

ANTHEM FILING NO. 21 FINAL PLAT

A RESUBDIVISION OF PREBLE CREEK FILING NO. 1, REPLAT A, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6, THE NORTHEAST QUARTER OF SECTION 7, THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 8

LEGAL DESCRIPTION AND DEDICATION

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

A RESUBDIVISION OF PREBLE CREEK FILING NO. 1, REPLAT A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004018471 ON DECEMBER 17, 2004 IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER, ALONG WITH UNPLATTED LANDS LYING IN PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6, THE SOUTHWEST QUARTER OF SECTION 5, THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 89°33'35" WEST, 2640.90 FEET;

THENCE NORTH 84°29'12" WEST, 1106.13 FEET TO THE MOST SOUTHERLY CORNER OF ANTHEM FILING NO. 16, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2006014142 IN SAID RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID SUBDIVISION PLAT, THE FOLLOWING NINE (9) COURSES:

- NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°20'14" EAST, THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 47.12 FEET.
- NORTH 77°20'14" EAST, 192.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 561.50 FEET.
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°56'51" AN ARC LENGTH OF 185.68 FEET.
- NORTH 58°23'24" EAST, 399.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 963.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 31°36'37" EAST.
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°52'02" AN ARC LENGTH OF 787.72 FEET.
- SOUTH 74°44'34" EAST, 234.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 667.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°15'27" EAST.
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°39'29" AN ARC LENGTH OF 624.65 FEET.
- NORTH 51°35'56" EAST, 313.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 864.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'00" AN ARC LENGTH OF 42.98 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTH 26°55'41" EAST, 182.70 FEET;

THENCE SOUTH 26°55'41" EAST, 207.75 FEET;

THENCE NORTH 63°04'19" EAST, 60.87 FEET;

THENCE SOUTH 18°56'07" EAST, 245.54 FEET;

THENCE SOUTH 79°03'27" WEST, 76.22 FEET;

THENCE SOUTH 14°13'27" EAST, 774.85 FEET;

THENCE NORTH 70°22'38" EAST, 85.89 FEET;

THENCE SOUTH 19°37'22" EAST, 109.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,797.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°46'30" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'08" AN ARC LENGTH OF 7.43 FEET;

THENCE SOUTH 19°37'22" EAST, 80.48 FEET;

THENCE SOUTH 32°09'18" EAST, 173.19 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT 45 FEET WIDE PUBLIC SERVICE COMPANY EASEMENT RECORDED IN BOOK 277 AT PAGE 127 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) COURSES:

- SOUTH 57°50'42" WEST, 169.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,457.00 FEET.
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°34'11" AN ARC LENGTH OF 1,310.91 FEET.
- SOUTH 88°24'51" WEST, 456.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 743.00 FEET.
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°06'53" AN ARC LENGTH OF 260.84 FEET.
- SOUTH 68°17'58" WEST, 421.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET.
- WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS DEDICATED BY PREBLE CREEK FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004005783 ON APRIL 23, 2004 IN SAID RECORDS.

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

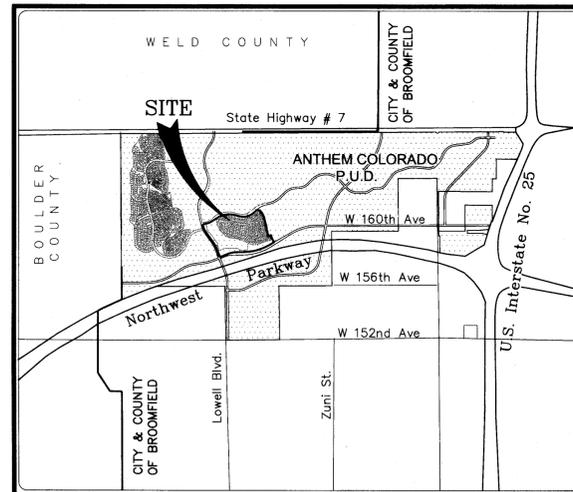
- NORTH 21°42'02" WEST, 397.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,368.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°17'58" WEST.
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'19" AN ARC LENGTH OF 337.58 FEET.
- NORTH 35°50'21" WEST, 550.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 932.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 54°09'38" EAST.
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°10'35" AN ARC LENGTH OF 377.00 FEET.
- NORTH 12°39'46" WEST, 10.17 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 106.186 ACRES, (4,625,479 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING NO. 21" AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS, AND TRACTS "A-D", INCLUSIVE, AND "F-G", 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.

GENERAL NOTES

- THERE ARE 255 LOTS AND 11 TRACTS WITHIN ANTHEM FILING NO. 21.
- BASIS OF BEARINGS: THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE STATE PLANE GRID BEARING BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS # 4" BEARS SOUTH 50°56'38" WEST, WITH A MODIFIED STATE PLANE DISTANCE OF 9603.05 FEET, SAID LINE IS MONUMENTED AS SHOWN HEREON.
- PROJECT BENCHMARK - BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00' (DATUM=NAVD 88)
- THE COMBINED SCALE FACTOR FOR THIS PLAT IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 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.



