

ANTHEM FILING NO. 20 FINAL PLAT

A RESUBDIVISION OF OUTLOT 4, PREBLE CREEK FILING NO. 1, OUTLOTS 5 AND 6, PREBLE CREEK FILING NO. 2, TOGETHER WITH A PORTION OF SECTION 5, AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 3

2015003483 PL 03/30/2015 11:42 AM
Page: 1 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield
City and County of Broomfield

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED AS FOLLOWS:
A PARCEL OF LAND BEING A PORTION OF OUTLOT 4, PREBLE CREEK FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004005783, OUTLOTS 5 AND 6, PREBLE CREEK FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004005785 ALL IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO TOGETHER WITH A PORTION OF SECTION 5 AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BEING REFERENCED TO A LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "LUCY" AND "GPS NO. 32" AND TAKEN TO BEAR SOUTH 35°07'01" WEST.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5;

THENCE SOUTH 13°53'45" WEST, A DISTANCE OF 2144.04 FEET TO THE WEST LINE OF LOT 1, BLOCK 1, ANTHEM FILING NO. 19, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2007015547 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY LINES OF SAID LOT 1 THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 02°08'20" WEST, A DISTANCE OF 36.15 FEET;
2. SOUTH 78°50'29" EAST, A DISTANCE OF 72.32 FEET;
3. SOUTH 64°26'16" EAST, A DISTANCE OF 183.86 FEET;
4. SOUTH 79°19'47" EAST, A DISTANCE OF 537.22 FEET;
5. NORTH 29°01'48" EAST, A DISTANCE OF 143.54 FEET;
6. NORTH 40°41'39" EAST, A DISTANCE OF 115.83 FEET;
7. NORTH 53°27'42" EAST, A DISTANCE OF 115.62 FEET;
8. NORTH 61°03'42" EAST, A DISTANCE OF 189.41 FEET TO THE WESTERLY LINE OF OUTLOT 4, PREBLE CREEK FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004005785 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINES OF SAID OUTLOT 4 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 41°09'31" EAST, A DISTANCE OF 565.58 FEET;
2. SOUTH 17°25'10" EAST, A DISTANCE OF 363.29 FEET;
3. SOUTH 89°52'45" EAST, A DISTANCE OF 52.52 FEET;
4. NORTH 32°14'35" EAST, A DISTANCE OF 198.65 FEET;
5. SOUTH 69°56'01" EAST, A DISTANCE OF 418.49 FEET;
6. SOUTH 65°15'40" EAST, A DISTANCE OF 539.23 FEET TO THE MOST NORTHERLY CORNER OF OUTLOT 5 SAID PREBLE CREEK FILING NO. 2;

THENCE ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID OUTLOT 5 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 76°52'53" EAST, A DISTANCE OF 574.95 FEET;
2. SOUTH 36°59'21" EAST, A DISTANCE OF 152.77 FEET TO THE NORTHERLY LINE OF PREBLE CREEK PARKWAY, AS SHOWN ON SAID PLAT OF PREBLE CREEK FILING NO. 1, AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 791.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°54'10" EAST;

