

# ANTHEM FILING NO. 24 FINAL PLAT

A RESUBDIVISION OF MUSTANG TOWER, BLUE RIBBON SUBDIVISION, NEXTEL FIRST SUBDIVISION AND A PART OF THE  
SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 8

2016007892 PL 07/07/2016 10:32 AM  
Page: 1 of 8 Rec Fee \$9.00 Doc Fee \$  
City and County of Broomfield

**LEGAL DESCRIPTION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND BEING ALL OF MUSTANG TOWER, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. B981575 IN THE RECORDS OF ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, ALL OF BLUE RIBBON SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. C0226662 IN SAID RECORDS, ALL OF NEXTEL FIRST SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. C0596780 IN SAID RECORDS, LOT 2, BLOCK 1 PREBLE CREEK FILING NO. 1 REPLAT "B", A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2009003314 IN SAID RECORDS AND A PART OF THE SOUTHWEST AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89°35'07" EAST, A DISTANCE OF 150.01 FEET TO THE SOUTHEAST CORNER OF OUTLOT B, PREBLE CREEK FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004005783 IN SAID RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID OUTLOT B THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°55'27" WEST, A DISTANCE OF 2067.08 FEET;
2. SOUTH 89°32'31" WEST, A DISTANCE OF 82.00 FEET TO THE EASTERLY BOUNDARY OF PARCEL B, SAID PREBLE CREEK FILING NO. 1;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL B, THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID LOT 2, BLOCK 1, AND THE WESTERLY AND SOUTHERLY BOUNDARIES OF LOT 1, BLOCK 1 OF SAID PREBLE CREEK FILING NO. 1 REPLAT B THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 00°55'27" WEST, A DISTANCE OF 70.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 47.12 FEET;
3. TANGENT TO SAID CURVE NORTH 89°04'33" EAST, A DISTANCE OF 420.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 877.00 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°34'15" AN ARC LENGTH OF 376.09 FEET;
5. TANGENT TO SAID CURVE NORTH 64°30'18" EAST, A DISTANCE OF 968.89 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2,423.00 FEET;
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°21'51" AN ARC LENGTH OF 438.30 FEET;
7. NON-TANGENT TO SAID CURVE SOUTH 29°59'48" EAST, A DISTANCE OF 307.41 FEET;
8. NORTH 90°00'00" EAST, A DISTANCE OF 319.51 TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND THE WESTERLY LINE OF SPRUCE MEADOWS FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2002007293 IN SAID RECORDS;

THENCE ALONG SAID EAST AND WESTERLY LINES SOUTH 00°47'51" EAST, A DISTANCE OF 2,544.48 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89°35'07" WEST, A DISTANCE OF 2,490.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 140.450 ACRES, (6,118,001 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF **ANTHEM FILING NO. 24**; 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 TOGETHER WITH TRACT B AS OPEN SPACE, AND TRACTS A, C, AND E INCLUSIVE 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:** Sandi Thomas

HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOW AS ANTHEM FILING NO. 24 OWNER OF RECORD OR AUTHORIZED AGENT.

NASH ANTHEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Sandi Thomas  
A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

NAME: Sandi Thomas

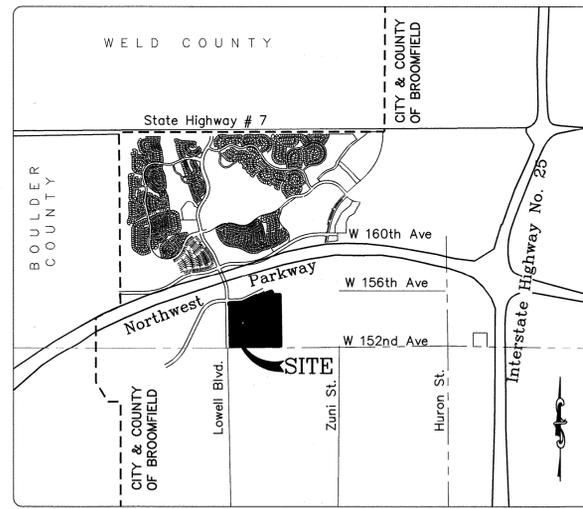
TITLE: ASSISTANT VICE PRESIDENT

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF May, 2016 BY

Sandi Thomas AS ASSISTANT VICE PRESIDENT OF NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF NASH ANTHEM, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

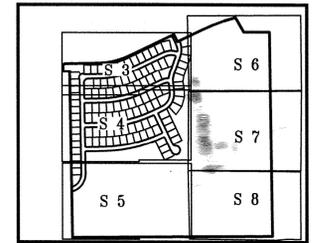
NOTARY PUBLIC, STATE OF COLORADO  
MY COMMISSION EXPIRES: 4/16/19



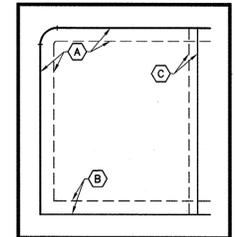
**VICINITY MAP**  
SCALE: 1" = 4000'

LAND USE SUMMARY TABLE				
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	USAGE
TRACT A	52,377	1.202	CITY	OPEN LANDS
TRACT B	4,210,045	96.649	CITY	OPEN SPACE
TRACT C	13,163	0.302	CITY	PARK
TRACT D	85	0.002	HOA	MAIL KIOSK
TRACT E	160,000	3.673	CITY	PUBLIC USE
<b>TOTAL TRACT AREA</b>	<b>4,435,670</b>	<b>101.828</b>		
<b>TOTAL ROW AREA</b>	<b>430,215</b>	<b>9.876</b>	CITY	PUBLIC ROW
<b>TOTAL LOT AREA</b>	<b>1,252,116</b>	<b>28.746</b>		
<b>TOTAL SITE AREA</b>	<b>6,118,001</b>	<b>140.450</b>		

