PREBLE CREEK FILING NO. 1, REPLAT "B"

2009003314 03/20/2009 02 35P PL
1 of 1 R 0 00 D 0 00 City&Cnty Broomfield

MINOR SUBDIVISION PLAT
A RESUBDIVISION OF OUTLOT 9, PREBLE CREEK FILING NO. 1
LYING WITHIN THE SW, NW & NE QUARTERS OF SECTION 8 , T1S, R68W, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned being the owner of

A parcel of land being Outlot 9, Preble Creek Filing No 1, recorded at the City & County of Broomfield Clerk & Recorder s Office at Reception No 2004005783 on April 23, 2004 lying in the North Half and the Southwest Quarter of Section 8 Township 1 South, Range 68 West of the 6th Principal Meridian City and County of Broomfield State of Colorado

Containing 420,160 square feet, (9 646 Acres), more or less

Has laid out, platted, and subdivided the above described land, under the name and style of PREBLE CREEK FILING NO 1, REPLAT "B , 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 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

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

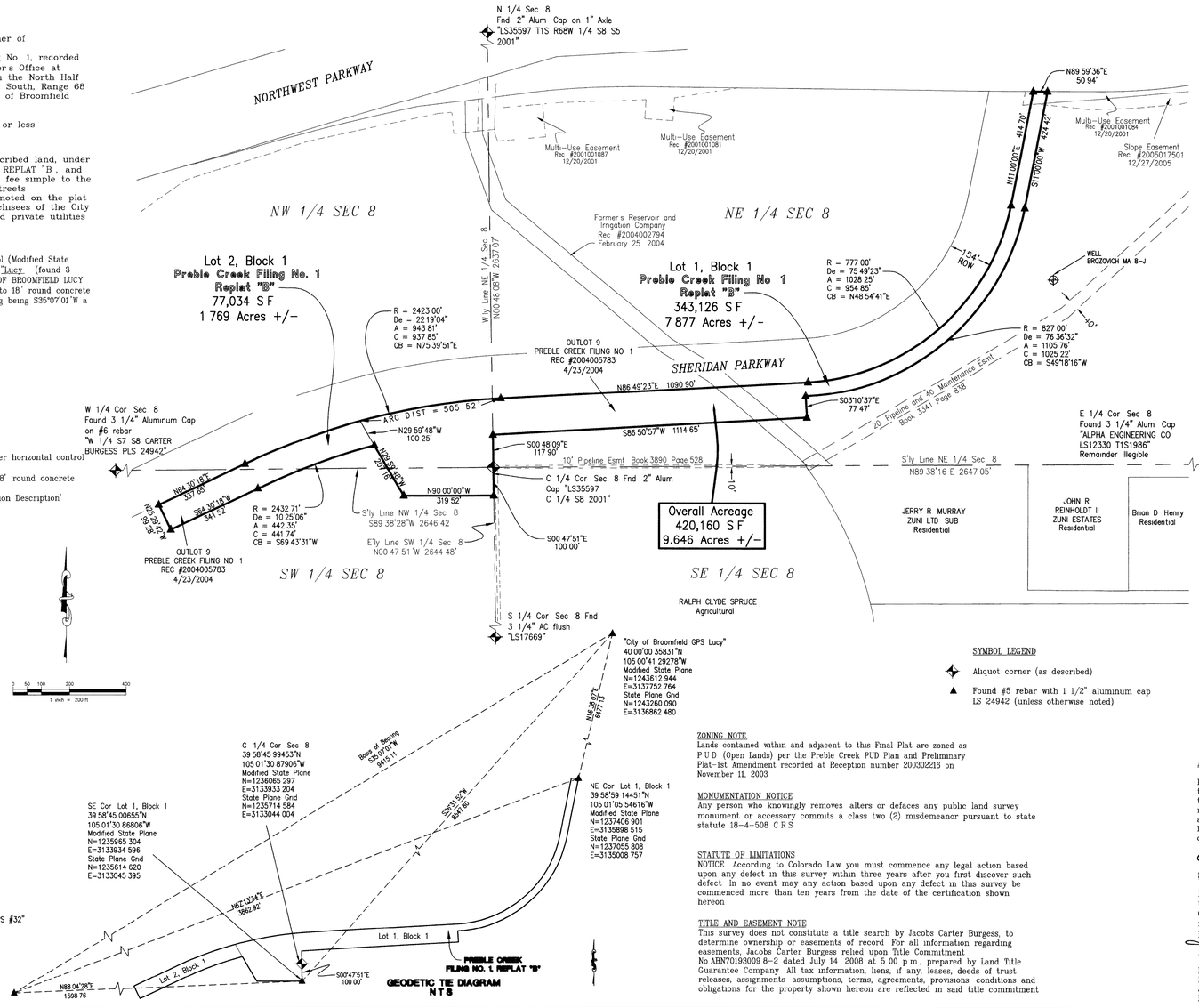
Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
The mark is a City of Broomfield 3 ¼" brass disk set into 18' round concrete post flush with the ground
The location of the mark matches the NGS Data sheet "Station Description"

