

ANTHEM FILING NO. 15 FINAL PLAT

A RESUBDIVISION OF LOTS 4 AND 5, BLOCK 1, NORTH PARK FILING NO. 1,
LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 5

2012016417 PL 12/17/2012 03:55 PM
Page: 1 of 5 Rec Fee \$8.00 Doc Fee \$
City and County of Broomfield

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED AS FOLLOWS:
LOTS 4 AND 5, BLOCK 1 NORTH PARK FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2011002007 IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
CONTAINING AN AREA OF 48.404 ACRES, (2,108,469 SQUARE FEET), MORE OR LESS.
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ANTHEM FILING NO. 15 AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS, AND TRACTS A, B AND E, INCLUSIVE AS SHOWN ON THE PLAT AND GRANTS TO THE CITY AND COUNTY 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 COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER

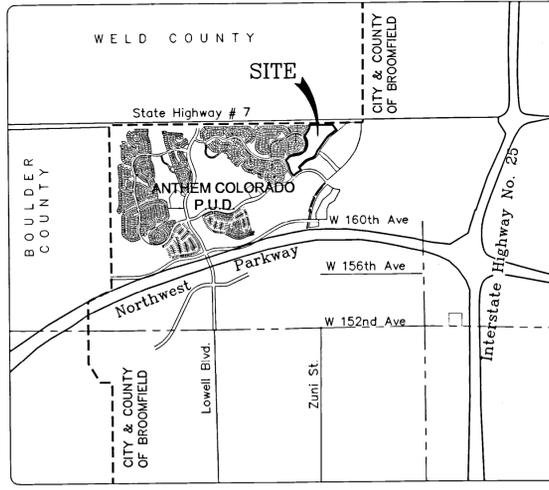
WS-ACB DEVELOPMENT, LLC A DELAWARE LIMITED LIABILITY COMPANY

[Signature]
AS: *[Signature]*
STATE OF COLORADO)
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF DECEMBER 2012 BY JEFF HANDELIN OF WS-ACB DEVELOPMENT, LLC A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 5/12/2016
[Signature]
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 4000'

GENERAL NOTES

1. THERE ARE 172 LOTS AND 11 TRACTS WITHIN ANTHEM FILING NO. 15.
2. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 (1992) BASED UPON THE LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "LUCY" AND "GPS No. 32" AS BEARING SOUTH 35°07'01" WEST, WITH A MODIFIED STATE PLANE DISTANCE OF 9415.10 FEET.
3. PROJECT BENCHMARK - BROOMFIELD CONTROL POINT "LUCY", ELEVATION = 5297.00' (DATUM=NAVD 88)
4. THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.99971627. STATE PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES = (GROUND COORDINATES * 0.99971627).
5. LATITUDE AND LONGITUDE AS LISTED ON THE FOLLOWING SHEETS REFERS TO NAD 83 (1992) DATUM. STATE PLANE COORDINATES AS LISTED ON THE FOLLOWING SHEETS REFERS TO THE COLORADO COORDINATE SYSTEM NORTH ZONE NAD 83 (1992).
6. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 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.
8. 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
9. 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 AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(O) OF THE BROOMFIELD MUNICIPAL CODE TO THE SATISFACTION OF BROOMFIELD.
10. FLOOD ZONE: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, COLORADO, MAP NUMBER 0850730085F REVISED AUGUST 18, 2004, THIS PARCEL IS WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. ABD70342925-3 EFFECTIVE DATE NOVEMBER 20, 2012 AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
12. UTILITY AND DRAINAGE EASEMENTS ARE GRANTED ALONG ALL LOT AND TRACT LINES AS DEPICTED HEREON AS FOLLOWS:
REAR LOT LINE = 8' UTILITY ONLY
FRONT LOT LINE ADJACENT TO PUBLIC RIGHTS OF WAY = 8' UTILITY ONLY
SIDE LOT LINE = 5' DRAINAGE ONLY
EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF TRACTS, ONLY AS SHOWN HEREON. THESE EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
13. TRACTS A THRU E, INCLUSIVE MAY BE UTILIZED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRICAL, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES, PUBLIC UTILITIES AND DRAINAGE AND OTHER USES AS PERMITTED BY THE CITY AND COUNTY OF BROOMFIELD. OWNER RESERVES FOR ITSELF AND ITS CONTRACTORS A LICENSE AND RIGHT TO ENTER UPON THOSE TRACTS AND PARCELS DEDICATED HEREON FOR THE PURPOSES OF INSTALLING AND CONSTRUCTING: (I) THOSE IMPROVEMENTS AND FACILITIES THAT ARE REQUIRED UNDER ANY CITY AND COUNTY OF BROOMFIELD SITE DEVELOPMENT PLAN, SUBDIVISION IMPROVEMENT AGREEMENT OR OTHER DEVELOPMENT AGREEMENT THAT IS APPLICABLE TO THE PROPERTY DESCRIBED ON THIS PLAT, AND (II) ANY OTHER IMPROVEMENTS OR FACILITIES TO BE INSTALLED OR CONSTRUCTED BY THE OWNER THAT ARE REQUIRED OR HAVE BEEN APPROVED ADMINISTRATIVELY BY THE CITY AND COUNTY OF BROOMFIELD.
14. TRACTS F, G, H, I, J, AND K ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

