ANTHEM FILING NO. 19
FINAL PLAT

A REPLAT OF A PORTION OF OUTLOT 1, PREBLE CREEK FILING NO. 1, RECORDED AT THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2004005783 ON APRIL 23, 2004 AND UNPLATTED LANDS LYING IN THE NORTHWEST QUARTER 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

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, the undersigned being the owner of:

A parcel of land being a portion of Outlot 1, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office on April 23, 2004 at Reception number 2004005783 and unplatted lands lying in the Northwest Quarter 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, being more particularly described as follows:

COMMENCING at the West Quarter Corner of Section 5 a (found 3 1/4" aluminum cap "PLS 24942");
WHENCE the Center Quarter Corner of said Section 5 (a found 3 1/4" aluminum cap on #6 rebar "Carter–Burgess PLS 24942 C1/4 SEC.5 T1S R68W") bears N89°56'31"E 2626.65 feet;
THENCE N67°01'31"W a distance of 281.75 feet to the POINT OF BEGINNING;

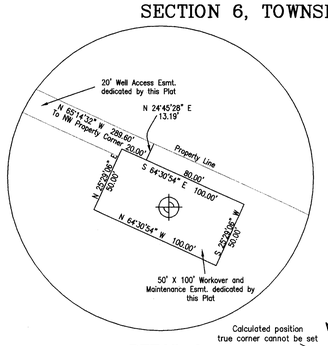
THENCE N64°26'16"W a distance of 183.86 feet;
THENCE N78°50'29"W a distance of 72.32 feet;
THENCE N02°08'20"E a distance of 519.10 feet;
THENCE N72°12'22"E non–tangent with the following described curve a distance of 157.57 feet to a point on the westerly line of Parkside Center Drive as dedicated by Anthem Filing No. 6, recorded at the City and County of Broomfield Clerk & Recorder's Office on September 6, 2005 at Reception number 2005012171;
THENCE the following two (2) courses along the westerly and southerly lines of said Parkside Center Drive:
1. along the arc of a curve to the left, having a central angle of 101°43'23", a radius of 330.50 feet, a chord bearing of S74°36'59"E a distance of 512.69 feet, and an arc distance of 586.77 feet;
2. THENCE N52°48'09"E non–tangent with the last described curve a distance of 39.53 feet;

THENCE the following two (2) courses along the southerly line of Outlot 4, Preble Creek Filing No. 2, recorded at the City and County of Broomfield Clerk and Recorder's Office on April 23, 2004 at Reception number 2004005785:
1. S65°14'32"E a distance of 431.85 feet;
2. THENCE S41°09'31"E a distance of 123.40 feet;

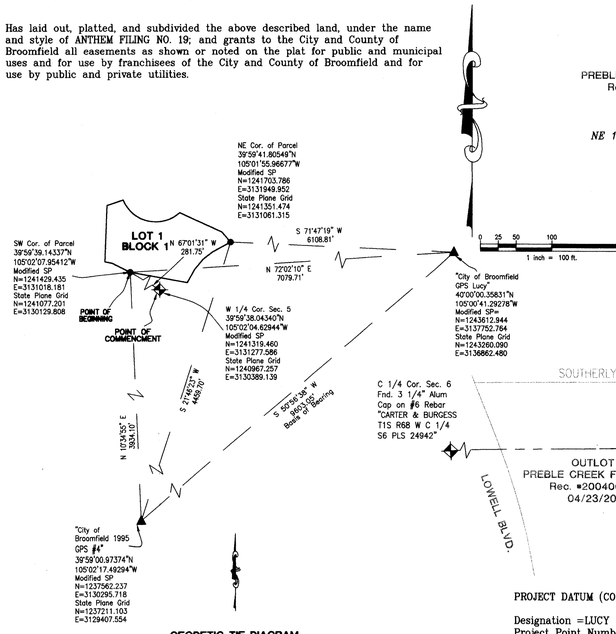
THENCE S61°03'42"W a distance of 189.41 feet;
THENCE S53°27'42"W a distance of 115.62 feet;
THENCE S40°41'39"W a distance of 115.83 feet;
THENCE S29°01'48"W a distance of 143.54 feet;
THENCE N79°19'47"W a distance of 537.22 feet to the POINT OF BEGINNING.

Containing 12.239 Acres, (533,118 square feet), more or less.