CITY = CITY AND COUNTY OF BROOMFIELD  
HOA = HOMEOWNERS ASSOCIATION



**KEY MAP**  
(N.T.S.)



**EASEMENT LEGEND AND DETAIL:**

- (A) 8' UTILITY EASEMENT: FRONT LOT LINE AND ADJACENT TO ALL RIGHT-OF-WAY
  - (B) 8' UTILITY AND DRAINAGE EASEMENT: REAR LOT LINES
  - (C) 5' DRAINAGE EASEMENT: SIDE LOT LINES
- TYPICAL EASEMENT DETAIL 1"=50'

**GENERAL NOTES:**

1. THERE ARE 112 LOTS AND 4 TRACTS WITHIN ANTHEM FILING NO. 24.
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. 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).
4. 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.
5. TRACTS A AND C 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: (1) THOSE IMPROVEMENTS AND FACILITIES THAT ARE REQUIRED UNDER ANY CITY AND COUNTY OF BROOMFIELD SITE DEVELOPMENT PLAN, SUBDIVISION IMPROVEMENTS 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.
6. TRACT B IS HEREBY DEDICATED AS OPEN SPACE TO THE CITY AND COUNTY OF BROOMFIELD FOR OWNERSHIP AND MAINTENANCE.
7. UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ALONG ALL LOT LINES AS FOLLOWS:  
REAR LOT LINE = 8' UTILITY AND 8' DRAINAGE  
FRONT LOT LINE ADJACENT TO PUBLIC RIGHTS-OF-WAY = 8' UTILITY ONLY  
SIDE LOT LINE = 5' DRAINAGE ONLY
8. AN EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENT IS HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN ALL TRACTS AS SHOWN HEREON. THESE EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
9. A SIDEWALK EASEMENT EIGHT (8) FEET IN WIDTH IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER THE SIX (6) FOOT AND EIGHT (8) FOOT WIDE SIDEWALKS FOR ALL PORTIONS OF SAID SIDEWALK LOCATED WITHIN THE PRIVATE TRACTS AND LOTS, SAID SIDEWALK EASEMENT TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS REQUIRED AND SUBJECT TO AGREEMENT. THE FOREGOING EIGHT (8) FOOT SIDEWALK EASEMENT SHALL BE ALIGNED AS MEASURED 4 FEET FROM EITHER SIDE OF THE CENTERLINE OF THE ORIGINALLY CONSTRUCTED SIX (6) FOOT AND EIGHT (8) FOOT WIDE SIDEWALKS.
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. A0D70463165 WITH AN EFFECTIVE DATE OF 08-11-2015, 2015 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. 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.
12. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ASSESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
13. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
14. FLOOD ZONE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, COLORADO, PANEL 85 OF 125, MAP NUMBER 0850730085F, EFFECTIVE DATE AUGUST 18, 2004, THIS PARCEL IS LOCATED WITHIN OTHER AREAS, ZONE X, DESCRIBED IN THE LEGEND OF ABOVE MENTIONED MAP AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
15. 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.
16. BROZOVICH MA 8-12, BROZOVICH 8-11, BROZOVICH 8-13 AND BROZOVICH 8-14J HAS BEEN PLUGGED AND ABANDONED. BROZOVICH 8-25 HAS BEEN PERMITTED BUT NEVER DRILLED.

**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.

Scott A. Ross REGISTRATION NO. 29766 DATE: 5/12/2016

**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 25th DAY OF April, 2016.

[Signature] MAYOR  
[Signature] Lucia Kegenies CITY CLERK, Deputy



**PLANNING AND ZONING COMMISSION CERTIFICATE:**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 14th DAY OF March, 2016.

[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 MAY, 2016.



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

LAST REVISION DATE: 2016-04-21

 388 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 23415-04	<b>DEVELOPER</b>		DATE OF PREPARATION:	3-3-2015
	NASH ANTHEM, LLC		SCALE:	N/A
	1560 BROADWAY, SUITE 2090 DENVER, COLORADO 80202		SHEET 1 OF 8	



# ANTHEM FILING NO. 24

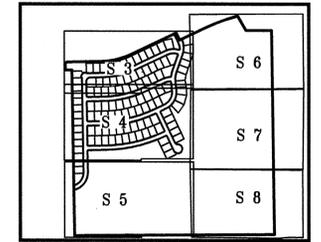
## FINAL PLAT

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SHEET 3 OF 8

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Page: 3 of 5 Rec Fee \$9.90 Doc Fee \$  
City and County of Broomfield  
RECORDED BY PART NUMBER 2004005783



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



KEY MAP  
(N.T.S.)

**LEGEND**

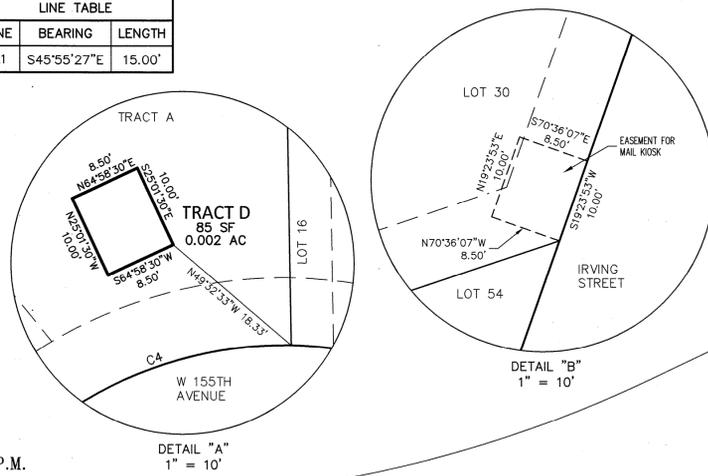
- RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
- SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) RADIAL