GENERAL NOTES CONTINUED

15. A SIDEWALK EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER THE SIX (6), EIGHT (8), AND TEN (10) FOOT WIDE SIDEWALKS FOR ALL PORTIONS OF SAID SIDEWALK LOCATED WITHIN THE PRIVATE TRACTS AND LOTS. SAID SIDEWALK EASEMENT TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS REQUIRED AND SUBJECT TO AGREEMENT. THE FOREGOING EASEMENT SHALL BE AS WIDE AS THE SIDEWALK PLUS ONE (1) FOOT ON EITHER SIDE OF THE EDGE OF THE ORIGINALLY CONSTRUCTED SIDEWALK.
16. THE CITY AND COUNTY OF BROOMFIELD WILL BE RESPONSIBLE FOR MAINTENANCE OF THE POND LOCATED WITHIN TRACT A.
17. TRACTS C AND D SHALL BE TRANSFERRED BY DEVELOPER TO THE CITY AND COUNTY OF BROOMFIELD ("CITY") BY A GENERAL WARRANTY DEED, IN A FORM APPROVED BY THE CITY ATTORNEY, AT SUCH TIME, AS WS-ACB DEVELOPMENT, LLC (OWNER) AND THE CITY HAVE COMPLETED AN AGREEMENT THAT IS ACCEPTABLE TO FRICO AND WHICH AGREEMENT SHALL BE COMPLETED NOT LATER THAN MARCH 31, 2013, WITH RESPECT TO THE MAINTENANCE RESPONSIBILITIES FOR THE FRICO DITCH LOCATED WITHIN THE PROPERTY SUBJECT TO ANTHEM-WEST PLANNED UNIT DEVELOPMENT PLAN ("PUD"), AS AMENDED, RECORDED AT NO. 2009008027, ON JUNE 18, 2009 IN THE RECORDS OF THE BROOMFIELD CLERK AND RECORDER, ("PROPERTY"). PRIOR TO TRANSFERRING TRACTS C AND D TO THE CITY, THE DEVELOPER SHALL PAY FOR A TITLE POLICY FOR TRACTS C AND D FROM A TITLE COMPANY AND IN A FINAL FORM ACCEPTABLE TO THE CITY. THE OWNER SHALL BE RESPONSIBLE FOR ALL OBLIGATIONS UNDER THE AGREEMENT REGARDING DITCH BETWEEN THE FARMERS RESERVOIR AND IRRIGATION COMPANY AND PULTE HOME CORPORATION, DATED FEBRUARY 18, 2004 AND RECORDED AT NO. 2004002795, ON FEBRUARY 25, 2004 IN THE RECORDS OF THE BROOMFIELD CLERK AND RECORDER ("AGREEMENT"), UNTIL SUCH TIME OF FINAL ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS ASSOCIATED WITH FILING 15 OF THE PROPERTY AND THE DITCH CONSTRUCTION ON THE PROPERTY IS COMPLETED BY THE DEVELOPER, AT WHICH TIME THE OWNER MAY ASSIGN ITS OBLIGATIONS UNDER THE AGREEMENT TO THE ANTHEM HIGHLANDS COMMUNITY ASSOCIATION, INC. CONSISTENT WITH THE REQUIREMENTS OF THIS PARAGRAPH. THE ONLY OBLIGATIONS OF THE CITY ASSOCIATED WITH THE FRICO DITCH ON THE PROPERTY SHALL BE TO MAINTAIN THE LANDSCAPING AND TRAIL ON THOSE PORTIONS OF THE PROPERTY THAT THE CITY OWNS.

TRACT SUMMARY CHART			
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP
TRACT A	43,322	0.995	CITY
TRACT B	166,040	3.812	CITY
TRACT C	158,764	3.645	CITY
TRACT D	85,298	1.958	CITY
TRACT E	50,631	1.162	CITY
TRACT F	41,751	0.958	HOA
TRACT G	24,481	0.562	HOA
TRACT H	25,017	0.574	HOA
TRACT I	195	0.004	HOA
TRACT J	208	0.005	HOA
TRACT K	137	0.003	HOA
TOTAL TRACT AREA	595,844	13.679	
TOTAL LOT AREA	1,166,452	26.778	
TOTAL ROW AREA	346,173	7.947	
TOTAL SITE AREA	2,108,469	48.404	

CITY = CITY OF BROOMFIELD
HOA = HOMEOWNERS ASSOCIATION

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS 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.

