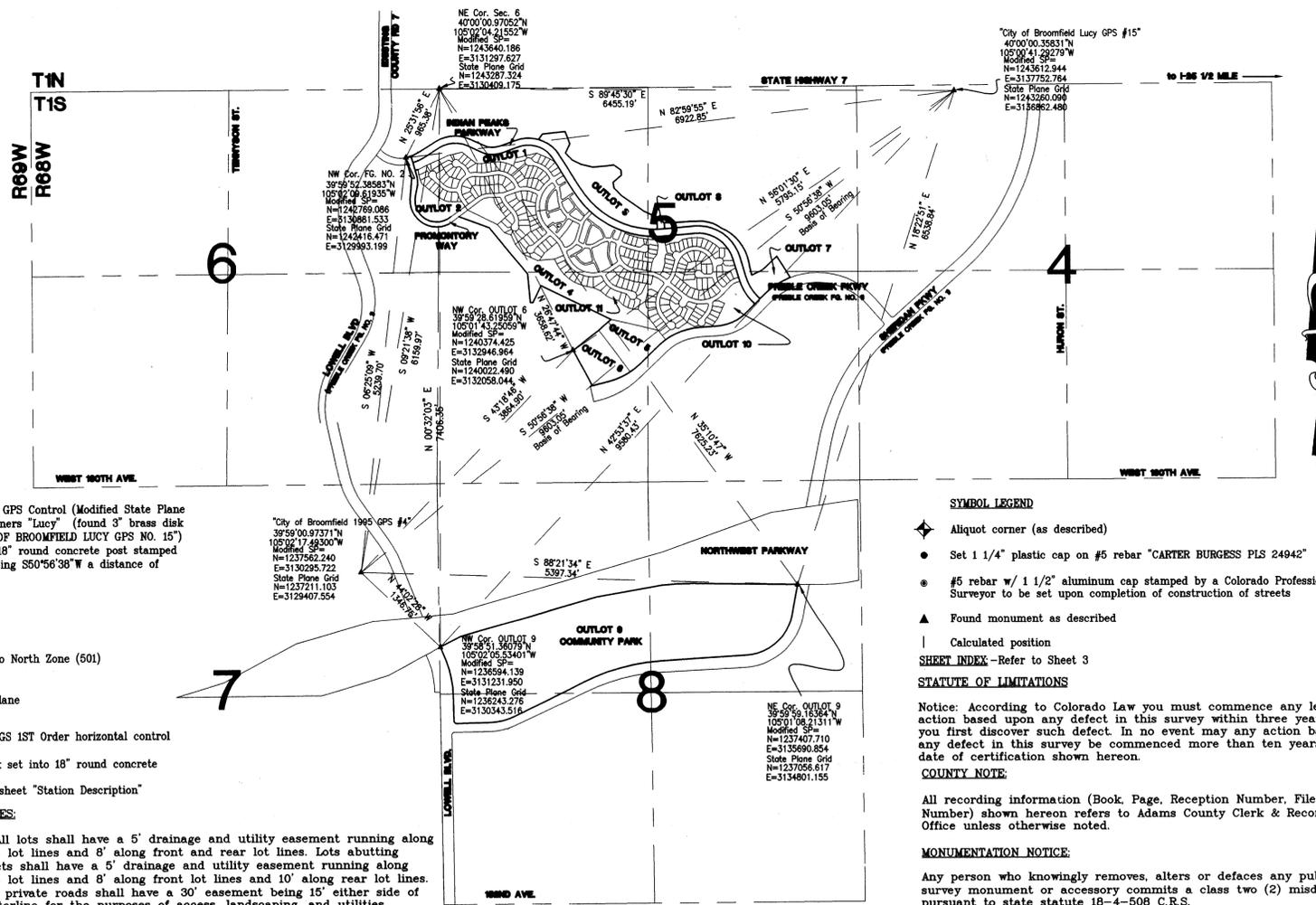


PREBLE CREEK FILING NO. 2

FINAL PLAT

Recorded 4.23.2004 at
Reception No. 2004005785

A SUBDIVISION LYING IN A PORTION OF SECTIONS 5, 6, 7 & 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO



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 #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.

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 3/4" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

NOTES:

- 1) All lots shall have a 5' drainage and utility easement running along side lot lines and 8' along front and rear lot lines. Lots abutting tracts shall have a 5' drainage and utility easement running along side lot lines and 8' along front lot lines and 10' along rear lot lines. The private roads shall have a 30' easement being 15' either side of centerline for the purposes of access, landscaping, and utilities.
- 2) MU Parcels are Multi-Use Easements granted to the Northwest Parkway Public Highway Authority. TK parcels are held in fee by the Northwest Parkway Public Highway Authority.
- 3) Right of Way shown is hereby dedicated to the City and County of Broomfield by this plat.
- 4) All City and County Outlots (1, 4 and 10) that are immediately adjacent to residential lots shall have a 2' maintenance easement abutting the lot. The purpose of the easement is to facilitate private maintenance of a 2' strip adjacent to residential fencing. The easement shall be 2' wide and shall run the length and/or width of the property where public lands (outlots) abut the lot. (Refer to Typical Single Family Utility Service Locations detail on this sheet)
- 5) All lands hereby platted are owned by Pulte Home Corporation, a Michigan Corporation
- 6) All adjacent lands to this plat not dedicated as public Right of Way are zoned planned unit development.
- 7) Well site locations are based upon data obtained from the Colorado Oil and Gas Conservation Commission.
- 8) 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)

NOTES (Continued):

- 9) All Outlots and Tracts shown on this Plat shall allow for pedestrian access.
- 10) No Accessory structure shall be constructed on Subdivision Lots 32 & 33 in Block 1 within the well maintenance and workover easement as shown on Sheet 4 of this Plat.
- 11) Book 33 Page 338 and Book 47 Page 28 shall be vacated and abandoned by separate document prior to recordation of this Plat.
Book 33 Page 338 Vacated by Rec.# _____
Book 47 Page 28 Vacated by Rec.# _____
- 12) Blanket access and drainage easement rights shall hereby be granted to The City and County of Broomfield for Outlots 2, 7, 8 & 11 and Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R & S.
- 13) All private roadways shall be owned and maintained by the Homeowners Association.
- 14) All side lot lines are non-radial unless noted otherwise.

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- Set 1 1/4" plastic cap on #5 rebar "CARTER BURGESS 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
- ▲ Found monument as described
- | Calculated position

SHEET INDEX - Refer to Sheet 3

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.

COUNTY NOTE:

All recording information (Book, Page, Reception Number, File, Map Number) shown hereon refers to Adams County Clerk & Recorder's Office unless otherwise noted.

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 C order, Class 2-1, 1:50,000 as described in the "Geometric Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques" by the Federal Geodetic Control Committee.

TITLE AND EASEMENT NOTE:

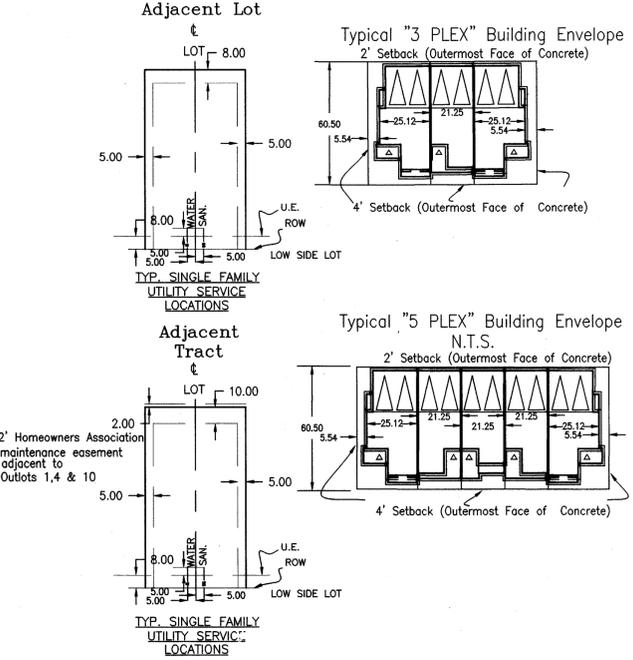
This survey does not constitute a title search by Carter & Burgess, Inc. to determine ownership or easements of record. For all information regarding easements, Carter & Burgess relied upon Title Commitment Number C000010619 CI dated July 29, 2002 at 7:30 A.M. prepared by Chancery Title Company, LLC and issued by Fidelity National Title Company, a Stock 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 10th day of February, 2004.

[Signature] Chairman
[Signature] 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, this 10th day of February, 2004.

[Signature] Mayor
[Signature] City Clerk

ATTORNEY'S CERTIFICATE

I, *[Signature]*, 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.

[Signature], Registration No. 9935, Date: 1/30/04

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. 2 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with the Colorado State Law.

[Signature]
Kenneth W. Carlson PLS 24942
Carter & Burgess, Inc.
Date: _____

Executed this 3rd day of February, 2004.

PULTE HOME CORPORATION, a Michigan Corporation
12303 Airport Way, Suite 130
Broomfield, CO 80020

By: *[Signature]*

ACKNOWLEDGMENT:

State of Colorado) SS)
County of Broomfield)
The foregoing instrument was acknowledged before me this 10th day of February, 2004, by *[Signatures]* and *[Signatures]* of PULTE HOME CORPORATION, a Michigan Corporation.
Witness my hand and official seal of the Notary Public for the State of Colorado.
[Signature]
Notary Public

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

CALL NAME & NUMBER IN ADVANCE BEFORE YOU TRAVEL OR EXCURSE
1-800-922-1987
FOR THE MAKING OF UNDERGROUND RECORD UTILITIES.
SCALE IS 1" = 40' FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	DATE	DESCRIPTION

PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: NONE
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC
DRAWING CONTENTS: PREBLE CREEK FILING NO. 2
DRAWING NUMBER:
SHEET 1 of 19

PREBLE CREEK FILING NO. 2

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 5, 6, 7 & 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

