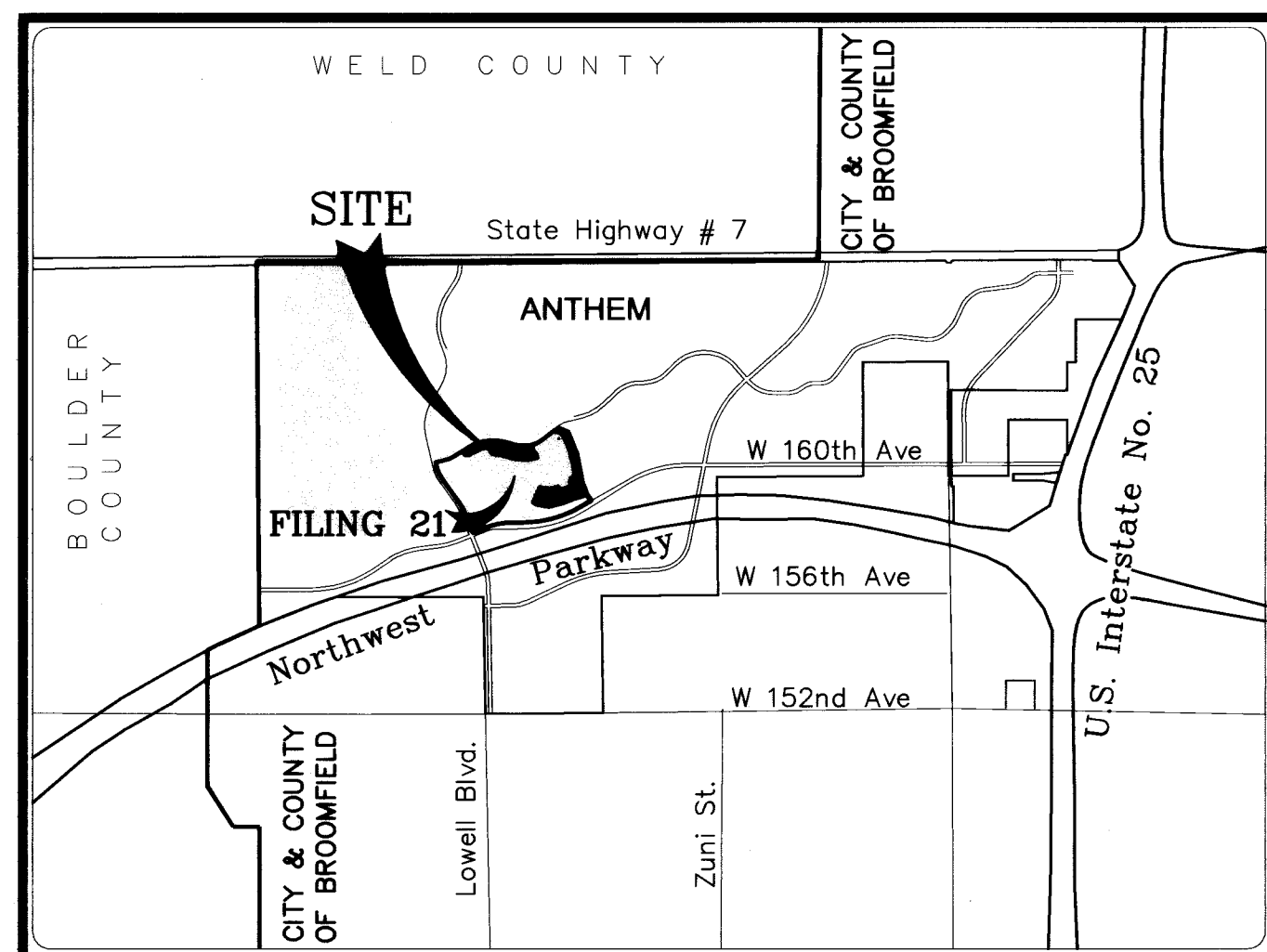
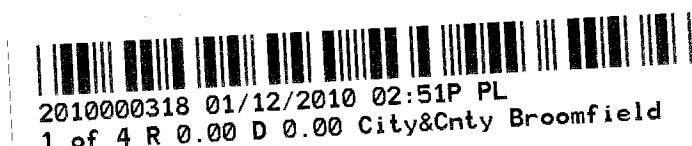