[Signature] REGISTRATION NO. 20416 DATE: 12/17/2012

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 17th DAY OF December, 2012.

[Signature] MAYOR
[Signature] CITY CLERK, Deputy



PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 17th DAY OF November, 2012.

[Signature] CHAIRMAN
[Signature] SECRETARY

SURVEYOR'S CERTIFICATE

I, DEAN E. CATES, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 4, 2012, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 10th DAY OF December 2012.



DEAN E. CATES, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS _____ DAY OF _____, 2012, AND WAS RECORDED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

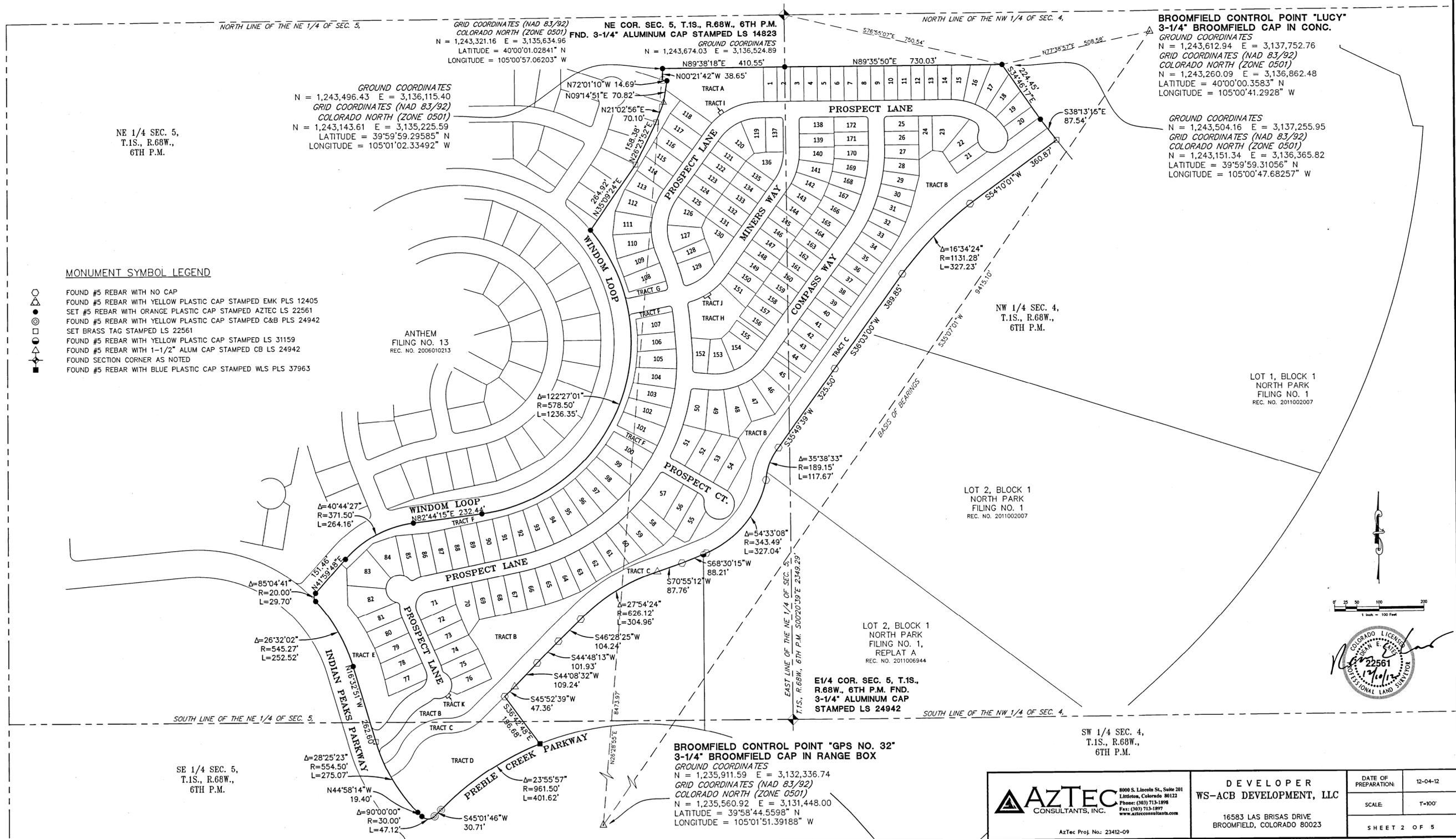
BY: DEPUTY CLERK

 8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1896 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 23412-09	DEVELOPER WS-ACB DEVELOPMENT, LLC 16583 LAS BRISAS DRIVE BROOMFIELD, COLORADO 80023	DATE OF PREPARATION: 12-04-12 SCALE: N/A
	SHEET 1 OF 5	