THENCE, ALONG THE NORTHERLY LINES OF SAID PREBLE CREEK PARKWAY AS SHOWN ON SAID PLAT AND AS SHOWN ON THE PLAT OF ANTHEM FILING NO. 16, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2006014142 IN SAID RECORDS, THE FOLLOWING THIRTEEN (13) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°47'35", AN ARC LENGTH OF 93.83 FEET;
2. TANGENT TO SAID CURVE SOUTH 46°18'15" WEST, A DISTANCE OF 356.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 850.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°03'32", AN ARC LENGTH OF 445.93 FEET;
4. TANGENT TO SAID CURVE SOUTH 76°21'47" WEST, A DISTANCE OF 283.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,236.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°45'51" AN ARC LENGTH OF 534.22 FEET;
6. TANGENT TO SAID CURVE SOUTH 51°35'56" WEST, A DISTANCE OF 340.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 523.00 FEET;
7. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°39'29" AN ARC LENGTH OF 489.80 FEET;
8. TANGENT TO SAID CURVE NORTH 74°44'34" WEST, A DISTANCE OF 256.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,137.00 FEET;
9. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°18'02" AN ARC LENGTH OF 1,196.63 FEET;
10. TANGENT TO SAID CURVE SOUTH 44°57'24" WEST, A DISTANCE OF 33.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 438.50 FEET;
11. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°22'50" AN ARC LENGTH OF 247.82 FEET;
12. TANGENT TO SAID CURVE SOUTH 77°20'14" WEST, A DISTANCE OF 192.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
13. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO THE EASTERLY RIGHT-OF-WAY OF LOWELL BOULEVARD, AS DEDICATED ON SAID PLAT OF PREBLE CREEK FILING NO. 1;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 12°39'48" WEST, A DISTANCE OF 509.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 832.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°39'09", AN ARC LENGTH OF 633.89 FEET;
3. TANGENT TO SAID CURVE NORTH 30°59'24" EAST, A DISTANCE OF 467.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 968.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°59'21", AN ARC LENGTH OF 878.35 FEET;
5. TANGENT TO SAID CURVE NORTH 20°59'58" WEST, A DISTANCE OF 95.70 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1, SAID PREBLE CREEK FILING NO. 1;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID OUTLOT 1 THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°43'15" EAST, A DISTANCE OF 322.96 FEET;
 2. NORTH 27°55'42" EAST, A DISTANCE OF 169.03 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 141.713 ACRES, (6,713,016 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ANTHEM FILING NO. 20 FINAL PLAT AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE LOT 1, AS SHOWN ON THIS PLAT AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS 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.

OWNER

WS-ACB DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO 80112

By: [Signature] AS: Authorized Signatory

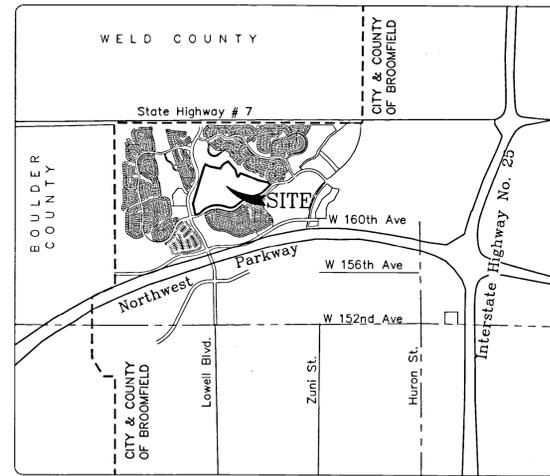
STATE OF COLORADO)
COUNTY OF Broomfield) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF March, 2015 BY

Jeff Handlin OF WS-ACB DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 12-31-2016 [Signature]
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 4000'

LIENHOLDER CERTIFICATE

THE UNDERSIGNED MORTGAGEE / LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND TO THE EXECUTION AND RECORDING OF THIS PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: [Signature]
SIGNED THIS 20 DAY OF March, 2015

STATE OF Colorado
COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF March, 2015 BY
Tanner Tweten OF FirstBank

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9-27-17 [Signature]
NOTARY PUBLIC

