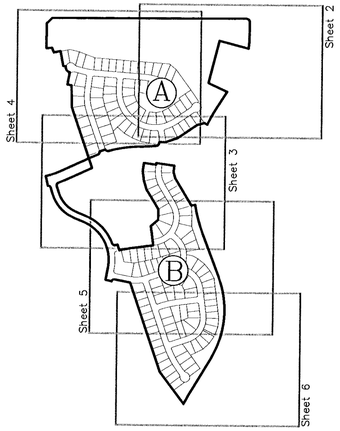
2005014557 10/20/2005 12:27P PL
1 of 6 R 0.00 D 0.00 City&Cnty Broomfield

ANTHEM FILING NO. 7

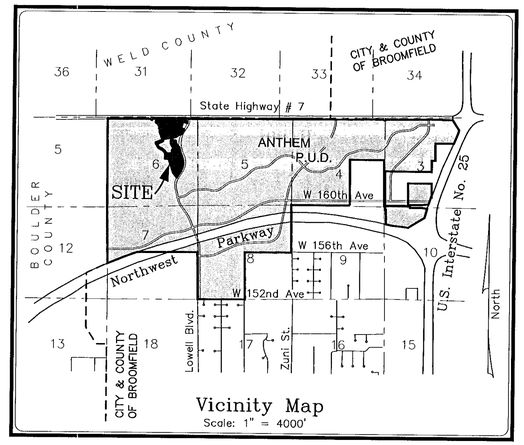
FINAL PLAT

A RE-SUBDIVISION OF OUTLOT 1, ANTHEM FILING No. 2, TOGETHER WITH PORTIONS 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 6



Sheet Index



Vicinity Map
Scale: 1" = 4000'

GENERAL NOTES:

1. THERE ARE 152 LOTS WITHIN ANTHEM FILING No. 7.

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 NORTHEAST 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. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE.

8. UTILITY AND DRAINAGE EASEMENTS ARE GRANTED ALONG ALL LOT LINES AS FOLLOWS:
REAR LOT LINE = 10', SIDE LOT LINE = 5', FRONT LOT LINE = 8'.

9. 10' WIDE NON-EXCLUSIVE UTILITY EASEMENTS ARE GRANTED ALONG ALL TRACT LINES.

10. TRACTS 'A', 'B', 'C', 'D', 'E' AND 'F' ARE TO BE DEDICATED TO THE H.O.A. FOR OWNERSHIP AND MAINTENANCE.

11. 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 WELL MAINTENANCE AND WORKOVER ACTIVITIES WITHIN 200 FEET OF THE PLUGGED AND ABANDONED WELL.

12. THE UNDERSIGNED HAS RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER ABJ70081756, DATED NOVEMBER 12, 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 RIGHTS-OF-WAY.

LEGAL DESCRIPTION & DEDICATION

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

TWO TRACTS OF LAND BEING A PART 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, BEING DESCRIBED AS FOLLOWS:

PARCEL 'A'