**CURVE TABLE**

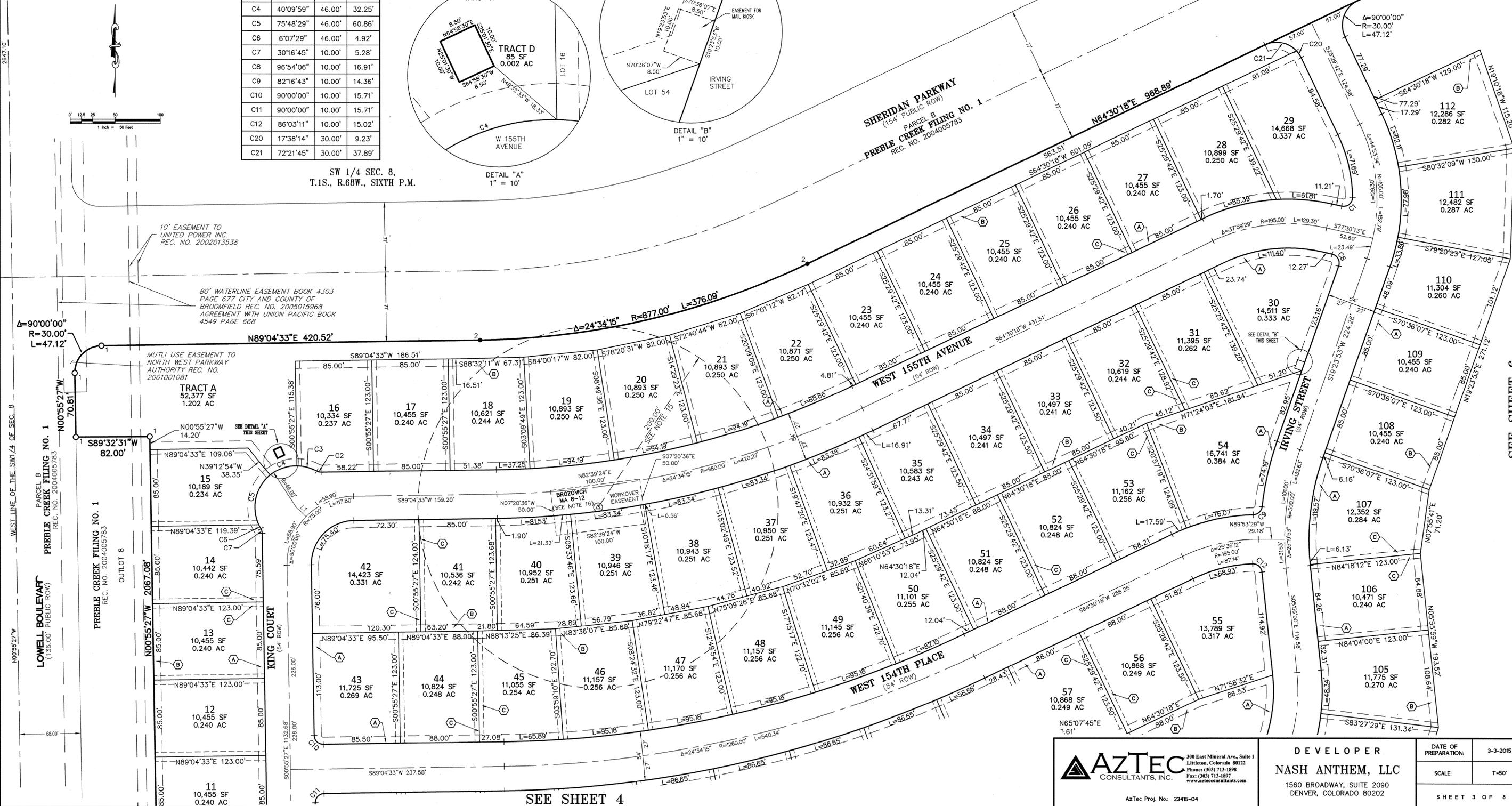
CURVE	DELTA	RADIUS	LENGTH
C1	103°32'35"	10.00'	18.07'
C2	30°16'45"	10.00'	5.28'
C3	28°27'33"	46.00'	22.85'
C4	40°09'59"	46.00'	32.25'
C5	75°48'29"	46.00'	60.86'
C6	6°07'29"	46.00'	4.92'
C7	30°16'45"	10.00'	5.28'
C8	96°54'06"	10.00'	16.91'
C9	82°16'43"	10.00'	14.36'
C10	90°00'00"	10.00'	15.71'
C11	90°00'00"	10.00'	15.71'
C12	86°03'11"	10.00'	15.02'
C20	17°38'14"	30.00'	9.23'
C21	72°21'45"	30.00'	37.89'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S45°55'27"E	15.00'



SW 1/4 SEC. 8,  
T.1S., R.68W., SIXTH P.M.



