A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,

TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

3.J.S. F.T.T. J.M.B. F.T.T.

04/12/06 REVISED PER CITY CO 02/02/06 REVISED PER CITY CO 01/06/06 REVISED PER CITY CO

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LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF LOTS 81 THROUGH 85 INCLUSIVE, BLOCK 1, TOGETHER WITH TRACT C. THE BROADLANDS FILING NO. 20. AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING FURTHER

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS N 00'21'24" E; THENCE N 51'42'48" W. A DISTANCE OF 272.08 FEET TO THE SOUTHEAST CORNER OF LOT 56, BLOCK 1, SAID THE BROADLANDS FILING 20 AND THE POINT OF BEGINNING:

THENCE N 01°54'32" W, A DISTANCE OF 57.83 FEET: THENCE S 88'05'28" W, A DISTANCE OF 136.33 FEET; THENCE S 01'54'32" E, A DISTANCE OF 60.95 FEET TO A POINT ON A CURVE: THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 00°22'54" AND AN ARC LENGTH OF 1.25 FEET, THE CHORD OF WHICH BEARS S 89'38'15" W, A DISTANCE OF 1.25 FEET; THENCE S 89'49'41" W, A DISTANCE OF 21.26 FEET; THENCE N 0010'19" W, A DISTANCE OF 60.98 FEET; THENCE S 89'49'41" W. A DISTANCE OF 136.33 FEET; THENCE S 00m0'19" E, A DISTANCE OF 60.98 FEET: THENCE S 89'49'41" W, A DISTANCE OF 66.72 FEET; THENCE N 00'10'19" W. A DISTANCE OF 61.00 FFFT: THENCE S 89'49'41" W, A DISTANCE OF 136.33 FEET THENCE S 001019" E, A DISTANCE OF 61.00 FEET: THENCE S 89'49'41" W. A DISTANCE OF 13.72 FEET: THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 19'03'06" AND AN ARC LENGTH OF 15.63 FEET: THENCE N 71°07'13" W. A DISTANCE OF 39,13 FEET:

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 88'12'53" AND AN ARC LENGTH OF 72.36 FEET: THENCE N 17'05'40" E, A DISTANCE OF 140.15 FEET:

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67 FEET, A CENTRAL ANGLE OF 71'14'30" AND AN ARC LENGTH OF 10.78 FEET; THENCE N 88'20'09" E, A DISTANCE OF 44.67 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 10'28'26" AND AN ARC LENGTH OF 15.90 FEET: THENCE S 81'11'25" E, A DISTANCE OF 32.25 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 113.00

FEET, A CENTRAL ANGLE OF 10'28'26" AND AN ARC LENGTH OF 20.66 FEET: THENCE N 88'20'09" E, A DISTANCE OF 17.48 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67 FEET, A CENTRAL ANGLE OF 84'38'25" AND AN ARC LENGTH OF 12.81 FEET;

THENCE S 90'00'00" W, A DISTANCE OF 62.93 FEET THENCE S 00'00'00" E, A DISTANCE OF 102.00 FEET: THENCE N 90'00'00" E, A DISTANCE OF 63.00 FEET: THENCE S 00'00'00" W, A DISTANCE OF 24.34 FEET

THENCE S 9000'00" E, A DISTANCE OF 22.00 FEET: THENCE N 00'00'00" E, A DISTANCE OF 115.03 FEET TO A POINT ON A CURVE: THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 107'54'01" AND AN ARC LENGTH OF 30.13 FEET, THE CHORD OF WHICH BEARS N 53'57'01" E, A DISTANCE OF 25.87 FEET:

THENCE S 72'05'59" E, A DISTANCE OF 11.69 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 27.00 FEET. A CENTRAL ANGLE OF 27'38'48" AND AN ARC LENGTH OF 13.03 FEET:

THENCE N 80'15'13" E, A DISTANCE OF 10.58 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67 FEET, A CENTRAL ANGLE OF 51'46'34" AND AN ARC LENGTH OF 7.83 FEET;

THENCE S 30°44'14" E, A DISTANCE OF 102.00 FEET: THENCE N 59"15'46" E, A DISTANCE OF 63.00 FEET; THENCE S 30'44'14" E, A DISTANCE OF 29.34 FEET; THENCE N 59"15'46" E, A DISTANCE OF 22.00 FEET;

THENCE S 59"15'46" W, A DISTANCE OF 62.61 FEET;