"COMMENCING" AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6, BEING A FOUND 2 1/2" DIAMETER ALUMINUM CAP IN RANGE BOX, WHENCE THE NORTHWEST CORNER OF THE NORTHEAST QUARTER THEREOF, BEING A FOUND 3 1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, LS 24942, BEARS SOUTH 89°40'36" WEST, A DISTANCE OF 2642.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 84°25'03" WEST, A DISTANCE OF 818.23 FEET TO A POINT OF CURVE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY No. 7 AND THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF OUTLOT 1 ANTHEM FILING No. 2, A SUBDIVISION RECORDED AT RECEPTION No. _____, _____ IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, THE FOLLOWING THREE (3) COURSES: 1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°19'24", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.29 FEET AND A CHORD WHICH BEARS SOUTH 45°09'42" EAST, A DISTANCE OF 42.55 FEET; 2) SOUTH 00°00'00" EAST, A DISTANCE OF 141.68 FEET TO A POINT OF CURVE; 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°08'31", A RADIUS OF 632.00 FEET, AN ARC LENGTH OF 100.84 FEET AND A CHORD WHICH BEARS SOUTH 04°34'16" WEST, A DISTANCE OF 100.73 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID ANTHEM FILING No. 2; THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES: 1) NORTH 75°21'01" WEST, A DISTANCE OF 270.44 FEET; 2) SOUTH 14°18'51" WEST, A DISTANCE OF 393.29 FEET; 3) SOUTH 65°31'00" EAST, A DISTANCE OF 187.11 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AND SAID EASTERLY LINE OF OUTLOT 1, ANTHEM FILING No. 2; THENCE SOUTH 32°52'58" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE OF OUTLOT 1, A DISTANCE OF 167.05 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE OF OUTLOT 1, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°02'55", A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 178.12 FEET AND A CHORD WHICH BEARS SOUTH 28°51'30" WEST, A DISTANCE OF 177.98 FEET TO THE NORTHEAST CORNER OF ANTHEM FILING No. 3, A SUBDIVISION RECORDED AT RECEPTION No. _____, _____, SAID CITY AND COUNTY OF BROOMFIELD RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID FILING No. 3 THE FOLLOWING FIFTEEN (15) COURSES: 1) NORTH 65°09'58" WEST, A DISTANCE OF 29.79 FEET; 2) SOUTH 74°31'15" WEST, A DISTANCE OF 68.79 FEET; 3) SOUTH 55°25'22" WEST, A DISTANCE OF 208.01 FEET; 4) SOUTH 70°41'44" WEST, A DISTANCE OF 119.16 FEET; 5) NORTH 87°37'00" WEST, A DISTANCE OF 54.00 FEET TO A NON-TANGENT POINT OF CURVE; 6) SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°07'46", A RADIUS OF 223.00 FEET, AN ARC LENGTH OF 12.18 FEET AND A CHORD WHICH BEARS SOUTH 03°56'53" WEST, A DISTANCE OF 12.18 FEET TO A POINT OF COMPOUND CURVE; 7) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°37'26", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 33.87 FEET AND A CHORD WHICH BEARS SOUTH 44°19'29" WEST, A DISTANCE OF 31.34 FEET; 8) SOUTH 83°08'12" WEST, A DISTANCE OF 47.62 FEET TO A POINT OF CURVE; 9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°07'17", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 70.87 FEET AND A CHORD WHICH BEARS SOUTH 87°11'51" WEST, A DISTANCE OF 70.81 FEET TO A POINT OF REVERSE CURVE; 10) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°48'40", A RADIUS OF 1045.50 FEET, AN ARC LENGTH OF 325.01 FEET AND A CHORD WHICH BEARS SOUTH 82°21'09" WEST, A DISTANCE OF 323.70 FEET TO POINT OF REVERSE CURVE; 11) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°28'19", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.53 FEET AND A CHORD WHICH BEARS NORTH 62°49'01" WEST, A DISTANCE OF 27.65 FEET TO A NON-TANGENT POINT; 12) SOUTH 70°55'08" WEST, A DISTANCE OF 54.00 FEET TO A NON-TANGENT POINT OF CURVE; 13) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°28'19", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.53 FEET AND A CHORD WHICH BEARS SOUTH 24°39'17" WEST, A DISTANCE OF 27.65 FEET TO A POINT OF REVERSE CURVE; 14) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°21'36", A RADIUS OF 1045.50 FEET, AN ARC LENGTH OF 61.31 FEET AND A CHORD WHICH BEARS SOUTH 66°42'39" WEST, A DISTANCE OF 61.30 FEET; 15) SOUTH 65°01'50" WEST, A DISTANCE OF 32.44 FEET; THENCE NORTH 18°57'29" WEST, A DISTANCE OF 484.13 FEET; THENCE NORTH 01°42'46" WEST, A DISTANCE OF 198.92 FEET; THENCE NORTH 86°34'41" WEST, A DISTANCE OF 38.31 FEET; THENCE NORTH 10°39'05" EAST, A DISTANCE OF 110.00 FEET TO A NON-TANGENT POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°48'25", A RADIUS OF 51.00 FEET, AN ARC LENGTH OF 80.83 FEET AND A CHORD WHICH BEARS NORTH 33°56'42" WEST, A DISTANCE OF 72.63 FEET TO A NON-TANGENT POINT; THENCE NORTH 78°32'30" WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 10°19'31" WEST, A DISTANCE OF 135.02 FEET; THENCE SOUTH 79°40'29" WEST, A DISTANCE OF 63.72 FEET; THENCE NORTH 18°57'29" WEST, A DISTANCE OF 43.35 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID OUTLOT 1, ANTHEM FILING No. 2; THENCE SOUTH 84°45'31" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 51.58 FEET TO THE WEST LINE OF SAID OUTLOT 1; THENCE NORTH 00°28'27" EAST, ALONG SAID WEST LINE, A DISTANCE OF 225.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY No. 7; THENCE NORTH 44°40'38" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 70.71 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 1, NORTH 89°40'36" EAST, A DISTANCE OF 1749.59 FEET TO THE "POINT OF BEGINNING".

CONTAINING 36.409 ACRES OR 1,585,999 SQUARE FEET, MORE OR LESS.