VICINITY MAP
SCALE: 1" = 4000'

GENERAL NOTES

- 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.
- 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(0) OF THE BROOMFIELD MUNICIPAL CODE TO THE SATISFACTION OF BROOMFIELD.
- UTILITY AND DRAINAGE EASEMENTS ARE GRANTED ALONG ALL LOT AND TRACT LINES 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. TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS IS HEREBY GRANTED ALONG THE EAST SIDE OF LOWELL BOULEVARD AS DEPICTED. THIS EASEMENT IS 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.
- SETBACKS ALONG ALL LOT LINES ARE AS FOLLOWS:
FRONT LOT LINE = 20'
REAR LOT LINE = 15'
SIDE YARD CORNER = 15'
SIDE LOT LINE = 7.5'.
- TRACTS "A-D", INCLUSIVE, AND "F-G", 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: (1) 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 (2) 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.
- TRACT "E" WILL TEMPORARILY REMAIN IN PRIVATE OWNERSHIP. THE TRACT MAY BE UTILIZED AS A TEMPORARY ROADWAY AND DRAINAGE EASEMENT UNTIL SUCH TIME AS IT IS REPLATTED, DEDICATED OR CONVEYED AS PART OF THE FUTURE DEVELOPMENT.
- TRACTS H-K, INCLUSIVE, ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.
- EXISTING 160TH AVENUE AND PREBLE CREEK FILING NO. 1, REPLAT "A" (REC. NO. 2004018471) ARE HEREBY VACATED WITHIN THE LIMITS OF THIS PLAT.
- A SIDEWALK EASEMENT EIGHT (8) FEET IN WIDTH IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER THE SIX (6) FOOT AND EIGHT (8) 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 EIGHT (8) FOOT ACCESS EASEMENT SHALL BE ALIGNED AS MEASURED 4 FEET FROM EITHER SIDE OF THE CENTERLINE OF THE ORIGINALLY CONSTRUCTED SIX (6) FOOT AND EIGHT (8) FOOT WIDE SIDEWALKS.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF TWO HUNDRED FEET (200') 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 WELL MAINTENANCE AND WORKOVER ACTIVITIES WITHIN TWO HUNDRED FEET (200') OF THE PLUGGED AND ABANDONED WELL.
- 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. ABN70198443-3 DATED MAY 5, 2008 AT 5:00 PM 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.
- ALL DISTANCES SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.

GENERAL NOTES CONTINUED

- THE CITY AND COUNTY OF BROOMFIELD WILL BE RESPONSIBLE FOR MAINTENANCE OF PONDS LOCATED WITHIN TRACTS A AND F.
- OWNER SHALL CONSTRUCT A 20 FEET WIDE ALL-WEATHER TEMPORARY ACCESS ROADWAY FROM EXISTING W. 160TH AVENUE AT COMMUNITY DITCH WEST TO LOWELL BOULEVARD FOR EMERGENCY TRAFFIC PRIOR TO THE CLOSING OF W. 160TH AVENUE, WEST OF COMMUNITY DITCH. OWNER SHALL MAINTAIN THE TEMPORARY ACCESS ROADWAY UNTIL THE COMPLETION OF PREBLE CREEK PARKWAY FROM THE EXISTING PREBLE CREEK PARKWAY WEST TO LOWELL BOULEVARD AND THE DEDICATION OF SUFFICIENT LAND TO THE CITY AND COUNTY OF BROOMFIELD FOR THE RELOCATION OF W. 160TH AVENUE AS GENERALLY DEPICTED IN THE ANTHEM WEST PUD PLAN AND PRELIMINARY PLAT - FIRST AMENDMENT, AS SUCH PLAN MAY BE AMENDED.

OWNER

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: [Signature] AS: Attorney in Fact

STATE OF COLORADO)
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June, 2009 BY Todd Levitt OF PULTE HOMES, A MICHIGAN CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/22/2011
[Signature]
NOTARY PUBLIC

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

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. 20966 DATE: 6/23/09

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 27th DAY OF January, 2009.

[Signature] CITY CLERK, Deputy
[Signature] CITY CLERK, Deputy
CITY OF BROOMFIELD

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 December, 2009.

[Signature] CHAIRMAN
[Signature] SECRETARY

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, 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 IN February, 2008, 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 22nd DAY OF JUNE, 2009.

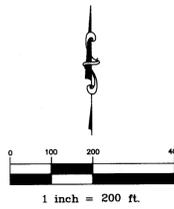


DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

 AzTec Consultants, Inc. A LAND SURVEYING COMPANY 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-9998 Fx. (303) 713-9997 AzTec Proj. No.: 23407-05	DEVELOPER PULTE HOMES - COLORADO DIVISION 6400S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION:	09/04/2008
		SCALE:	N/A
		SHEET 1 OF 8	