SEE SHEET 6

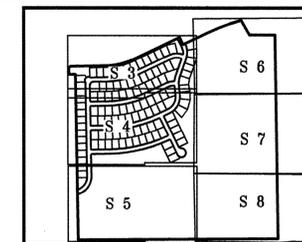
SEE SHEET 4

<p>Aztec Proj. No.: 23415-04</p>	<p>DEVELOPER <b>NASH ANTHEM, LLC</b> 1560 BROADWAY, SUITE 2090 DENVER, COLORADO 80202</p>	<p>DATE OF PREPARATION: 3-3-2016</p>
	<p>SCALE: 1"=50'</p>	<p>SHEET 3 OF 8</p>

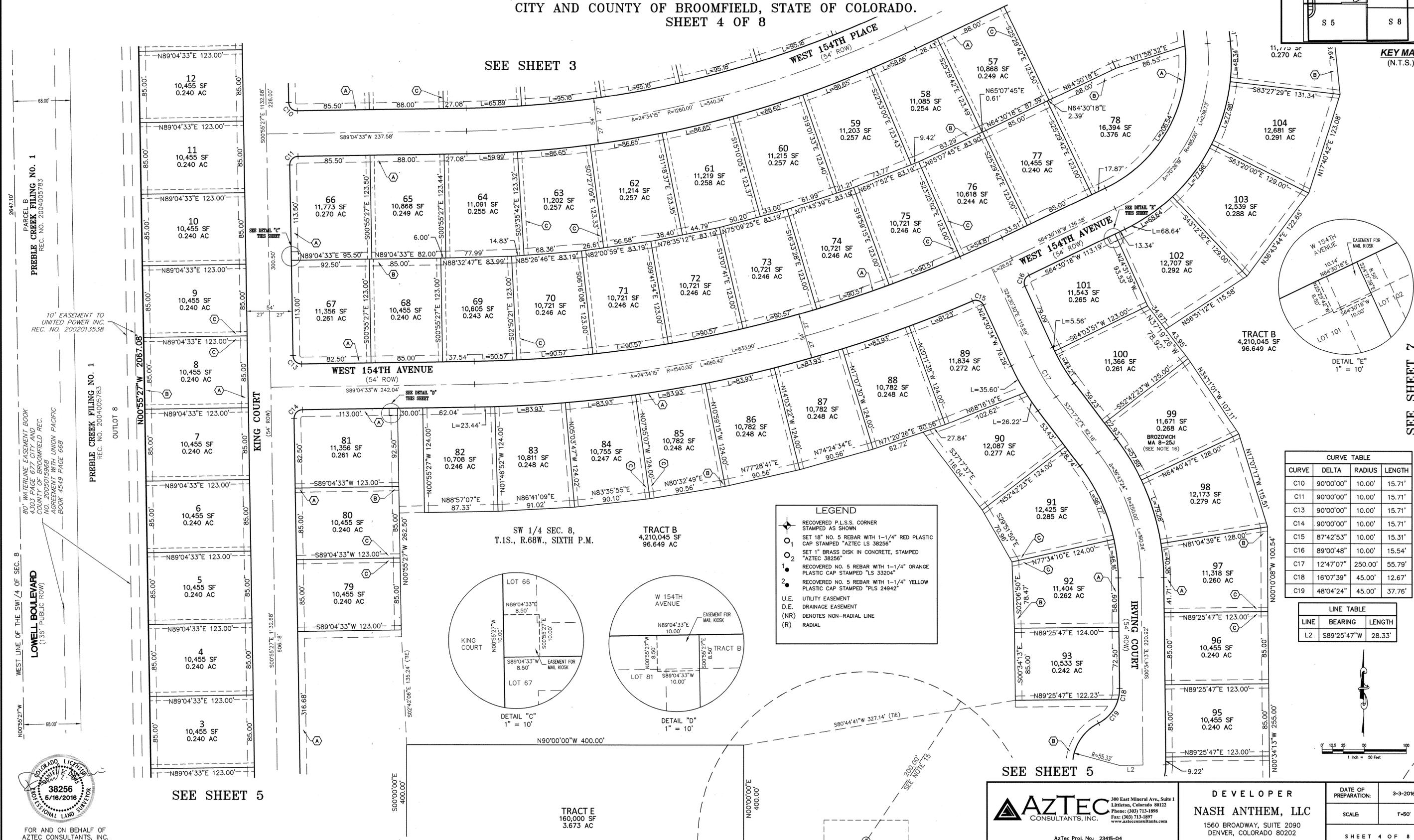
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SHEET 4 OF 8

2016007892 PL 07/07/2016 10:32 AM  
Page: 4 of 8 Rec Fee \$9.00 Doc Fee \$  
City and County of Broomfield  
RECORDED BY PAINT NAME#8532  
RECORDING DATE OF PRINT ON THIS LINE



KEY MAP  
(N.T.S.)



SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

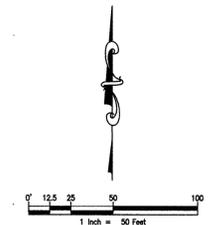
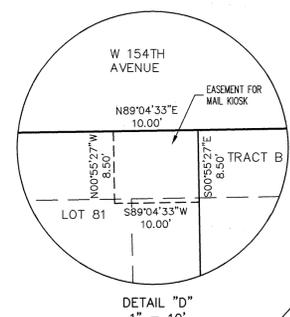
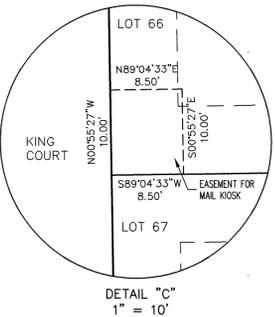
SEE SHEET 7

CURVE	DELTA	RADIUS	LENGTH
C10	90°00'00"	10.00'	15.71'
C11	90°00'00"	10.00'	15.71'
C13	90°00'00"	10.00'	15.71'
C14	90°00'00"	10.00'	15.71'
C15	87°42'53"	10.00'	15.31'
C16	89°00'48"	10.00'	15.54'
C17	12°47'07"	250.00'	55.79'
C18	16°07'39"	45.00'	12.67'
C19	48°04'24"	45.00'	37.76'