PARCEL 'B'

"COMMENCING" AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6, BEING A FOUND 2 1/2" DIAMETER ALUMINUM CAP IN RANGE BOX, WHENCE THE NORTHWEST CORNER OF THE NORTHEAST QUARTER THEREOF, BEING A FOUND 3 1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, LS 24942, BEARS SOUTH 89°40'36" WEST, A DISTANCE OF 2642.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 35°29'49" WEST, A DISTANCE OF 2169.11 FEET TO A NON-TANGENT POINT OF CURVE AT THE SOUTHEAST CORNER OF SAID ANTHEM COLORADO FILING No. 3, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD THE FOLLOWING FIVE (5) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°08'14", A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 268.61 FEET AND A CHORD WHICH BEARS SOUTH 14°55'51" EAST, A DISTANCE OF 268.11 FEET; 2) SOUTH 20°59'58" EAST, A DISTANCE OF 422.28 FEET TO A POINT OF CURVE; 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51°59'21", A RADIUS OF 832.00 FEET, AN ARC LENGTH OF 754.94 FEET AND A CHORD WHICH BEARS SOUTH 04°59'43" WEST, A DISTANCE OF 729.31 FEET; 4) SOUTH 30°59'24" WEST, A DISTANCE OF 409.92 FEET TO A POINT OF CURVE; 5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°37'38", A RADIUS OF 968.00 FEET, AN ARC LENGTH OF 78.18 FEET AND A CHORD WHICH BEARS SOUTH 28°40'35" WEST, A DISTANCE OF 78.15 FEET TO A NON-TANGENT POINT; THENCE NORTH 35°58'08" WEST, A DISTANCE OF 361.76 FEET; THENCE NORTH 18°57'29" WEST, A DISTANCE OF 844.30 FEET; THENCE NORTH 86°37'22" WEST A DISTANCE OF 61.37 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 72°24'46", A RADIUS OF 278.50 FEET, AN ARC LENGTH OF 351.98 FEET AND A CHORD WHICH BEARS NORTH 50°24'59" WEST A DISTANCE OF 329.02 FEET; THENCE NORTH 14°12'36" WEST A DISTANCE OF 77.16 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 57°34'07", A RADIUS OF 221.50 FEET, AN ARC LENGTH OF 222.55 FEET AND A CHORD WHICH BEARS NORTH 42°59'39" WEST A DISTANCE OF 213.31' FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°53'03", A RADIUS OF 278.50 FEET, AN ARC LENGTH OF 266.78 FEET AND A CHORD WHICH BEARS NORTH 44°20'11" WEST A DISTANCE OF 256.69 FEET; THENCE NORTH 16°53'40" WEST A DISTANCE OF 236.04 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°35'26", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.23 FEET AND A CHORD WHICH BEARS NORTH 60°11'22" WEST, A DISTANCE OF 27.43 FEET; THENCE NORTH 13°29'05" WEST, A DISTANCE OF 91.00 FEET TO A NON-TANGENT POINT OF CURVE;

legal description continued:

THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°29'04", A RADIUS OF 704.50 FEET, AN ARC LENGTH OF 141.21 FEET AND A CHORD WHICH BEARS NORTH 70°46'23" EAST, A DISTANCE OF 140.98 FEET; THENCE NORTH 65°01'50" EAST, A DISTANCE OF 280.46 FEET TO THE WESTERLY BOUNDARY OF SAID ANTHEM FILING NO. 3; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID ANTHEM FILING No. 3 THE FOLLOWING TWENTY NINE (29) COURSES: 1) SOUTH 18°57'29" EAST, A DISTANCE OF 91.50 FEET; 2) SOUTH 65°01'50" WEST, A DISTANCE OF 270.88 FEET TO A POINT OF CURVE; 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°39'56", A RADIUS OF 795.50 FEET, AN ARC LENGTH OF 64.78 FEET AND A CHORD WHICH BEARS SOUTH 67°21'48" WEST, A DISTANCE OF 64.76 FEET TO A POINT OF REVERSE CURVE; 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°35'26", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.23 FEET AND A CHORD WHICH BEARS SOUTH 26°24'03" WEST, A DISTANCE OF 27.43 FEET; 5) SOUTH 16°53'40" EAST, A DISTANCE OF 65.24 FEET TO A POINT OF CURVE; 6) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°05'19", A RADIUS OF 271.50 FEET, AN ARC LENGTH OF 242.09 FEET AND A CHORD WHICH BEARS SOUTH 42°26'19" EAST, A DISTANCE OF 234.15 FEET; 7) SOUTH 67°58'59" EAST, A DISTANCE OF 95.15 FEET TO A POINT OF CURVE; 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°45'28", A RADIUS OF 428.50 FEET, AN ARC LENGTH OF 357.17 FEET AND A CHORD WHICH BEARS SOUTH 44°06'15" EAST, A DISTANCE OF 346.92 FEET TO A POINT OF REVERSE CURVE; 9) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°59'05", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.32 FEET AND A CHORD WHICH BEARS SOUTH 62°13'03" EAST, A DISTANCE OF 26.76 FEET; 10) NORTH 75°47'24" EAST, A DISTANCE OF 25.07 FEET; 11) SOUTH 18°57'29" EAST, A DISTANCE OF 54.19 FEET; 12) NORTH 75°47'24" EAST, A DISTANCE OF 28.32 FEET TO A POINT OF CURVE; 13) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°25'04", A RADIUS OF 573.00 FEET, AN ARC LENGTH OF 64.18 FEET AND A CHORD WHICH BEARS NORTH 78°59'56" EAST, A DISTANCE OF 64.15 FEET; 14) NORTH 82°12'28" EAST, A DISTANCE OF 216.34 FEET; 15) NORTH 07°47'32" WEST, A DISTANCE OF 174.35 FEET; 16) NORTH 49°36'28" EAST, A DISTANCE OF 86.39 FEET; 17) NORTH 00°21'41" WEST, A DISTANCE OF 96.44 FEET; 18) NORTH 31°02'25" WEST, A DISTANCE OF 130.00 FEET; 19) NORTH 32°12'34" WEST, A DISTANCE OF 74.76 FEET; 20) NORTH 17°12'44" WEST, A DISTANCE OF 85.27 FEET; 21) NORTH 07°46'11" WEST, A DISTANCE OF 85.27 FEET; 22) NORTH 07°55'02" EAST, A DISTANCE OF 77.72 FEET; 23) SOUTH 82°04'58" EAST, A DISTANCE OF 110.00 FEET; 24) NORTH 07°55'02" EAST, A DISTANCE OF 15.93 FEET; 25) SOUTH 82°04'58" EAST, A DISTANCE OF 164.00 FEET; 26) SOUTH 06°05'26" WEST, A DISTANCE OF 61.29 FEET; 27) SOUTH 17°15'07" EAST, A DISTANCE OF 56.62 FEET; 28) SOUTH 31°02'25" EAST, A DISTANCE OF 284.47 FEET; 29) NORTH 81°08'16" EAST, A DISTANCE OF 35.40 FEET TO THE "POINT OF BEGINNING".

