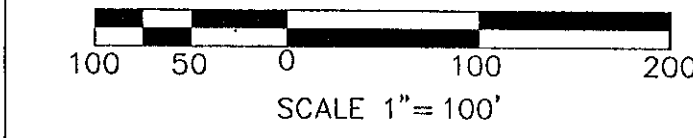
CURVE TABLE				
CURVE NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	48°26'34"	71.50	60.45	N55°03'47"W 58.67
C2	240°27'09"	71.50	300.06	S19°30'39"E 123.56
C3	60°06'42"	20.00	20.98	S70°19'07"W 20.03
C4	50°02'10"	20.00	17.47	S55°51'35"E 16.92
C5	08°52'14"	394.50	61.08	N75°11'25"W 61.02
C6	10°07'22"	460.50	81.36	N75°48'59"W 81.25
C7	19°00'19"	463.48	153.74	S80°15'26"E 153.03
C8	19°00'19"	397.50	131.85	S80°15'28"E 131.25
C9	88°14'00"	197.00	303.37	N46°07'23"E 274.27
C10	88°14'00"	263.00	405.01	N46°07'23"E 366.16
C11	21°18'39"	362.00	134.64	N88°38'56"W 133.87
C12	42°34'40"	428.00	318.06	N19°16'57"W 310.79
C13	30°12'43"	362.00	190.88	N34°24'37"W 188.68

CURVE TABLE				
CURVE NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C14	08°56'42"	428.00	66.82	N45°02'38"W 66.75
C15	84°31'54"	200.00	295.07	S01°46'56"E 269.03
C16	82°13'24"	320.00	459.22	S33°52'23"E 420.82
C17	13°14'43"	320.00	73.98	S33°51'40"W 73.81
C18	40°32'47"	550.00	389.22	N20°12'38"E 381.15
C19	25°24'13"	430.00	190.65	N27°46'55"E 189.09
C20	15°08'34"	430.00	113.65	N07°30'31"E 113.32
C21	47°00'36"	300.00	246.14	N23°34'04"W 239.30
C22	47°00'36"	420.00	344.60	N23°34'04"W 335.02
C23	46°51'18"	340.00	278.04	S23°38'43"E 270.36
C24	46°51'18"	220.00	179.91	S23°38'43"E 174.94
C25	06°54'42"	615.00	74.19	S86°12'30"W 74.14

CURVE TABLE RIGHT-OF-WAY CENTERLINE				
CURVE NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
CL1	46°51'18"	280.00	228.98	N23°38'43"W 222.65
CL2	47°00'36"	360.00	295.37	N23°34'04"W 287.16
CL3	40°32'47"	490.00	346.76	S20°12'38"W 339.57
CL4	90°00'00"	260.00	408.41	S04°30'59"E 367.70
CL5	51°31'22"	395.00	355.20	S23°45'18"E 343.35
CL6	88°14'00"	230.00	354.19	S46°07'23"W 320.22
CL7	19°00'19"	430.50	142.80	S80°15'28"E 142.15
CL8	19°00'49"	427.50	141.87	N80°15'13"W 141.21

CURVE TABLE RIGHT-OF-WAY CENTERLINE				
CURVE NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
CL9	46°51'18"	280.00	228.98	N23°38'43"W 222.65
CL10	47°00'36"	360.00	295.37	N23°34'04"W 287.16
CL11	40°32'47"	490.00	346.76	S20°12'38"W 339.57
CL12	90°00'00"	260.00	408.41	S04°30'59"E 367.70
CL13	51°31'22"	395.00	355.20	S23°45'18"E 343.35
CL14	88°14'00"	230.00	354.19	S46°07'23"W 320.22
CL15	19°00'19"	430.50	142.80	S80°15'28"E 142.15
CL16	19°00'49"	427.50	141.87	N80°15'13"W 141.21