GENERAL NOTES

1. THERE IS 1 LOT AND 1 TRACT WITHIN ANTHEM FILING NO. 20 FINAL PLAT.
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), BEING REFERENCED TO A LINE BETWEEN THE CITY AND COUNTY OF BROOMFIELD CONTROL POINTS "LUCY" AND "GPS NO. 32" TAKEN TO BEAR SOUTH 35°07'01" WEST, WITH A MODIFIED STATE PLANE DISTANCE OF 9415.11 FEET.
3. PROJECT BENCHMARK - BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00' (DATUM=NAVD 88)
4. THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE COORDINATES IS 0.999716267. STATE PLANE COORDINATES ARE DERIVED FROM GROUND COORDINATES USING THE FOLLOWING FORMULA: STATE PLANE COORDINATES = (GROUND COORDINATES * 0.999716267).
5. LATITUDE AND LONGITUDE VALUES AS LISTED ON THE FOLLOWING SHEETS REFER TO NAD 83 (1992) DATUM. STATE PLANE COORDINATES AS LISTED ON THE FOLLOWING SHEETS REFER TO THE COLORADO COORDINATE SYSTEM NORTH ZONE NAD 83 (1992).
6. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER CLASS 2, 1:20,000 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.
8. 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.
9. FLOOD ZONE: THE PLATTED PARCEL SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, COLORADO PANEL 85 OF 125, MAP NO. 0850730085G WITH A MAP REVISED DATE OF OCTOBER 2, 2013. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. ABC70430540 WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2014 AT 5:00 P.M. 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 HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
11. PER THE PLAT OF PREBLE CREEK FILING NO. 1 (REC. NO. 2004005783) OUTLOT 4 IS FOR THE PURPOSE OF LANDSCAPING, PUBLIC ACCESS AND MAINTENANCE. A BLANKET EASEMENT FOR MAINTENANCE, PUBLIC ACCESS, DRAINAGE & DRAINAGE RELATED MAINTENANCE WAS ALSO GRANTED TO THE CITY AND COUNTY OF BROOMFIELD, SAID EASEMENT IS HEREBY RELINQUISHED AND WILL BE REDEDICATED IN THE FUTURE.
12. PER THE PLAT OF PREBLE CREEK FILING NO. 2 (REC. NO. 2004005785) ALL OUTLOTS SHALL ALLOW FOR PUBLIC ACCESS.
13. LOT 1 WILL BE SUBDIVIDED IN THE FUTURE FOR A SCHOOL SITE AND A PARK SITE.
14. 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.

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD 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.

[Signature] REGISTRATION NO. 20966 DATE: 3/19/2015

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 24th DAY OF March, 2015.

[Signature] MAYOR
[Signature] CITY CLERK, Deputy
SEAL

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 23rd DAY OF April, 2015.

[Signature] CHAIRMAN
[Signature] SECRETARY

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

I ATTEST THE ABOVE ON THIS 16th DAY OF MARCH, 2015.

[Signature]
38256
3/18/15
PROFESSIONAL LAND SURVEYOR

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

 200 E. Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 22414-16	DEVELOPER WS-ACB DEVELOPMENT 9033 E. EASTER PLACE, SUITE 110 CENTENNIAL, CO. 80112 (303) 604-5448	DATE OF PREPARATION: 3-18-2015
		SCALE: N/A
	SHEET 1 OF 3	

ANTHEM FILING NO. 20 FINAL PLAT

A RESUBDIVISION OF OUTLOT 4, PREBLE CREEK FILING NO. 1, OUTLOTS 5 AND 6, PREBLE CREEK FILING NO. 2, TOGETHER WITH A PORTION OF SECTION 5, AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 3

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City and County of Broomfield



