

BROADLANDS WEST FILING NO. 1 REPLAT B

A REPLAT OF OUTLOT 1, BROADLANDS WEST, FILING NO. 1,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
A MINOR SUBDIVISION

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1
SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF
BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS
FOLLOWS:

OUTLOT 1 OF BROADLANDS WEST FILING NO. 1 AND TRACT 1, THE
BROADLANDS P.U.D. AS RECORDED IN ADAMS COUNTY ON 03/16/99 AT
FILE 18 MAP 25;

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF BROADLANDS WEST FILING NO. 1,
REPLAT B; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE
CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS AS
SHOWN ON THE PLAT; AND GRANTS TO THE CITY 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 FOR
USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

COMMUNITY DEVELOPMENT GROUP 136, LLC,
a Colorado Limited Liability Company

By: Charles R. Bellock, Manager

ACKNOWLEDGMENT:

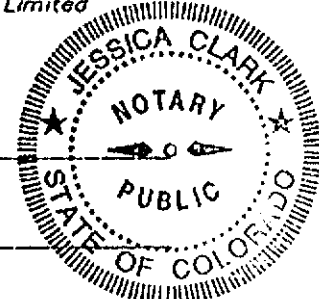
State of Colorado)
SS)
County of Adams)

The foregoing instrument was acknowledged before me
this 14th day of August
2001, by Charles R. Bellock as Manager of COMMUNITY
DEVELOPMENT GROUP 136, LLC, a Colorado Limited
Liability Company.

Witness my hand and official seal.

