

ANTHEM FILING NO. 13 FINAL PLAT

A REPLAT OF OUTLOTS 3, 8 AND A PORTION OF OUTLOT 7, PREBLE CREEK FILING NO. 2 AND UNPLATTED LANDS IN THE NORTH HALF OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

PROJECT DATUM:

Geodetic coordinates are based on NAD 83(1992)
Orthometric Heights are based on the NAVD 88
State Plane coordinates are based on the
Colorado North Zone (501)
Units are US Survey Feet (sft)

Project (Ground) coordinates are Modified State Plane
Project Combined factor = 0.999716267

Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
The mark is a City of Broomfield 3 1/4" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

Designation = LUCY
Project Point Number = 464
NGS PID = A13578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.29278" (W)
Ellip. Height = 5240.15 sft
NAVD 88 Elevation = 5297.00 sft

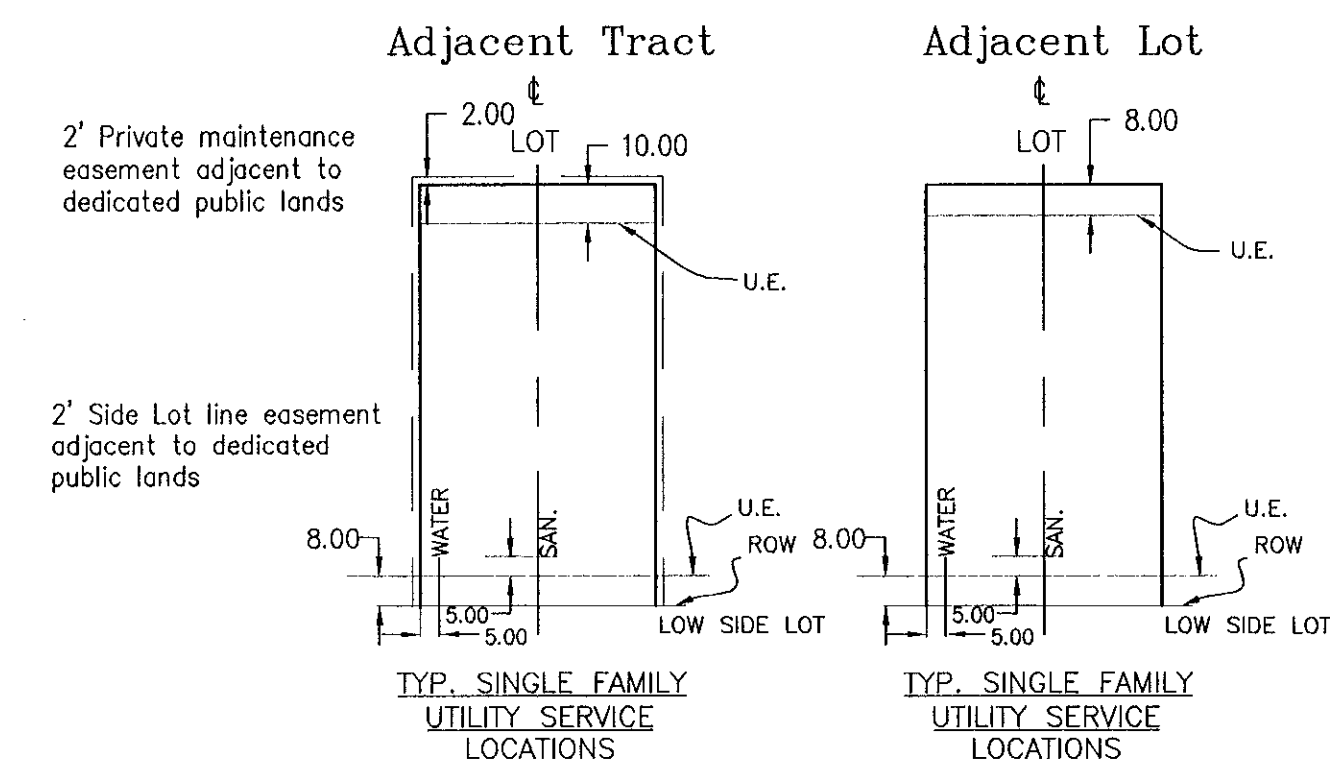
State Plane coordinates North Zone (501)
N = 1,243,260.090 sft
E = 3,136,862.480 sft

Modified State Plane coordinates (Ground)
N = 1,243,612.944 sft
E = 3,137,752.764 sft

Project Bench Mark:
"LUCY" as described above.
NAVD 88 Elevation = 5297.00 sft

BASIS OF BEARING:

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD GPS LUCY") and "GPS #4" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 4" bearing being S50°56'38"W a distance of 9803.05 feet.