LINE TABLE

Line	Bearing	Distance
L1	S 67°20'07" W	5.02'
L2	S 76°22'39" W	13.45'
L3	N 65°52'24" W	19.66'
L4	N 82°40'01" W	23.25'
L5	S 51°07'36" W	14.76'
L6	S 42°33'33" W	34.22'
L7	S 38°43'25" W	19.45'
L8	N 21°04'44" W	14.77'
L9	S 28°45'53" E	22.51'
L10	S 66°06'37" E	18.08'
L11	S 63°46'38" W	11.30'
L12	S 50°50'05" E	10.43'
L13	N 26°55'34" W	47.18'
L14	N 11°44'07" E	23.56'
L15	N 10°40'28" E	21.34'
L16	N 78°13'49" E	25.92'
L17	N 06°48'53" W	56.95'
L18	N 41°18'18" W	151.72'
L19	N 47°19'09" W	92.52'
L20	S 56°03'33" E	72.06'
L21	S 70°33'22" E	25.28'
L22	S 05°44'29" E	37.30'
L23	S 58°53'00" W	158.27'
L24	N 51°54'30" W	112.26'
L25	S 08°30'50" W	22.74'
L26	S 70°55'13" W	20.14'
L27	S 41°04'10" W	142.13'
L28	N 70°08'41" E	28.21'
L29	N 83°17'49" E	23.57'
L30	S 85°40'13" E	24.59'
L31	S 35°53'00" W	8.43'
L32	N 56°57'24" E	54.44'
L33	S 08°42'49" E	57.05'
L34	N 88°10'33" E	39.07'
L35	N 00°58'37" W	118.22'
L36	N 02°07'14" E	96.19'
L37	N 33°07'11" E	16.39'
L38	S 48°45'06" E	16.07'
L39	N 25°28'03" E	97.35'
L40	N 04°19'52" E	50.81'
L41	N 74°10'57" W	24.23'
L42	S 51°19'32" W	13.04'
L43	N 70°30'12" W	79.41'
L44	N 74°23'54" W	35.43'
L45	S 22°48'48" E	31.12'
L46	N 79°26'30" E	12.81'
L47	N 52°19'33" W	90.56'
L48	N 16°52'07" W	60.87'
L49	S 55°45'19" E	35.07'
L50	N 26°25'07" E	21.52'
L51	S 25°57'09" E	13.28'
L52	N 76°26'10" E	24.41'
L53	S 40°50'37" E	111.97'
L54	S 43°19'12" E	12.92'
L55	S 81°21'45" E	42.19'
L56	N 01°29'59" E	25.68'
L57	N 10°25'58" E	80.84'
L58	N 45°08'38" E	14.23'
L59	S 22°40'52" E	91.66'
L60	N 01°29'59" E	10.07'
L61	S 08°29'48" E	105.10'
L62	S 73°07'03" W	54.17'
L63	S 14°42'28" E	17.32'
L64	S 59°25'15" W	20.35'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	200.00'	09°25'14"	32.88'	16.48'	32.85'	S 62°37'31" W
2	100.00'	27°55'50"	48.75'	24.87'	48.27'	N 55°10'40" E
3	200.00'	05°09'34"	18.01'	9.01'	18.00'	N 73°47'52" E
4	300.00'	05°20'40"	27.98'	14.00'	27.97'	S 68°32'45" W
5	100.00'	29°08'18"	50.86'	25.98'	50.31'	S 68°05'52" W
6	300.00'	06°20'22"	33.19'	16.61'	33.18'	N 39°38'28" W
7	200.00'	03°56'15"	13.74'	6.88'	13.74'	N 49°09'29" E
8	200.00'	04°37'48"	16.16'	8.09'	16.16'	N 44°52'27" E
9	300.00'	16°47'37"	87.93'	44.42'	87.62'	S 15°43'47" E
10	300.00'	27°08'59"	142.16'	72.44'	140.83'	S 37°42'05" E
11	300.00'	01°34'36"	8.26'	4.13'	8.25'	S 06°32'41" E
12	299.99'	03°38'47"	19.09'	9.55'	19.09'	N 49°27'11" W
13	300.00'	16°11'20"	84.77'	42.67'	84.48'	S 55°43'28" E
14	300.00'	04°17'33"	22.48'	11.24'	22.47'	N 36°34'39" E
15	300.00'	05°06'58"	26.79'	13.40'	26.78'	S 36°59'21" W
16	100.00'	40°09'23"	70.09'	36.55'	68.66'	S 41°09'26" W
17	100.00'	09°21'10"	16.32'	8.18'	16.31'	N 33°28'28" W
18	100.00'	27°59'35"	48.86'	24.93'	48.37'	N 52°06'50" W
19	50.00'	40°51'52"	35.37'	18.48'	34.63'	N 86°22'23" W
20	195.00'	05°06'58"	26.79'	13.40'	26.78'	S 36°59'21" W
21	100.00'	29°49'13"	52.05'	26.63'	32.59'	S 68°34'18" E
22	610.00'	05°54'57"	62.98'	31.52'	62.96'	N 53°47'33" W
23	15.11'26"	15°11'26"	51.70'	26.00'	51.55'	N 19°19'51" E
24	15.00'	105°47'03"	27.65'	13.83'	27.65'	N 181°33'56" E
25	150.00'	26°51'00"	70.29'	35.80'	69.65'	N 07°47'10" W
26	80.00'	14°15'29"	19.91'	10.01'	19.86'	N 19°05'38" W
27	80.00'	03°02'17"	4.24'	2.12'	4.24'	S 41°50'18" W
28	10.00'	117°47'34"	20.51'	10.22'	18.95'	S 13°51'51" W
29	10.00'	17°47'16"	20.56'	10.22'	17.12'	S 74°07'16" E
30	15.00'	94°38'47"	24.78'	12.39'	22.06'	N 74°45'43" E
31	15.00'	76°50'32"	20.12'	11.90'	18.64'	N 19°29'58" E
32	105°47'03"	27.65'	13.83'	27.65'	19.83'	N 58°38'55" W
33	15.00'	90°00'00"	23.56'	15.00'	21.21'	N 08°31'43" E
34	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 81°28'17" E
35	25.00'	83°39'38"	36.50'	22.38'	33.35'	S 05°21'32" W
36	15.00'	90°00'00"	15.00'	15.00'	21.21'	S 87°48'39" E
37	15.00'	89°54'54"	23.54'	14.98'	21.20'	S 25°09'45" W
38	15.00'	99°42'01"	26.10'	17.78'	22.93'	N 57°57'29" W
39	15.00'	92°06'04"	24.11'	15.56'	21.60'	N 27°05'33" E
40	25.00'	42°09'05"	18.39'	9.63'	17.98'	S 55°30'25" W
41	25.00'	44°54'09"	19.59'	10.33'	19.09'	N 80°57'59" W
42	25.00'	68°03'27"	29.70'	16.88'	27.98'	N 87°22'22" E
43	15.00'	80°53'24"	21.18'	12.79'	19.46'	S 86°07'39" E
44	15.00'	85°13'47"	22.31'	13.80'	20.31'	S 03°04'04" E
45	19.00'	122°15'54"	40.54'	34.46'	33.28'	N 15°27'00" E
46	19.00'	99°04'09"	32.85'	22.27'	28.91'	S 84°46'58" W
47	2.00'	88°12'23"	3.08'	1.94'	2.78'	S 08°51'18" E
48	20.00'	78°59'47"	27.57'	16.49'	25.44'	N 18°50'00" W
49	15.00'	96°43'50"	25.32'	16.87'	22.42'	S 65°14'32" W
50	15.00'	101°58'28"	26.70'	18.52'	23.31'	N 34°06'37" E
51	15.00'	88°24'41"	23.15'	14.59'	20.92'	S 06°37'44" E
52	25.00'	93°26'19"	40.77'	26.55'	36.40'	N 80°16'35" E
53	15.00'	79°50'49"	23.34'	14.78'	21.05'	S 27°25'32" W
54	15.00'	79°18'28"	20.76'	12.43'	19.14'	S 55°07'41" W
55	15.00'	89°49'58"	23.52'	14.96'	21.18'	N 28°05'21" W
56	15.00'	88°51'31"	23.26'	14.70'	21.00'	S 74°20'07" E
57	15.00'	91°54'10"	24.06'	15.51'	21.56'	N 15°17'03" W
58	15.00'	94°37'21"	24.77'	16.26'	22.05'	S 21°05'18" W
59	15.00'	80°05'48"	20.97'	12.61'	19.30'	S 52°00'47" E
60	15.00'	87°42'52"	22.96'	14.41'	20.79'	N 31°53'33" E
61	15.00'	100°07'19"	26.21'	17.92'	23.00'	S 44°25'20" E
62	15.00'	98°33'54"	25.80'	17.43'	22.74'	N 54°55'17" E
63	15.00'	90°00'00"	23.56'	15.00'	21.21'	S 78°18'26" W
64	15.00'	90°00'00"	23.56'	15.00'	21.21'	N 104°13'4" W
65	15.00'	90°00'00"	23.56'	15.00'	21.21'	N 79°18'26" E
66	15.00'	90°00'00"	23.56'	15.00'	21.21'	S 10°41'34" E
67	2.00'	92°36'39"	3.23'	2.09'	2.89'	S 80°44'11" W
68	5.00'	137°50'55"	12.03'	7.37'	12.27'	S 87°53'35" E
69	20.00'	81°39'03"	29.40'	18.61'	30.52'	S 47°53'15" E
70	20.00'	89°49'48"	34.78'	24.70'	36.27'	S 66°23'45" E
71	20.00'	101°36'22"	39.38'	29.86'	49.81'	S 51°10'09" W
72	20.00'	81°36'22"	29.38'	19.86'	39.38'	S 51°10'09" W
73	270.00'	07°33'05"	35.58'	17.82'	35.58'	S 14°06'48" E
74	15.00'	87°42'14"	22.96'	14.41'	19.35'	N 10°29'59" E
75	15.00'	86°05'52"	26.19'	16.68'	22.96'	S 87°31'1" W
76	15.00'	86°05'52"	26.19'	16.68'	22.96'	S 87°31'1" W
77	15.00'	86°05'52"	26.19'	16.68'	22.96'	S 87°31'1" W
78	15.00'	85°56'03"	25.97'	13.49'	20.06'	N 80°18'14" E

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, Pulte Home Corporation, a Michigan Corporation, being the owner of:

A parcel of land lying in portions of Sections 5 and 6, Township 1 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

COMMENCING at the Northwest Quarter of said Section 5 (a found 2 1/2" illegible aluminum cap in a range box);

Whence the North Quarter Corner of said Section 5 (a found 3 1/4" aluminum cap stamped "PLS 24942") bears S89°40'36" W a distance of 2642.63 feet;

THENCE S25°31'56" W a distance of 965.38 feet to the POINT OF BEGINNING;

THENCE along the arc of a curve to the left, having a central angle of 21°47'16", a radius of 454.50 feet, a chord bearing of N68°21'08" E a distance of 171.79 feet, and an arc distance of 172.83 feet;

THENCE N57°27'30" E tangent with the last described and following described curves a distance of 249.27 feet;

THENCE along the arc of a curve to the right, having a central angle of 67°43'03", a radius of 445.50 feet, a chord bearing N66°19'01" E a distance of 430.04 feet, and an arc distance of 448.78 feet;

THENCE S64°49'28" E tangent with the last and following described curves a distance of 189.84 feet;

THENCE along the arc of a curve to the left, having a central angle of 45°43'54", a radius of 254.50 feet, a chord bearing S87°41'25" E a distance of 197.78 feet, and an arc distance of 203.13 feet;

THENCE N69°26'38" E tangent with the last and following described curves a distance of 219.35 feet;

THENCE along the arc of a curve to the right, having a central angle of 36°50'49", a radius of 445.50 feet, a chord bearing N87°52'03" E a distance of 281.59 feet, and an arc distance of 286.50 feet;

THENCE N35°56'09" E non-tangent with the last described curve a distance of 86.32 feet;

THENCE N83°35'35" E non-tangent with the following described curve a distance of 282.10 feet;

THENCE along the arc of a curve to the right, having a central angle of 8°53'19", a radius of 1087.68 feet, a chord bearing of S20°27'02" E a distance of 468.57 feet, and an arc distance of 168.14 feet;

THENCE S24°33'28" W non-tangent with the last described curve a distance of 130.82 feet;

THENCE S43°01'26" E a distance of 124.48 feet;

THENCE S63°53'53" E a distance of 118.09 feet;

THENCE S76°25'33" E a distance of 155.53 feet;

THENCE N84°21'02" E a distance of 262.77 feet;

THENCE S68°02'01" E a distance of 111.99 feet;

THENCE S04°46'05" E a distance of 82.30 feet;

THENCE S49°32'22" W a distance of 139.52 feet;

THENCE S09°54'16" E a distance of 74.65 feet;

THENCE S44°33'36" E a distance of 138.18 feet;

THENCE S55°31'10" E a distance of 344.28 feet;

THENCE S85°22'41" E a distance of 121.29 feet;

THENCE S64°43'07" E a distance of 169.45 feet;

THENCE N88°22'16" E a distance of 184.04 feet;

THENCE N86°40'47" E non-tangent with the following described curve a distance of 262.44 feet;

THENCE along the arc of a curve to the right, having a central angle of 37°25'19", a radius of 474.54 feet, a chord bearing of S73°10'58" E a distance of 304.46 feet, and an arc distance of 309.94 feet;

THENCE along the arc of a curve to the right, non-tangent with the last described curve, having a central angle of 55°39'52", a radius of 575.79 feet, a chord bearing of S39°13'31" E a distance of 537.66 feet, and an arc distance of 559.40 feet;

THENCE S13°00'0" E non-tangent with the last described curve a distance of 180.23 feet;

THENCE N63°31'56" E non-tangent with the following described curve a distance of 94.31 feet;