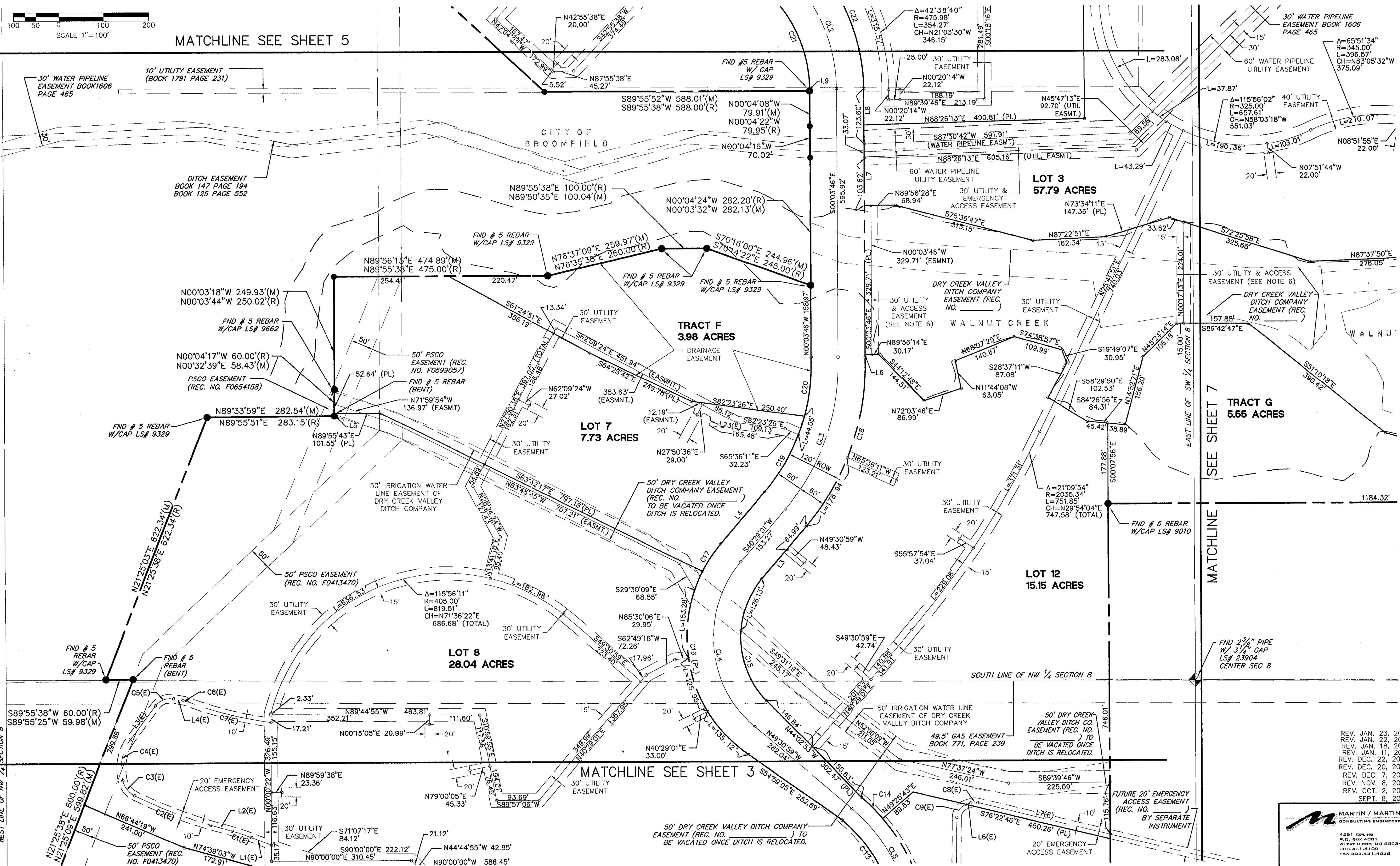
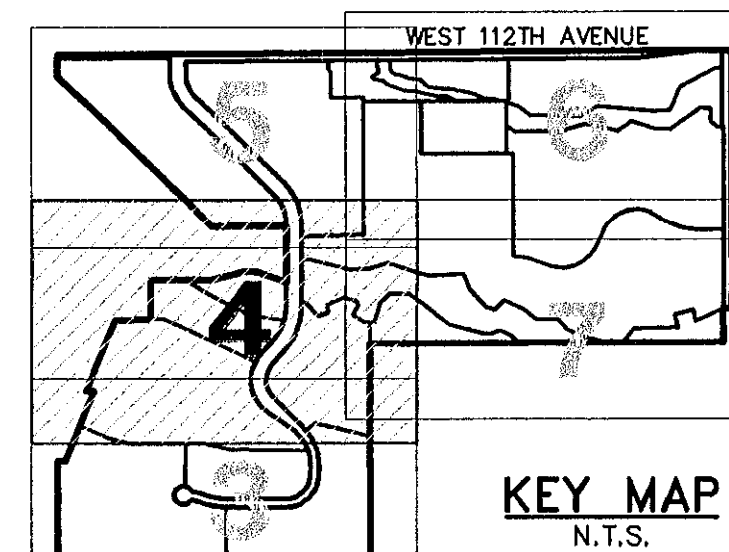
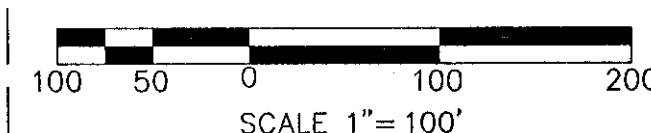
CURVE TABLE RIGHT-OF-WAY CENTERLINE				
CURVE NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
CL17	46°51'18"	280.00	228.98	N23°38'43"W 222.65
CL18	47°00'36"	360.00	295.37	N23°34'04"W 287.16
CL19	40°32'47"	490.00	346.76	S20°12'38"W 339.57
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CL24	19°00'49"	427.50	141.87	N80°15'13"W 141.21