ANTHEM FILING NO. 21, REPLAT "A" FINAL PLAT

A RESUBDIVISION OF A PART OF ANTHEM FILING NO. 21, BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6,
THE NORTHEAST QUARTER OF SECTION 7, THE SOUTHWEST QUARTER OF SECTION 5 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.
SHEET 1 OF 4



VICINITY MAP
SCALE: 1" = 4000'

PARCEL DESCRIPTION AND DEDICATION:

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

A RESUBDIVISION OF A PORTION OF ANTHEM FILING NO. 21, LOTS 1-13, 39, 40, 45-49, 50-65, 91-97, 111-124, 209-222 AND TRACTS E AND J, A SUBDIVISION PLAT RECORDED JULY 16, 2009 AT RECEPTION NUMBER 2009009528 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 13.809 ACRES OR 601,528 SQ. FT., MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING NO. 21, REPLAT "A" AND BY THESE PRESENTS, 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:

- THESE ARE 81 LOTS AND 2 TRACTS WITHIN ANTHEM FILING NO. 21 REPLAT "A".
- BASIS OF BEARINGS: THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS No 32" BEARS SOUTH 35°07'01" WEST (GRID), 9415.11' (MODIFIED), FOR THE PURPOSES OF THE PARCEL DESCRIPTION SHOWN HEREON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, RELATIVE TO THE ABOVE DESCRIBED LINE, IS CONSIDERED TO BEAR NORTH 89°32'13" EAST, SAID LINES ARE MONUMENTED AS SHOWN HEREON.
- PROJECT BENCHMARK - BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00' (DATUM=NAVD 88)
- THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267. THIS FACTOR 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.
- 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(d) OF THE BROOMFIELD MUNICIPAL CODE TO THE SATISFACTION OF BROOMFIELD.
- EASEMENTS THAT LIE WITHIN THE LOT AND TRACT AREAS BEING RESUBDIVIDED BY THIS REPLAT, THAT WERE GRANTED AND DEDICATED BY THE TERMS OF THE FINAL SUBDIVISION PLAT OF "ANTHEM FILING NO. 21", CITY AND COUNTY OF BROOMFIELD, COLORADO, RECORDED JULY 19, 2009 AT RECEPTION NO. 2009009528, ARE HEREBY RELEASED, ABANDONED, VACATED AND TERMINATED AND ARE OF NO FURTHER FORCE OR EFFECT BY THE RECORDING OF THIS REPLAT. THE SPECIFIC EASEMENTS BEING RELEASED AND TERMINATED INCLUDE, BUT ARE NOT LIMITED TO (1) UTILITY AND DRAINAGE EASEMENTS GRANTED IN GENERAL NOTE 8, (2) TEMPORARY ROADWAY AND DRAINAGE EASEMENT GRANTED IN GENERAL NOTE 11, AND (3) SIDEWALK EASEMENT GRANTED IN GENERAL NOTE 14, ALL SHOWN ON SHEET 1 OF THE SAID RECORDED FINAL PLAT OF "ANTHEM FILING NO. 21".
- 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 DEPICTED 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 IN LIEU OF 8' 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'
- 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.
- TRACT J, IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.
- A UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER TRACT J FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE AS REQUIRED AND SUBJECT TO AGREEMENT.
- 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 SIDEWALK 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 CALIBRE ENGINEERING INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, CALIBRE ENGINEERING INC. RELIED UPON TITLE COMMITMENT NO. A8D70198443.2 EFFECTIVE DATE AUGUST 17, 2009 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.
- ALL MAIL KIOSK EASEMENTS ARE HEREBY GRANTED TO THE HOME OWNERS ASSOCIATION FOR MAIL BOX KIOSK PURPOSES AND OTHER USES PERMITTED BY THE HOME OWNERS ASSOCIATION.

OWNERS:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: Todd Levitt AS: Attorney in Fact

STATE OF Colorado

COUNTY OF Douglas JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, 20 09
BY Todd Levitt AS Attorney in Fact OF PULTE HOMES, A MICHIGAN CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 12/2/2011

Melinda Fitzgerald
NOTARY PUBLIC

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

CITY AND COUNTY OF BROOMFIELD COLORADO

BY: _____ AS: _____

STATE OF _____ JSS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____

BY _____ AS _____ OF PULTE HOMES, A MICHIGAN CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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.

Scott A. Ross REGISTRATION NO. 20966

DATE: 12/11/2009

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 October, 20 09.

Pat Z. Shirley Kegener
CITY CLERK Deputy

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 14th DAY OF September, 20 09.