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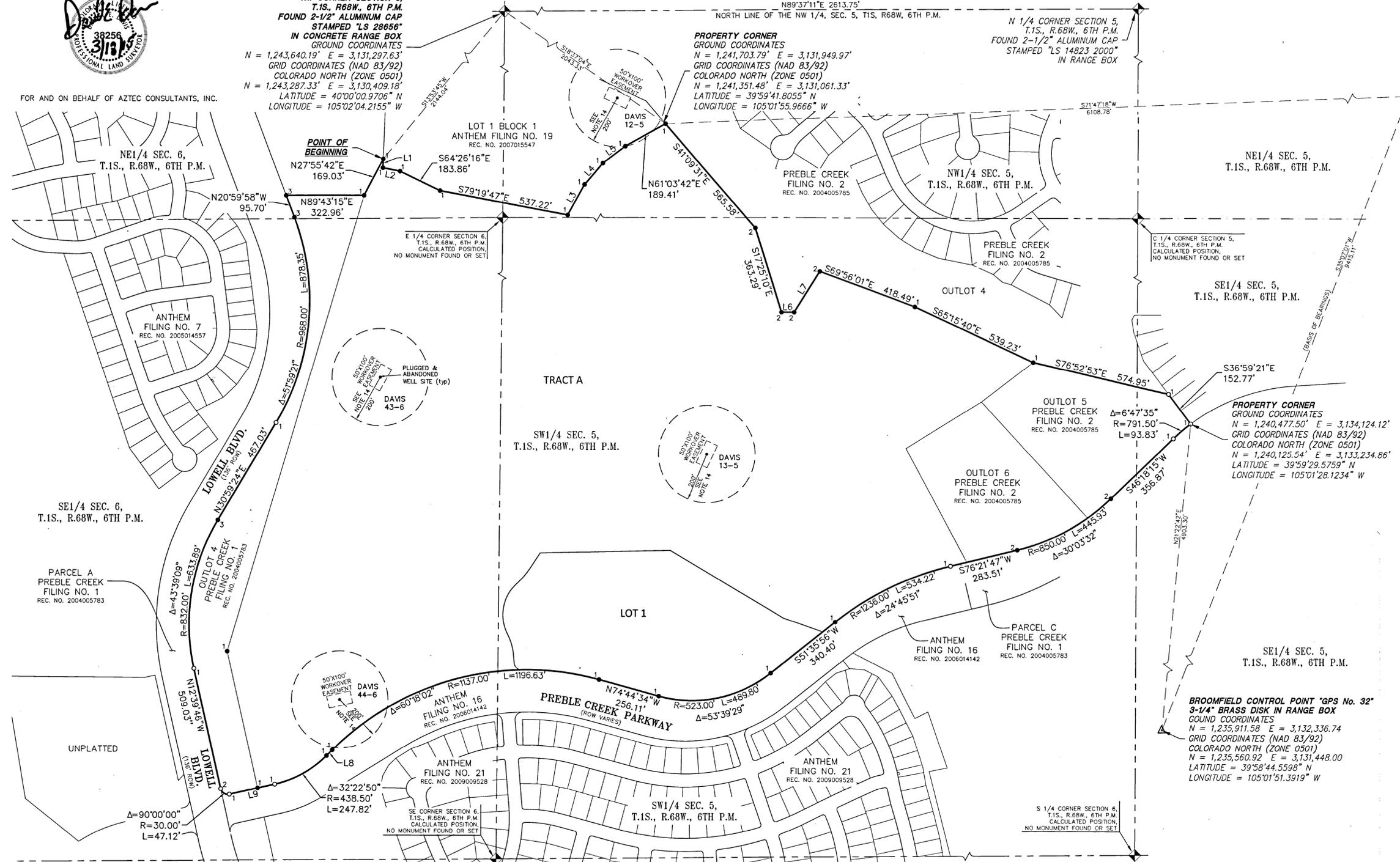
POINT OF COMMENCEMENT
NW CORNER SECTION 5,
T.1S., R.68W., 6TH P.M.
FOUND 2-1/2" ALUMINUM CAP
STAMPED "LS 28656"
IN CONCRETE RANGE BOX
GROUND COORDINATES
N = 1,243,640.19' E = 3,131,297.63'
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,243,287.33' E = 3,130,409.18'
LATITUDE = 40°00'00.9706" N
LONGITUDE = 105°02'04.2155" W

PROPERTY CORNER
GROUND COORDINATES
N = 1,241,703.79' E = 3,131,949.97'
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,241,351.48' E = 3,131,061.33'
LATITUDE = 39°59'41.8055" N
LONGITUDE = 105°01'55.9666" W