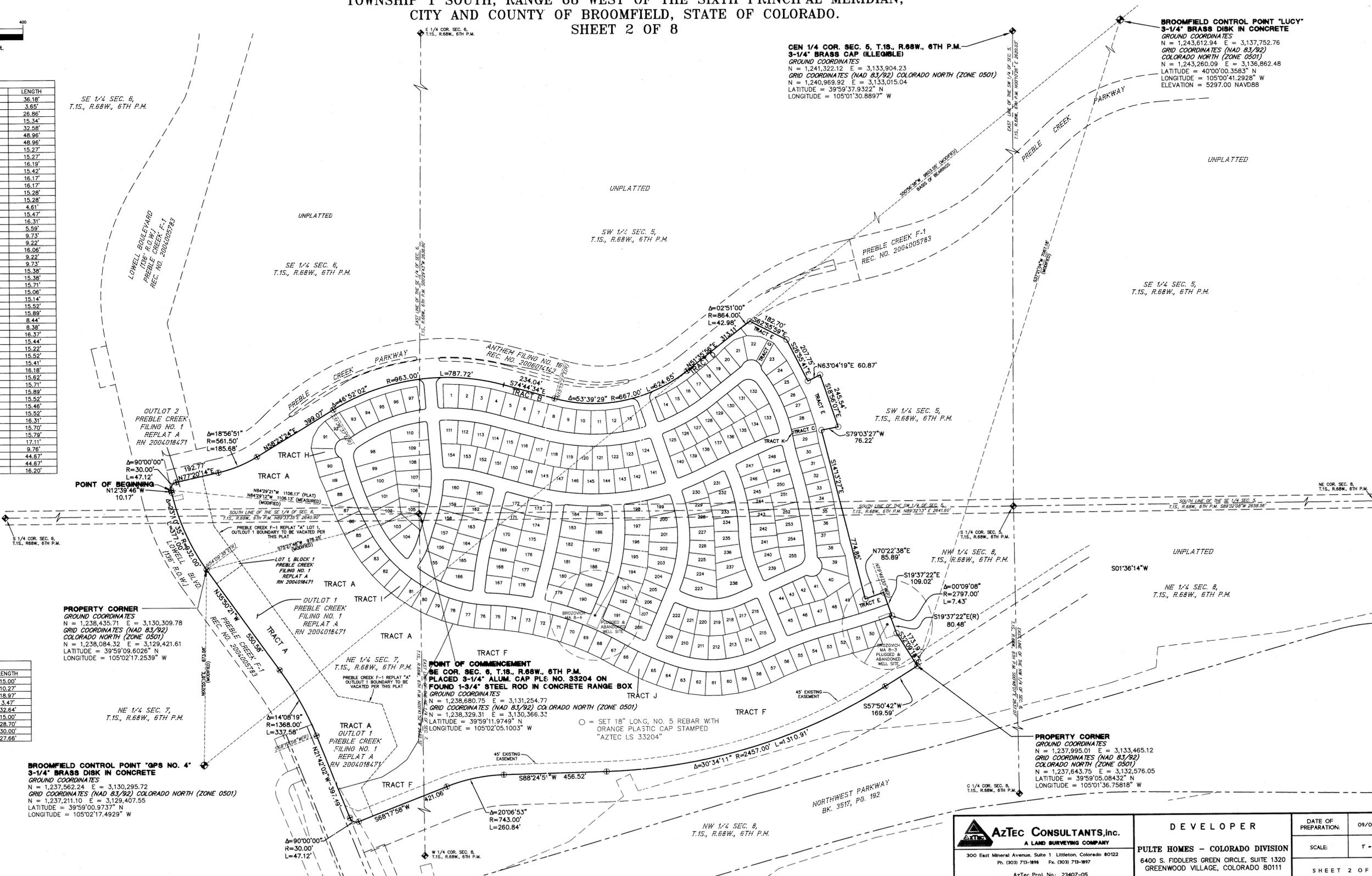
ANTHEM FILING NO. 21 FINAL PLAT

A RESUBDIVISION OF PREBLE CREEK FILING NO. 1, REPLAT A, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6,
THE NORTHEAST QUARTER OF SECTION 7, THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 8



CURVE	DELTA	RADIUS	LENGTH
C1	2°35'29"	800.00'	36.18'
C2	0°19'18"	650.00'	3.65'
C3	1°02'49"	1470.00'	26.86'
C4	8°54'27"	10.00'	15.34'
C5	3°23'39"	550.00'	32.58'
C6	93°30'16"	30.00'	48.96'
C7	93°30'02"	30.00'	48.96'
C8	87°28'27"	10.00'	15.27'
C9	87°27'59"	10.00'	15.27'
C10	92°46'46"	10.00'	16.19'
C11	88°19'23"	10.00'	15.42'
C12	92°40'27"	10.00'	16.17'
C13	92°40'27"	10.00'	16.17'
C14	87°33'15"	10.00'	15.28'
C15	87°33'15"	10.00'	15.28'
C16	26°25'35"	10.00'	4.61'
C17	88°37'50"	10.00'	15.47'
C18	93°27'37"	10.00'	16.31'
C19	32°00'08"	10.00'	5.89'
C20	5°28'01"	102.00'	9.73'
C21	52°48'24"	10.00'	9.22'
C22	92°00'08"	10.00'	16.06'
C23	52°48'24"	10.00'	9.22'
C24	5°28'01"	102.00'	9.73'
C25	88°07'43"	10.00'	15.38'
C26	88°07'43"	10.00'	15.38'
C27	90°00'00"	10.00'	15.71'
C28	86°17'05"	10.00'	15.06'
C29	86°45'12"	10.00'	15.14'
C30	88°56'58"	10.00'	15.52'
C31	91°03'02"	10.00'	15.89'
C32	48°20'28"	10.00'	8.44'
C33	48°00'16"	10.00'	8.36'
C34	93°46'05"	10.00'	16.37'
C35	88°28'56"	10.00'	15.44'
C36	87°13'46"	10.00'	15.22'
C37	88°56'52"	10.00'	15.52'
C38	88°17'50"	10.00'	15.41'
C39	92°43'05"	10.00'	16.18'
C40	89°29'18"	10.00'	15.62'
C41	90°00'00"	10.00'	15.71'
C42	91°03'02"	10.00'	15.89'
C43	88°56'58"	10.00'	15.52'
C44	88°35'35"	10.00'	15.46'
C45	88°56'58"	10.00'	15.52'
C46	93°27'24"	10.00'	16.31'
C47	89°57'23"	10.00'	15.70'
C48	90°26'36"	10.00'	15.79'
C49	98°02'55"	10.00'	17.11'
C50	0°58'32"	573.00'	9.76'
C51	85°18'36"	30.00'	44.67'
C52	85°18'30"	30.00'	44.67'
C53	92°48'28"	10.00'	16.20'

LINE	BEARING	LENGTH
L1	N80°01'35"E	15.00'
L2	N26°04'52"W	10.27'
L3	N39°35'13"E	18.97'
L4	N79°25'36"E	3.47'
L5	N88°50'38"E	32.64'
L6	N69°04'55"W	15.00'
L7	N29°02'52"E	28.70'
L8	N60°57'08"W	30.00'
L9	N28°02'52"E	27.66'



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

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

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

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

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

NE 1/4 SEC. 8,
T.1S., R.68W., 6TH P.M.