CONTAINING 30.501 ACRES OR 1,328,646 SQUARE FEET, MORE OR LESS.

ALL TOGETHER CONTAINING 66.910 ACRES OR 2,914,645 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING No. 7" AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT AND 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 ____, DAY OF _____, 2005.

OWNER:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

By: Robert L. Eck II As: General Manager

NOTARY CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF Broomfield)

SUBSCRIBED and sworn to before me this 1st day of September, 2005 by Robert L. Eck II, General Manager OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

WITNESS my hand and official seal. My commission expires: April 15, 2009.

Notary Public

SURVEYORS CERTIFICATE

I, WILLIAM G. BUNTROCK, 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. 7; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF NOVEMBER, 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 BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 31st DAY OF August, 2005.

COLORADO LICENSED WILLIAM G. BUNTROCK 13500 PROFESSIONAL LAND SURVEYOR
8-31-05

WILLIAM G. BUNTROCK
FOR AND ON BEHALF OF
V3 COMPANIES OF COLORADO, LTD.

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, 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.

NAME — DATE 9/01/05

20766
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 COMMISSION THIS 25th DAY OF July, 2005.

CHAIRMAN — 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, ON THIS 25th DAY OF August, 2005.

MAYOR — CITY CLERK

CITY & COUNTY OF BROOMFIELD FINAL COLORADO

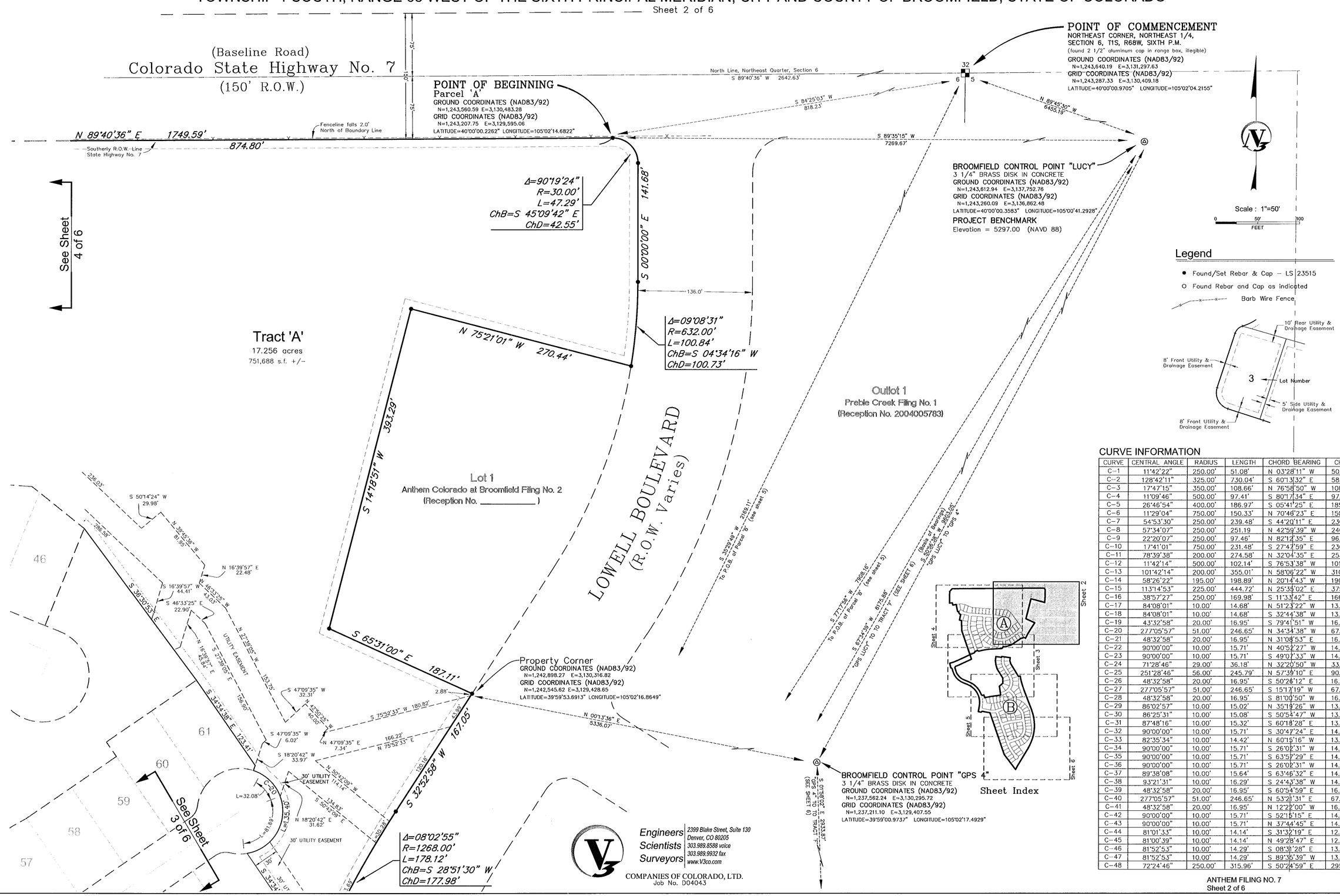
Engineers
Scientists
Surveyors
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
V3consultants.com
COMPANIES OF COLORADO, LTD.
Job No. D04043

2005014557 10/20/2005 12:27P PL
2 of 6 R 0.00 D 0.00 City&Cnty Broomfield

ANTHEM FILING NO. 7

FINAL PLAT

A RE-SUBDIVISION OF OUTLOT 1, ANTHEM COLORADO AT BROOMFIELD FILING No. 2, TOGETHER WITH PORTIONS 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



CURVE INFORMATION

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C-1	11°42'22"	250.00'	51.08'	N 03°28'11" W	50.99'
C-2	128°42'11"	325.00'	730.04'	S 60°13'32" E	585.95'
C-3	17°47'15"	350.00'	108.66'	N 76°58'50" W	108.22'