ANTHEM FILING NO. 15 FINAL PLAT

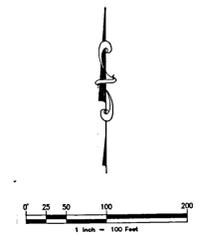
A RESUBDIVISION OF LOTS 4 AND 5, BLOCK 1, NORTH PARK FILING NO. 1,
LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 5

2012016417 PL. 12/17/2012 03:55 PM
Page: 2 of 5 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield
www.broomfield.gov



MONUMENT SYMBOL LEGEND

- FOUND #5 REBAR WITH NO CAP
- △ FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED EMK PLS 12405
- SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED AZTEC LS 22561
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED C&B PLS 24942
- ⊠ SET BRASS TAG STAMPED LS 22561
- ⊕ FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 31159
- ⊖ FOUND #5 REBAR WITH 1-1/2" ALUM CAP STAMPED CB LS 24942
- ⊗ FOUND SECTION CORNER AS NOTED
- ⊙ FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED WLS PLS 37963

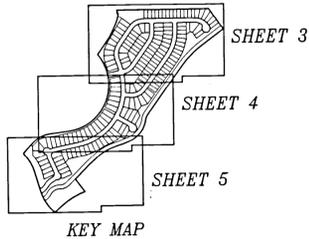


<p style="font-size: 8px;">8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p style="font-size: 8px;">Aztec Proj. No: 23412-09</p>	<p>DEVELOPER WS-ACB DEVELOPMENT, LLC</p> <p>16583 LAS BRISAS DRIVE BROOMFIELD, COLORADO 80023</p>	<p>DATE OF PREPARATION: 12-04-12</p> <p>SCALE: 1"=100'</p> <p>SHEET 2 OF 5</p>

ANTHEM FILING NO. 15 FINAL PLAT

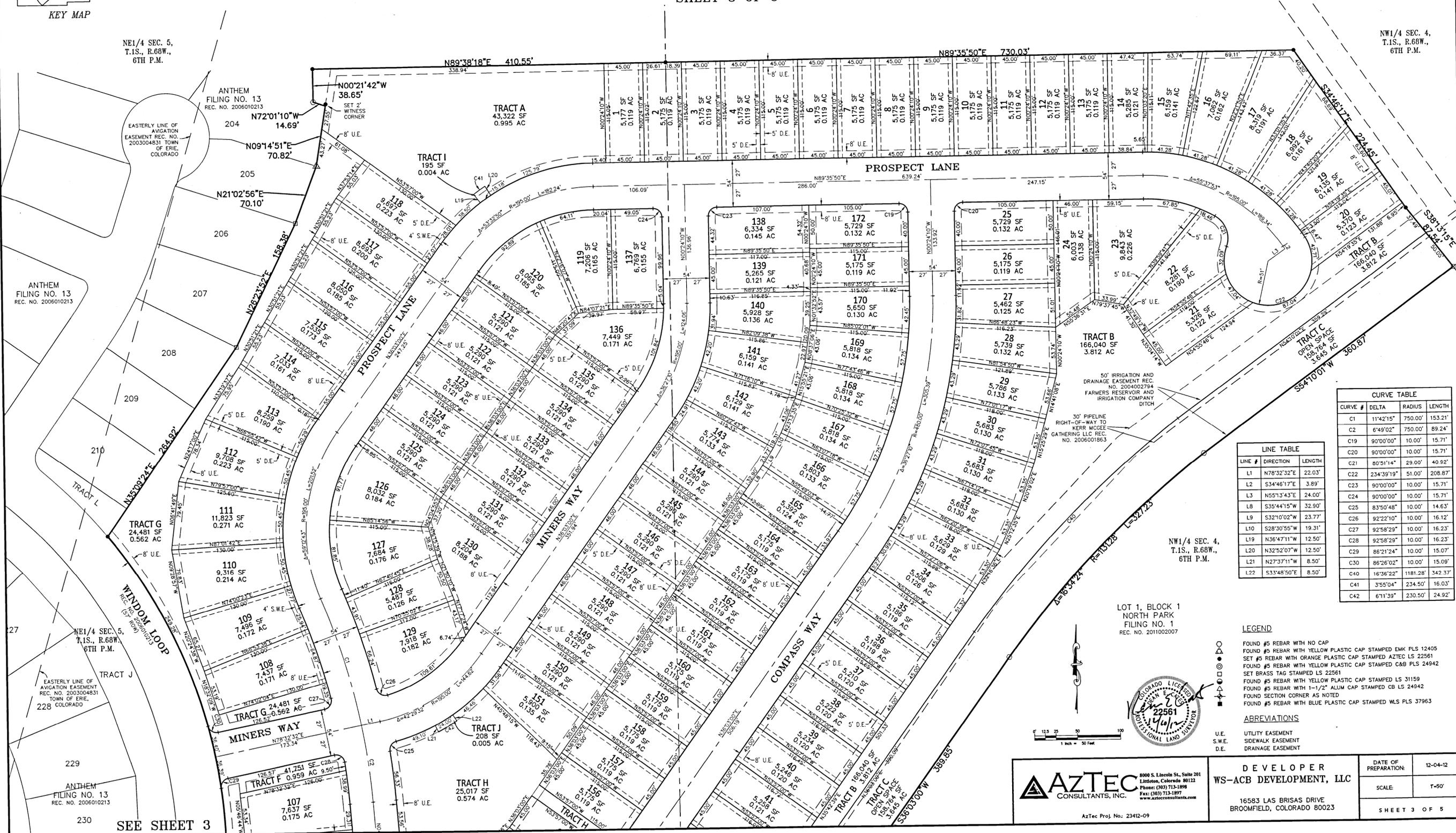
A RESUBDIVISION OF LOTS 4 AND 5, BLOCK 1, NORTH PARK FILING NO. 1,
LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 3 OF 5