PROPERTY CORNER
GROUND COORDINATES
N = 1,238,435.71 E = 3,130,309.78
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,238,084.32 E = 3,129,421.61
LATITUDE = 39°59'09.6026" N
LONGITUDE = 105°02'17.2539" W

POINT OF COMMENCEMENT
SE COR. SEC. 6, T.1S., R.68W., 6TH P.M.
PLACED 3-1/4" ALUM. CAP PLS. NO. 33204 ON
FOUND 1-3/4" STEEL ROD IN CONCRETE RANGE BOX
GROUND COORDINATES
N = 1,238,680.75 E = 3,131,254.77
GRID COORDINATES (NAD 83/92) COLORADO NORTH (ZONE 0501)
N = 1,238,329.31 E = 3,130,366.33
LATITUDE = 39°59'11.9749" N
LONGITUDE = 105°02'05.1003" W

PROPERTY CORNER
GROUND COORDINATES
N = 1,237,905.01 E = 3,133,465.12
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,237,643.75 E = 3,132,576.05
LATITUDE = 39°59'05.08432" N
LONGITUDE = 105°01'36.75818" W

BROOMFIELD CONTROL POINT "GPS NO. 4"
3-1/4" BRASS DISK IN CONCRETE
GROUND COORDINATES
N = 1,237,562.24 E = 3,130,285.72
GRID COORDINATES (NAD 83/92) COLORADO NORTH (ZONE 0501)
N = 1,237,211.10 E = 3,129,407.55
LATITUDE = 39°59'00.9737" N
LONGITUDE = 105°02'17.4929" W

CEN 1/4 COR. SEC. 5, T.1S., R.68W., 6TH P.M.
3-1/4" BRASS CAP (ILLEGIBLE)
GROUND COORDINATES
N = 1,241,322.12 E = 3,133,904.23
GRID COORDINATES (NAD 83/92) COLORADO NORTH (ZONE 0501)
N = 1,240,969.92 E = 3,133,015.04
LATITUDE = 39°59'37.9322" N
LONGITUDE = 105°01'30.8897" W

BROOMFIELD CONTROL POINT "LUCY"
3-1/4" BRASS DISK IN CONCRETE
GROUND COORDINATES
N = 1,243,612.94 E = 3,137,752.76
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,243,260.09 E = 3,136,862.48
LATITUDE = 40°00'00.3583" N
LONGITUDE = 105°00'41.2928" W
ELEVATION = 5297.00 NAVD88

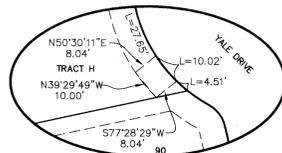
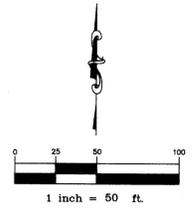
 Aztec CONSULTANTS, inc. A LAND SURVEYING COMPANY 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-1898 Fx. (303) 713-1897 Aztec Proj. No.: 23407-05	DEVELOPER PULTE HOMES - COLORADO DIVISION 6400 S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION: 09/04/2008
	SCALE: T = 200'	SHEET 2 OF 8

ANTHEM FILING NO. 21 FINAL PLAT

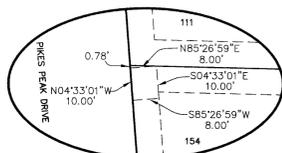
A RESUBDIVISION OF PREBLE CREEK FILING NO. 1, REPLAT A, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6,
THE NORTHEAST QUARTER OF SECTION 7, THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 3 OF 8

SEE SHEET 10



KIOSK DETAIL 9
MAIL BOX KIOSK EASEMENT
96 SQ.FT. or 0.002 AC.



KIOSK DETAIL 6
MAIL BOX KIOSK EASEMENT
80 SQ.FT. or 0.002 AC.

UNPLATTED

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

TRACT A
938,520 sq.ft.
21,545 acres

TRACT A
938,520 sq.ft.
21,545 acres

LOT 1, BLOCK 1
PREBLE CREEK
FILING NO. 1
REPLAT A
RN 2004018471

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

SEE SHEET 8

LOWELL BOULEVARD
100' ROW, F-1
PREBLE CREEK F-1
REC. NO. 2004005783

POINT OF BEGINNING

N12°39'46"W
10.17'

Δ=90°00'00"
R=30.00'
L=47.12'

OUTLOT 2
PREBLE CREEK
FILING NO. 1
REPLAT A
RN 2004018471
20' WIDE UTILITY
EASEMENT
REC. NO. 2006002952

10' UTILITY
EASEMENT

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

SOUTH LINE OF THE SE 1/4 OF SEC. 6, T.1S., R.68W., 6TH P.M. N89°33'35"E 2640.30'