C-4	11°09'46"	500.00'	97.41'	S 80°17'34" E	97.26'
C-5	26°46'54"	400.00'	186.97'	S 05°41'25" E	185.27'
C-6	11°29'04"	750.00'	150.33'	N 70°46'23" E	150.08'
C-7	54°53'30"	250.00'	239.48'	S 44°20'11" E	230.43
C-8	57°34'07"	250.00'	251.19	N 42°59'39" W	240.76'
C-9	22°20'07"	250.00'	97.46'	N 82°12'35" E	96.84'
C-10	17°41'01"	750.00'	231.48'	S 27°47'59" E	230.56'
C-11	78°39'38"	200.00'	274.58'	N 32°04'35" E	253.52'
C-12	11°42'14"	500.00'	102.14'	S 76°53'38" W	101.96'
C-13	101°42'14"	200.00'	355.01'	N 58°06'22" W	310.21'
C-14	58°26'22"	195.00'	198.89'	N 20°14'43" W	190.38'
C-15	113°14'53"	225.00'	444.72'	N 25°35'02" E	375.79'
C-16	38°57'27"	250.00'	169.98'	S 11°33'42" E	166.73'
C-17	84°08'01"	10.00'	14.68'	N 51°23'22" W	13.40'
C-18	84°08'01"	10.00'	14.68'	S 32°44'38" W	13.40'
C-19	43°32'58"	20.00'	16.95'	S 79°41'51" W	16.44'
C-20	277°05'57"	51.00'	246.65'	N 34°34'38" W	67.52'
C-21	48°32'58"	20.00'	16.95'	N 31°08'53" E	16.44'
C-22	90°00'00"	10.00'	15.71'	N 40°52'27" W	14.14'
C-23	90°00'00"	10.00'	15.71'	S 49°07'33" W	14.14'
C-24	71°28'46"	29.00'	36.18'	N 32°20'50" W	33.88'
C-25	251°28'46"	56.00'	245.79'	N 57°39'10" E	90.91'
C-26	48°32'58"	20.00'	16.95'	S 50°28'12" E	16.44'
C-27	277°05'57"	51.00'	246.65'	S 15°17'19" W	67.52'
C-28	48°32'58"	20.00'	16.95'	S 81°00'50" W	16.44'
C-29	86°02'57"	10.00'	15.02'	N 35°19'26" W	13.65'
C-30	86°25'31"	10.00'	15.08'	S 50°54'47" W	13.69'
C-31	87°48'16"	10.00'	15.32'	S 60°18'28" E	13.87
C-32	90°00'00"	10.00'	15.71'	S 30°47'24" E	14.14'
C-33	82°35'34"	10.00'	14.42'	N 60°15'16" W	13.20'
C-34	90°00'00"	10.00'	15.71'	S 26°02'31" W	14.14'
C-35	90°00'00"	10.00'	15.71'	S 63°57'29" E	14.14'
C-36	90°00'00"	10.00'	15.71'	S 26°02'31" W	14.14'
C-37	89°38'08"	10.00'	15.64'	S 63°46'32" E	14.10'
C-38	93°21'31"	10.00'	16.29'	S 24°43'38" W	14.55'
C-39	48°32'58"	20.00'	16.95'	S 60°54'59" E	16.44'
C-40	277°05'57"	51.00'	246.65'	N 53°21'31" E	67.52'
C-41	48°32'58"	20.00'	16.95'	N 12°22'00" W	16.44'
C-42	90°00'00"	10.00'	15.71'	S 52°15'15" E	14.14'
C-43	90°00'00"	10.00'	15.71'	N 37°44'45" E	14.14'
C-44	81°01'33"	10.00'	14.14'	S 31°32'19" E	12.99'
C-45	81°00'39"	10.00'	14.14'	N 49°28'47" E	12.99'
C-46	81°52'53"	10.00'	14.29'	S 08°31'28" E	13.11'
C-47	81°52'53"	10.00'	14.29'	S 89°35'39" W	13.11'
C-48	72°24'46"	250.00'	315.96'	S 50°24'59" E	295.35'