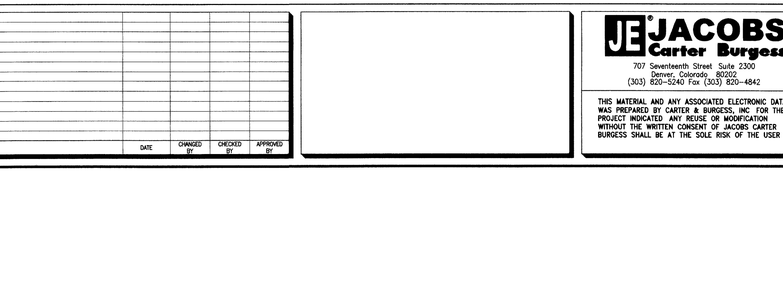
Designation =LUCY
Project Point Number = 464
NGS PID = AD5578
NAD 83(1992) Coordinates
Latitude = 40° 00 00 35831' (N)
Longitude = 105° 00' 41 29278" (W)
Ellp Height = 5240 15 sft
NAVD 88 Elevation = 5297 00 sft

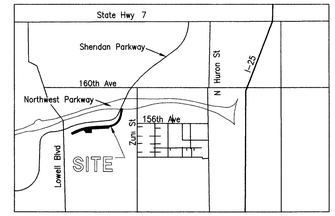
State Plane coordinates North Zone (501)
N= 1,243,260 090 sft
E= 3,136 862 480 sft

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







VICINITY MAP
N.T S

SYMBOL LEGEND

- Ahquot corner (as described)
- Found #5 rebar with 1 1/2" aluminum cap LS 24942 (unless otherwise noted)

ZONING NOTE
Lands contained within and adjacent to this Final Plat are zoned as P U D (Open Lands) per the Preble Creek PUD Plan and Preliminary Plat-1st Amendment recorded at Reception number 200302216 on November 11, 2003

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

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 from the date of the certification shown hereon

TITLE AND EASEMENT NOTE
This survey does not constitute a title search by Jacobs Carter Burgess, to determine ownership or easements of record For all information regarding easements, Jacobs Carter Burgess relied upon Title Commitment No ABN70193009 8-2 dated July 14 2008 at 5 00 p m , prepared by Land Title Guarantee 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

STATEMENT OF ACCURACY

The Colorado Coordinate System hereon shown is defined as 2nd order Class 2-L 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

OWNER'S CERTIFICATE

Executed this 19 day of March , 2009

PULTE HOME CORPORATION a Michigan Corporation
6400 South Fiddlers Green Circle, Suite 1320
Englewood, Colorado 80111

By _____
Todd Levitt
Vice President of Land, Pulte Home Corporation

ACKNOWLEDGMENT

State of Colorado) SS)
County of Broomfield)

This foregoing instrument was acknowledged before me this 19 day of March 2009 by Todd Levitt as VP of PULTE HOME CORPORATION a Michigan corporation

Witness my hand and official seal
My commission expires 4-25-09

Notary Public _____

APPROVALS

CITY & COUNTY OF BROOMFIELD
One DesCombes Drive
Broomfield, CO 80020

By _____
City & County Manager

By _____
Director of Community Development

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 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 and County of Broomfield may rely upon this representation in accepting such dedications

_____, Registration No 20966, Date 3/19/2009

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 PREBLE CREEK FILING NO 1, REPLAT "B" 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
Jacobs
Date _____

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

JE JACOBS Carter Burgess
707 Seventeenth Street Suite 2300
Denver, Colorado 80202
(303) 820-5240 Fax (303) 820-4842

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY CARTER & BURGESS, INC FOR THE PROJECT INDICATED ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS CARTER BURGESS SHALL BE AT THE SOLE RISK OF THE USER

J C B	SIGNATURE	DATE
DRAWN	DDH	01-15-09
DESIGNED	DDH	01-15-09
QC REVIEW	DGW	01-15-09
APPROVED	KWC	01-15-09
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	FILING_1REPLATB DWG	

P.C. FILING NO 1, REPLAT "B"
WEST 160th AVENUE and SHERIDAN PARKWAY
CITY & COUNTY OF BROOMFIELD, COLORADO

CLIENT PROJECT NO	
J C B PROJECT NO	072780
SCALE	AS SHOWN

McWHINNEY

TITLE
SUBDIVISION PLAT LYING WITHIN THE S W, N.W & N E. QUARTERS OF SECTION 8 T1S, R68W, 6TH P.M. BROOMFIELD COUNTY, COLORADO

REVISION	DRAWING NO	SHEET NO
0	FILING_1REPLATB	1 of 1