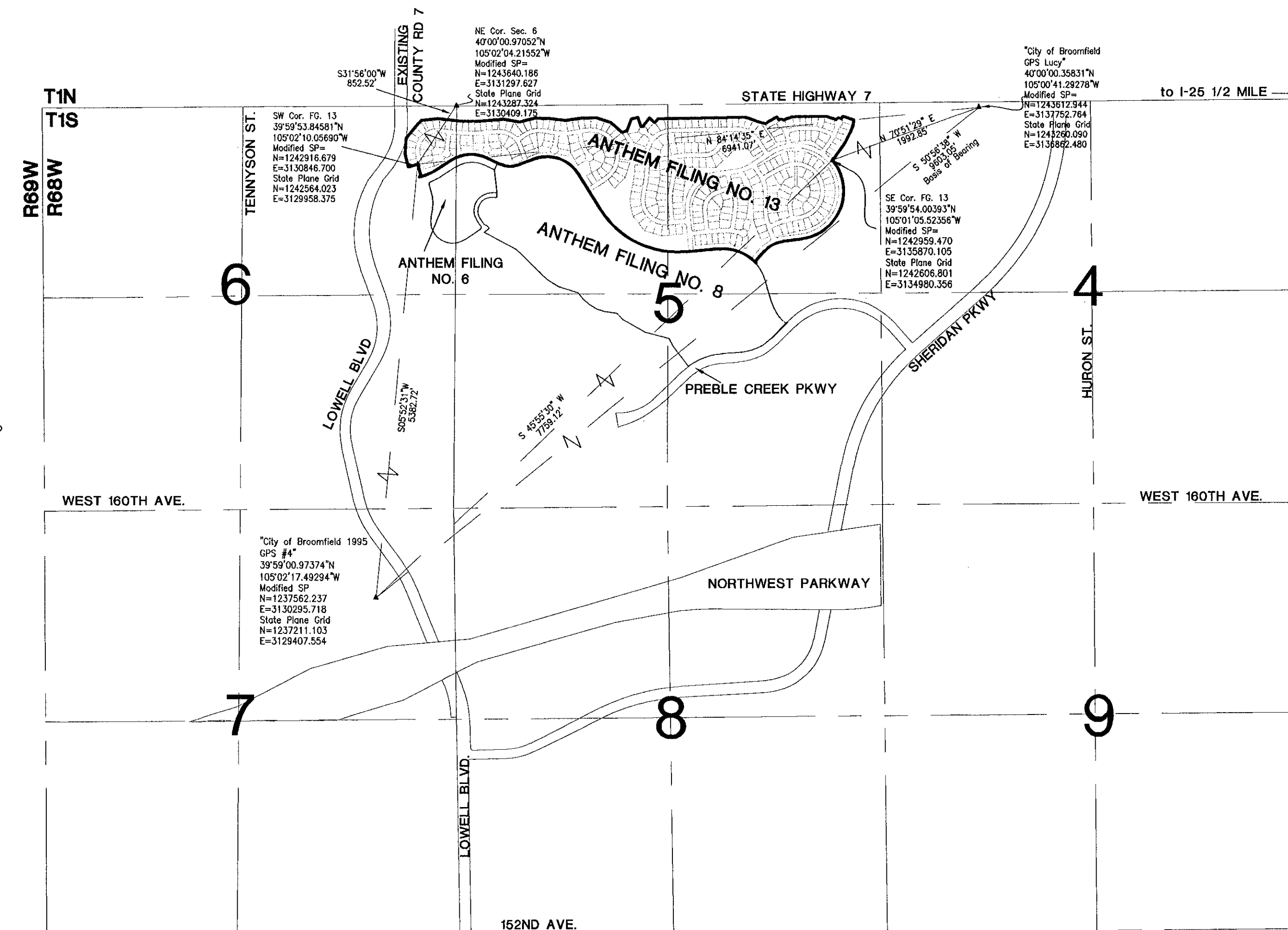


SYMBOL LEGEND

- ◆ Allot corner (as described)
- ▲ Found 1 1/4" plastic cap on #5 rebar "C-B PLS 24942" (Unless noted otherwise)
- Set 1 1/4" plastic cap on #5 rebar stamped "C-B PLS 24942"
- ⊙ #5 rebar w/ 1 1/2" aluminum cap stamped by a Colorado Professional Land Surveyor to be set upon completion of construction of streets. (per Sec. 38-51-105, Colorado Revised Statutes)
- | Calculated position
- ===== Matchline

SHEET INDEX

Sheet 1 Cover Sheet
Sheet 2 Legal Description & Dedication & Curve Tables
Sheet 3 Overall Sheet Layout
Sheets 4-11 Plat



VICINITY MAP & GEODETIC TIE DIAGRAM
N.T.S.