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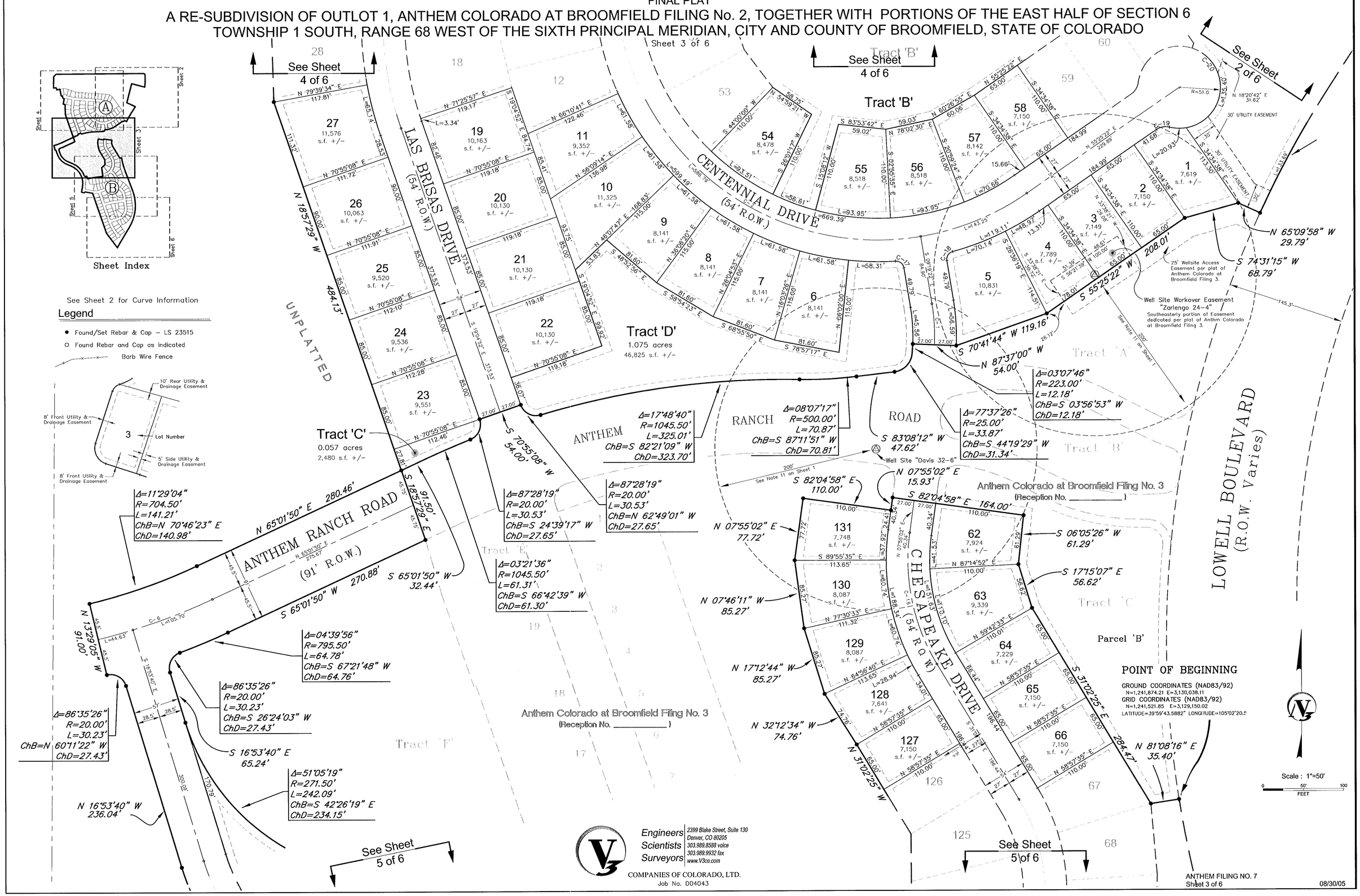
FINAL PLAT