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REV. OCT. 2, 2000
SEPT. 8, 2000

GREAT WESTERN PARK - FILING NO. 1 FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, JEFFERSON COUNTY, STATE OF COLORADO.
SHEET 4 OF 7



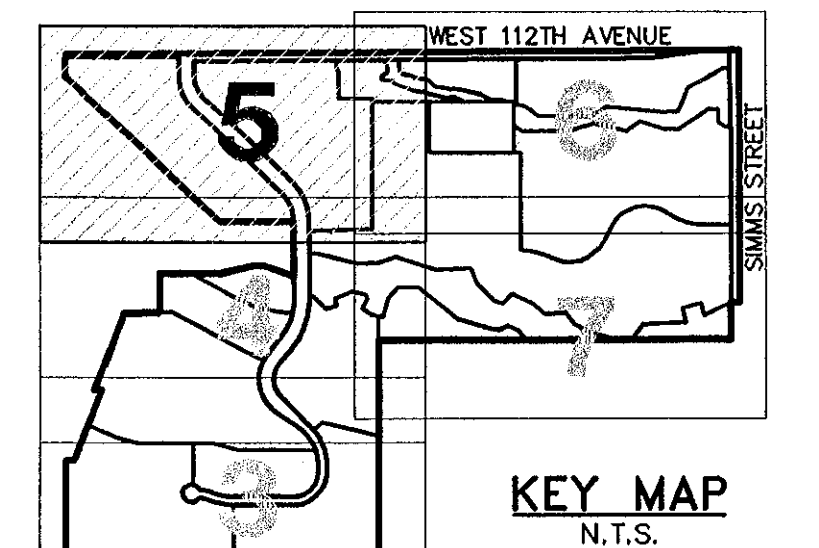
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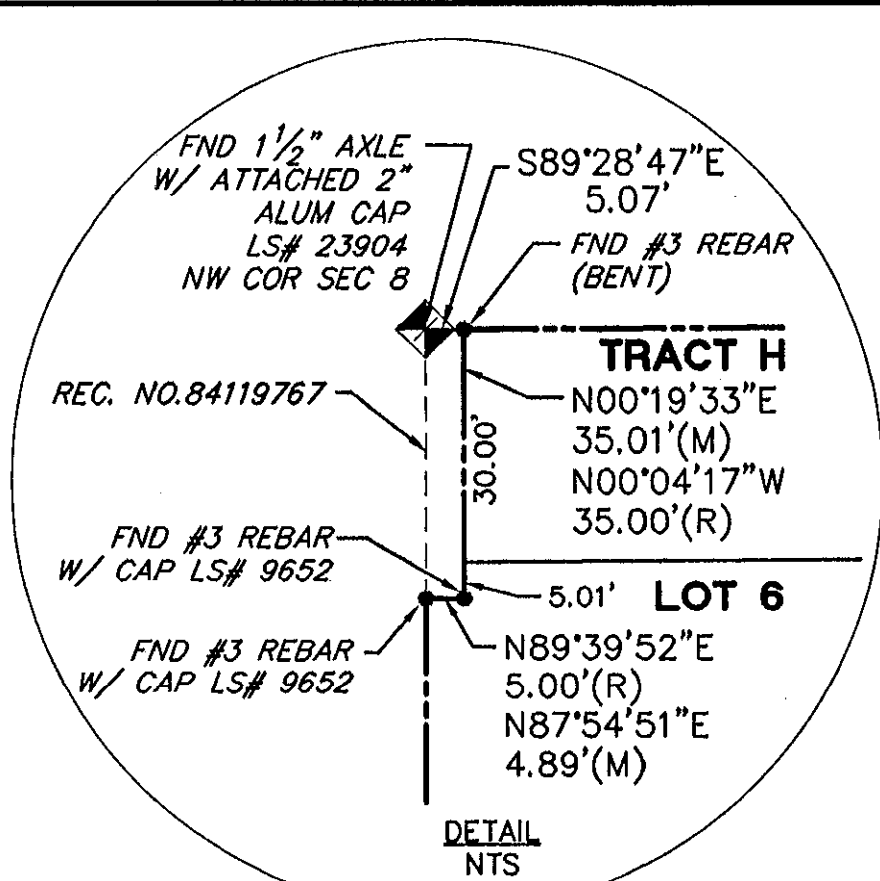
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sheet no.
main file G:\04\PLT\dwg
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SHEET 5 OF 7