THENCE along the arc of a curve to the left, having a central angle of 17°37'21", a radius of 248.53 feet, a chord bearing of N57°39'24" E a distance of 76.14 feet, and an arc distance of 76.14 feet;

THENCE N45°52'39" E non-tangent with the last described curve a distance of 197.17 feet;

THENCE S36°42'48" E a distance of 312.66 feet;

THENCE along the arc of a curve to the left, having a central angle of 23°55'59", a radius of 961.50 feet, a chord bearing of S56°59'46" W a distance of 398.71 feet, and an arc distance of 401.63 feet;

THENCE S45°01'48" W tangent with the last and following described curves a distance of 300.82 feet;

THENCE along the arc of a curve to the right, having a central angle of 41°11'10", a radius of 588.50 feet, a chord bearing S65°37'21" W a distance of 413.98 feet, and an arc distance of 423.03 feet;

THENCE S86°12'56" W tangent with the last and following described curves a distance of 217.19 feet;

THENCE along the arc of a curve to the left, having a central angle of 39°54'41", a radius of 791.50 feet, a chord bearing S68°15'36" W a distance of 540.27 feet, and an arc distance of 551.35 feet;

THENCE S40°18'15" W tangent with the last and following described curves a distance of 356.89 feet;

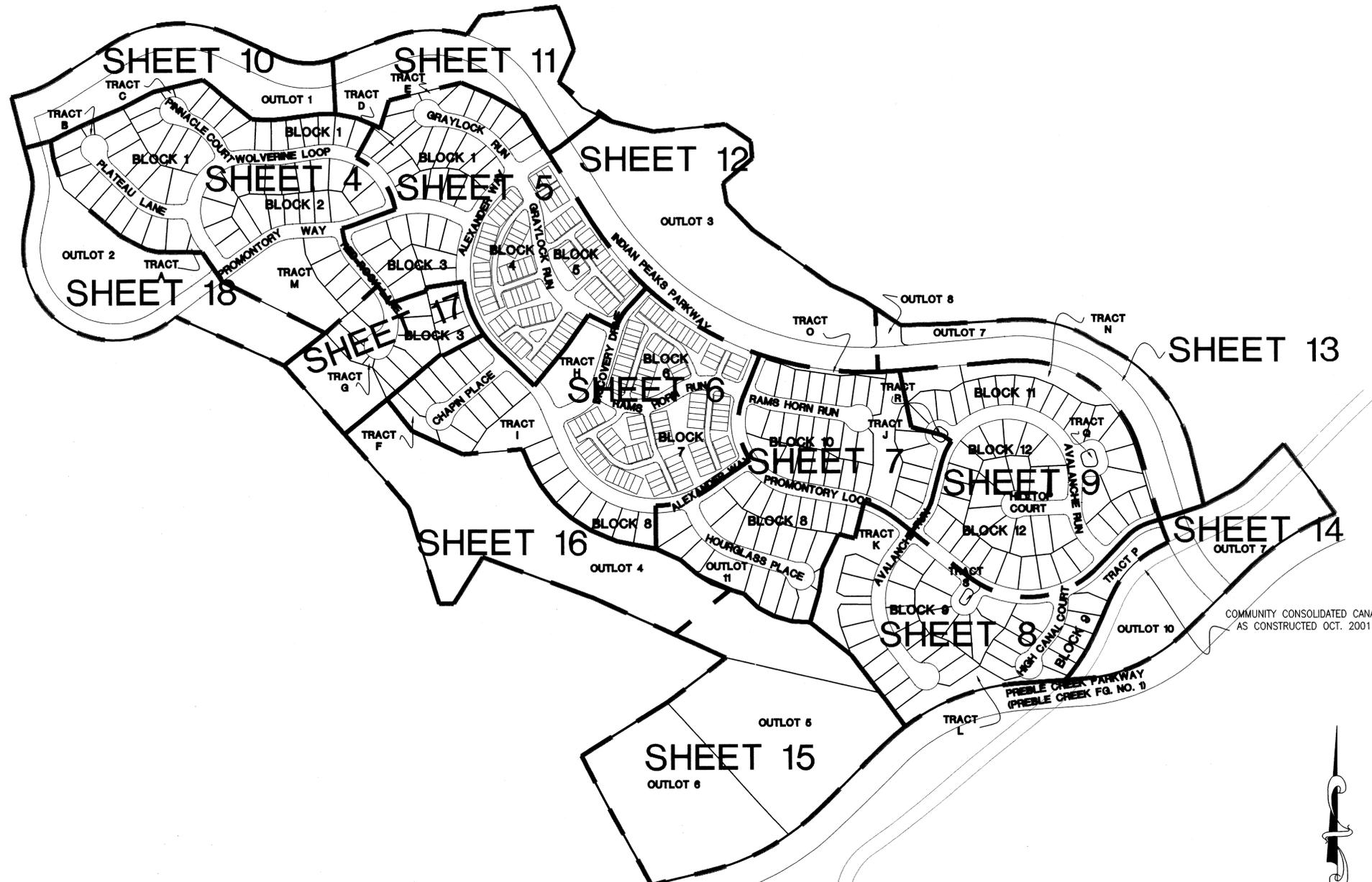
THENCE along the arc of a curve to the right, having a central angle of 30°03'32", a radius of 850.00 feet, a chord bearing S61°20'01" W a distance of 440.84 feet, and an arc distance of 445.93 feet;

</

PREBLE CREEK FILING NO. 2

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 5, 6, 7 & 8 TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO



SHEET INDEX
N.T.S.



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

CLIENTS: THIS DRAWING IS AN ADVANCE
COPYING OF THE ORIGINAL DRAWING
DATE: 1-800-922-1987
FOR THE MARKING OF UNDERGROUND
UTILITY UTILITIES.
SCALE: VERIFICATION DRAWING
BAR IS 1" EQUAL TO 100' DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

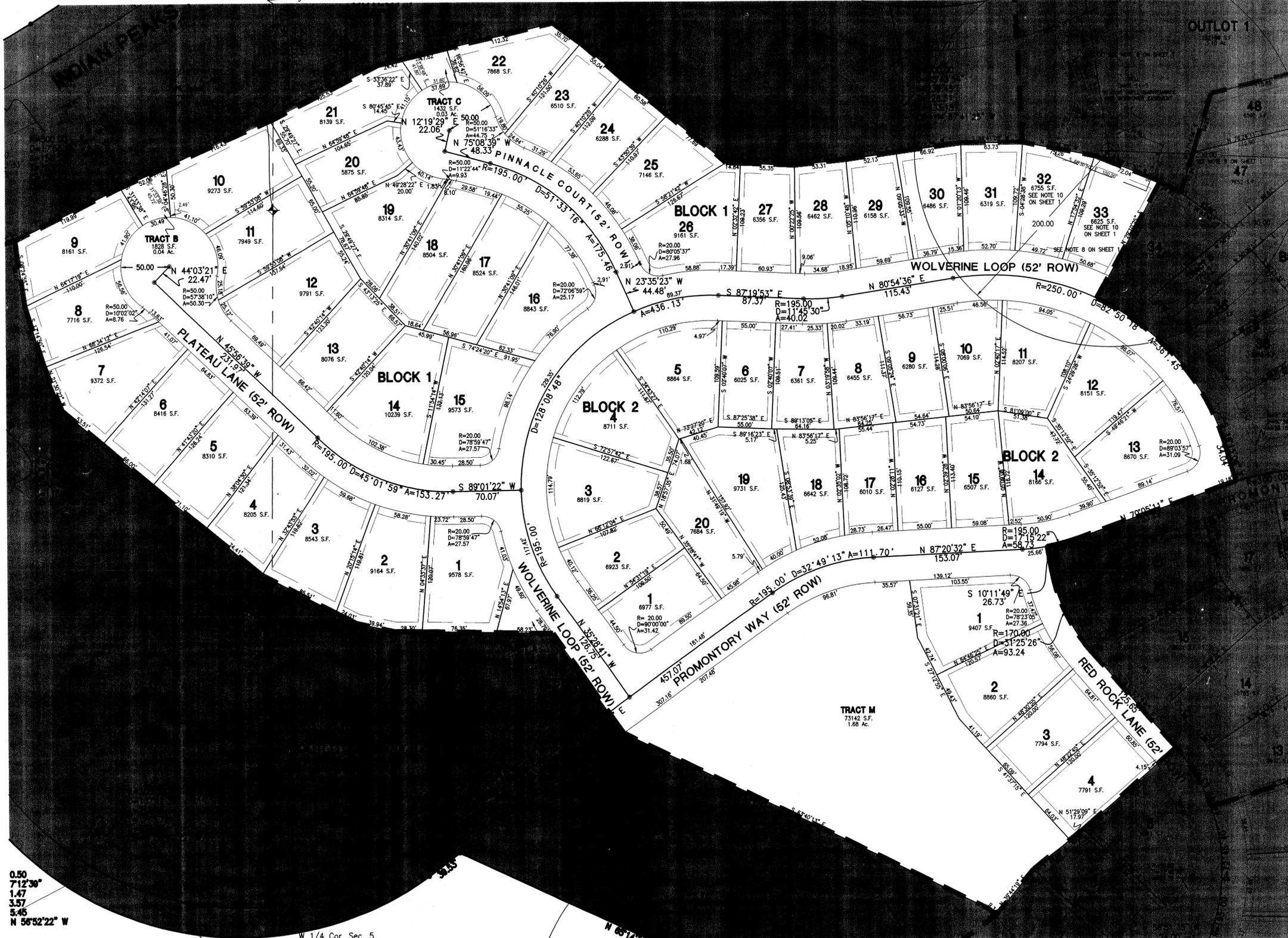
NO.	REVISIONS	DESCRIPTION	DATE	BY

PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: NONE
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC

DRAWING CONTENTS:
PREBLE CREEK FILING NO. 2
DRAWING NUMBER:

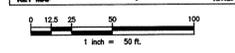
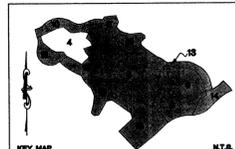
NW Cor. Sec 5
Fnd. 2 1/2" Alum. Cap
in Range Box
Illegible



0.50
7'12"30"
1.47
3.57
5.45
N 56°52'22" W

W 1/4 Cor. Sec. 5
Fnd. 1 1/4" Axle
Down 0.5"
Attached 3 1/4" Alum. Cap
"CARTER BURGESS PLS 24942
T1S R68W 1/4 S5 S6"

NOTE- SEE SHEET 2
FOR LINE AND CURVE
DATA TABLE



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

CALL LINE OF BUSINESS FOR SERVICE
FOR THE MARKING OF UNDERGROUND
UTILITIES.
SCALE: VERIFICATION DRAWING
BASE IS 1" INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DESCRIPTION	DATE	BY

PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=50'
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC
DRAWING CONTENTS: PREBLE CREEK FILING NO. 2
DRAWING NUMBER:

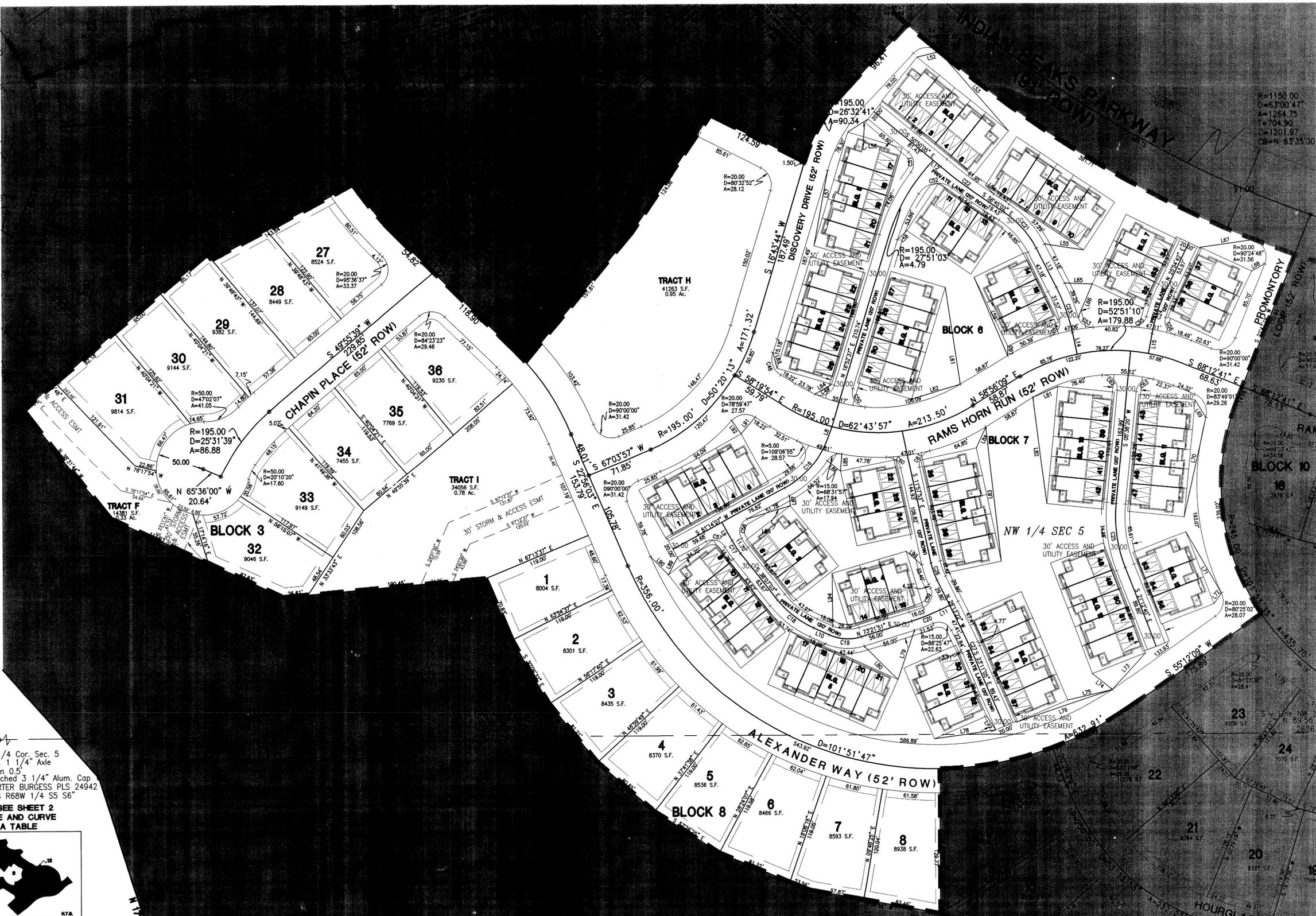
Carter Burgess
 707 Seventeenth Street, Suite 2300
 Denver, Colorado 80202
 (303) 820-9240 FAX (303) 820-5272

CALL LINE WORK TO BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 SCALE VERIFICATION DRAWING BAR IS 1" ON ORIGINAL. 1" = 0' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

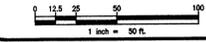
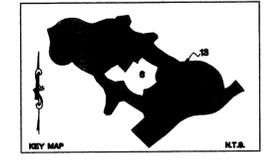
PREBLE CREEK FILING NO. 2
 A SUBDIVISION LYING IN A PORTION OF
 SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
 CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
 DATE: OCTOBER 6, 2003
 SCALE: 1"=50'
 DRAFTED BY: DW
 DESIGNED BY: DW
 REVIEWED BY: KWC
 DRAWING CONTENTS:
 PREBLE CREEK FILING NO. 2
 DRAWING NUMBER:

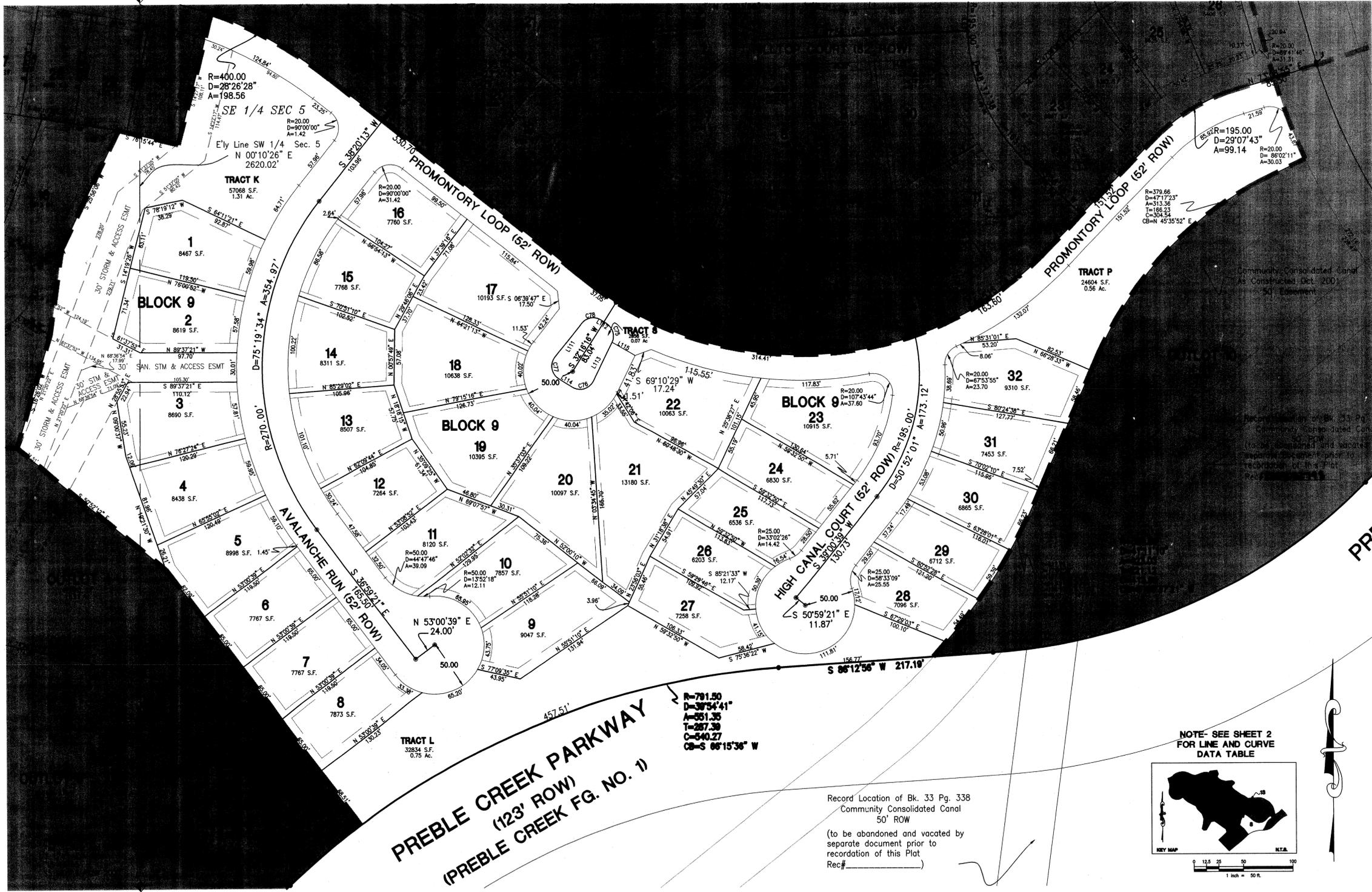


W 1/4 Cor. Sec. 5
 Fnd. 1 1/4" Axle
 Down 0.5"
 Attached 3 1/4" Alum. Cap
 "CARTER BURGESS PLS. 24942"
 T1S R68W 1/4 S5 S6

NOTE- SEE SHEET 2
 FOR LINE AND CURVE
 DATA TABLE



C 1/4 Cor. Sec. 5
 Set 3 1/4" Alum. Cap on #6 Rebar
 *CARTER BURGESS PLS. 24942
 T1S R68W C 1/4 S5

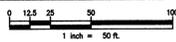
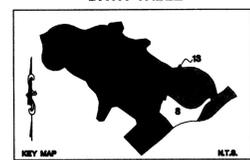


PREBLE CREEK PARKWAY
 (123' ROW)
 (PREBLE CREEK FG. NO. 1)

$T=791.50$
 $D=38^{\circ}54'41''$
 $A=661.35$
 $T=287.38$
 $C=640.27$
 $CB=S 06^{\circ}15'38'' W$

Record Location of Bk. 33 Pg. 338
 Community Consolidated Canal
 50' ROW
 (to be abandoned and vacated by
 separate document prior to
 recordation of this Plat
 Rec# _____)

NOTE- SEE SHEET 2
 FOR LINE AND CURVE
 DATA TABLE



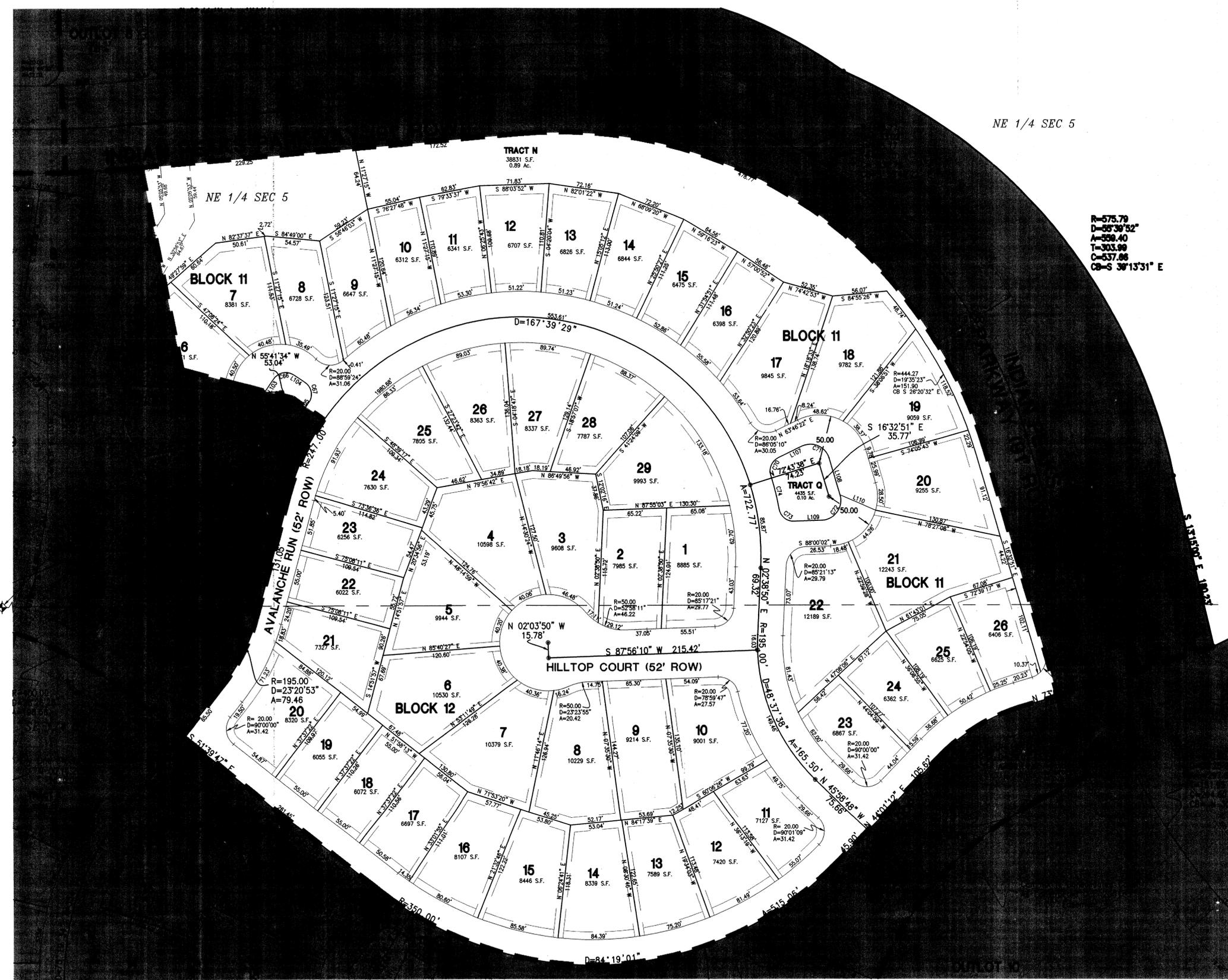
Carter Burgess
 707 Seventeenth Street, Suite 2300
 Denver, Colorado 80202
 (303) 820-3240 FAX (303) 820-3272