PREBLE CREEK F-1 REPLAT "A"
LOT 1, OUT-OUT 1 BOUNDARY
TO BE VACATED PER
THIS PLAT

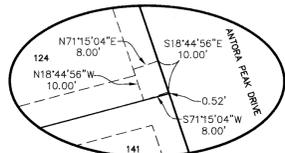
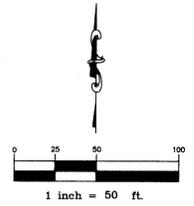
NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES

AzTEC CONSULTANTS, inc. <small>A LAND SURVEYING COMPANY</small> 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-1998 Fx. (303) 713-1997 AzTec Proj. No. 23407-05	DEVELOPER	DATE OF PREPARATION: 09/04/2008
	PULTE HOMES - COLORADO DIVISION	SCALE: 1" = 50'
	6400 S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	SHEET 3 OF 8

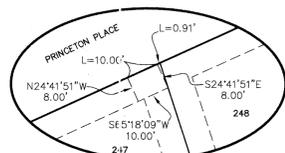
SEE SHEET 4

ANTHEM FILING NO. 21 FINAL PLAT

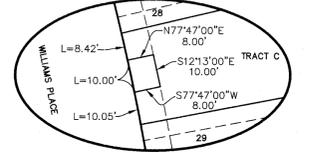
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 4 OF 8



KIOSK DETAIL 1
MAIL BOX KIOSK EASEMENT
80 SQ.FT. or 0.002 AC.



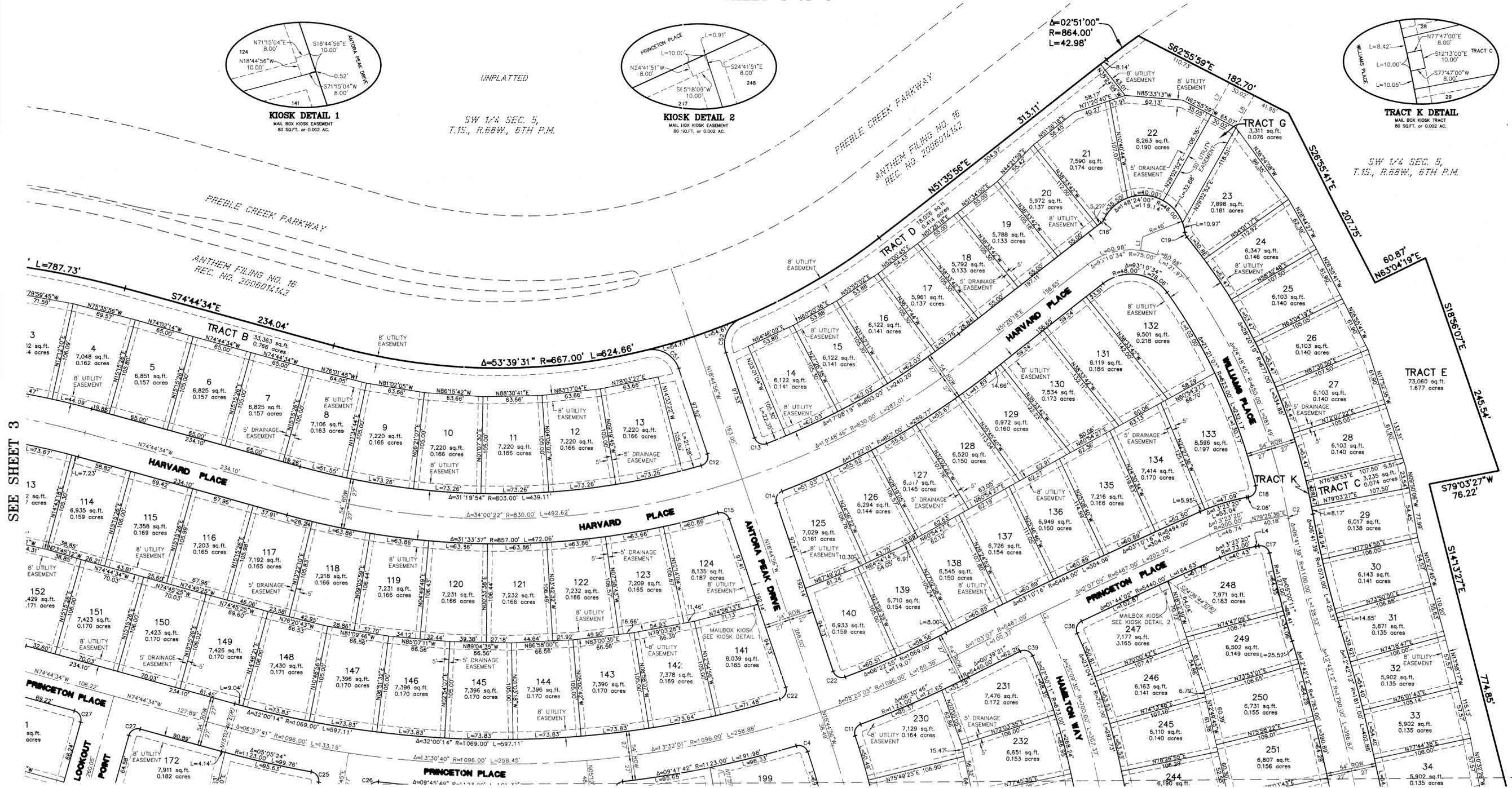
KIOSK DETAIL 2
MAIL BOX KIOSK EASEMENT
80 SQ.FT. or 0.002 AC.



TRACT K DETAIL
MAIL BOX KIOSK TRACT
80 SQ.FT. or 0.002 AC.