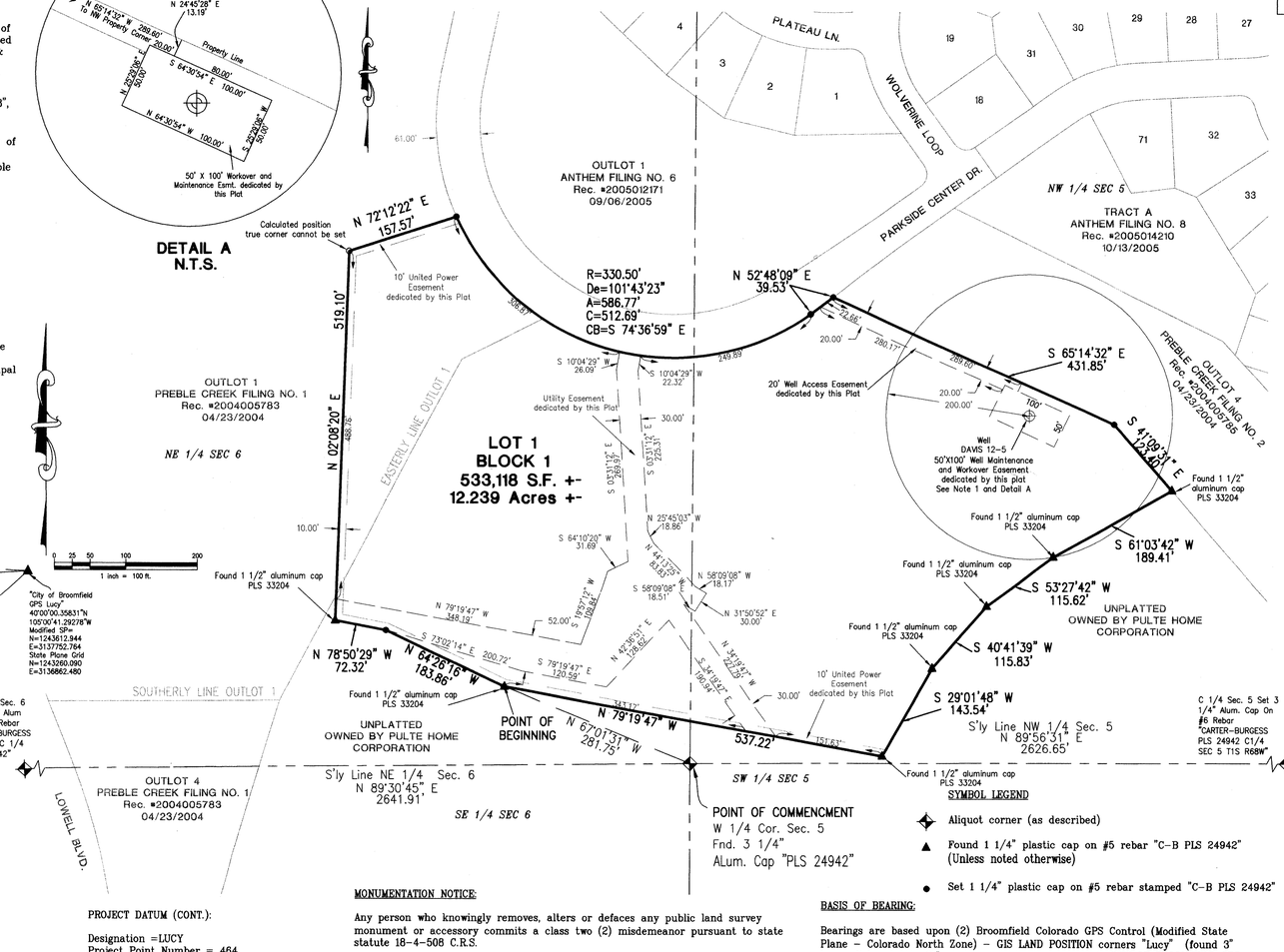
Has laid out, platted, and subdivided the above described land, under the name and style of ANTHEM FILING NO. 19; and grants to the City and County of Broomfield all easements as shown or noted on the plat for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.



DETAIL A
N.T.S.



GEODETIC TIE DIAGRAM
N.T.S.



SYMBOL LEGEND

- ◆ 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"

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 ¼" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

PROJECT DATUM (CONT.):

Designation =LUCY
Project Point Number = 464
NGS PID = AI3578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.29278" (W)
Ellp. 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

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 18–4–508 C.R.S.

STATEMENT OF ACCURACY:

The Colorado Coordinate System hereon shown is defined as 2nd order, Class 2–I, 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.

NOTES:

1) 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)

2) All lands hereby platted are owned by Pulte Home Corporation, a Michigan Corporation

BASIS OF BEARING:

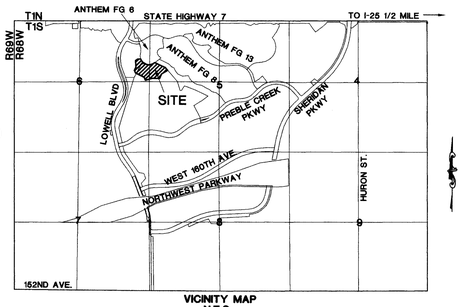
Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane – Colorado North Zone) – GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD GPS LUCY) and "GPS #4" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 4" bearing being S50°56'38"W a distance of 9603.05 feet.

ZONING NOTE:

Lands contained within and adjacent to this Final Plat are zoned as P.U.D. (uses unspecified) 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.



VICINITY MAP
N.T.S.

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 Title Commitment Number ABN70129653 dated December 14, 2005 at 5:00 p.m., prepared by Land Title Guarantee Company and issued by Chicago Title Insurance 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 9th day of April 2007

Chairman _____ Secretary _____

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 12th day of June, 2007

Mayor _____ City Clerk Deputy _____

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.

Scott Ross #20946 Registration No. Nov 6, 2007 Date:

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. 19 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 24942
For and on behalf of Carter & Burgess, Inc.
Date: 14th April, 2007

OWNER'S CERTIFICATE

Executed this 24th day of October, 2007

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

By: _____
~~Matthew J. Deibel~~ Todd Levitt
Attorney–in–Fact, Pulte Home Corporation

ACKNOWLEDGMENT:

State of Colorado)
County of Broomfield) SS)

The foregoing instrument was acknowledged before me this 29 day of Oct., 2007, by Todd Levitt as Attorney in fact of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official seal.
My commission expires 1/22/2011

Notary Public Melinda Fitzgerald

MELINDA FITZGERALD
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 01/22/2011

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

CALL UNCC 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. 1–800–922–1987

SCALE VERIFICATION
BAR IS 1 INCH ON ORIGINAL DRAWING
@ 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
REVISIONS			

ANTHEM FILING NO. 19
A SUBDIVISION LYING IN A PORTION OF SECTIONS 5 & 6, T1S, R68W, 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO.070297
DATE: JULY 18, 2007
SCALE: AS SHOWN
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC

DRAWING CONTENTS:
ANTHEM FILING NO. 19

DRAWING NUMBER:

SHEET 1 OF 1