2012016417 PL 12/17/2012 03:55 PM
Page: 3 of 5 Rec Fee \$9.00 Doc Fee \$
City and County of Broomfield



NE1/4 SEC. 5,
T.1S., R.68W.,
6TH P.M.

NW1/4 SEC. 4,
T.1S., R.68W.,
6TH P.M.



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	11°42'15"	750.00'	153.21'
C2	6°49'02"	750.00'	89.24'
C19	90°00'00"	10.00'	15.71'
C20	90°00'00"	10.00'	15.71'
C21	80°51'14"	29.00'	40.92'
C22	234°39'19"	51.00'	208.87'
C23	90°00'00"	10.00'	15.71'
C24	90°00'00"	10.00'	15.71'
C25	83°50'48"	10.00'	14.63'
C26	92°22'10"	10.00'	16.12'
C27	92°58'29"	10.00'	16.23'
C28	92°58'29"	10.00'	16.23'
C29	86°21'24"	12.50'	15.07'
C30	86°26'02"	10.00'	15.09'
C40	16°36'22"	1181.28'	342.37'
C41	3°55'04"	234.50'	16.03'
C42	6°11'39"	230.50'	24.92'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N78°32'32"E	22.03'
L2	S34°46'17"E	3.89'
L3	N55°13'43"E	24.00'
L8	S35°44'15"W	32.90'
L9	S32°10'02"W	23.77'
L10	S28°30'55"W	19.31'
L19	N36°47'11"W	12.50'
L20	N32°52'07"W	12.50'
L21	N27°37'11"W	8.50'
L22	S33°48'50"E	8.50'

NW1/4 SEC. 4,
T.1S., R.68W.,
6TH P.M.

LOT 1, BLOCK 1
NORTH PARK
FILING NO. 1
REC. NO. 2011002007

- LEGEND**
- FOUND #5 REBAR WITH NO CAP
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED EMK PLS 12405
 - SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED AZTEC LS 22561
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED C&B PLS 24942
 - SET BRASS TAG STAMPED LS 22561
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 31159
 - FOUND #5 REBAR WITH 1-1/2" ALUM CAP STAMPED CB LS 24942
 - FOUND SECTION CORNER AS NOTED
 - FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED WLS PLS 37963

- ABBREVIATIONS**
- U.E. UTILITY EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - D.E. DRAINAGE EASEMENT

AZTEC
CONSULTANTS, INC.
8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
WS-ACB DEVELOPMENT, LLC
16583 LAS BRISAS DRIVE
BROOMFIELD, COLORADO 80023