NOTES:

- All lots shall have an 8' drainage and utility easement running along front and rear lot lines. Lots abutting tracts shall have an 8' drainage and utility easement running along front lot lines and 10' along rear lot lines.
- Streets, rights-of-way, and other public ways shown are hereby dedicated to the City and County of Broomfield by this plat.
- All lands hereby platted are owned by Pulte Home Corporation, a Michigan Corporation.
- All Tracts shown on this Plat shall allow public use and access.
- "N.R." Stands for Non-Radial.
- All City and County Tracts (A, B, D, E, H, I, O, P & Q) that are immediately adjacent to residential lots shall have a 2' maintenance easement abutting the lot. The purpose of the easement is to facilitate private maintenance of a 2' strip adjacent to residential fencing. The easement shall be 2' wide and shall run the length and/or width of the property where public lands abut the lot. (Refer to Typical Single Family Utility Service Locations detail on this sheet)
- Blanket drainage easement rights shall hereby be granted to the City and County of Broomfield for all Tracts and Outlots.
- The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement, and (3) the purpose for the well maintenance and workover easement. (Ord. No. 1698 amended 11/12/2002)

ZONING NOTE:

Lands contained within and adjacent to this Final Plat are zoned as P.U.D. per the Preble Creek PUD Plan and Preliminary Plat-1st Amendment recorded at Reception number 200302216 on November 11, 2003.

STATUTE OF LIMITATIONS:

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 of the date of certification shown hereon.

MONUMENTATION NOTICE:

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 18-4-608 C.R.S.

STATEMENT OF ACCURACY:

The Colorado Coordinate System hereon shown is defined as 2nd order, Class 2-1, 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.

TITLE AND EASEMENT NOTE:

This survey does not constitute a title search by Carter & Burgess, Inc. to determine ownership or easements of record. For all information regarding easements, Carter & Burgess relied upon Information Binder Number AB70120318 dated September 20, 2005 at 5:00 p.m., prepared by Land Title Guarantee Company. All tax information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown hereon are reflected in said title commitment.

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE

This final plat is recommended for approval by the City and County of Broomfield Land Use Review Commission this 13th day of February 2006.

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 23rd day of May, 2006.

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, an Attorney at Law licensed to practice in the State of Colorado represent to the City and County of Broomfield that the owner and subdivider granting any easement hereon owns them in fee simple, free and clear of all liens and encumbrances, and the City and County of Broomfield may rely upon this representation in accepting such dedications.

SURVEYOR'S CERTIFICATE

I Kenneth W. Carlson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of ANTHEM FILING NO. 13 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado State Law.

Kenneth W. Carlson, PLS 29942
For and on behalf of
Carter & Burgess, Inc.
Date: 6/21/06

OWNER'S CERTIFICATE

Executed this ___ day of ___, 20__

PULTE HOME CORPORATION, a Michigan Corporation
2701 WEST 160TH AVENUE
BROOMFIELD, CO 80020

By: Matthew J. Deibel
Attorney-in-Fact, Pulte Home Corporation

ACKNOWLEDGMENT:

State of Colorado) SS)
County of Broomfield)
The foregoing instrument was acknowledged before me this 10th day of May, 2006, by Matthew J. Deibel as Attorney-in-Fact of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official seal.
My commission expires 10/31/2009
Notary Public Janice A. Chapman

JANICE A. CHAPMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/31/2009

Carter & Burgess
707 Seventeenth Street, Suite 2300
Denver, Colorado 80202
(303) 820-5240 FAX (303) 820-5272

CALL UNLESS 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
UTILITY LOCATIONS
1-800-922-1987

SCALE VERIFICATION
DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

ANTHEM FILING NO. 13
SUBDIVISION LYING IN A PORTION OF
SECTIONS 5 AND 6, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071927.228.400.1000
DATE: APRIL 11, 2006
SCALE: AS SHOWN
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC

DRAWING CONTENTS:
ANTHEM FILING NO. 13

DRAWING NUMBER:

SHEET 1 OF 11

RECORDED 8-7-06
N # 2006010213
PAGE 3 OF 11

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REVIEWED BY: KWC

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 Aliquot corner (as described)

▲ Found 1 1/4" plastic cap on #5 rebar "C--B PLS 24942"
(Unless noted otherwise)

- Set 1 1/4" plastic cap on #5 rebar stamped "C-B PLS 24942"

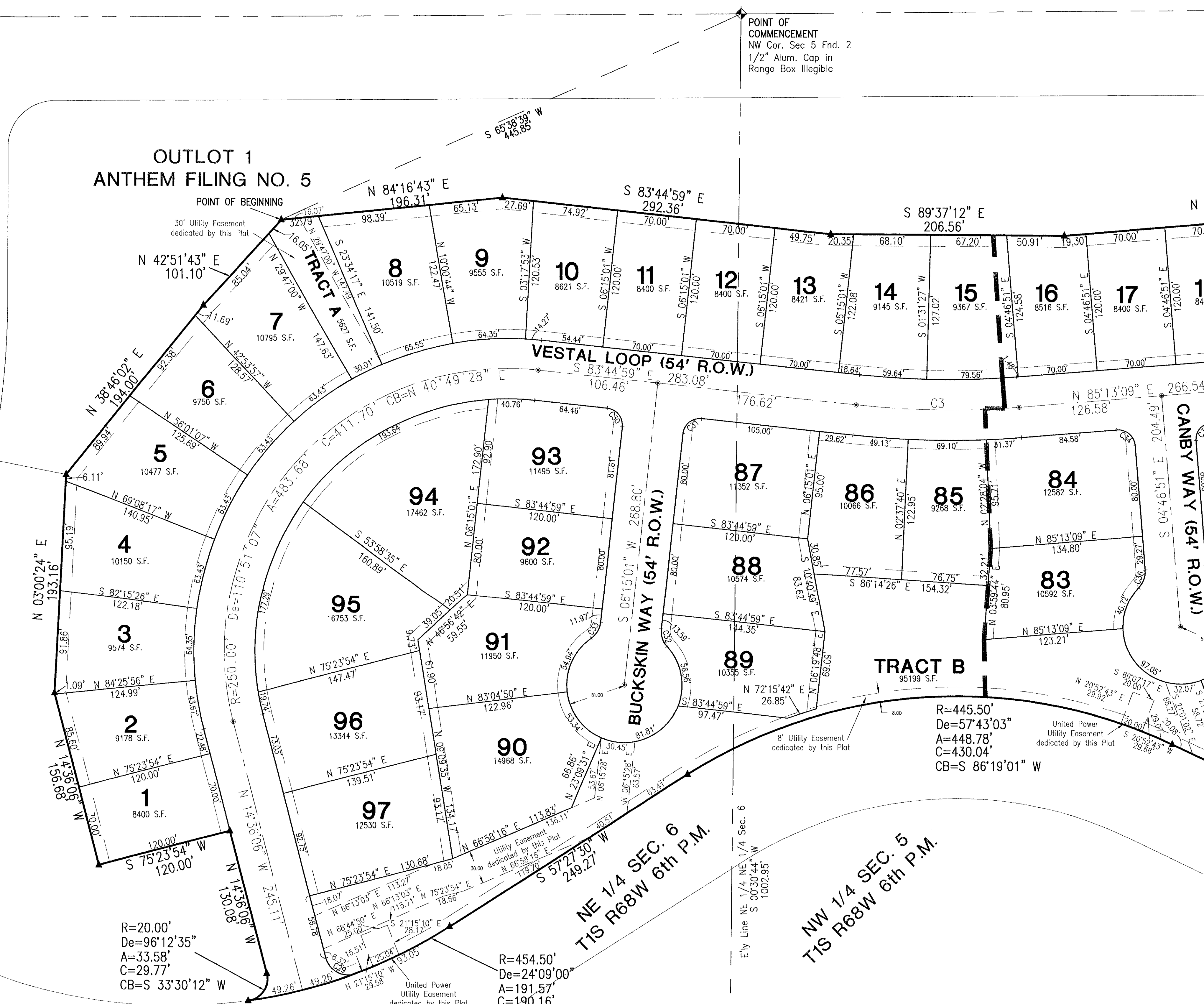
- #5 rebar w/ 1 1/2" aluminum cap stamped by a Colorado Professional Land Surveyor to be set upon completion of construction of streets. (per Sec. 38-51-105, Colorado Revised Statutes)