CALL UNLESS OTHERWISE NOTED IN ADVANCE
 FOR THE MEMBER OF UNDERGROUND
 UTILITIES.
 SCALE VERIFICATION
 BAR IS 1 INCH ON ORIGINAL
 IF NOT ONE INCH ON THE SHEET,
 ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DATE	BY

PREBLE CREEK FILING NO. 2
 A SUBDIVISION LYING IN A PORTION OF
 SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.,
 CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=50'
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC
DRAWING CONTENTS: PREBLE CREEK FILING NO. 2
DRAWING NUMBER:

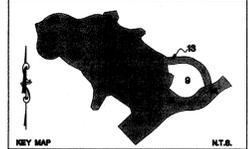


NE 1/4 SEC 5

R=575.79
 D=53°39'52"
 A=538.40
 T=303.89
 C=537.88
 CB=S 38°13'31" E

W 1/4 COR. SEC. 4
 Found 2 1/2" AC on #6 Rebar
 "SBG LS 14823
 S5 S4 T1S R68W 2000"

NOTE- SEE SHEET 2
 FOR LINE AND CURVE
 DATA TABLE



Carter Burgess

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

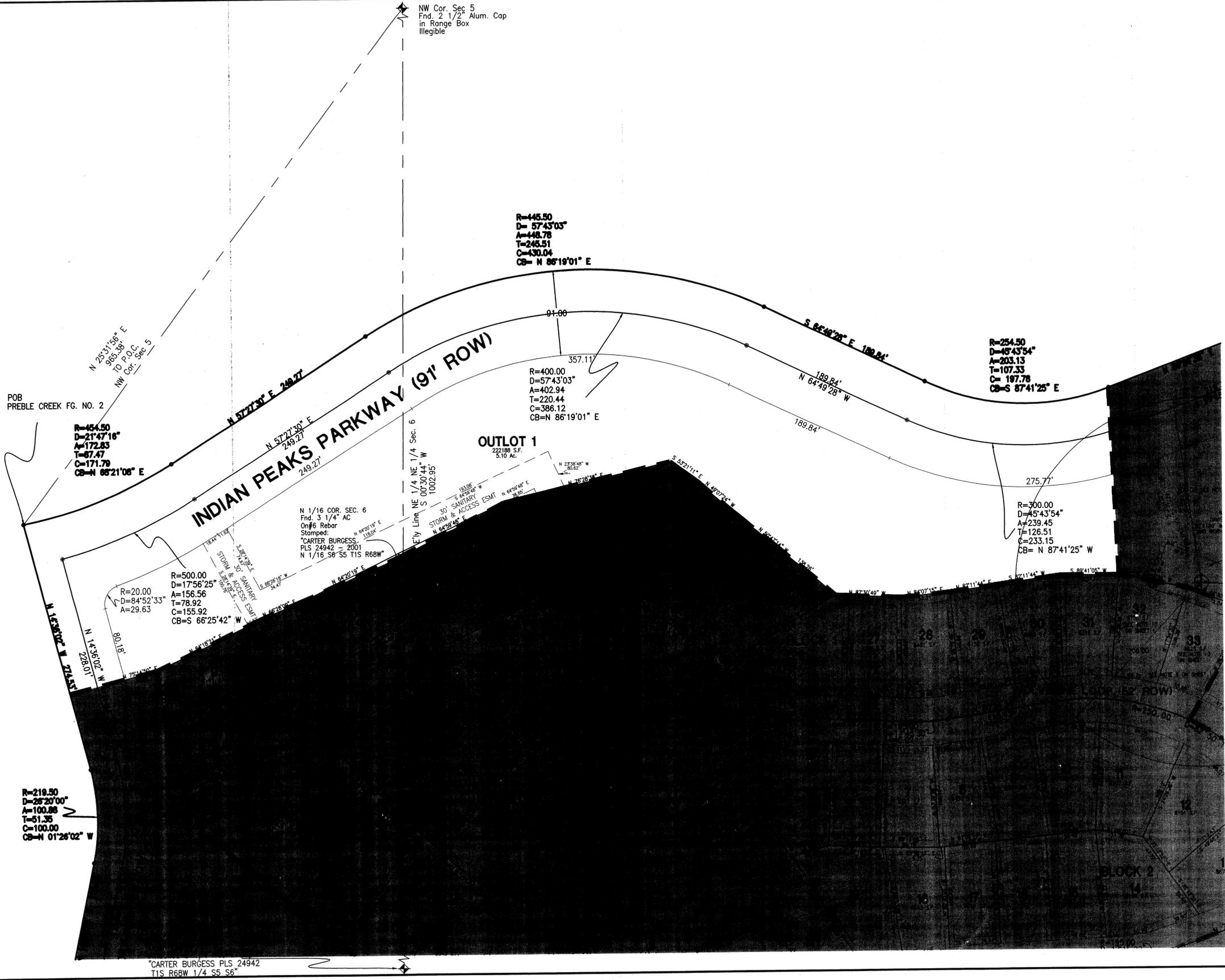
CALL UNCC 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 1-800-922-1987
 FOR THE
 LATEST OF JURISDICTION
 SCALE VERIFICATION
 DRAWING
 PAR IS 1" INCH ON THIS SHEET.
 IF
 ADJUST SCALES ACCORDANT.

NO.	REVISIONS	DATE	DESCRIPTION

PREBLE CREEK FILING NO. 2
 A SUBDIVISION LYING IN A PORTION OF
 SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
 CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
 DATE: OCTOBER 6, 2003
 SCALE: 1"=50'
 DRAFTED BY: DOW
 DESIGNED BY: DOW
 REVIEWED BY: KWC

DRAWING CONTENTS:
 PREBLE CREEK FILING NO. 2
 DRAWING NUMBER:
 SHEET 9 of 19



POB
PREBLE CREEK FG. NO. 2

R=454.50
D=21°47'16"
A=172.83
T=87.47
C=171.79
CB=N 66°21'08" E

R=500.00
D=17°56'25"
A=156.56
T=78.92
C=155.92
CB=S 66°25'42" W

R=219.50
D=26°20'00"
A=100.88
T=51.36
C=100.00
CB=N 01°26'02" W

R=445.50
D=57°43'03"
A=448.78
T=245.51
C=430.04
CB=N 86°19'01" E

R=400.00
D=57°43'03"
A=402.94
T=220.44
C=386.12
CB=N 86°19'01" E

R=254.50
D=45°43'54"
A=203.13
T=107.33
C=197.78
CB=S 87°41'25" E

R=300.00
D=45°43'54"
A=239.45
T=126.51
C=233.15
CB=N 87°41'25" W

NW Cor. Sec 5
Fnd. 2 1/2" Alum. Cap
in Range Box
Illegible

N 1/16 COR. SEC. 6
Fnd. 3 1/4" AC
On#6 Rebar
Stamped:
"CARTER BURGESS
PLS 24942 - 2001
N 1/16 S6 S5 T1S R68W"

OUTLOT 1
222,188 S.F.
5.10 AC.

"CARTER BURGESS PLS 24942
T1S R68W 1/4 S5 S6"

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

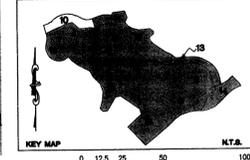
CALL LINES & BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
1-800-922-1987
FOR THE MARKING OF UNDERGROUND
UTILITIES.
SCALE: MEASUREMENT DRAWING
BAR IS 1" = 10' ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

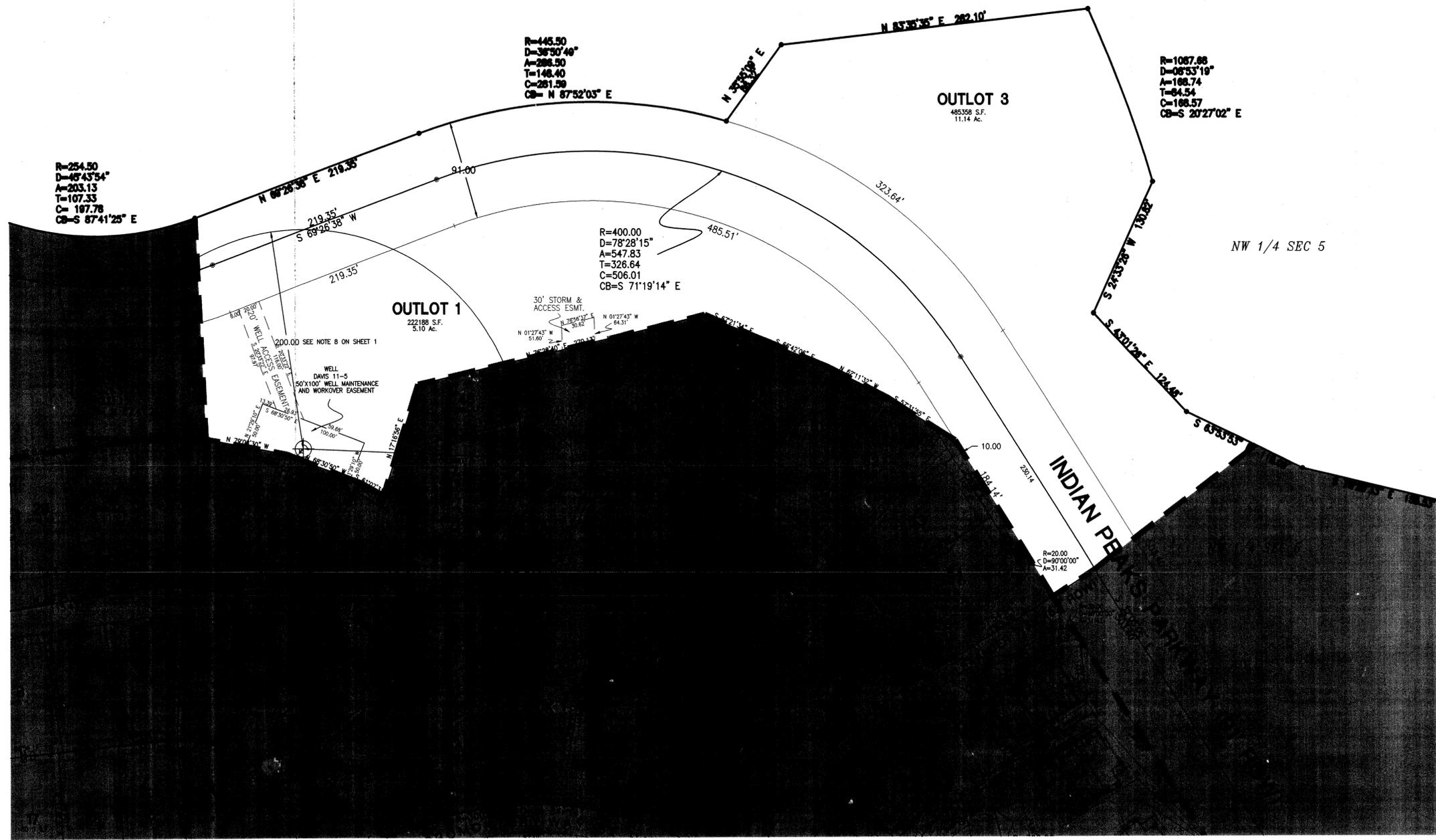
PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=50'
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC
DRAWING CONTENTS:
PREBLE CREEK FILING NO. 2
DRAWING NUMBER:

NOTE- SEE SHEET 2
FOR LINE AND CURVE
DATA TABLE



WELL NOTE - WORK WILL COMMENCE ON 1-6-03 TO PLUG AND ABANDON WELL DAVIS 11-5



R=254.50
D=48°43'34"
A=203.13
T=107.33
C=197.78
CB=S 87°41'25" E

R=445.50
D=38°50'40"
A=288.50
T=148.40
C=281.38
CB=N 87°52'03" E

R=1067.86
D=08°53'19"
A=188.74
T=84.54
C=188.57
CB=S 20°27'02" E

R=400.00
D=78°28'15"
A=547.83
T=326.64
C=506.01
CB=S 71°19'14" E

OUTLOT 1
222188 S.F.
5.10 Ac.

