

ANTHEM FILING NO. 18 FINAL PLAT



A REPLAT OF OUTLOT 7, PREBLE CREEK FILING NO. 1, A PORTION OF OUTLOT 1, PREBLE CREEK FILING NO 1, REPLAT A, AND UNPLATTED LANDS LYING
IN THE SOUTHEAST QUARTER OF SECTION 5, THE NORTHEAST QUARTER OF SECTION 7, AND THE NORTH HALF OF SECTION 8 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 Outlot 7, 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, a portion of Outlot 1, Preble Creek Filing No 1, Replat A, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No 2004018471 on December 17, 2004 and unplatted lands lying in the Northeast quarter of Section 7, the North Half of Section 8 and the Southeast Quarter of Section 5, 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 Northwest Corner of said Section 8 (found 3 1/4" Aluminum Cap in a range box stamped "PLS 33204 2008"),
WHENCE the North Quarter corner of said Section 8 (found 2" aluminum cap on a 1" axle stamped "LS 35597 TIS R68W 1/4 S8 S5 2001") bears N89°32'13"E (Basis of Bearing, assumed) a distance of 2641.59 feet,
THENCE S13°01'28"W a distance of 1391.67 feet to a point on the easterly line of Lowell Boulevard as dedicated by said Preble Creek Filing No 1, also being on the southerly line of Tract F, Anthem Filing No 21, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No 2009009528 on July 16, 2009 being the POINT OF BEGINNING,
THENCE the following five (5) courses along the southerly line of said Tract F
1 along the arc of a curve to the left, having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing of S66°42'02"E a distance of 42.43 feet, and an arc distance of 47.12 feet,
2 THENCE N68°17'58"E tangent with the last and following described curves a distance of 421.11 feet,
3 THENCE along the arc of a curve to the right, having a central angle of 20°06'53", a radius of 743.00 feet, a chord bearing N78°21'24"E a distance of 259.51 feet, and an arc distance of 260.84 feet,
4 THENCE N89°24'51"E tangent with the last and following described curves a distance of 456.52 feet,
5 THENCE along the arc of a curve to the left, having a central angle of 30°34'11", a radius of 2457.00 feet, a chord bearing N73°07'48"E a distance of 1295.41 feet, and an arc distance of 1310.91 feet,
THENCE N57°50'42"E along the southerly line of said Tract F and the extension thereof and tangent with the last and following described curves a distance of 964.64 feet,
THENCE along the arc of a curve to the right, having a central angle of 31°41'26", a radius of 2568.00 feet, a chord bearing N73°41'25"E a distance of 1402.33 feet, and an arc distance of 1420.37 feet,
THENCE N89°32'08"E tangent with the last and following described curves a distance of 455.91 feet,
THENCE along the arc of a curve to the left, having a central angle of 78°32'08", a radius of 30.00 feet, a chord bearing N50°16'04"E a distance of 37.98 feet, and an arc distance of 41.12 feet,
THENCE S11°00'00"W non-tangent with the last described curve and along the westerly line of Sheridan Parkway, as dedicated by said Preble Creek Filing No 1 a distance of 199.99 feet,
THENCE along the arc of a curve to the left, having a central angle of 101°27'52", a radius of 30.00 feet, a chord bearing of N39°43'56"W a distance of 46.45 feet, and an arc distance of 53.13 feet,
THENCE S89°32'08"W tangent with the last and following described curves a distance of 416.16 feet,
THENCE along the arc of a curve to the left, having a central angle of 30°01'05", a radius of 2432.00 feet, a chord bearing S74°31'35"W a distance of 1259.84 feet, and an arc distance of 1274.16 feet,
THENCE the following six (6) courses along the easterly line of the Farmer's Reservoir and Irrigation Company Community Consolidated Canal, as described under Reception No 2004002795, recorded at the City and County of Broomfield Clerk & Recorder's Office on February 25, 2004