| Calculated position

Matchline



NOTE- SEE SHEET 2
FOR CURVE
DATA TABLE

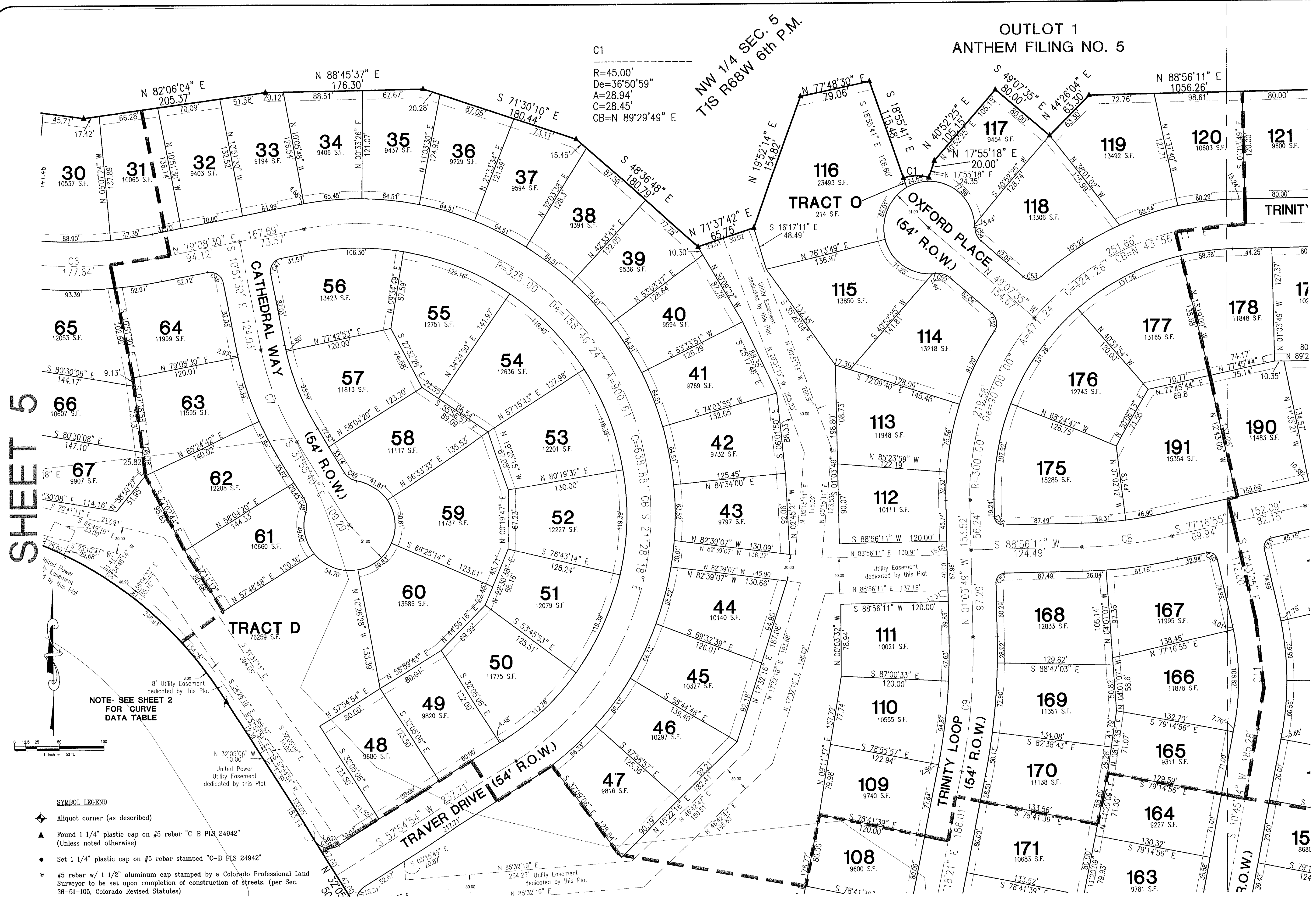


INDIAN PEAKS PKWY
PREBLE CREEK FILING NO. 2
Rec. No. 2004005785
April 23, 2004

NE 1/4 SEC. 6
T1S R68W 6th P.M.