OUTLOT 3
485368 S.F.
11.14 Ac.

NW 1/4 SEC 5

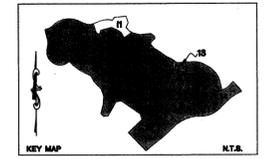
200.00 SEE NOTE 8 ON SHEET 1

WELL DAVIS 11-5
50'x100' WELL MAINTENANCE AND WORKOVER EASEMENT

30' STORM & ACCESS ESMT.

R=20.00
D=90°00'00"
A=31.42

NOTE- SEE SHEET 2 FOR LINE AND CURVE DATA TABLE



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

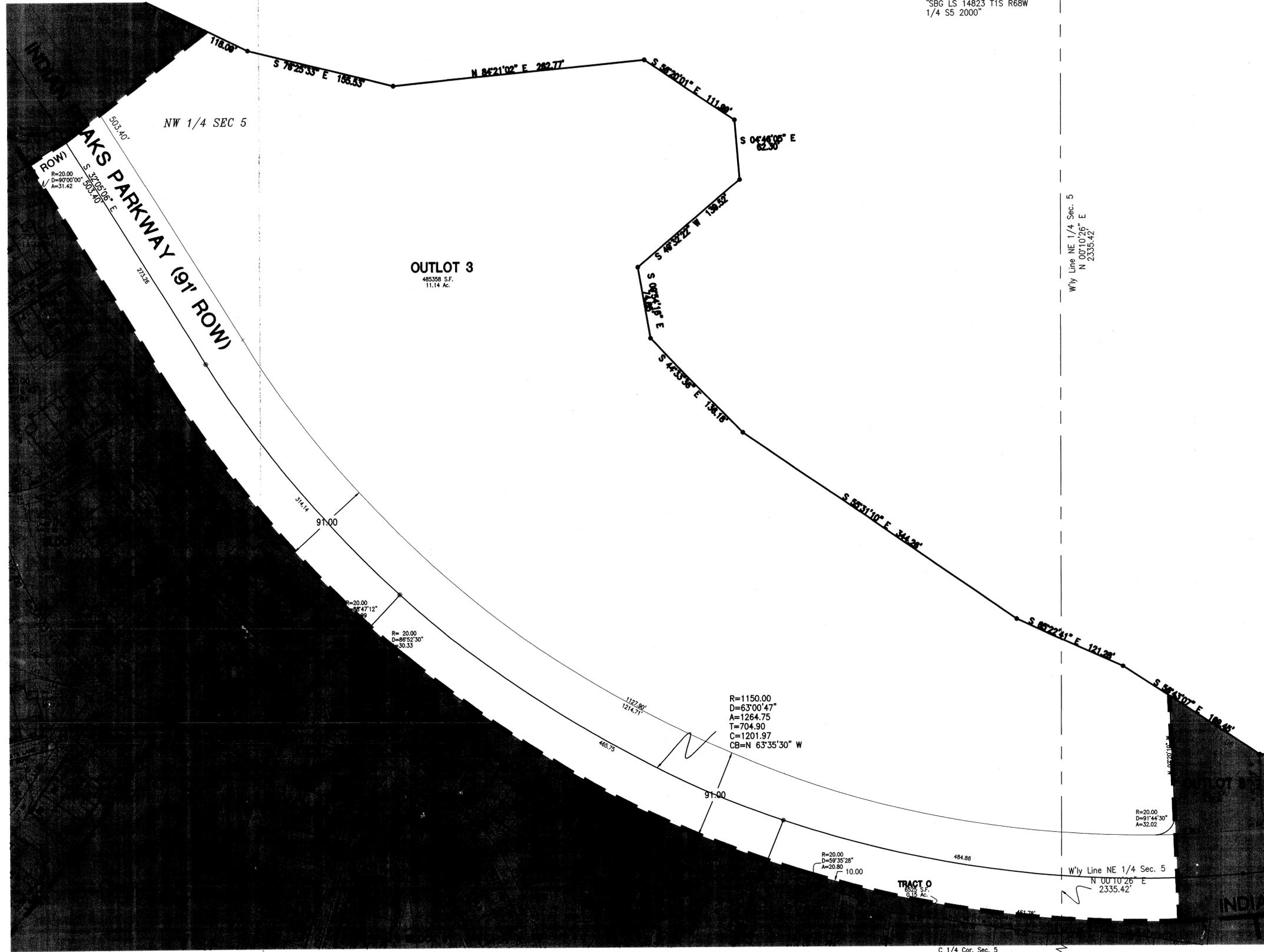
CALL UNCS 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.
SCALE VERIFICATION DRAWING IS 1" INCH ON THIS SHEET. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DESCRIPTION	DATE	BY

PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF SECTIONS 5, 6, 7 & 8, T11S, R68W, 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=50'
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC
DRAWING CONTENTS:
PREBLE CREEK FILING NO. 2
DRAWING NUMBER:
SHEET 11 of 19

N 1/4 Cor. Sec. 5
 Fnd. 2 1/2 AC in Range Box
 SBG LS 14823 T1S R68W
 1/4 S5 2000'



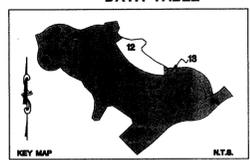
W'y Line NE 1/4 Sec. 5
 N 00°10'26\"/>

R=1150.00
 D=63°00'47\"/>

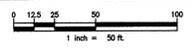
R=20.00
 D=59°35'28\"/>

R=20.00
 D=91°44'30\"/>

C 1/4 Cor. Sec. 5
 Set 3 1/4\"/>



NOTE- SEE SHEET 2
 FOR LINE AND CURVE
 DATA TABLE



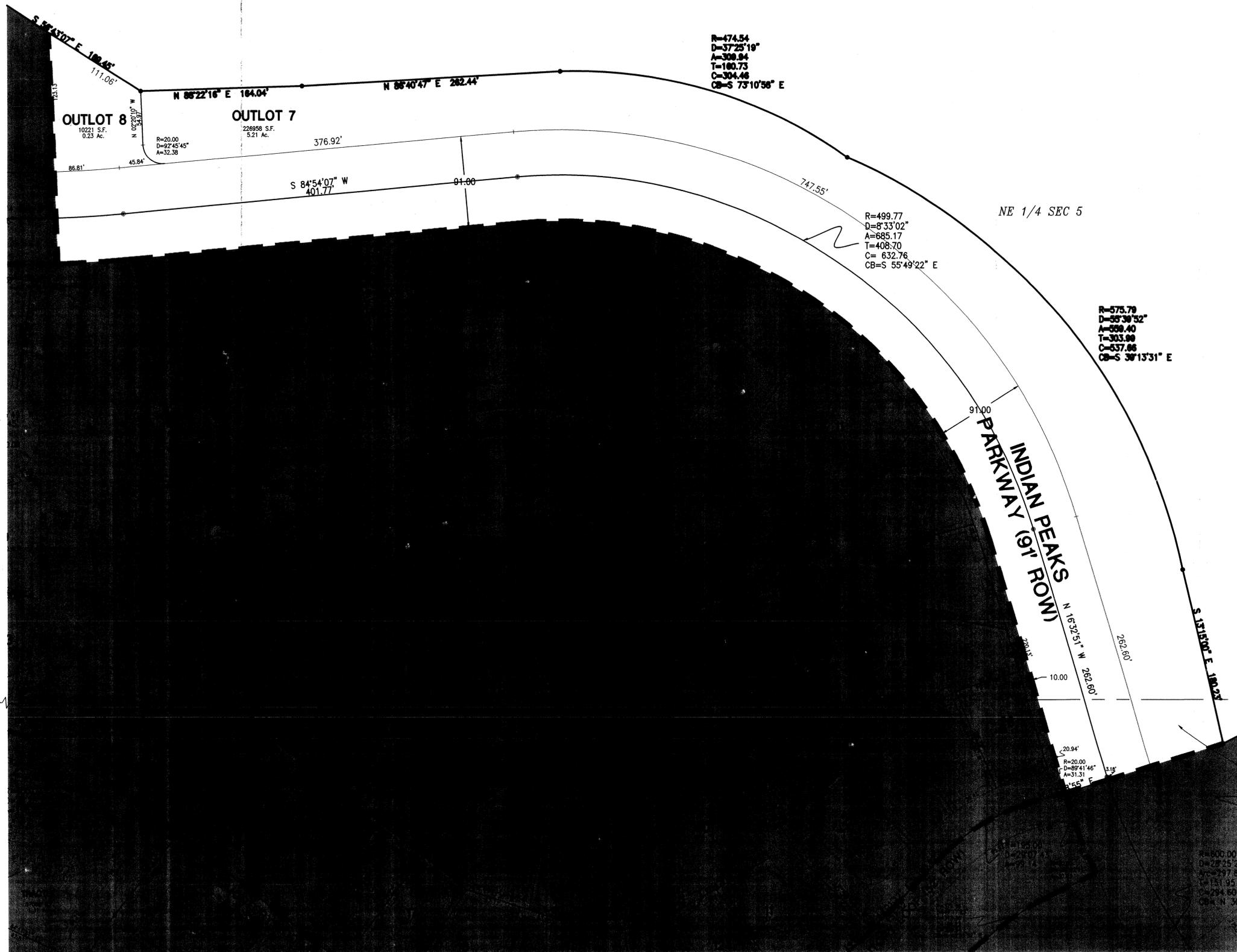
Carter Burgess
 707 Seventeenth Street, Suite 2300
 Denver, Colorado 80202
 (303) 820-5240 FAX (303) 820-5272

CALL UNCO 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 1-800-922-1987
 FOR THE MARKING OF UNDERGROUND
 UTILITIES.
 SCALE VERIFICATION
 DRAWING
 BAR IS 1 INCH ON ORIGINAL
 IF NOT ONE INCH ON THIS SHEET,
 ADJUST SCALES ACCORDINGLY

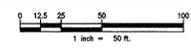
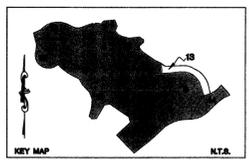
NO.	REVISIONS	DESCRIPTION	DATE	BY

PREBLE CREEK FILING NO. 2
 A SUBDIVISION LYING IN A PORTION OF
 SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
 CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
 DATE: OCTOBER 6, 2003
 SCALE: 1"=50'
 DRAFTED BY: DGW
 DESIGNED BY: DGW
 REVIEWED BY: KWC
 DRAWING CONTENTS:
 PREBLE CREEK FILING NO. 2
 DRAWING NUMBER:



NOTE- SEE SHEET 2 FOR LINE AND CURVE DATA TABLE



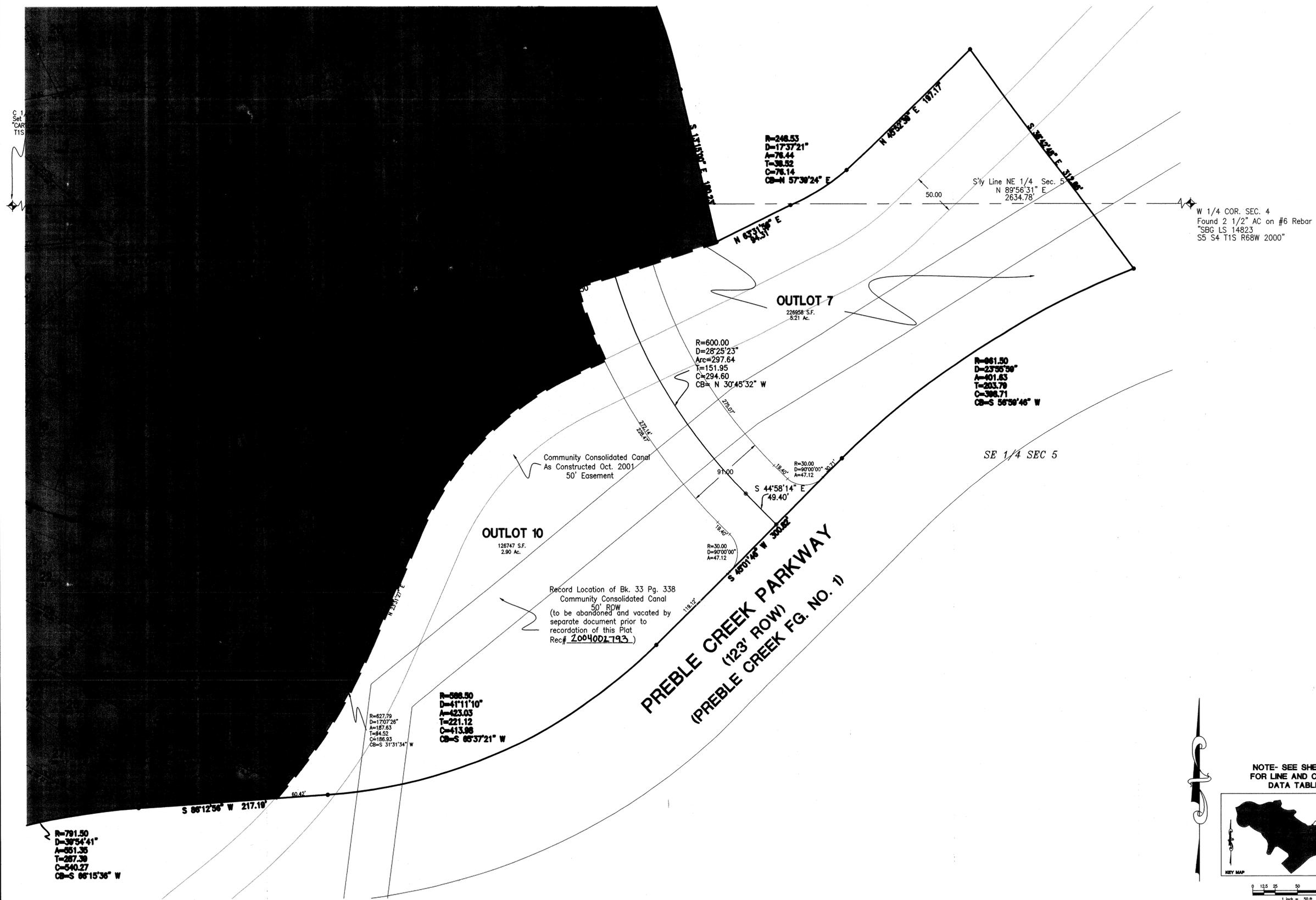
Carter Burgess
 707 Seventeenth Street, Suite 2300
 Denver, Colorado 80202
 (303) 820-5240 FAX (303) 820-5272

CALL INQC 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE LAYOUT OF THIS PROJECT.
 SCALE VERIFICATION DRAWING IS 1" INCH ON ORIGINAL. DRAWING IS 1" INCH ON THIS SHEET. IF NOT ONE INCH ON THIS SHEET, PROJECT SCALES APPLICABLE!

NO.	REVISIONS	DESCRIPTION	DATE	BY

PREBLE CREEK FILING NO. 2
 A SUBDIVISION LYING IN A PORTION OF SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
 DATE: OCTOBER 6, 2003
 SCALE: 1"=50'
 DRAFTED BY: DGW
 DESIGNED BY: DGW
 REVIEWED BY: KWC
 DRAWING CONTENTS:
 PREBLE CREEK FILING NO. 2
 DRAWING NUMBER:
 SHEET 13 of 19



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
1-800-922-1967
FOR THE MARKING OF UNDERGROUND
UTILITY LINES.

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

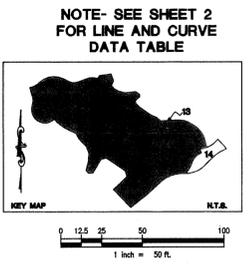
NO.	REVISIONS	DESCRIPTION	DATE	BY

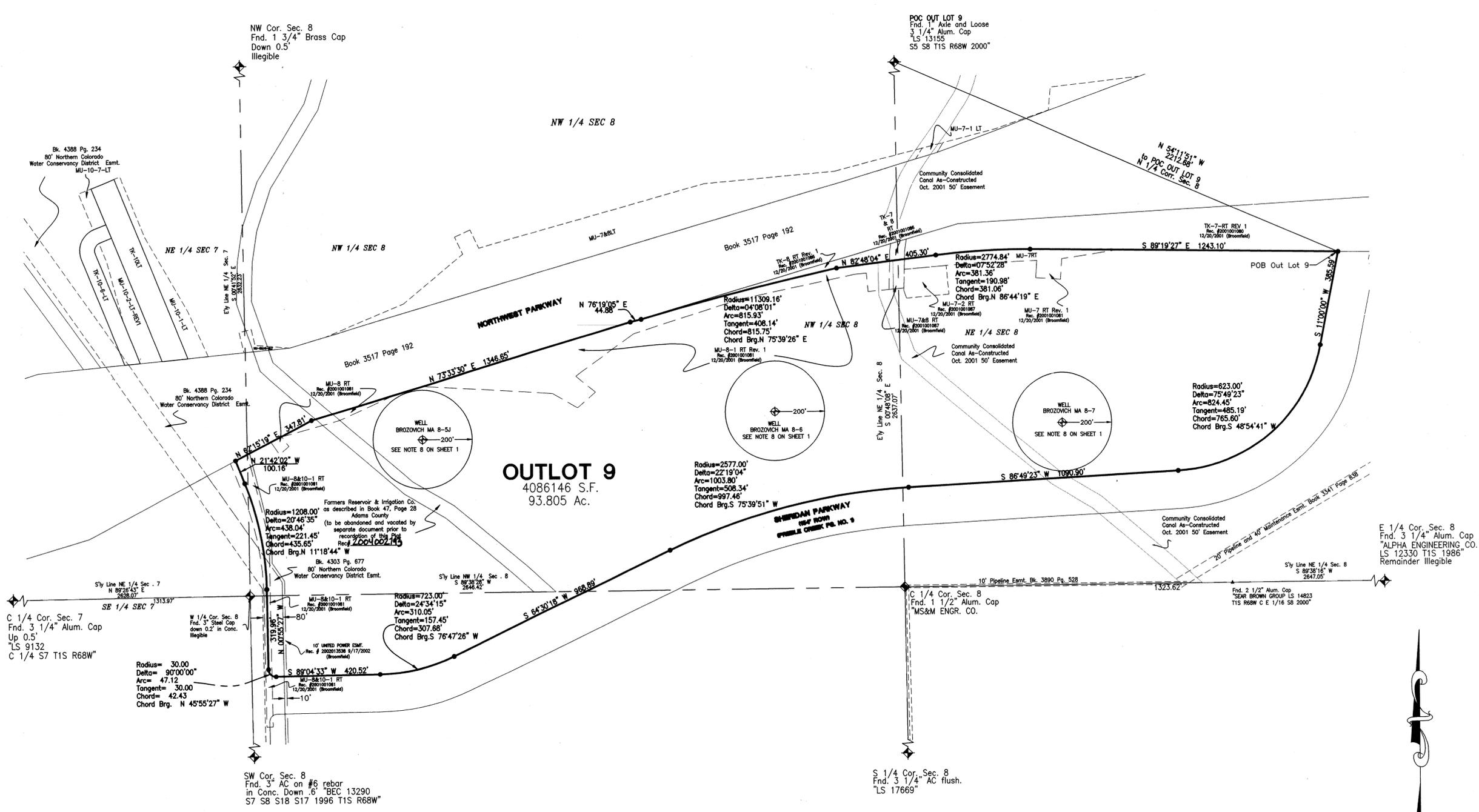
PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=50'
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC

DRAWING CONTENTS:
PREBLE CREEK FILING NO. 2

DRAWING NUMBER:

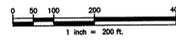




OUTLOT 9
4086146 S.F.
93.805 Ac.



NOTE- SEE SHEET 2
FOR LINE AND CURVE
DATA TABLE



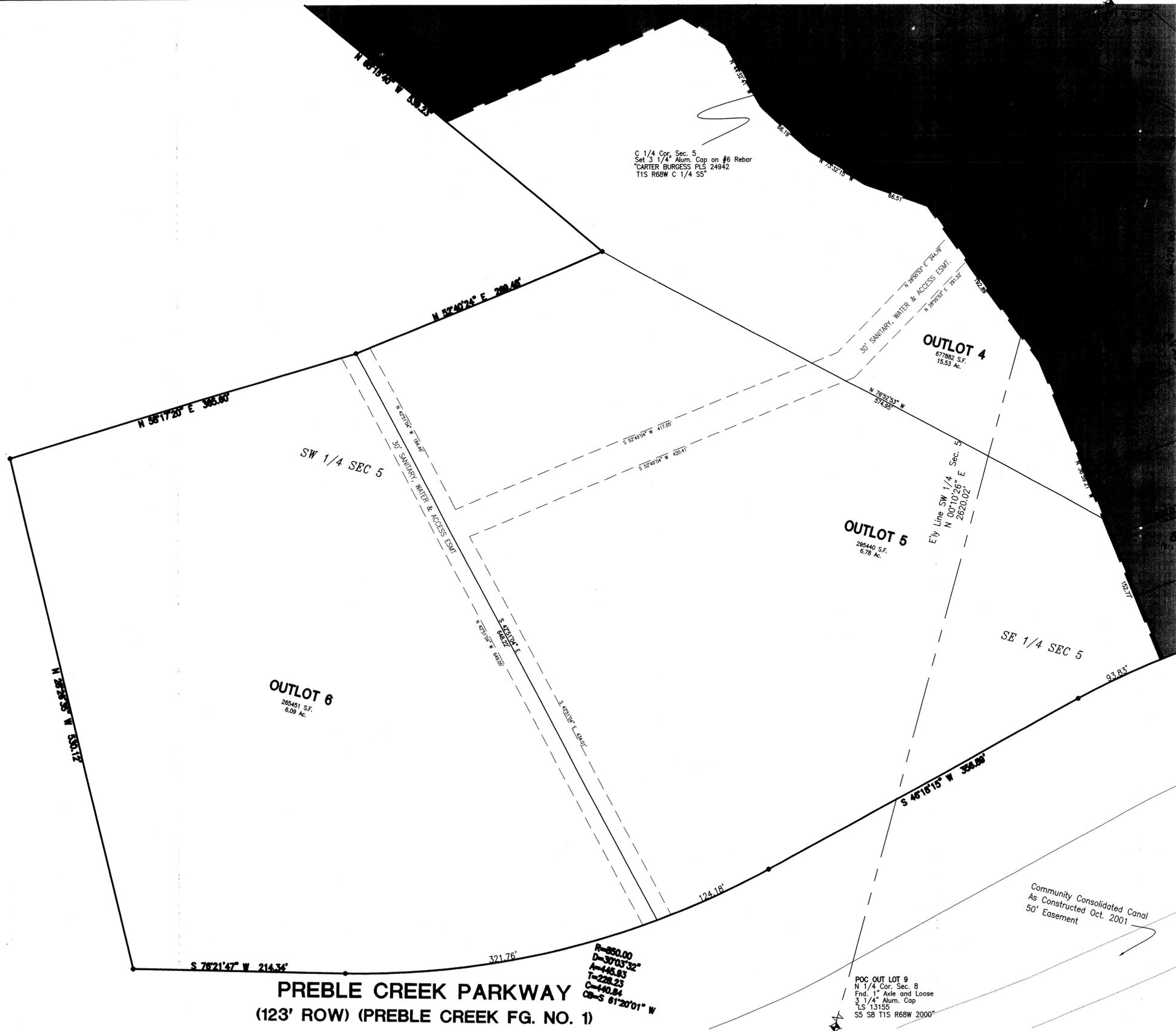
Carter Burgess
707 Seventeenth Street, Suite 2300
Denver, Colorado 80202
(303) 820-5240 FAX (303) 820-5272