Thomas D. Wilson Shirley Kegener
CHAIRMAN SECRETARY

SURVEYOR'S CERTIFICATE:

I, DANIEL P. BURKETT, 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 07-20-09 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 02nd DAY OF November, 20 09.

DANIEL P. BURKETT, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 26953
FOR AND ON BEHALF OF CALIBRE ENGINEERING, INC.



Calibre

Calibre Engineering, Inc.
8241 Thompson Lane, Suite 200
Broomfield, Colorado 80020
www.calibre-engineering.com
Construction Management Civil Engineering Surveying

ANTHEM FILING NO. 21 - REPLAT "A"
FINAL PLAT
COVER SHEET

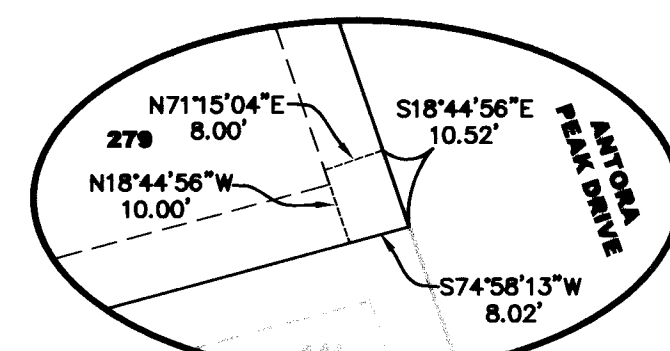
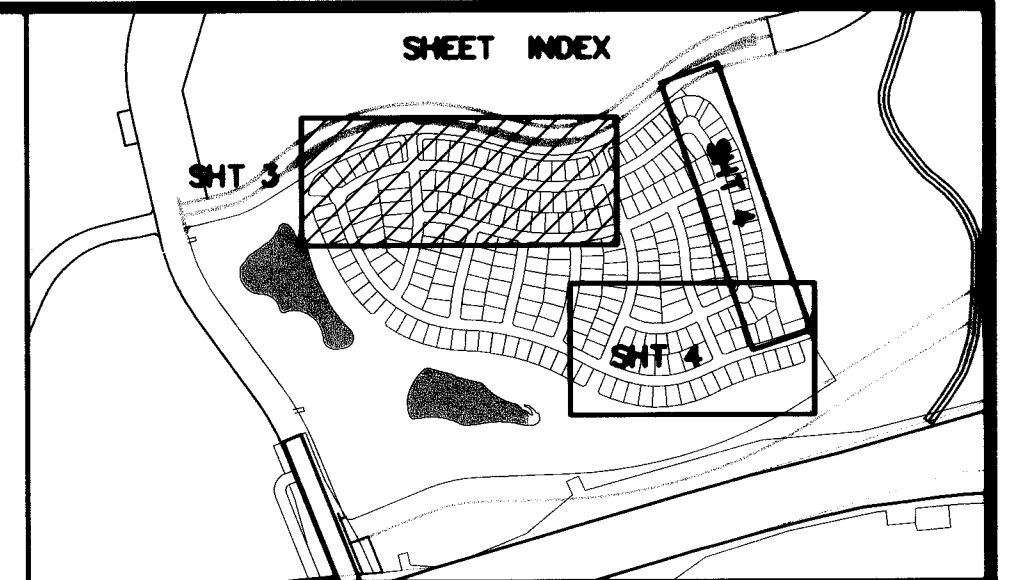
Prepared for:
PULTE HOMES - COLORADO DIVISION

Job Number
4190 / PULTE AN: NH4
Date
NOVEMBER 02, 2009
Sheet
1 OF 4

ANTHEM FILING NO. 21, REPLAT "A" FINAL PLAT

A RESUBDIVISION OF A PART OF ANTHEM FILING NO. 21, BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 6,
THE NORTHEAST QUARTER OF SECTION 7, THE SOUTHWEST QUARTER OF SECTION 5 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.
SHEET 3 OF 4

2010000318 01/12/2010 02:51P PL
3 of 4 R 0.00 D 0.00 City&County Broomfield



KIOSK DETAIL 1
MAILBOX KIOSK EASEMENT
82.50 FT. W/ 0.002 AC.