LINE	BEARING	LENGTH
L2	S89°25'47"W	28.33'

**LEGEND**

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
- SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
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FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**DEVELOPER**  
NASH ANTHEM, LLC  
1560 BROADWAY, SUITE 2090  
DENVER, COLORADO 80202

DATE OF PREPARATION:	3-3-2016
SCALE:	1"=50'
SHEET 4 OF 8	

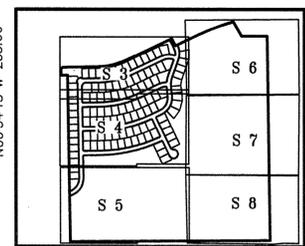
AzTec Proj. No: 23415-04

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CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
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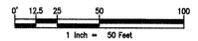
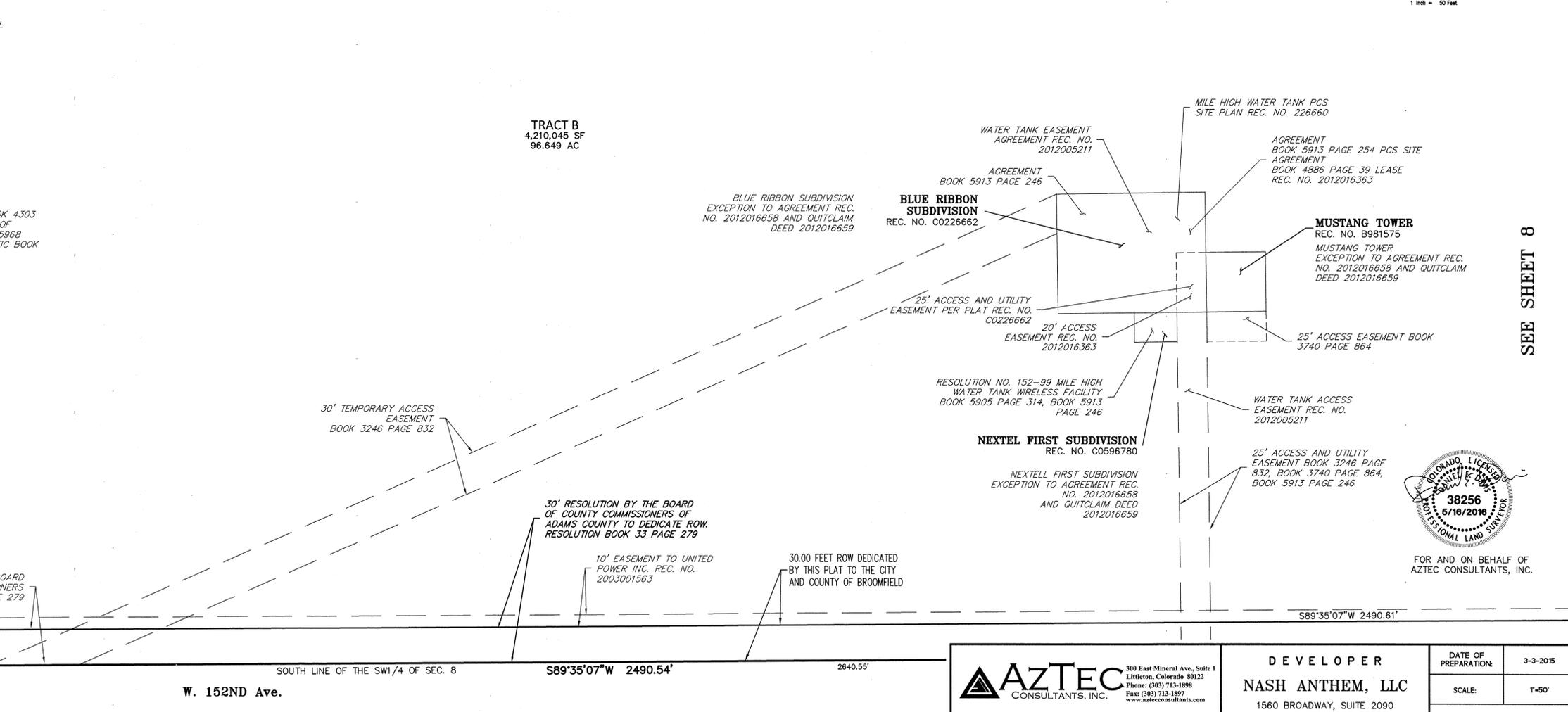
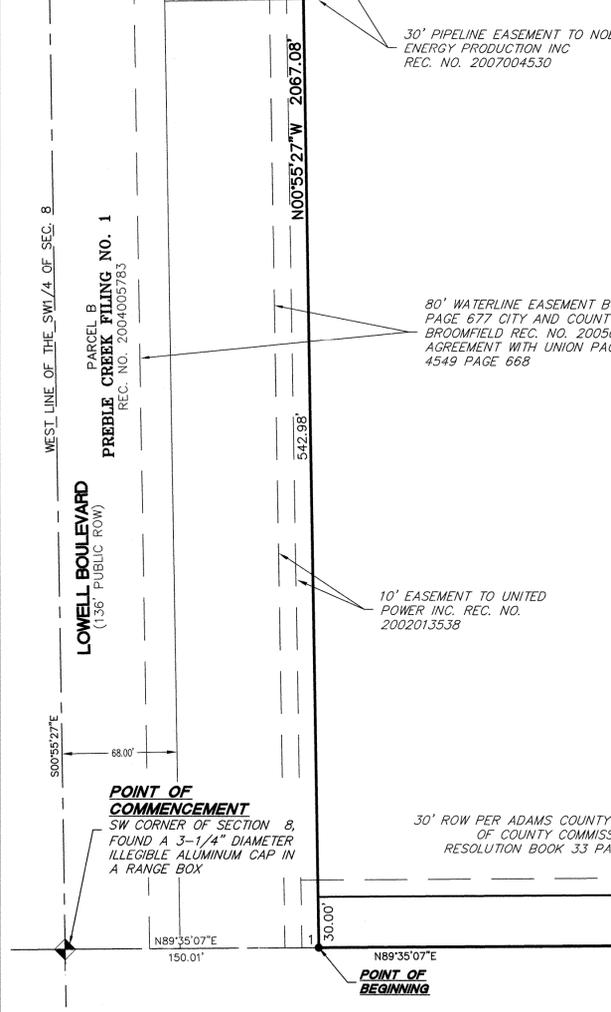
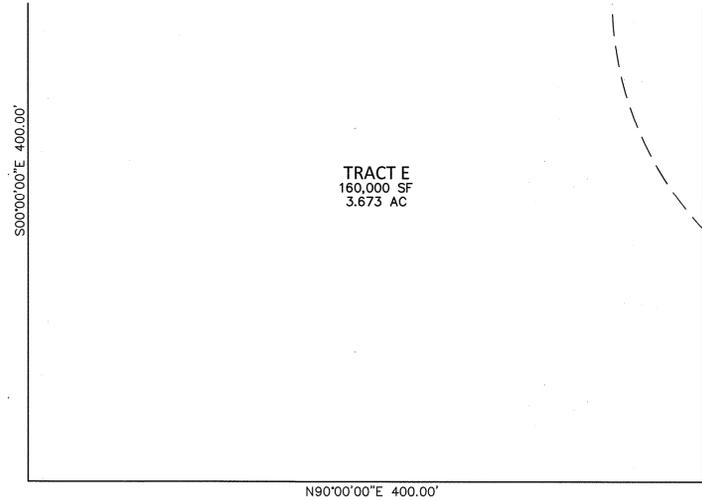
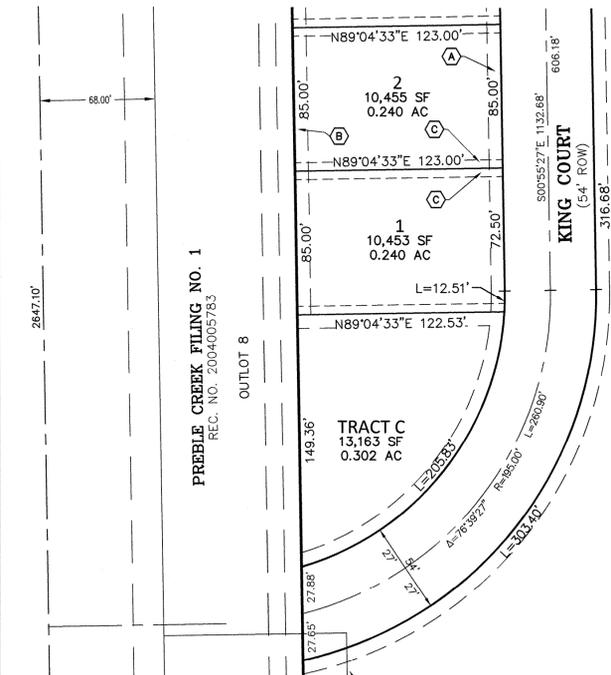
2016007892 PL 07/07/2016 10:32 AM  
Page: 5 of 8 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield

SEE SHEET 4



KEY MAP  
(N.T.S.)

SEE SHEET 4



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 8

**AzTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**DEVELOPER**  
**NASH ANTHEM, LLC**  
1560 BROADWAY, SUITE 2090  
DENVER, COLORADO 80202

DATE OF PREPARATION:	3-3-2015
SCALE:	1"=50'
SHEET 5 OF 8	

AzTec Proj. No.: 23415-04

W. 152ND Ave.

SOUTH LINE OF THE SW1/4 OF SEC. 8  
S89°35'07"W 2490.54'

**POINT OF COMMENCEMENT**  
SW CORNER OF SECTION 8,  
FOUND A 3-1/4" DIAMETER  
ILLEGIBLE ALUMINUM CAP IN  
A RANGE BOX

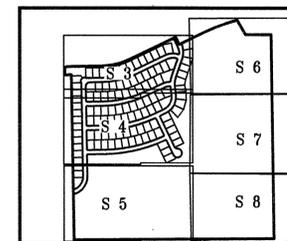
**POINT OF BEGINNING**

City and County of Broomfield  
 SAVIDO PRODUCTS • NEW HOPE, MINNESOTA  
 REGISTERED BY PART NUMBER 0030  
 2016007892

# ANTHEM FILING NO. 24 FINAL PLAT

A RESUBDIVISION OF MUSTANG TOWER, BLUE RIBBON SUBDIVISION, NEXTEL FIRST SUBDIVISION AND A PART OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 6 OF 8

201607892 PL 07/07/2016 10:32 AM  
Page: 6 of 8 Rec Fee \$8.00 Doc Fee \$  
City and County of Broomfield



KEY MAP  
(N.T.S.)