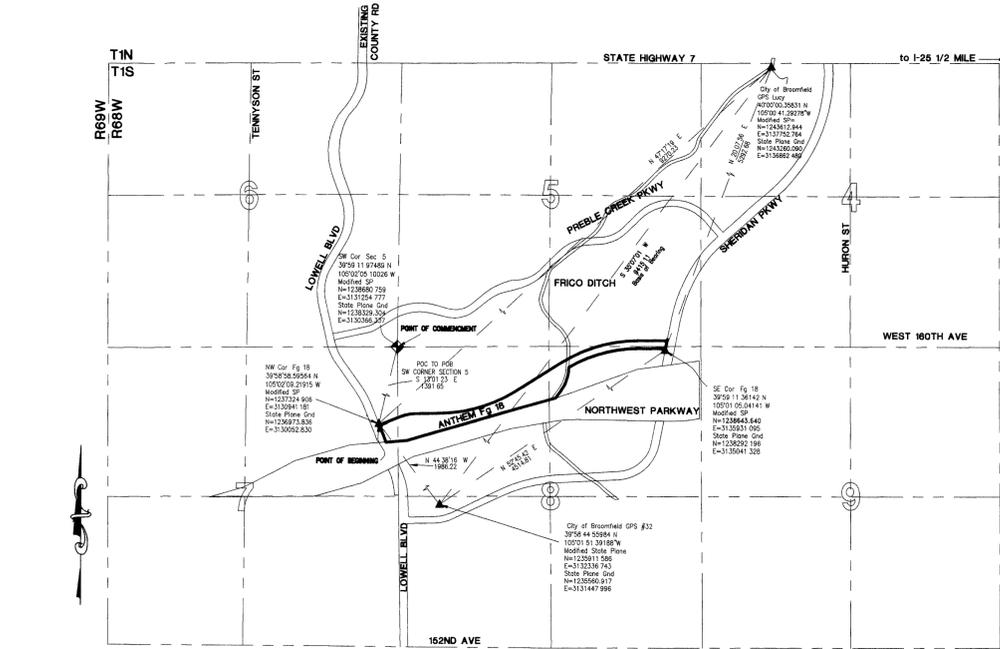
1 S05°17'18"W non-tangent with the last described curve a distance of 102.23 feet,
2 THENCE S13°35'17"W a distance of 54.05 feet,
3 THENCE S17°13'13"W non-tangent with the following described curve a distance of 109.39 feet,
4 THENCE along the arc of a curve to the right, having a central angle of 20°43'12", a radius of 311.82 feet, a chord bearing of S26°48'12"W a distance of 112.15 feet, and an arc distance of 112.76 feet,
5 THENCE S33°09'50"W non-tangent with the last described curve a distance of 102.34 feet,
6 THENCE S36°21'41"W a distance of 120.17 feet,
THENCE the following two (2) courses along the northerly line of a parcel of land described in Book 3517 at Page 192, recorded at the Adams County Clerk & Recorder's Office on December 9, 1986
1 S79°33'30"W a distance of 2697.04 feet,
2 THENCE S84°52'08"W a distance of 389.53 feet,
THENCE N21°42'02"W along the easterly line of said Lowell Boulevard a distance of 340.05 feet to the POINT OF BEGINNING

Containing 1,361,115 square feet, (31.247 Acres), more or less

Has laid out, platted, and subdivided the above described land, under the name and style of ANTHEM FILING NO 18, 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 Tract A, as shown or noted 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

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- 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)
- ▲ Found 1 1/2" Aluminum Cap Stamped "PLS 33204" unless noted otherwise



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 18-4-508 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

GENERAL NOTES

- 1) Streets, rights-of-way, and other public ways shown are hereby dedicated to the City and County of Broomfield by this plat
- 2) Tract A is hereby dedicated to The City and County of Broomfield for ownership and maintenance
- 3) Tract A 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
- 4) A temporary grading and construction easement is granted to Owner on, over and across Tract A and the right-for-way for 160th Avenue that are dedicated on this plat for the purpose of grading and constructing 160th Avenue pursuant to the obligations of the Owner arising under the Anthem West PUD Managed Growth and Development Agreement recorded May 15, 2009 at Reception No 2009006153 as may be amended from time to time, and as required by any improvement Agreement by and between the City and Owner that is applicable to this Filing The temporary grading and construction easement will terminate when the required 160th Avenue street improvements have been finally constructed and the City has granted final acceptance of said street improvements

ZONING NOTE

LANDS contained within and adjacent to this Final Plat are zoned as PUD per the Anthem-West PUD Plan and Preliminary Plat - First Amendment recorded in Broomfield at Reception No 2009008027 on June 18, 2009

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 LUCY GPS NO 15") and "GPS #32" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO 32" bearing being S35°07'01"W a distance of 9415.11 feet