GPS 501
N 1206621.961 (GRID)
E 3098902.703
N 1206975.843 (GROUND)
E 3099811.558
LAT. N39°54'00.05705"
LONG. W105°08'50.94817"



GPS 500
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N 1206991.312 (GROUND)
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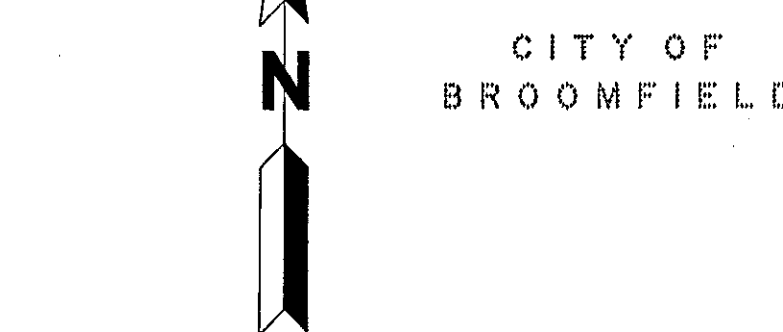
GPS 52
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E 3109302.237
N 1210624.569 (GROUND)
E 310214.142
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LONG. W105°06'37.30442"

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BOUNDARY CORNER
N 1206447.253 (GRID)
E 3098902.921
N 1206801.063 (GROUND)
E 3099811.777
LAT. N39°53'51.33046"
LONG. W105°08'50.95428"

SCALE 1"=100'

GPS 66
N 1205770.998 (GRID)
E 3098660.731
N 1206124.630 (GROUND)
E 3099569.515
LAT. N39°53'51.65675"
LONG. W105°08'54.09625"



30' WATER PIPELINE
EASEMENT BOOK 1606
PAGE 465

10' UTILITY EASEMENT
(BOOK 1791 PAGE 231)