LEGEND

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
- <sub>1</sub> SET 1" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- <sub>2</sub> SET 1" BRASS DISK IN CONCRETE, STAMPED "AZTEC 38256"
- <sub>1</sub> RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 33204"
- <sub>2</sub> RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 24942"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) RADIAL

SEE SHEET 3

SHERIDAN PARKWAY  
PARCEL B  
PREBLE CREEK FILING NO. 1  
REC. NO. 2004005783

$\Delta=10^{\circ}21'51''$   $R=2423.00'$   $L=438.30'$

$S29^{\circ}59'48''E$  307.41'

LOT 1, BLOCK 1  
PREBLE CREEK FILING NO. 1 REPLAT B  
REC. NO. 2009003314

C1/4 CORNER OF SECTION 8, FOUND  
A 2-1/2" DIAMETER ALUMINUM CAP  
STAMPED WSSI PLS 35597

$N90^{\circ}00'00''E$  319.51'

LOT 16

SPRUCE MEADOWS  
FILING NO. 1  
REC. NO. 2002007293

10' PIPELINE EASEMENT  
BOOK 3890 PAGE 528

20' EQUESTRIAN EASEMENT  
REC. NO. 2002007293

LOT 15

30' INGRESS EGRESS  
EASEMENT REC. NO.  
2002007293

TRACT B  
4,210,045 SF  
96.649 AC

SW 1/4 SEC. 8,  
T.1S., R.68W., SIXTH P.M.

WORKOVER EASEMENT  
(50'x100')  
CENTERED ON THE PHYSICAL  
LOCATION OF THE WELL

BRZOWICH  
MA 8-11  
(SEE NOTE 16)

200.00'  
SEE NOTE 15

EAST LINE OF THE SW1/4 OF SEC. 8

1400.00'

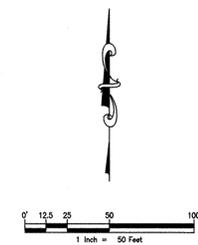
2514.48'

2544.48'

SEE SHEET 7



FOR AND ON BEHALF OF  
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DEVELOPER  
**NASH ANTHEM, LLC**  
1560 BORADWAY, SUITE 2090  
DENVER, COLORADO 80202

DATE OF PREPARATION:	3-3-2015
SCALE:	1"=50'
SHEET 6 OF 8	

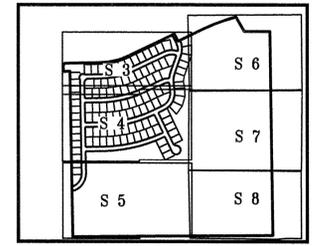
AzTec Proj. No.: 23415-04

# ANTHEM FILING NO. 24

## FINAL PLAT

A RESUBDIVISION OF MUSTANG TOWER, BLUE RIBBON SUBDIVISION, NEXTEL FIRST SUBDIVISION AND A PART OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 7 OF 8

2016007892 PL 07/07/2016 10:32 AM  
Page: 7 of 8 Rec Fee \$8.00 Doc Fee \$  
City and County of Broomfield



KEY MAP  
(N.T.S.)

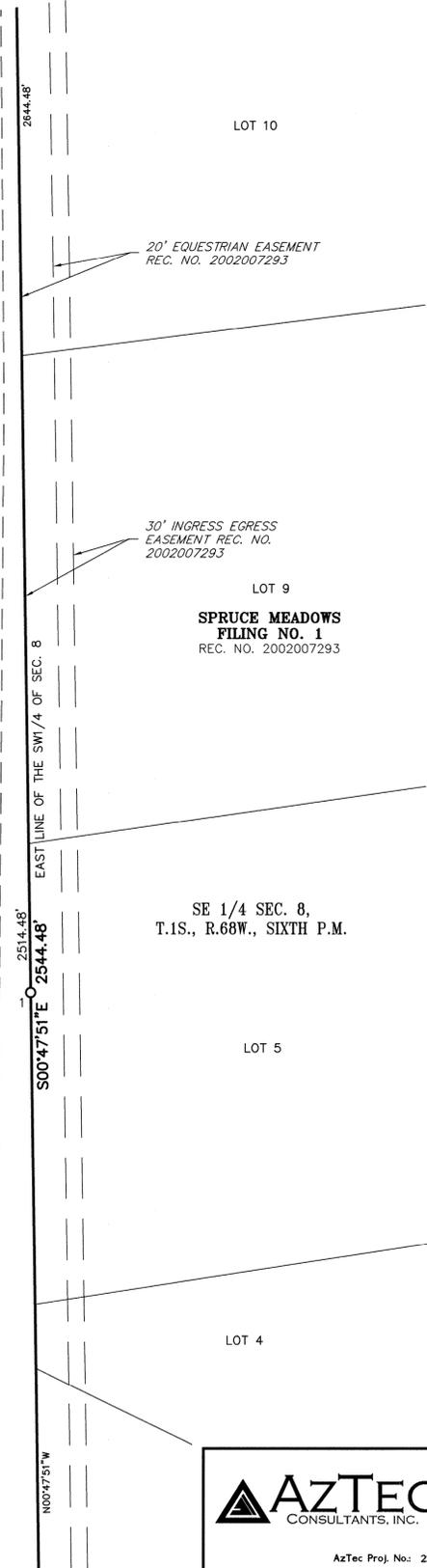
LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
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- 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"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) RADIAL

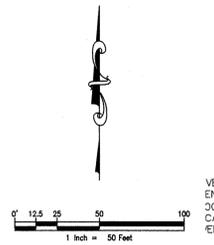
SEE SHEET 6

SEE SHEET 4

TRACT B  
4,210,045 SF  
96.649 AC



SE 1/4 SEC. 8,  
T.1S., R.68W., SIXTH P.M.