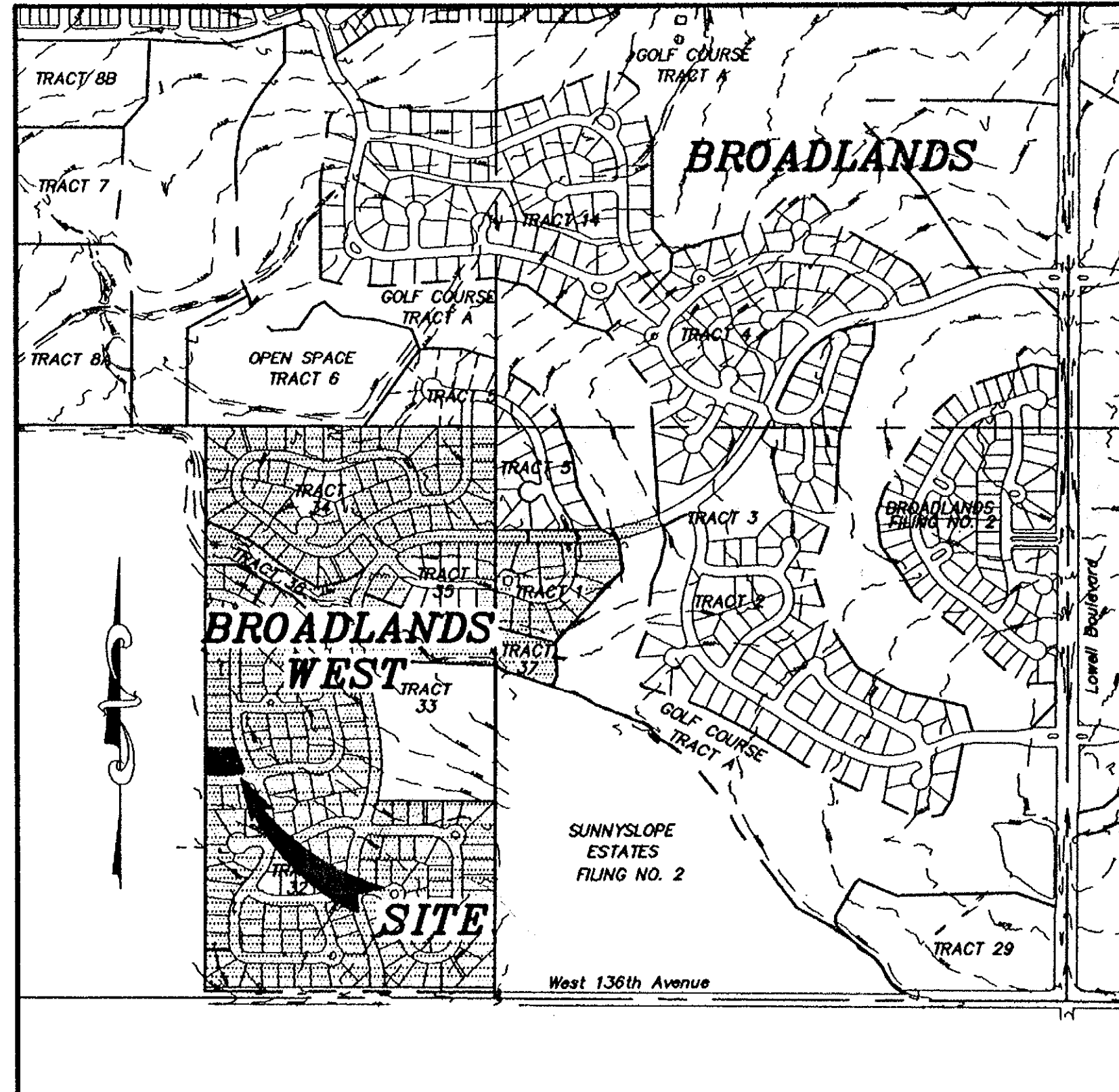
My commission expires: 7/30/02

Notary Public



NOTES:

1. EASEMENTS ARE GRANTED BY SEPARATE INSTRUMENT.



VICINITY MAP

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the CITY OF BROOMFIELD,
COLORADO, this 6th Day of November, 2001

PLANNING DIRECTOR

James C. Black
CITY ENGINEER, COMMUNITY DEVELOPMENT DIRECTOR

Charles G. Galt
CITY MANAGER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
5:05 O'CLOCK AM/PM THIS 14th DAY OF November 2001,
AND IS DULY RECORDED IN PLAN FILE 18, MAP 569, FILM
AS RECEPTION NUMBER C0887089 FEE \$ PAID.

ATTEST:

Sandy Graybill
DEPUTY

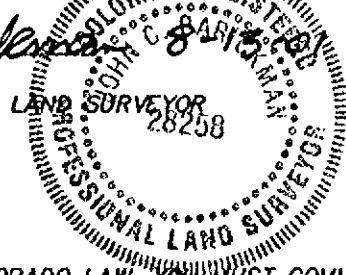
Carla Snyder
RECORDER



SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY
REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY
THAT THIS REPLAT OF BROADLANDS WEST FILING NO. 1 TRULY AND CORRECTLY
REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN
PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

John C. Barickman
JOHN C. BARICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 28258



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.

