# ANTHEM FILING No. 4

FINAL PLAT



A RE-SUBDIVISION OF OUTLOT 12, PREBLE CREEK FILING No. 1, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER 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 2



A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING DESCRIBED AS

THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 89°40'36" WEST. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: THENCE SOUTH 48'45'28" WEST, A DISTANCE OF 114.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY No. 7, SAID LINE BEING ALSO THE NORTHERLY LINE OF OUTLOT 12, PREBLE CREEK FILING No. 1, A SUBDIVISION RECORDED AT RECEPTION No. 2004005783 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE SOUTH 45'11'48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE NORTHERLY LINE OF OUTLOT 12, A DISTANCE OF 70.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE, NORTH 89'40'36" EAST, A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 12; THENCE SOUTH 00°28'27" WEST, ALONG THE EAST LINE OF SAID OUTLOT 12, A DISTANCE OF 57.03 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 12; THENCE SOUTH 89'24'15" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT 12, A DISTANCE OF 245.61 FEET TO THE NORTHWEST CORNER OF OUTLOT 3, SAID PREBLE CREEK FILING No 1; THENCE SOUTH 00'35'45" EAST, ALONG THE WEST LINE OF SAID OUTLOT 3, A DISTANCE OF 66.80 FEET; THENCE SOUTH 89'40'36" WEST, A DISTANCE OF 956.81 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 12; THENCE SOUTH 74"05'25" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 56.30 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 12; THENCE NORTH 00'14'36" WEST, ALONG THE WEST LINE OF SAID OUTLOT 12, A DISTANCE OF 15.13 FEET; THENCE SOUTH 89'40'36" WEST, A DISTANCE OF 776.56 FEET; THENCE SOUTH 00'19'24" EAST, A DISTANCE OF 155.36 FEET; THENCE SOUTH 89'40'36" WEST, A DISTANCE OF 423.73 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00'14'51" WEST, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 330.36 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY No. 7; THENCE NORTH 89'40'36" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2402.18 FEET TO THE "POINT OF BEGINNING".

CONTAINING 10.976 ACRES OR 478,101 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND RE-SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING No. 4" AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY 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 COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 22, DAY OF JUNE, 2005.

OWNER:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

By Robert L Ecker

15: General Manager

NOTARY CERTIFICATE

STATE OF COLORADO

) so county of Boulder )

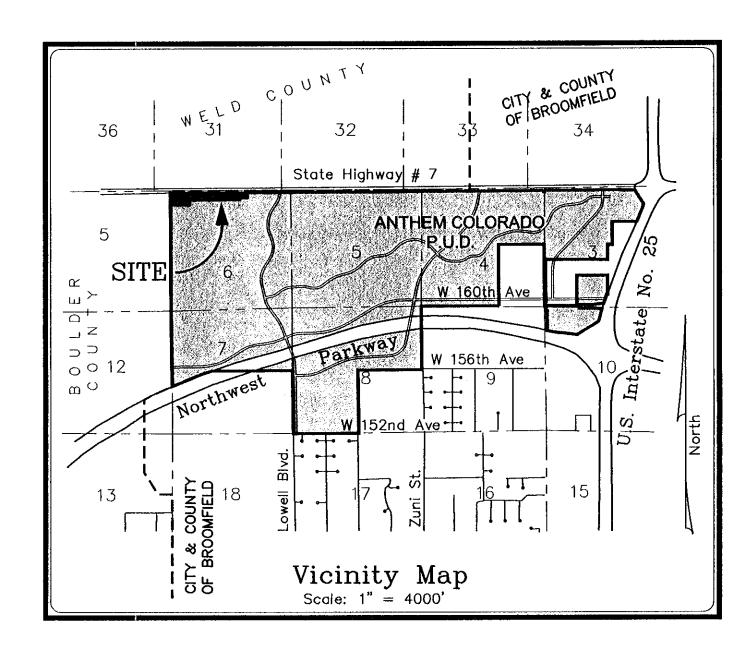
SUBSCRIBED and sworn to before me this 22 day of JUNE, 2005 by Robert L. Eck

General Manager OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

WITNESS my hand and official seal.

My commission expires: April 15, 2009





#### **GENERAL NOTES:**

1. THERE IS 1 TRACT WITHIN ANTHEM COLORADO FILING No. 4

2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS # 4" BEARS SOUTH 50'56'38" WEST (GRID). FOR THE PURPOSES OF THE LEGAL DESCRIPTION SHOWN HEREON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, RELATIVE TO THE ABOVE DESCRIBED LINE, IS CONSIDERED TO BEAR SOUTH 89'40'36" WEST, SAID LINES ARE MONUMENTED AS SHOWN HEREON.

3. PROJECT BENCHMARK - BROOMFIELD CONTROL POINT "LUCY". ELEVATION = 5297.00 (DATUM=NAVD 88)

4. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.

5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-I, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

6. 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.

7. THE PROPERTY SHOWN HEREON IS SUBJECT TO A BLANKET EASEMENT TO THE CITY AND COUNTY OF BROOMFIELD FOR MAINTENANCE, PUBLIC ACCESS, DRAINAGE AND DRAINAGE RELATED MAINTENANCE.

8. THE UNDERSIGNED HAS RELIED UPON AN INFORMATION BINDER PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABJ70085954, DATED DECEMBER 9, 2004 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS—OF—WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY V3 CONSULTANTS TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND PICHTS—OF—WAY

### SURVEYORS CERTIFICATE

I, PATRICK C. O'HEARN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF ANTHEM FILING NO. 4; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF DECEMBER, 2004 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY AND COUNTY OF BROOMEIFLD SUBDIVISION REGULATIONS.

1 ATTEST THE ABOVE ON THIS 16 DAY OF DUNE, 2005



PATRICK C. O'HEARN PLS 23515 FOR AND ON BEHALF OF V3 CONSULTANTS

## ATTORNEY'S CERTIFICATE

I, CICK J. Kabin , 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 COLORADO MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

DATE DATE

9935
REGISTRATION NUMBER

APPROVALS:

### LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISION THIS \_\_\_\_\_\_\_\_, 2005.

CHAIRMAN Stokes

SECRETARY SECRETARY

CITY COUNCIL CERTIFICATE

THIS MAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 21th DAY OF 40th , 2005.

Com Quart

CITY CLERK DOUTS





# ANTHEM FILING No. 4

FINAL PLAT

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