0 25 50 100
1 inch = 50 ft. Horizontal



CURVE	DELTA	LENGTH	RADIUS
C1	101°50'29"	81.76'	46.00'
C2	48°20'28"	8.44'	10.00'
C3	92°46'46"	16.19'	10.00'
C4	84°33'15"	15.28'	10.00'

LINE	BEARING	LENGTH
L1	N10°30'22"E	49.65'
L2	N29°10'44"E	49.65'
L3	N45°58'45"E	42.04'
L4	N70°41'22"E	72.62'
L5	S88°47'23"E	71.59'
L6	S84°23'34"E	71.59'
L7	S74°44'34"E	130.00'
L8	S74°58'13"W	71.13'
L9	S79°03'28"W	66.39'
L10	S83°00'35"W	66.56'

LINE	BEARING	LENGTH
L11	S86°58'00"W	66.56'
L12	N89°04'35"W	66.56'
L13	N85°07'11"W	66.56'
L14	N81°09'46"W	66.56'
L15	N76°20'43"W	66.53'
L16	N74°45'25"W	139.62'
L17	N74°44'34"W	70.03'
L18	N73°45'12"W	38.85'
L19	N78°00'31"W	63.61'
L20	N83°28'10"W	63.61'
L21	N88°58'21"W	70.30'

NOTE:
SCREENED TEXT INFORMATION IS FROM THE RECORDED
FINAL PLAT OF ANTHEM FILING NO. 21.

Calibre
Construction Management Civil Engineering Surveying

ANTHEM FILING NO. 21 - REPLAT "A"
FINAL PLAT
SHEET 3 OF 4

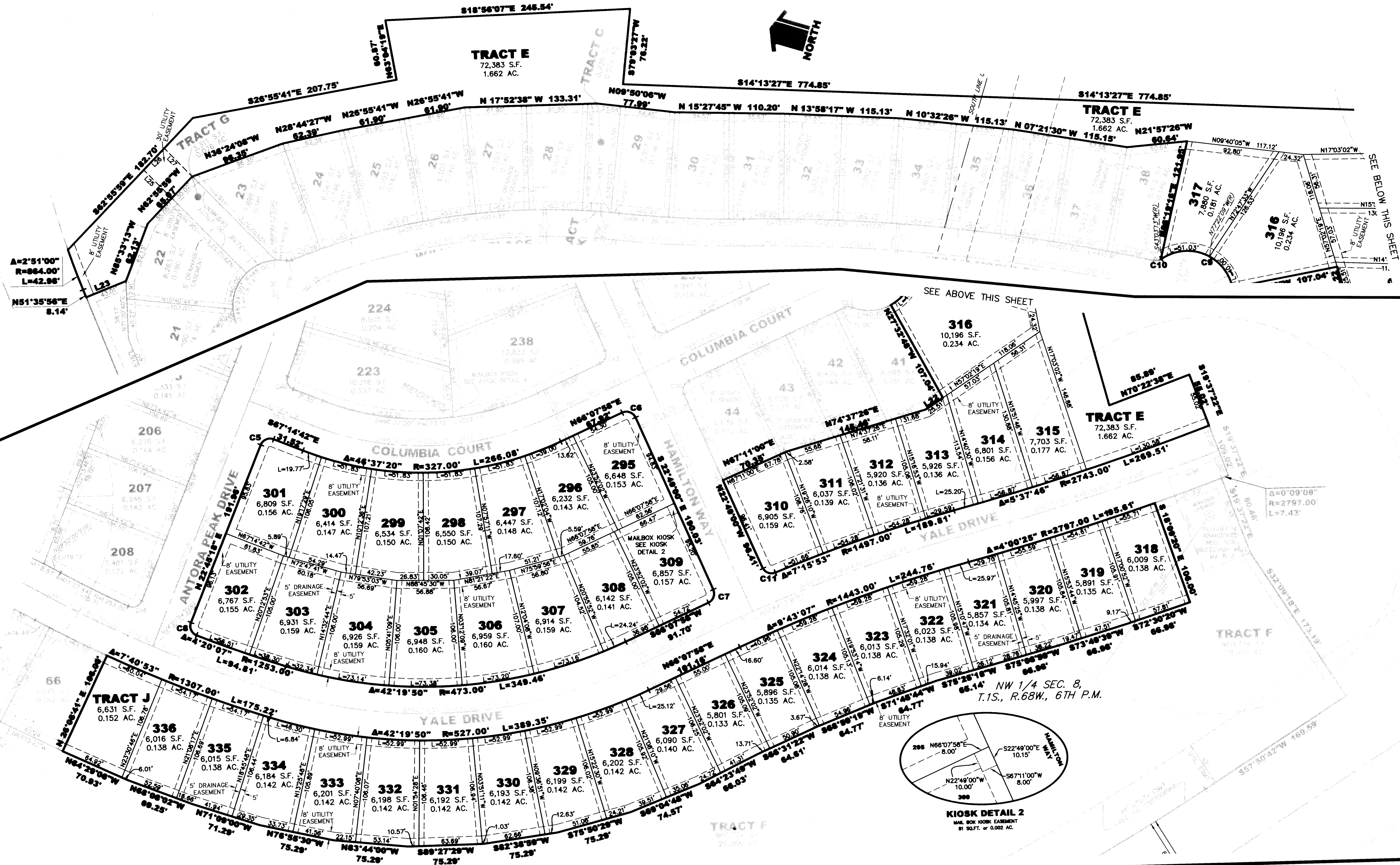
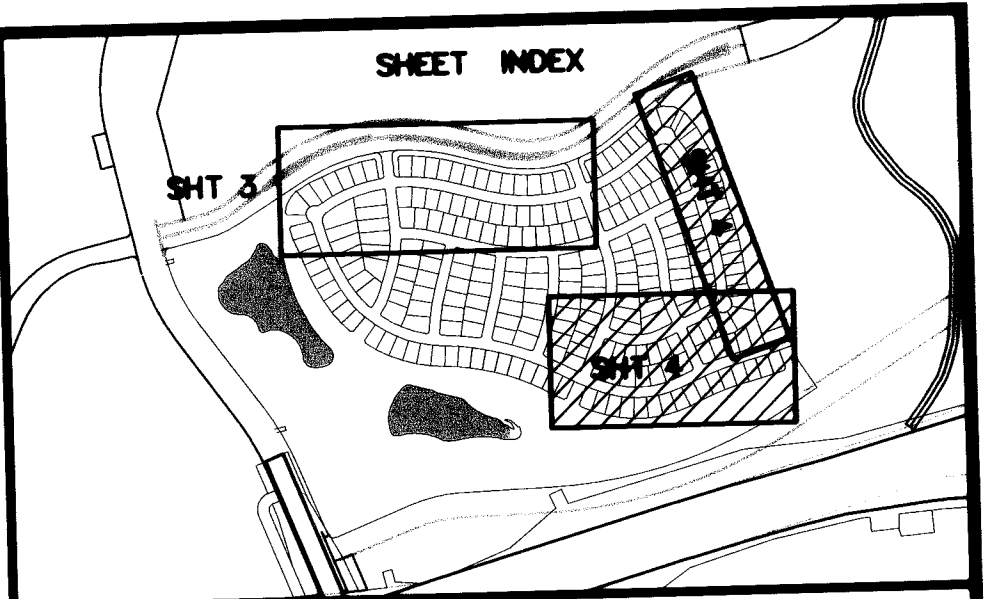
PULTE HOMES - COLORADO DIVISION