VER  
ENT  
CAL  
ELL

200.00'  
SEE NOTE 15

BROZOVICH  
MA 8-14J  
(SEE NOTE 16)

SEE SHEET 8



FOR AND ON BEHALF OF  
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AzTec Proj. No.: 23415-04

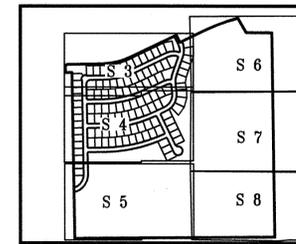
DEVELOPER  
**NASH ANTHEM, LLC**  
1560 BROADWAY, SUITE 2090  
DENVER, COLORADO

DATE OF PREPARATION:	3-3-2015
SCALE:	T-50'
SHEET 7 OF 8	

# ANTHEM FILING NO. 24 FINAL PLAT

A RESUBDIVISION OF MUSTANG TOWER, BLUE RIBBON SUBDIVISION, NEXTEL FIRST SUBDIVISION AND A PART OF THE  
SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 8 OF 8

2016007892 PL 07/07/2016 10:32 AM  
Page: 8 of 8 Rec Fee \$0.00 Doc Fee \$  
City and County of Broomfield

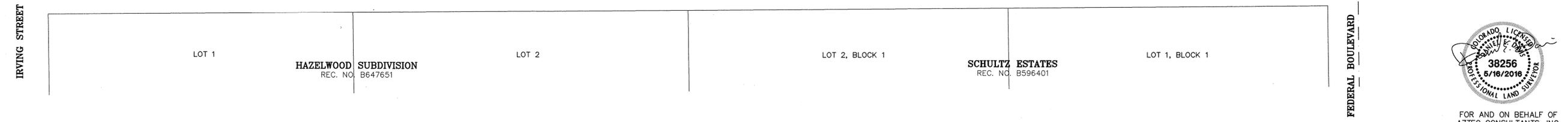
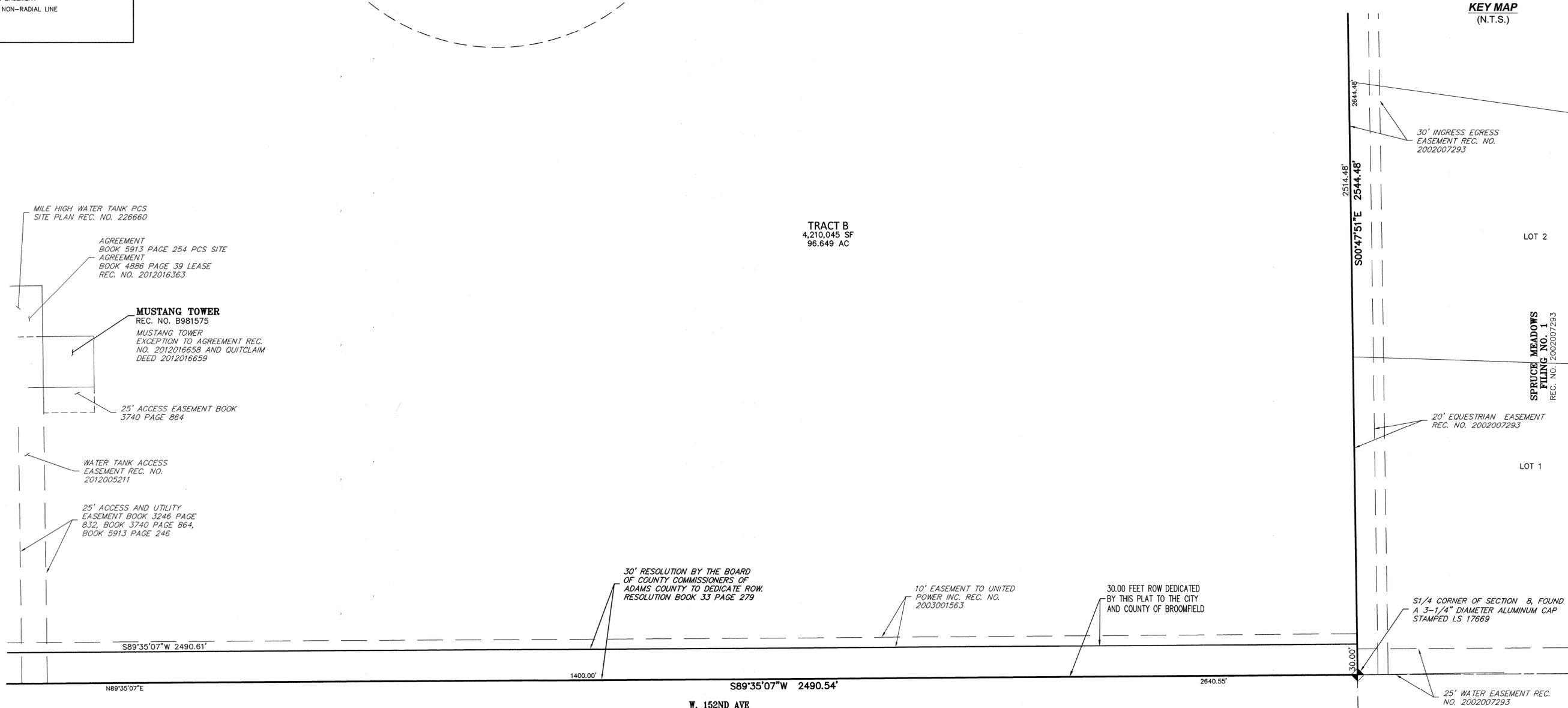


KEY MAP  
(N.T.S.)

LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
	SET 18" NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
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U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	RADIAL

SEE SHEET 7

SEE SHEET 5



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



<p>AzTec Proj. No. 23415-04</p>	<b>DEVELOPER</b> <b>NASH ANTHEM, LLC</b> 1560 BROADWAY, SUITE 2090 DENVER, COLORADO 80202		DATE OF PREPARATION: 3-3-2015
			SCALE: 1"=50'
AzTec Proj. No. 23415-04			SHEET 8 OF 8