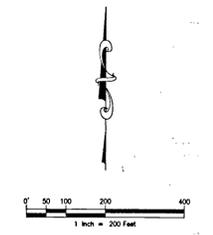
N 1/4 CORNER SECTION 5,
T.1S., R.68W., 6TH P.M.
FOUND 2-1/2" ALUMINUM CAP
STAMPED "LS 14823 2000"
IN RANGE BOX

BROOMFIELD CONTROL POINT "LUCY"
3-1/4" BRASS DISK IN CONCRETE
GROUND COORDINATES
N = 1,243,612.94' E = 3,137,752.76'
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,243,260.09' E = 3,136,862.48'
LATITUDE = 40°00'00.3583" N
LONGITUDE = 105°00'41.2928" W

DRAWING NUMBER
2015093483 PL 03/30/2015 11:42 AM
City and County of Broomfield
REORDER BY PART NUMBER 6552
SAPCO PRODUCTS • NEW HAVEN, MINNESOTA
PROFESSIONAL SEAL OF DAVID J. DAVIS



LINE	BEARING	LENGTH
L1	S02°08'20"W	36.15'
L2	S78°50'29"E	72.32'
L3	N29°01'48"E	143.54'
L4	N40°41'39"E	115.83'
L5	N53°27'42"E	115.62'
L6	S89°52'45"E	52.52'
L7	N32°14'35"E	198.65'
L8	S44°57'24"W	33.99'
L9	S77°20'14"W	192.79'



LEGEND

- ALLOT CORNER AS SHOWN
- 1 SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- 2 SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
- 1 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
- 2 RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
- 3 RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE

BROOMFIELD CONTROL POINT "GPS No. 32"
3-1/4" BRASS DISK IN RANGE BOX
GROUND COORDINATES
N = 1,235,911.58' E = 3,132,336.74'
GRID COORDINATES (NAD 83/92)
COLORADO NORTH (ZONE 0501)
N = 1,235,560.92' E = 3,131,448.00'
LATITUDE = 39°58'44.5598" N
LONGITUDE = 105°01'51.3919" W

AZTEC
CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80120
Phone: (303) 713-1898
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DEVELOPER
WS-ACB
DEVELOPMENT
9033 E. EASTER PLACE, SUITE 110
CENTENNIAL, CO. 80112
(303) 604-5448

DATE OF PREPARATION:	3-18-2015
SCALE:	T=200'
SHEET 2 OF 3	

Aztec Proj. No.: 23414-16

DRAWING NUMBER
 2015003483 PL 03/20/2015 11:42 AM
 City and County of Broomfield
 SAICD PRODUCTS • NEW HOPE, MINNESOTA
 RECORDER BY PART NUMBER 8552

DRAWING NUMBER
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DRAWING NUMBER
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 RECORDER BY PART NUMBER 8552

DRAWING NUMBER
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 RECORDER BY PART NUMBER 8552