Job Number:
4190 / PULTE AN: NH4
Date:
NOVEMBER 02, 2009
Sheet:
3 OF 4

ANTHEM FILING NO. 21, REPLAT "A" FINAL PLAT

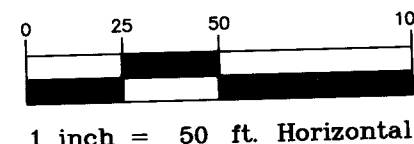
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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 4 OF 4

2010000318 01/12/2010 02:51P PL
4 of 4 R 0.00 D 0.00 City&County Broomfield



CURVE	DELTA	LENGTH	RADIUS
C5	90°00'00"	15.71'	10.00'
C6	91°03'02"	15.89'	10.00'
C7	88°56'58"	15.52'	10.00'
C8	89°57'23"	15.70'	10.00'
C9	113°23'14"	91.03'	46.00'
C10	3°59'15"	0.70'	10.00'
C11	88°35'48"	15.46'	10.00'

LINE	BEARING	LENGTH
L22	N57°02'19"E	20.79'
L23	N38°24'04"W	43.01'
L24	N51°35'56"E	8.14'
L25	N29°02'52"E	40.02'
L26	N62°55'59"W	30.02'
L27	N29°02'52"E	40.02'



Calibre
Construction Management Civil Engineering Surveying

ANTHEM FILING NO. 21 - REPLAT "A"
FINAL PLAT
SHEET 4 OF 4
PULTE HOMES - COLORADO DIVISION

Job Number	4190 / PULTE AN: NH4
Date	NOVEMBER 02, 2009
Sheet	4 OF 4

NOTE:
SCREENED TEXT INFORMATION IS FROM THE RECORDED
FINAL PLAT OF ANTHEM FILING NO. 21.

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