DATE OF PREPARATION:	12-04-12
SCALE:	T-50'
SHEET 3 OF 5	

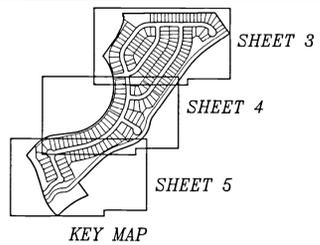
AzTec Proj. No: 23412-09

SEE SHEET 3

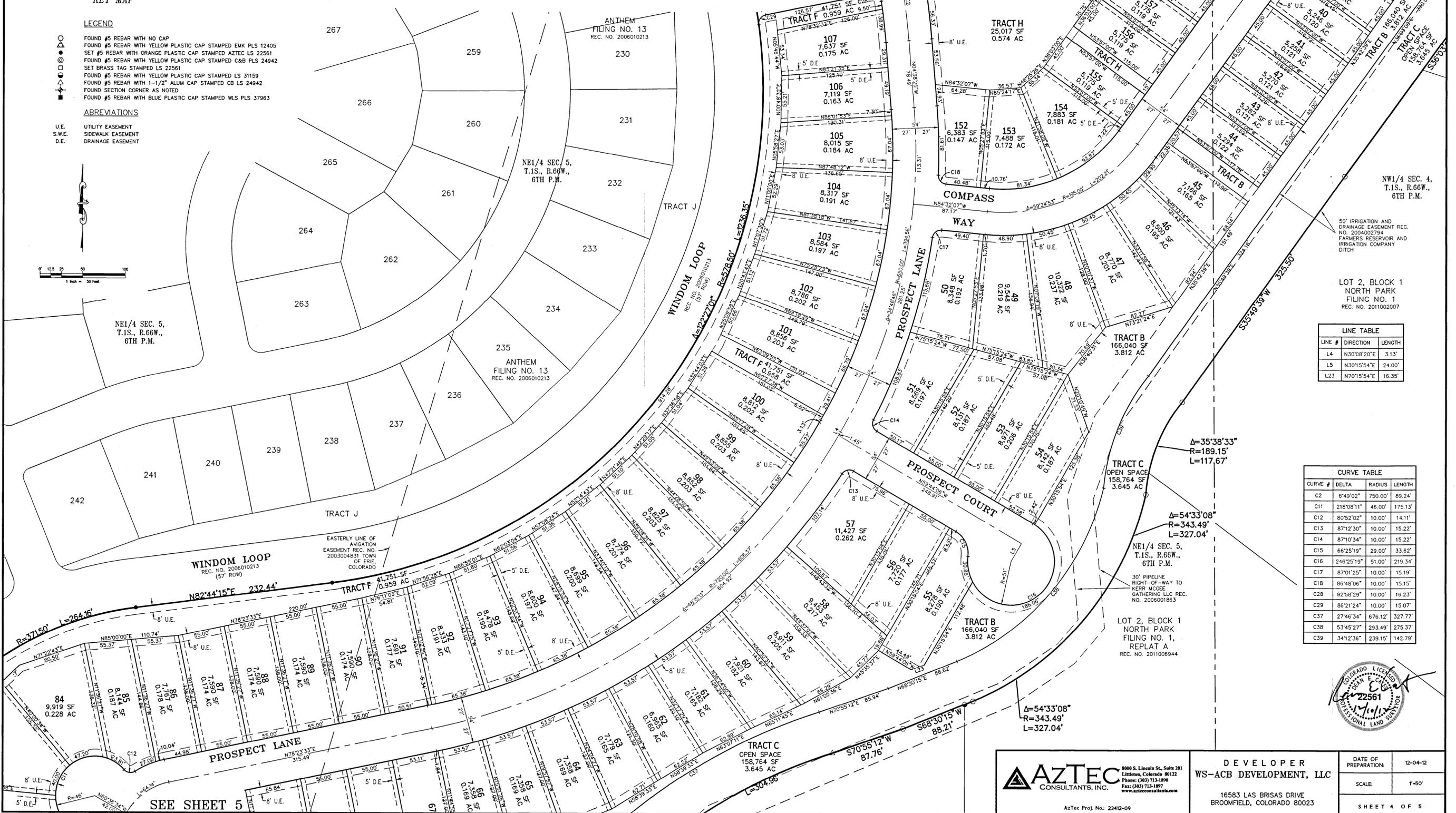
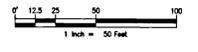
ANTHEM FILING NO. 15 FINAL PLAT

A RESUBDIVISION OF LOTS 4 AND 5, BLOCK 1, NORTH PARK FILING NO. 1,
LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SEE SHEET 3
SHEET 4 OF 5

2012016417 PL 12/17/2012 03:55 PM
Page: 4 of 5 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield



- LEGEND**
- FOUND #5 REBAR WITH NO CAP
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED EMK PLS 12405
 - SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED AZTEC LS 22561
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED C&B PLS 24942
 - SET BRASS TAG STAMPED LS 22561
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 31159
 - FOUND #5 REBAR WITH 1-1/2" ALUM CAP STAMPED CB LS 24942
 - FOUND SECTION CORNER AS NOTED
 - FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED WLS PLS 37963
- ABBREVIATIONS**
- U.E. UTILITY EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - D.E. DRAINAGE EASEMENT



LINE TABLE

LINE #	DIRECTION	LENGTH
L4	N30°08'20"E	3.13'
L5	N30°15'54"E	24.00'
L23	N70°15'54"E	16.35'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C2	6°49'02"	750.00'	89.24'
C11	218°08'11"	46.00'	175.13'
C12	80°52'02"	10.00'	14.11'
C13	87°12'30"	10.00'	15.22'
C14	87°10'34"	10.00'	15.22'
C15	66°25'19"	29.00'	33.62'
C16	246°25'19"	51.00'	219.34'
C17	87°01'25"	10.00'	15.19'
C18	86°48'06"	10.00'	15.15'
C28	92°58'29"	10.00'	16.23'
C29	86°21'24"	10.00'	15.07'
C37	27°46'34"	676.12'	327.77'
C38	53°45'27"	293.49'	275.37'
C39	34°12'36"	239.15'	142.79'

NW1/4 SEC. 4,
T.1S., R.66W.,
6TH P.M.