A RE-SUBDIVISION OF OUTLOT 1, ANTHEM COLORADO AT BROOMFIELD FILING No. 2, TOGETHER WITH PORTIONS 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



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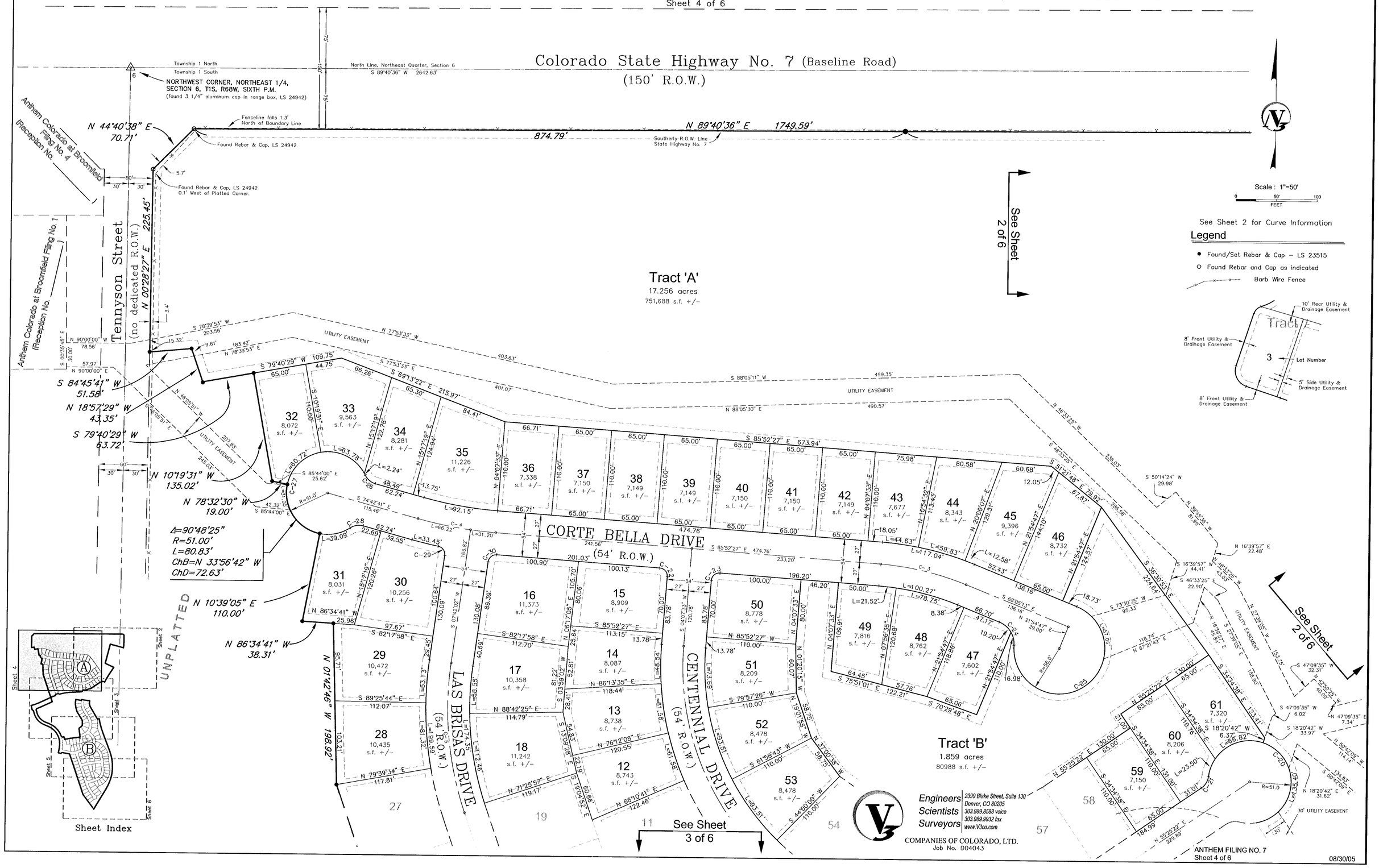