NW 1/4 SEC. 5
T1S R68W 6th P.M.

R=445.50'
De=57°43'03"
A=448.78'
C=430.04'
CB=S 86°19'01" W



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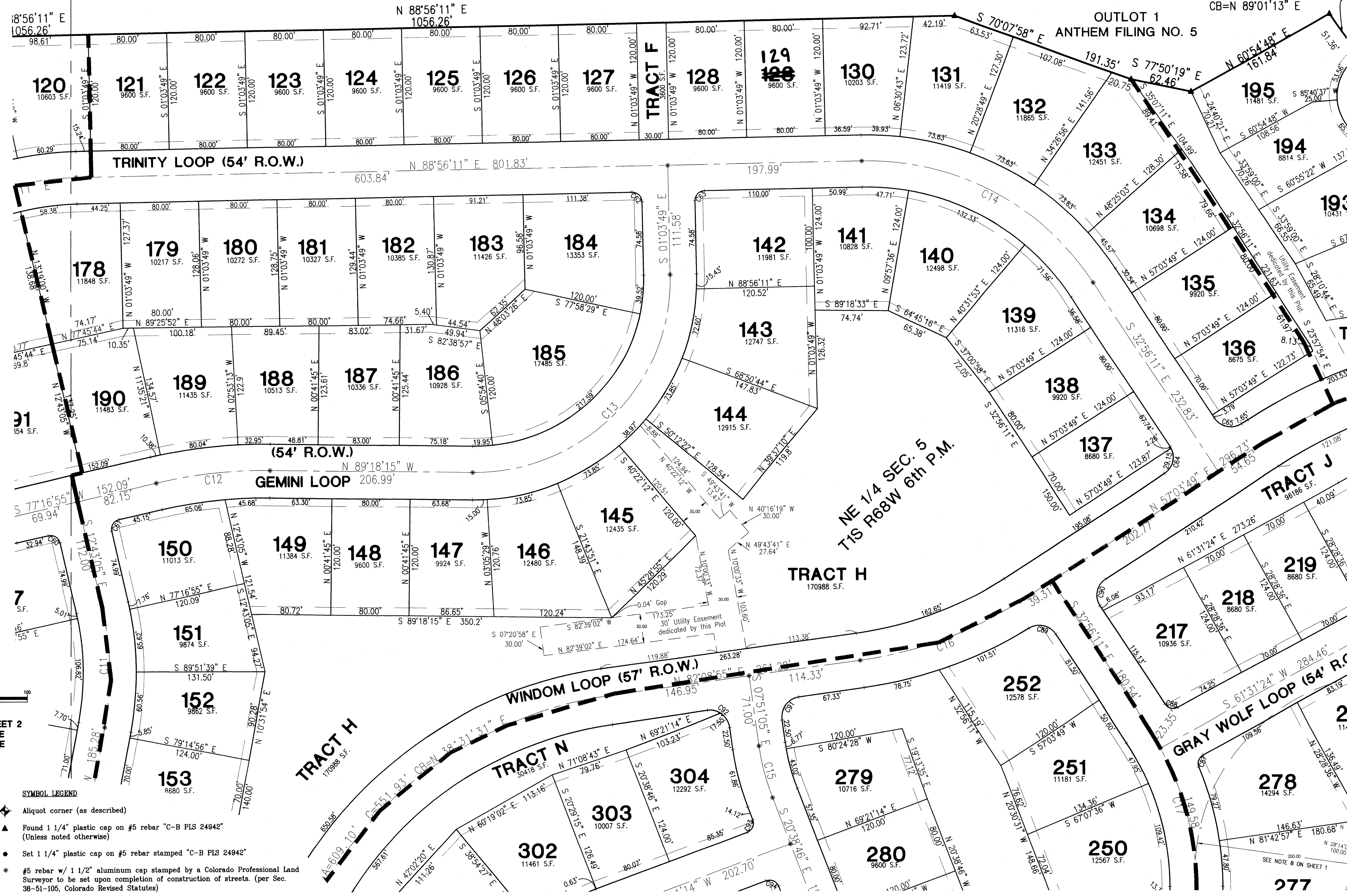
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DRAWING NUMBER:
SHEET 6 OF 11

SHEET 6

SHEET 8

SHEET 10



C2
R=45.00'
De=69°14'27"
A=54.38'
C=51.13'
CB=N 89°01'13" E

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N 2006010213
PAGE 7 OF 11

OUTLOT 1
ANTHEM FILING NO. 5

NE 1/4 SEC. 5
T1S R68W 6th P.M.