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 = A3578
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 = 3,137,752.784 sft

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

TITLE AND EASEMENT NOTE
This survey does not constitute a title search by Jacobs Engineering Group to determine ownership or easements of record For all information regarding easements, Jacobs Engineering Group relied upon Title Commitment Number AB70129562 dated July 15, 2009 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 18th day of August, 2009
J.P. Stohr Chairman
Julia Keaganus 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 17th day of August, 2009
John J. Stohr Mayor
Julia Keaganus City Clerk

ATTORNEY'S CERTIFICATE
I, *Scott A. Ross*, an Attorney at Law licensed to practice in the State of Colorado represents 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 A. Ross 2006 Registration No. 10/12/2009 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 18 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 2006 Registration No. 10/12/2009 Date

OWNER'S CERTIFICATE
Executed this 17th day of October, 2009
PULTE HOME CORPORATION, a Michigan Corporation
6400 SOUTH FIDDLER'S GREEN CIRCLE, SUITE 1320
GREENWOOD VILLAGE, CO 80111
By *Scott A. Ross*
As Attorney in Fact

ACKNOWLEDGMENT
State of Colorado)
County of Douglas)
The foregoing instrument was acknowledged before me this 12th day of October, 2009, by *Scott A. Ross* as *Attorney in Fact* and *Julia Keaganus* as *City Clerk* of PULTE HOME CORPORATION, a Michigan corporation
WITNESS my hand and official seal
Melinda Fitzgerald
Notary Public

OWNER'S CERTIFICATE
Executed this ___ day of ___, 20__
MCWHINNEY COOB LAND INVESTMENTS, LLC,
a Colorado limited liability company
2725 ROCKY MOUNTAIN AVENUE, SUITE 200
LOVELAND, CO 80538
By *Troy McWhinney*
McWhinney Real Estate Services, Inc.
a Colorado corporation, Manager

ACKNOWLEDGMENT
State of Colorado)
County of Broomfield)
The foregoing instrument was acknowledged before me this 13th day of October, 2009, by *Troy McWhinney* Manager of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager on behalf of McWhinney COOB Land Investments, LLC, a Colorado limited liability company
WITNESS my hand and official seal
Patricia Kegerreis
Notary Public

ACKNOWLEDGMENT
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County of Broomfield)
The foregoing instrument was acknowledged before me this 13th day of October, 2009, by *Troy McWhinney* Manager of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager on behalf of McWhinney COOB Land Investments, LLC, a Colorado limited liability company
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Notary Public

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Notary Public

JACOBS
707 Seventeenth Street, Suite 2300
Denver, Colorado 80202
(303) 620-5240 FAX (303) 820-5272

CALL UNLESS OTHERWISE NOTED IN ADVANCE BEFORE YOU SIGN OR DATE THIS INSTRUMENT FOR THE REPAIR OF UTILITIES
SCALE VERIFICATION
DATE IS 1 INCH ON ORIGINAL DRAWING
IF ADJUST SCALES ACCORDANTLY

NO	REVISIONS	DESCRIPTION	DATE

ANTHEM FILING NO. 18
FINAL PLAT

PROJECT NO 070297
DATE AUGUST 11, 2009
SCALE AS SHOWN
DESIGNED BY DOW
DRAWN BY DOW
REVIEWED BY KWC
DRAWING CONTENTS
ANTHEM FILING NO 18
DRAWING NUMBER

SHEET INDEX
Sheet 1 Cover Sheet
Sheet 2 Plat
SHEET 1 OF 2

2009013576 10/14/2009 02 29P PL
2 of 2 R 0 00 D 0 00 City&Only Broomfield

UNPLATTED
(OWNED BY COOB 1 L.L.C.)
ZONED P.U.D.



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

CALL UNCO 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, OR TO EXCAVATE
FOR THE MARKING OF UNDERGROUND
UTILITIES
1-800-922-1987
SCALE VERTICALLY
1" = 100'
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

NO	REVISIONS	DESCRIPTION	DATE	BY

**ANTHEM FILING NO. 18
FINAL PLAT**

PROJECT NO 070287
DATE AUGUST 11, 2009
SCALE AS SHOWN
DRAFTED BY DOW
DESIGNED BY DOW
REVIEWED BY KWC

DRAWING CONTENTS
ANTHEM FILING NO 18