BROADLANDS WEST
FILING NO. 1
REPLAT B

SCALE HOR. N/A
VERT. N/A
DESIGN/APPR. JB
DRAWN BY BO
DATE 5/23/01

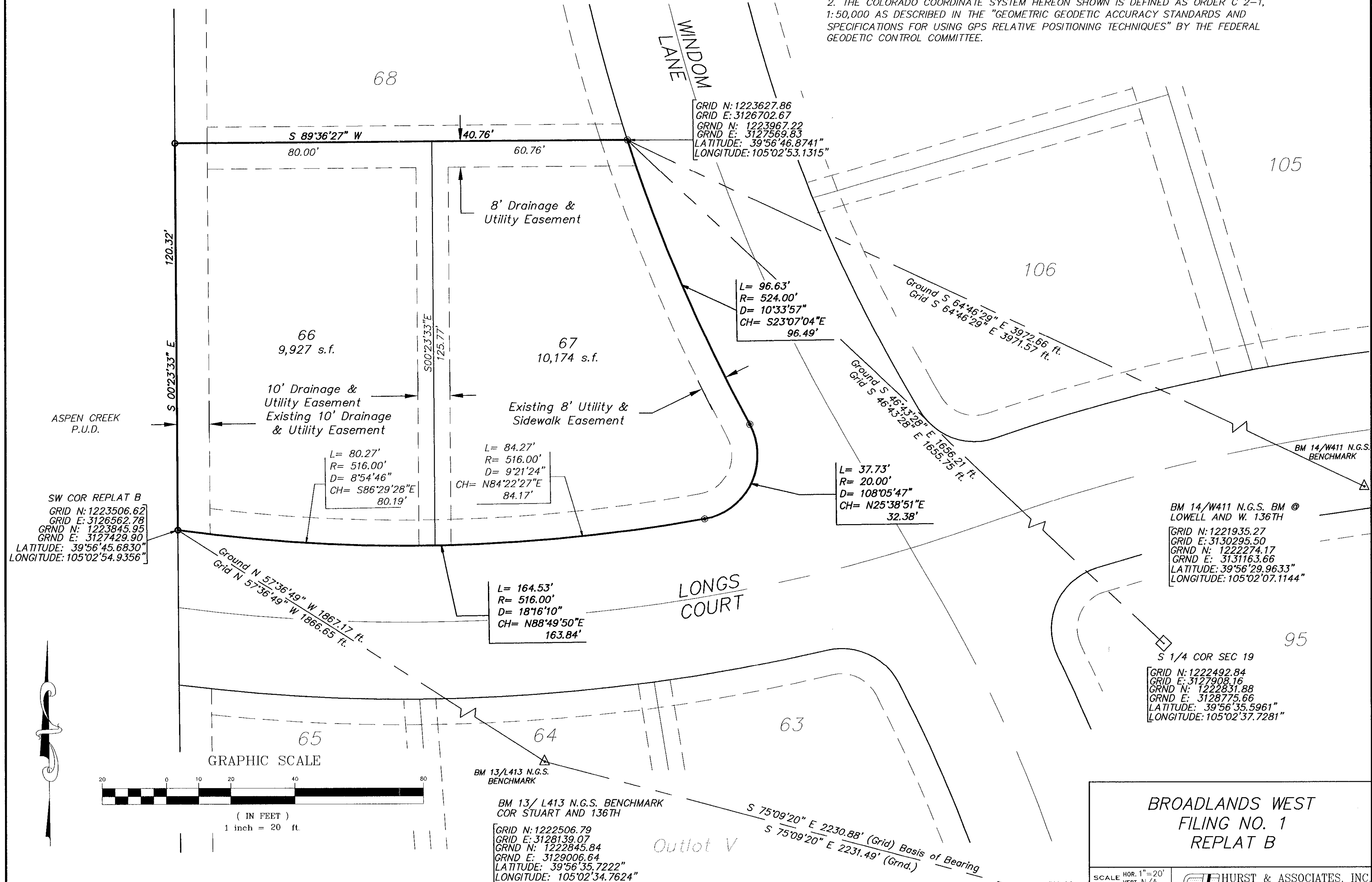
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 449-9105

FILE I:\202035\035-RPBCV.DWG

SHEET 1 OF 2

NOTES

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE GRID BEARING BETWEEN BM #13 AND BM#14, DESCRIBED HEREON, IS S 75°09'20" E. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99972274 (COMBINED SCALE FACTOR) OR MULTIPLY GRID COORDINATES BY 1.00027734 TO OBTAIN GROUND OR LOCAL COORDINATES. ELEVATION FACTOR=0.99975157; SCALE FACTOR = 0.999971165.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 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.



● SET 1" DIA. PLASTIC CAP ON #4 REBAR SET. PLS 28258

○ FOUND 1 1/2" DIA. PLASTIC CAP ON #4 REBAR MARKED "PLS 17666."

BROADLANDS WEST
FILING NO. 1
REPLAT B

SCALE	HOR. 1"=20'
VERT.	N/A
DESIGN/APPR.	JB
DRAWN BY	BO
DATE	11/8/01
FILE	I:\202035\035-RPB.DWG

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

SHEET 2 OF 2