CALL UNLESS BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, DRILL, OR EXCAVATE
1-800-922-1987
FOR THE NAME OF JURISDICTION
FOR THE NUMBER OF UTILITIES.
SCALE VERIFICATION
DRAWING
DATE IS 1 INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DATE	BY

PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=200'
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC
DRAWING CONTENTS: PREBLE CREEK FILING NO. 2
DRAWING NUMBER:



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

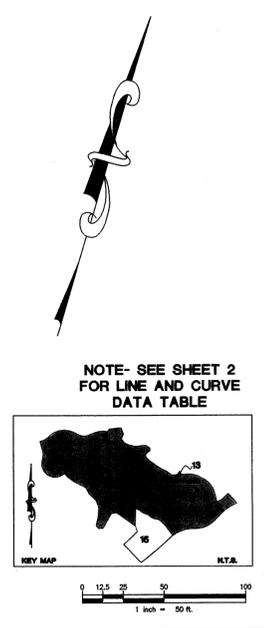
CALL UNCO 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
1-800-922-1987
FOR THE
MARKING OF UNDERGROUND
UTILITIES.

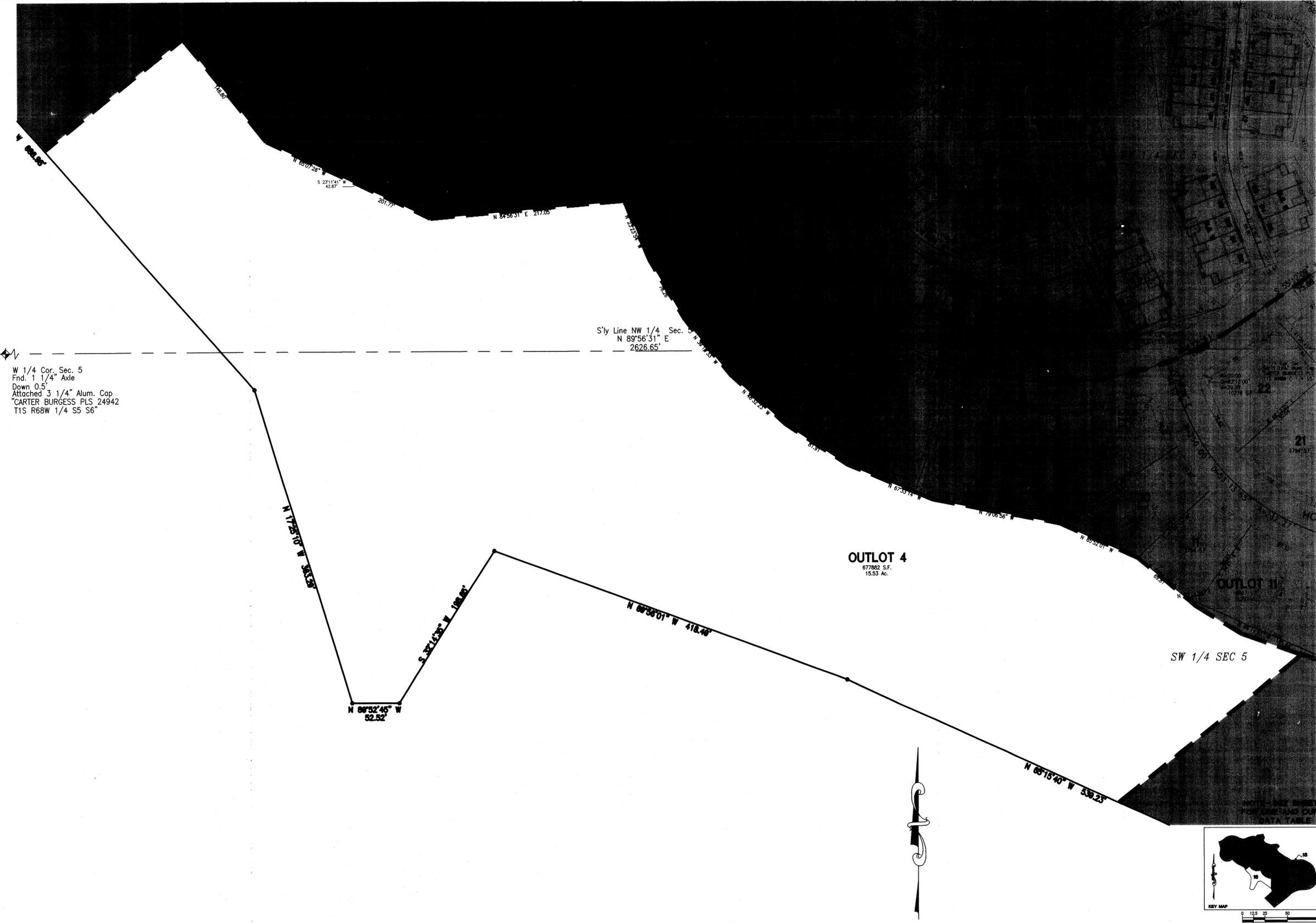
SCALE VERIFICATION
DATE: 10/06/03
BY: KWC
SCALE: 1" = 50'
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DESCRIPTION	DATE	BY

PREBLE CREEK FILING NO. 2
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=50'
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC
DRAWING CONTENTS: PREBLE CREEK FILING NO. 2
DRAWING NUMBER:
SHEET 15 of 19





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

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

SCALE VERIFICATION DRAWING
 DIM IS 1" ON ORIGINAL
 0 1"
 IF NOT ONE INCH ON THIS SHEET,
 ADJUST SCALES ACCORDINGLY.

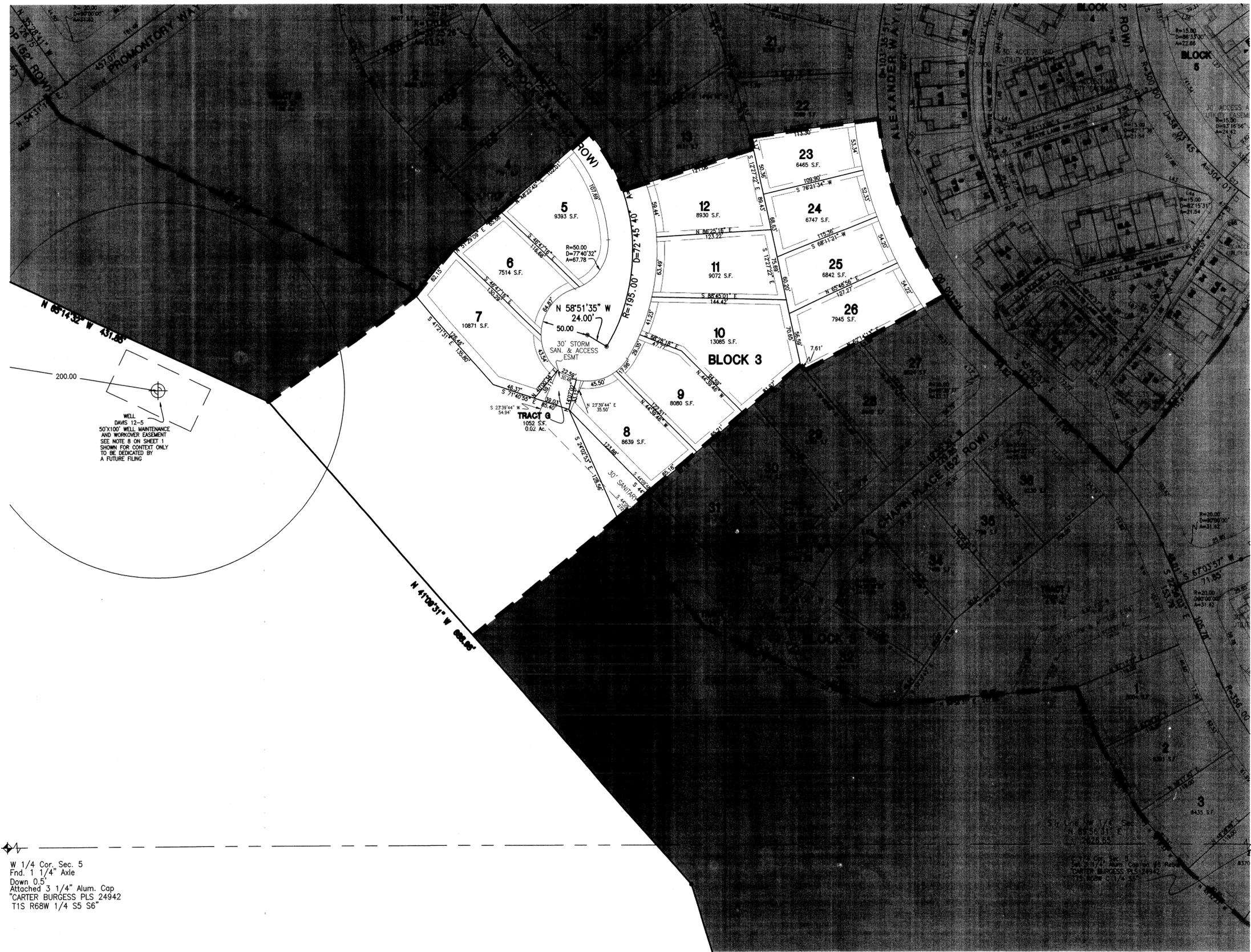
NO.	REVISIONS	DESCRIPTION	DATE	BY

PREBLE CREEK FILING NO. 2
 A SUBDIVISION LYING IN A PORTION OF
 SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
 CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
 DATE: OCTOBER 6, 2003
 SCALE: 1"=50'
 DRAFTED BY: DOW
 DESIGNED BY: DOW
 REVIEWED BY: KWC

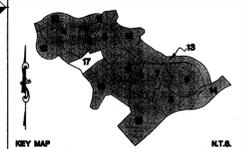
DRAWING CONTENTS:
 PREBLE CREEK FILING NO. 2

DRAWING NUMBER:

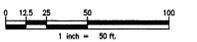


W 1/4 Cor. Sec. 5
 Fnd. 1 1/4" Axle
 Down 0.5"
 Attached 3 1/4" Alum. Cap
 CARTER BURGESS PLS 24942
 T1S R68W 1/4 S5 S6"

WELL
 DWS 12-5
 50'X100' WELL MAINTENANCE
 AND WORKOVER EASEMENT
 SEE NOTE 8 ON SHEET 1
 SHOWN FOR CONTEXT ONLY
 TO BE DEDICATED BY
 A FUTURE FILING



NOTE- SEE SHEET 2
 FOR LINE AND CURVE
 DATA TABLE



Carter Burgess

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

CALL UNCS 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DR, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 UTILITIES.

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

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

PREBLE CREEK FILING NO. 2
 A SUBDIVISION LYING IN A PORTION OF
 SECTIONS 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
 CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
 DATE: OCTOBER 6, 2003
 SCALE: 1"=50'
 DRAFTED BY: DOW
 DESIGNED BY: DOW
 REVIEWED BY: KWC

DRAWING CONTENTS:
 PREBLE CREEK FILING NO. 2
 DRAWING NUMBER:
 SHEET 17 of 19