50' IRRIGATION AND
DRAINAGE EASEMENT REC.
NO. 2004002794
FARMER'S RESERVOIR AND
IRRIGATION COMPANY
DITCH

LOT 2, BLOCK 1
NORTH PARK
FILING NO. 1
REC. NO. 2011002007

NE1/4 SEC. 5,
T.1S., R.66W.,
6TH P.M.

30' PIPELINE
RIGHT-OF-WAY TO
KERR MOGEE
GATHERING LLC REC.
NO. 2006001863

LOT 2, BLOCK 1
NORTH PARK
FILING NO. 1,
REPLAT A
REC. NO. 2011006944

DEVELOPER
WS-ACB DEVELOPMENT, LLC

16583 LAS BRISAS DRIVE
BROOMFIELD, COLORADO 80023

DATE OF PREPARATION:	12-04-12
SCALE:	T=50'
SHEET 4 OF 5	



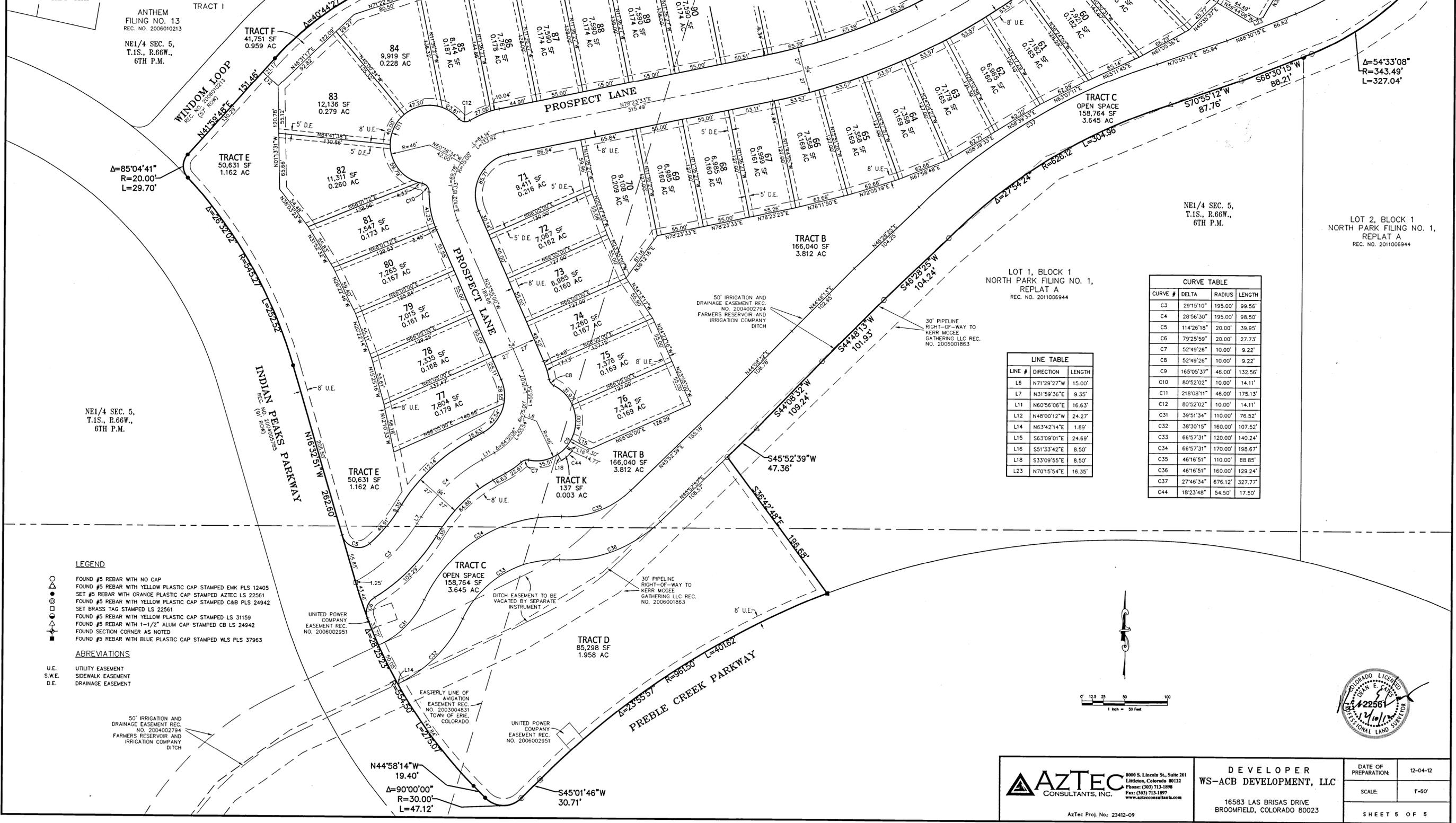
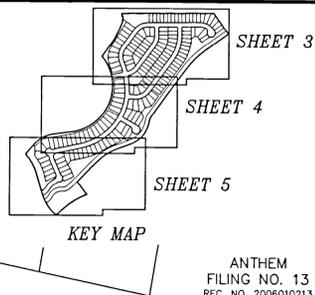
ANTHEM FILING NO. 15 FINAL PLAT