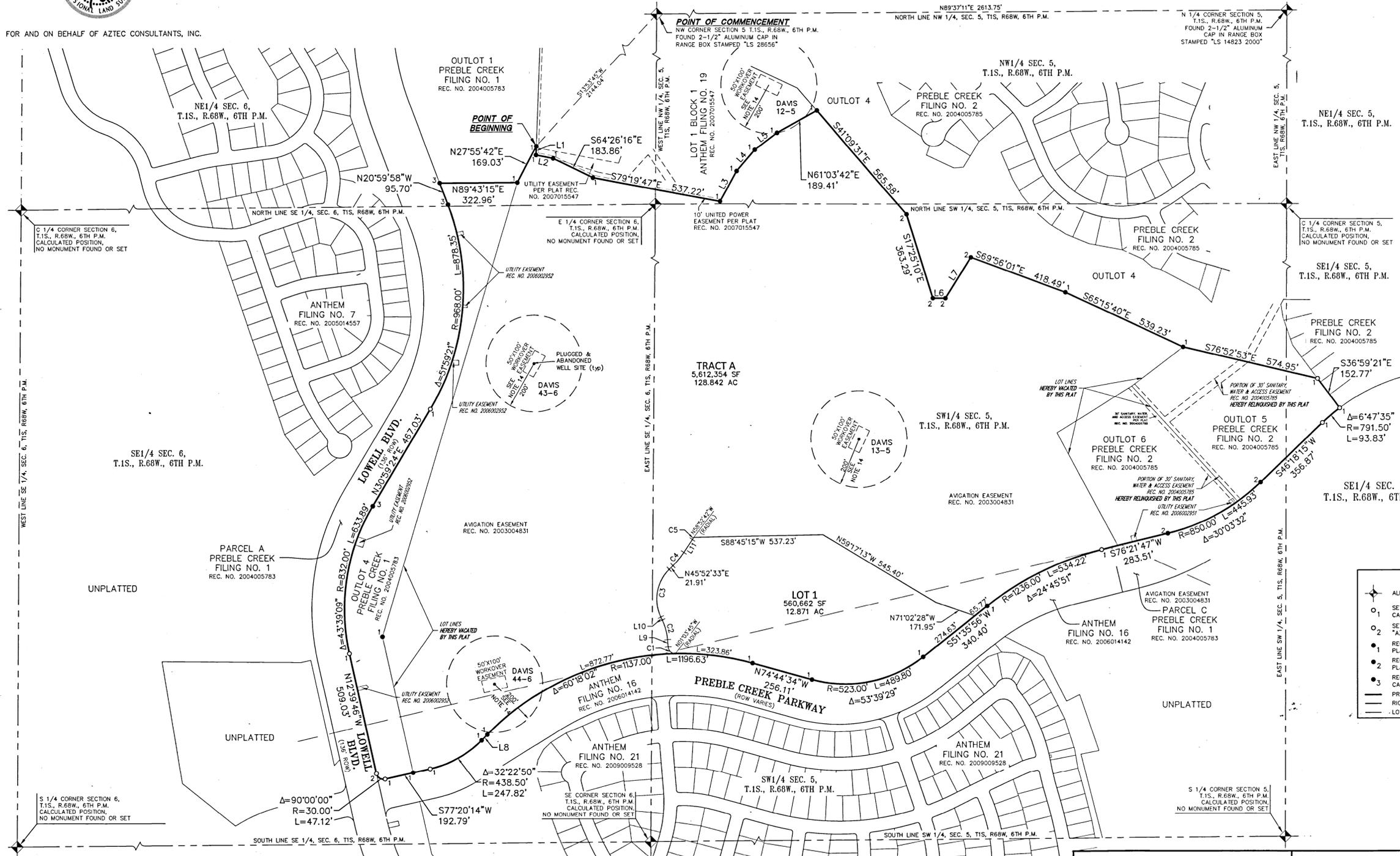
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 SHEET 3 OF 3

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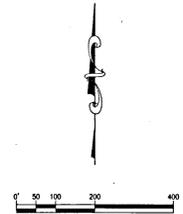


FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°08'20"W	36.15'
L2	S78°50'29"E	72.32'
L3	N29°01'48"E	143.54'
L4	N40°41'39"E	115.83'
L5	N53°27'42"E	115.62'
L6	S89°52'45"E	52.52'
L7	N32°14'35"E	198.65'
L8	S44°57'24"W	33.99'
L9	N04°33'01"W	30.86'
L10	N25°44'21"W	13.42'
L11	N33°42'04"E	63.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	86°30'44"	30.00'	45.30'
C2	211°1'20"	228.50'	84.50'
C3	71°36'53"	171.50'	214.36'
C4	12°10'28"	334.50'	71.08'
C5	2°34'47"	229.50'	10.33'



LEGEND	
	ALIQUOT CORNER AS SHOWN
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
	SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
	RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AZTEC LS 33204"
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE

AZTEC
 CONSULTANTS, INC.
 390 E. Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
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 www.aztecconsultants.com

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SHEET 3 OF 3	

AzTec Proj. No.: 23414-16