MATCHLINE

SEE SHEET 4

CITY OF BROOMFIELD

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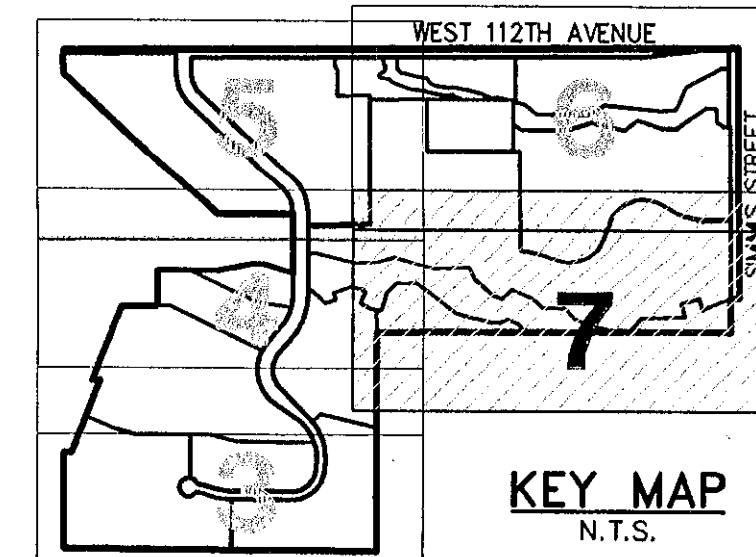
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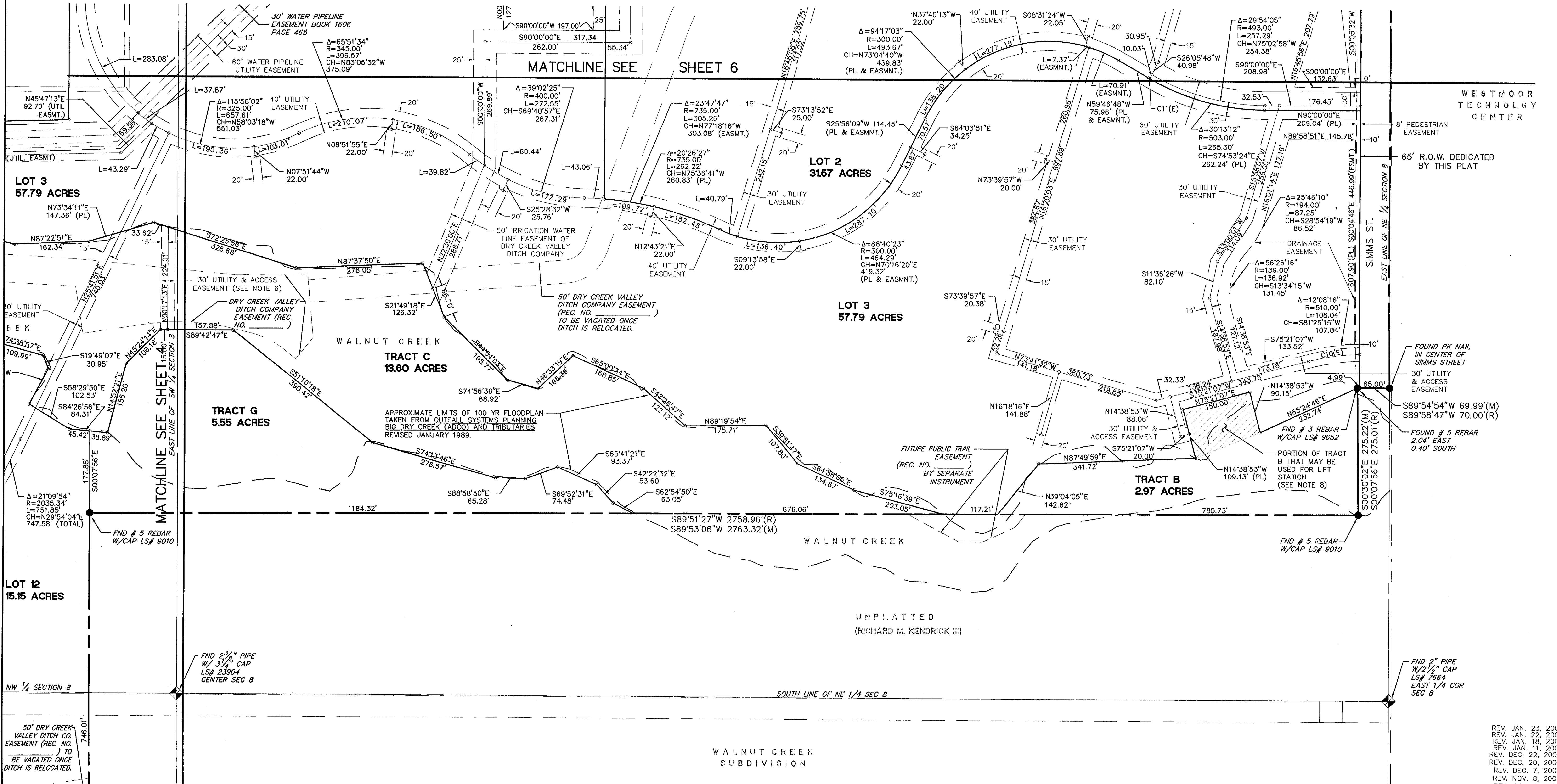
SHEET 6 OF 7

GREAT WESTERN PARK - FILING NO. 1 FINAL PLAT

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SHEET 7 OF 7



SCALE 1"=100'



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