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

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



SEE SHEET 3

SEE SHEET 5

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES

AzTEC CONSULTANTS, Inc. <small>A LAND SURVEYING COMPANY</small> 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-9898 Fax. (303) 713-9897 Aztec Proj. No.: 23407-05	DEVELOPER PULTE HOMES - COLORADO DIVISION 6400 S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION: 08/19/2008 SCALE: 1" = 50' SHEET 4 OF 8

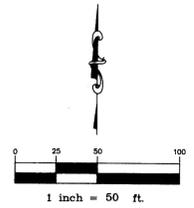
ANTHEM FILING NO. 21

FINAL PLAT

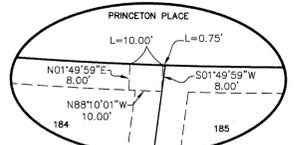
A RESUBDIVISION OF PREBLE CREEK FILING NO. 1, REPLAT A, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6, THE NORTHEAST QUARTER OF SECTION 7, THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SEE SHEET 4

SHEET 5 OF 8



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

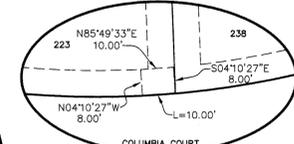


KIOSK DETAIL 3
MAIL BOX KIOSK EASEMENT
80 SQ.FT. OR 0.002 AC.

EXISTING RIGHT-OF-WAY
160TH AVENUE
VACATED BY THIS PLAT

EXISTING RIGHT-OF-WAY
160TH AVENUE
VACATED BY THIS PLAT

NW 1/4 SEC. 8,
T.1S., R.68W., 6TH P.M.



KIOSK DETAIL 4
MAIL BOX KIOSK EASEMENT
80 SQ.FT. OR 0.002 AC.

SEE SHEET 8

SEE SHEET 6

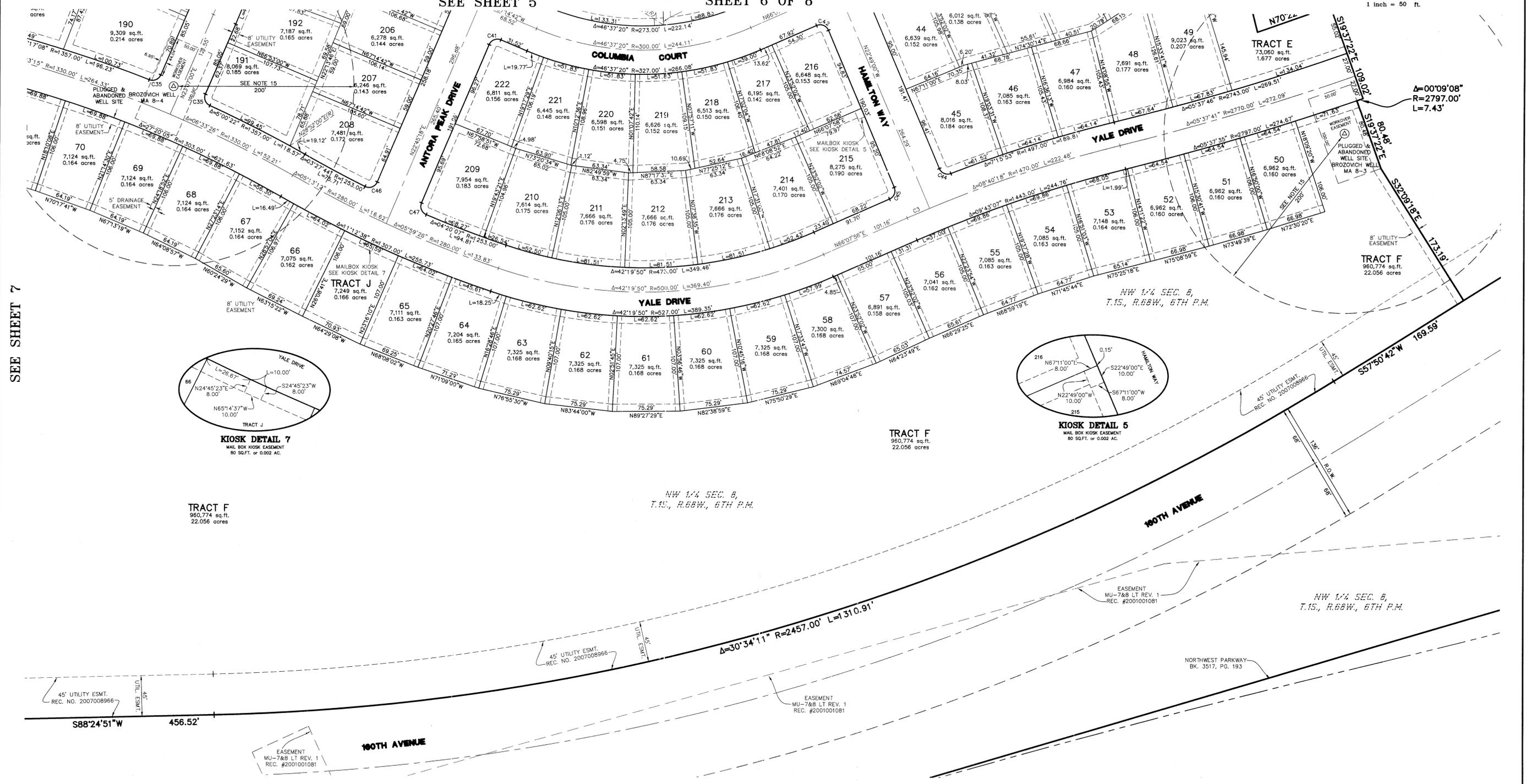
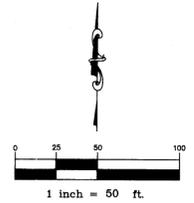
NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES

 Aztec Consultants, Inc. A LAND SURVEYING COMPANY 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-1898 Fx. (303) 713-9897 Aztec Proj. No.: 23407-05	DEVELOPER PULTE HOMES - COLORADO DIVISION 6400S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION: 08/19/2008
		SCALE: 1" = 50' SHEET 5 OF 8

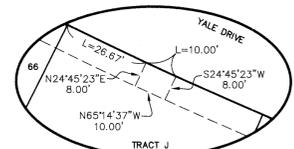
ANTHEM FILING NO. 21 FINAL PLAT

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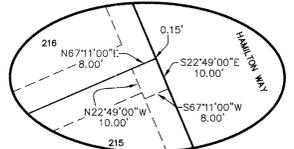
SEE SHEET 5 SHEET 6 OF 8



SEE SHEET 7



KIOSK DETAIL 7
MAIL BOX KIOSK EASEMENT
80 SQ.FT. or 0.002 AC.



KIOSK DETAIL 5
MAIL BOX KIOSK EASEMENT
80 SQ.FT. or 0.002 AC.

TRACT F
960,774 sq.ft.
22.056 acres

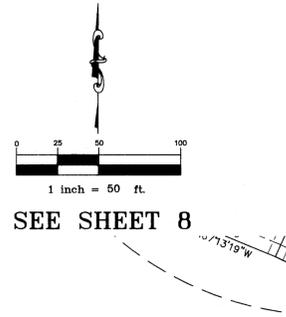
TRACT F
960,774 sq.ft.
22.056 acres

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES

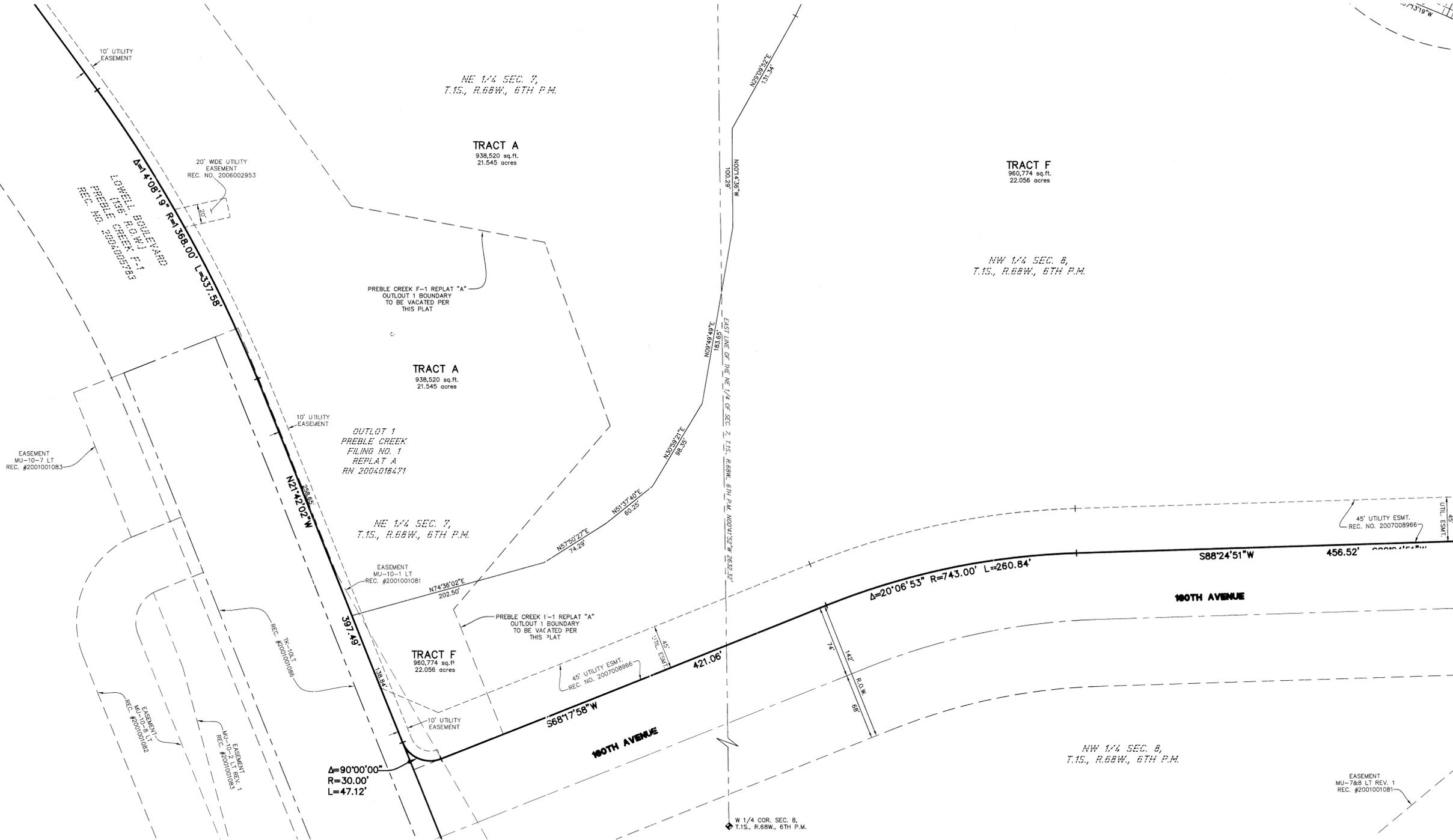
AzTEC CONSULTANTS, inc. <small>A LAND SURVEYING COMPANY</small> 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-1898 Fx. (303) 713-1897 AzTec Proj. No.: 23407-05	DEVELOPER PULTE HOMES - COLORADO DIVISION 6400 S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION:	06/19/2008
		SCALE:	1" = 50'
		SHEET 6 OF 8	