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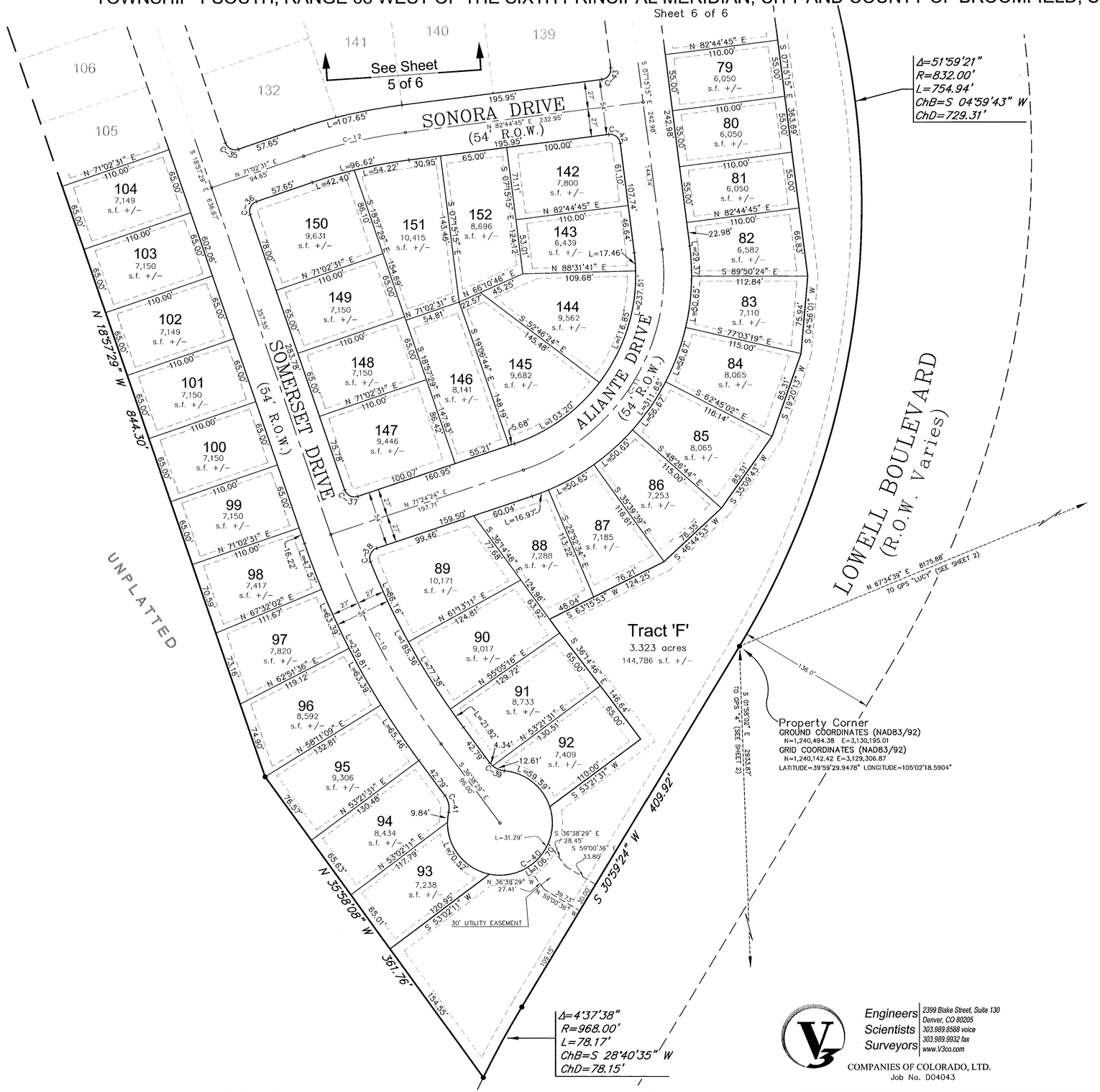


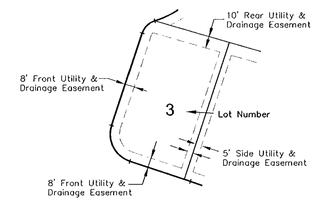
Scale : 1"=50'

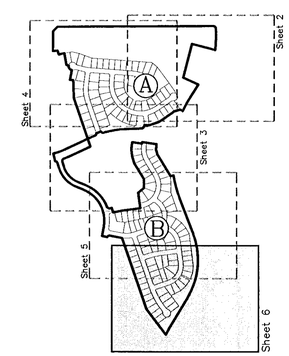
0 50' 100
FEET

See Sheet 2 for Curve Information

Legend

- ● Found/Set Rebar & Cap – LS 23515
- ○ Found Rebar and Cap as indicated
- Barb Wire Fence





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