A RESUBDIVISION OF LOTS 4 AND 5, BLOCK 1, NORTH PARK FILING NO. 1,
LOCATED IN THE THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 5 OF 5

2012016417 PL 12/17/2012 03:55 PM
Page: 5 of 5 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

SEE SHEET 4



ANTHEM FILING NO. 13
REC. NO. 2006010213
NE1/4 SEC. 5,
T.1S., R.66W.,
6TH P.M.

NE1/4 SEC. 5,
T.1S., R.66W.,
6TH P.M.

TRACT C
OPEN SPACE
158,764 SF
3.645 AC

NE1/4 SEC. 5,
T.1S., R.66W.,
6TH P.M.

LOT 2, BLOCK 1
NORTH PARK FILING NO. 1,
REPLAT A
REC. NO. 2011006944

LOT 1, BLOCK 1
NORTH PARK FILING NO. 1,
REPLAT A
REC. NO. 2011006944

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C3	29°15'10"	195.00'	99.56'
C4	28°56'30"	195.00'	98.50'
C5	114°26'18"	20.00'	39.95'
C6	79°25'59"	20.00'	27.73'
C7	52°49'26"	10.00'	9.22'
C8	52°49'26"	10.00'	9.22'
C9	165°05'37"	46.00'	132.56'
C10	80°52'02"	10.00'	14.11'
C11	218°08'11"	46.00'	175.13'
C12	80°52'02"	10.00'	14.11'
C31	39°51'34"	110.00'	76.52'
C32	38°30'15"	160.00'	107.52'
C33	66°57'31"	120.00'	140.24'
C34	66°57'31"	170.00'	198.67'
C35	46°16'51"	110.00'	88.85'
C36	46°16'51"	160.00'	129.24'
C37	27°46'34"	676.12'	327.77'
C44	18°23'48"	54.50'	17.50'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N71°29'27"W	15.00'
L7	N31°59'36"E	9.35'
L11	N60°56'06"E	16.63'
L12	N48°00'12"W	24.27'
L14	N63°42'14"E	1.89'
L15	S63°09'01"E	24.69'
L16	S51°33'42"E	8.50'
L18	S33°09'55"E	8.50'
L23	N70°15'54"E	16.35'

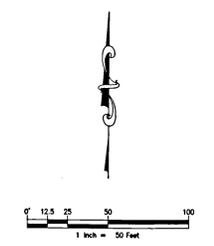
- LEGEND**
- FOUND #5 REBAR WITH NO CAP
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED EMK PLS 12405
 - ◐ FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED AZTEC LS 22561
 - ◑ FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED CAB PLS 24942
 - ⊙ SET BRASS TAG STAMPED LS 22561
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 31159
 - FOUND #5 REBAR WITH 1-1/2" ALUM CAP STAMPED CB LS 24942
 - FOUND SECTION CORNER AS NOTED
 - FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED WLS PLS 37963

- ABBREVIATIONS**
- U.E. UTILITY EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - D.E. DRAINAGE EASEMENT

50' IRRIGATION AND DRAINAGE EASEMENT REC. NO. 2004002794 FARMERS RESERVOIR AND IRRIGATION COMPANY DITCH

30' PIPELINE RIGHT-OF-WAY TO KERR MCGEE GATHERING LLC REC. NO. 2006001863

UNITED POWER COMPANY EASEMENT REC. NO. 2006002951



<p>8000 S. Lincoln St., Suite 201 Littleton, Colorado 80120 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER WS-ACB DEVELOPMENT, LLC</p> <p>16583 LAS BRISAS DRIVE BROOMFIELD, COLORADO 80023</p>	<p>DATE OF PREPARATION: 12-04-12</p> <p>SCALE: T=50'</p> <p>SHEET 5 OF 5</p>
	<p>AzTec Proj. No.: 23412-09</p>	