TRACT H
170988 S.F.

TRACT J
96186 S.F.

TRACT H
170988 S.F.

TRACT N
30418 S.F.

GRAY WOLF LOOP (54' R.O.W.)

WINDOM LOOP (57' R.O.W.)

GEMINI LOOP
206.99'

TRINITY LOOP (54' R.O.W.)

8°56'11" E
1056.26'

N 88°56'11" E
1056.26'

SEE NOTE 8 ON SHEET 1

NOTE- SEE SHEET 2
FOR CURVE
DATA TABLE

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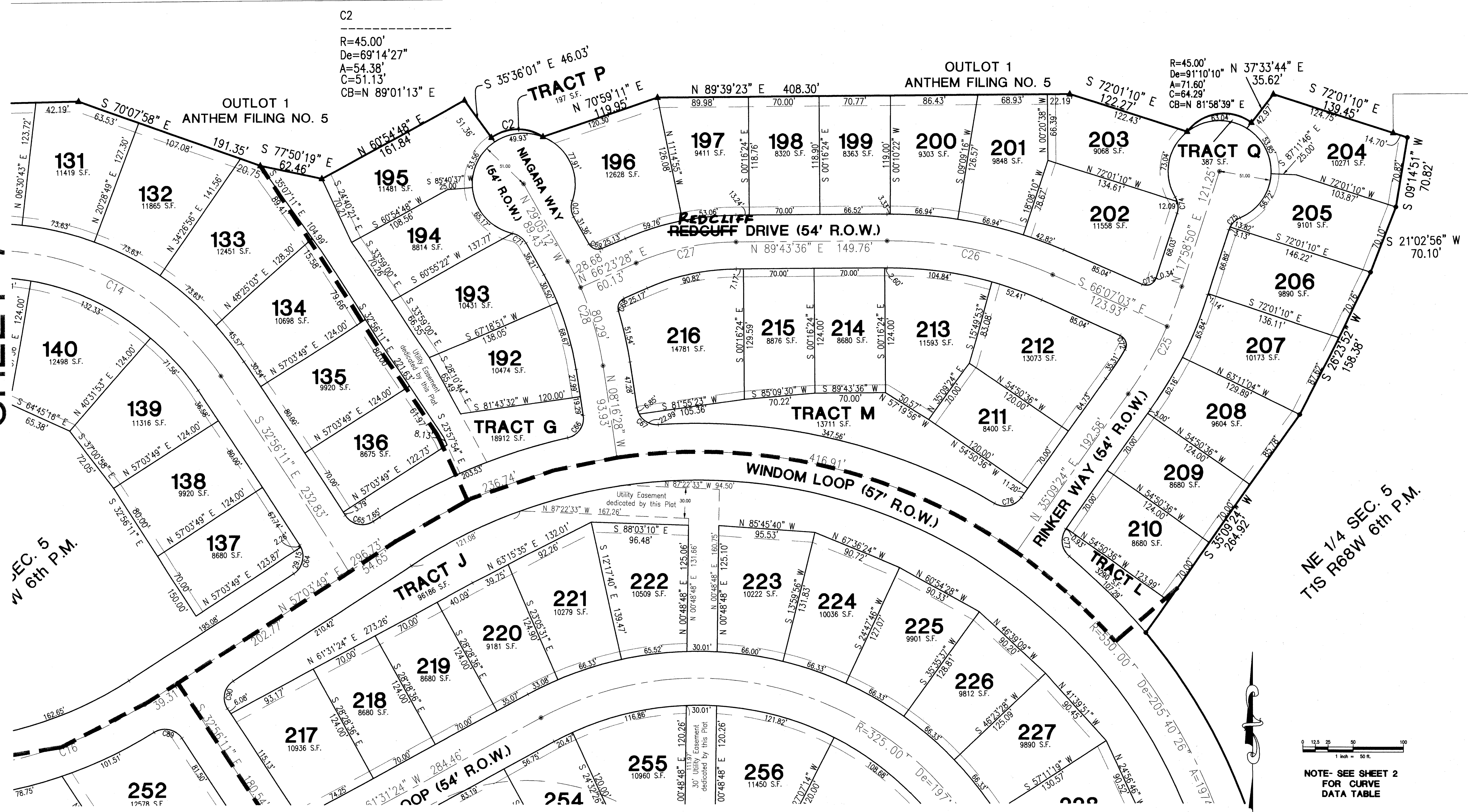
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SHEET 7