ANTHEM FILING NO. 21 FINAL PLAT

A RESUBDIVISION OF PREBLE CREEK FILING NO. 1, REPLAT A, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6,
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 7 OF 8



SEE SHEET 8



SEE SHEET 6

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES

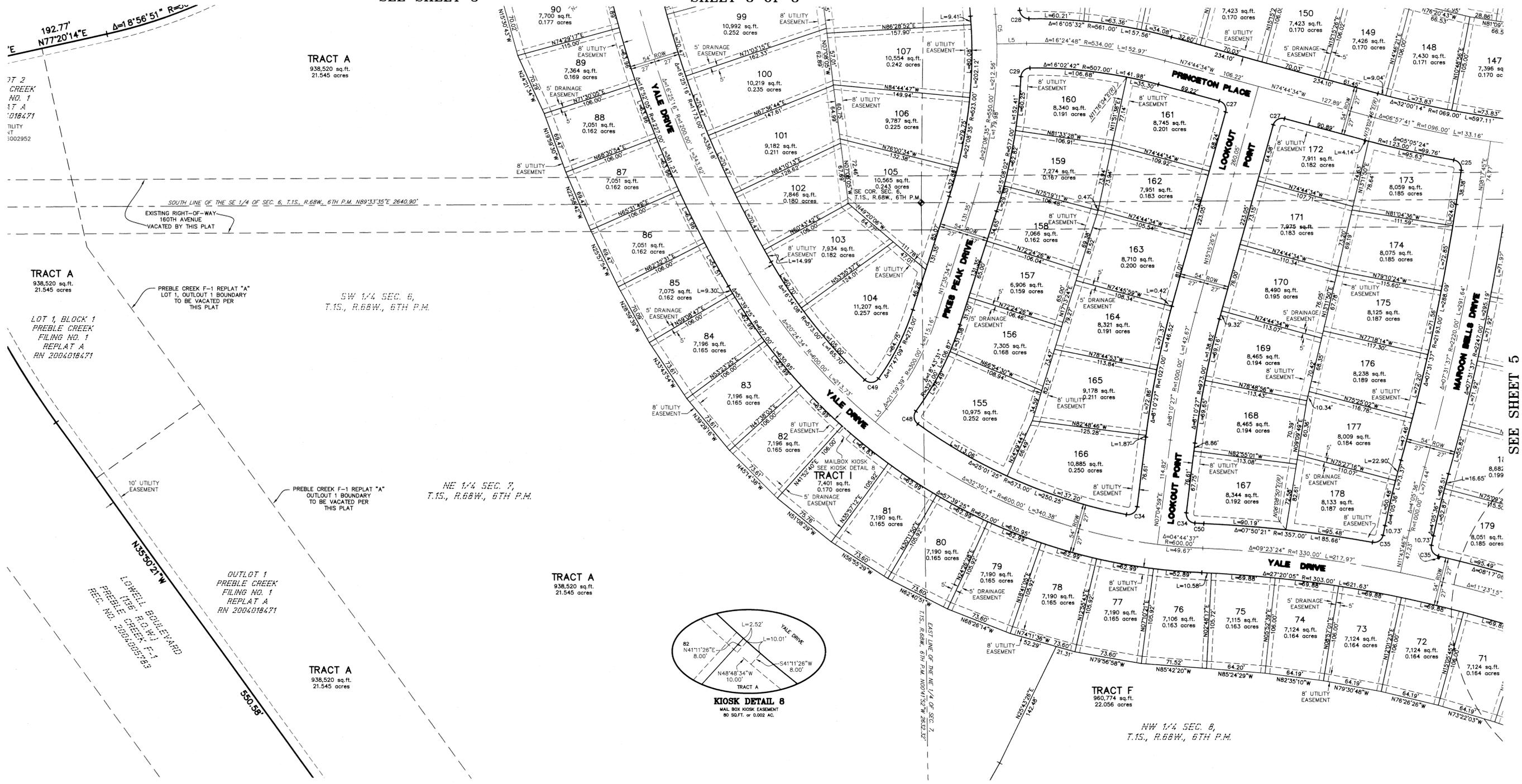
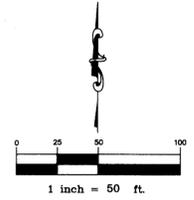
Aztec CONSULTANTS, Inc. <small>A LAND SURVEYING COMPANY</small> 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-8998 Fx. (303) 713-8997 Aztec Proj. No.: 23407-05	DEVELOPER PULTE HOMES - COLORADO DIVISION 6400 S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION:	08/19/2008
		SCALE:	1" = 50'
		SHEET 7 OF 8	

ANTHEM FILING NO. 21 FINAL PLAT

A RESUBDIVISION OF PREBLE CREEK FILING NO. 1, REPLAT A, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6,
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SEE SHEET 3

SHEET 8 OF 8



SEE SHEET 5

SEE SHEET 7

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	PULTE HOMES - COLORADO DIVISION	SCALE: 1" = 50'
	<small>6400 S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111</small>	SHEET 8 OF 8