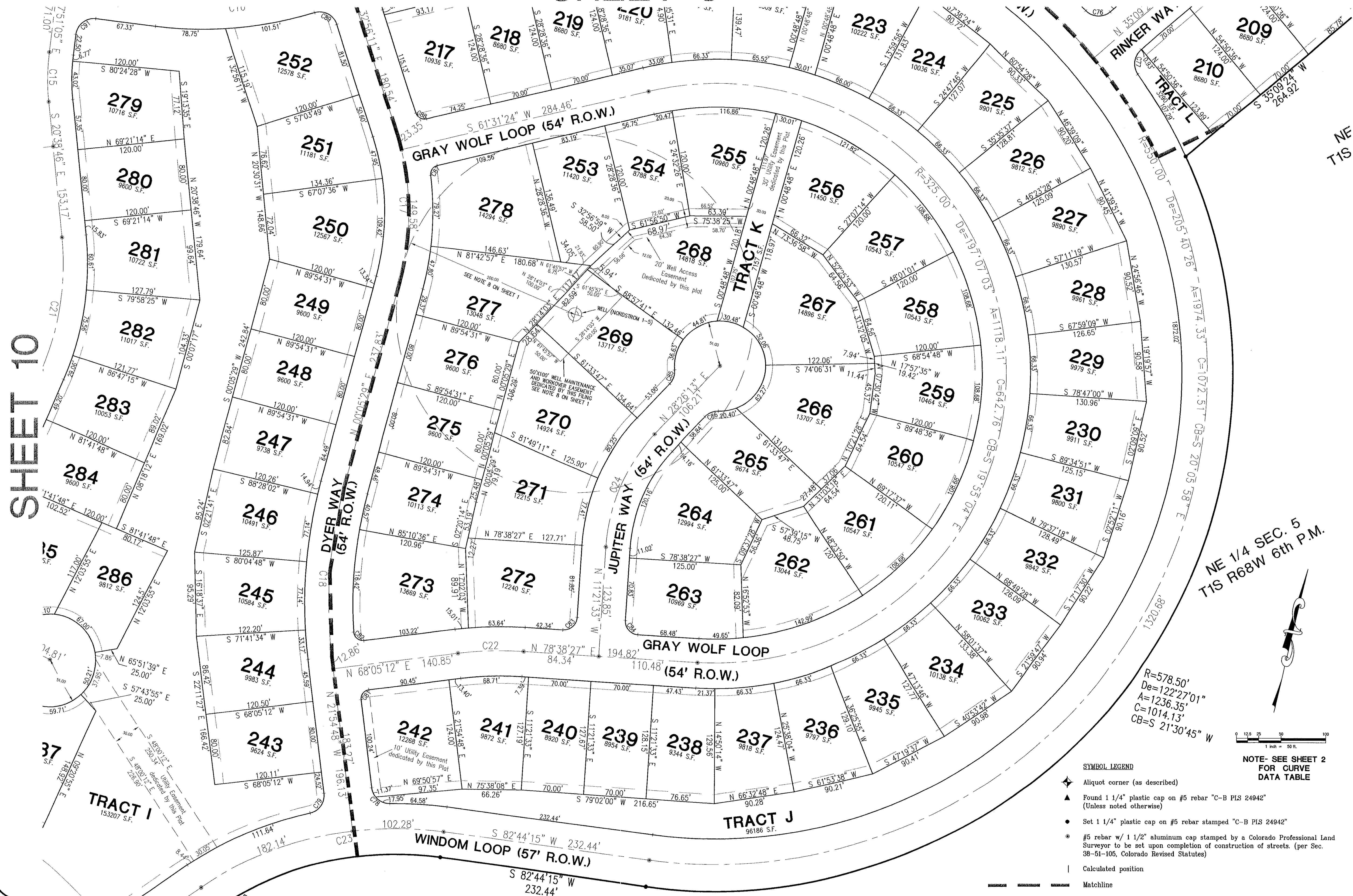
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SHEET 8



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SHEET 7

SHEET 11

SHEET 9

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0 12.5 25 50 100
1 inch = 50 ft.

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ANTHEM FILING NO. 13

SUBDIVISION LYING IN A PORTION OF

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CITY & COUNTY OF BROOMFIELD, COLORADO

SHEET 6