THENCE S 30'44'14" E, A DISTANCE OF 8.49 FEET: THENCE N 59"15'46" E, A DISTANCE OF 63.00 FEET; THENCE N 30'44'14" W, A DISTANCE OF 102.00 FEET; THENCE S 59"15'46" W, A DISTANCE OF 63.00 FEET; THENCE N 30'44'14" W. A DISTANCE OF 20.17 FEET:

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67 FEET, A CENTRAL ANGLE OF 110'59'28" AND AN ARC LENGTH OF 16.80 FEET; THENCE N 80"5'13" E, A DISTANCE OF 83.81 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 08'03'47" AND AN ARC LENGTH OF 3.52 FEET; THENCE N 8819'00" E, A DISTANCE OF 60.10 FEET;

THENCE S 59"15'46" W, A DISTANCE OF 57.04 FEET; THENCE S 30'44'14" E, A DISTANCE OF 136.33 FEET;

THENCE N 59"15'46" E. A DISTANCE OF 62.48 FEET TO A POINT ON A CURVE: THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1.67 FEET, A CENTRAL ANGLE OF 46'43'09" AND AN ARC LENGTH OF 1.36 FEET, THE CHORD OF

WHICH BEARS N 07'48'54" W, A DISTANCE OF 1.32 FEET: THENCE S 30°44'15" E, A DISTANCE OF 30.85 FEET: THENCE N 59"5'46" E, A DISTANCE OF 22.00 FEET: THENCE S 30°44'14" E, A DISTANCE OF 4.48 FEET; THENCE N 59"15'46" E, A DISTANCE OF 63.00 FEET; THENCE N 30'44'14" W, A DISTANCE OF 102.00 FEET; THENCE S 59"15'46" W. A DISTANCE OF 63.00 FEET:

THENCE N 30'44'14" W. A DISTANCE OF 12.67 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 23.67 FEET, A CENTRAL ANGLE OF 119'03'50" AND AN ARC LENGTH OF 49.18 FEET, THE CHORD OF WHICH BEARS N 28'46'57" E. A DISTANCE OF 40.80 FEET:

THENCE N 8819'00" E, A DISTANCE OF 15.86 FEET: THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 59'55'58" AND AN ARC LENGTH OF 75.31 FEET: THENCE S 31'45'02" E, A DISTANCE OF 29.68 FEET:

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 72.00 FEET. A CENTRAL ANGLE OF 40°44'17" AND AN ARC LENGTH OF 51.19 FEET: THENCE S 08'59'15" W, A DISTANCE OF 79.77 FEET:

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 56'42'40" AND AN ARC LENGTH OF 41.57 FEET, THE CHORD OF WHICH BEARS S 37'20'35" W. A DISTANCE OF 39.90 FEET TO THE POINT OF BEGINNING:

CONTAINING A CALCULATED AREA OF 59,361 SQUARE FEET OR 1.36 ACRES, MORE OR LESS.

MINOR SUBDIVISION PLAT

SHEET 1 OF 2

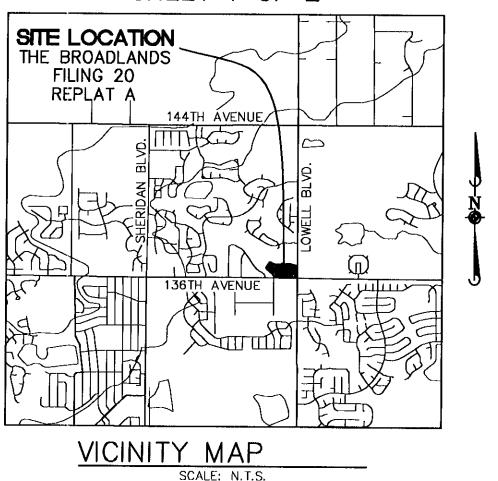


TABLE OF CONTENTS

DESCRIPTION

COVER SHEET, LEGAL DESCRIPTION FINAL PLAT AND CURVE & LINE TABLES

LEGAL DESCRIPTION CONTINUED

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE BROADLANDS FILING NO. 20 - REPLAT A"; AND BY THESE PRESENTS DEDICATES 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.

<u>OWNER</u>

LAKEVIEW BY REMINGTON HOMES, INC., A COLORADO CORPORATION

BY: REGAN HAUPTMAN

4/13/06

NOTARL

<u>NOTARY</u>

STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY 2006, BY REGAN HAUPTMAN, AS TESTOUNT OF LAKEVIEW BY REMINGTON HOMES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Francon Prichanger NOTARY PUBLIC

9-23-09 MY COMMISSION EXPIRES

My Commission Expires 04/17/2007

MORTAGEE:

CITYWIDE BANKS

ANDREW MARCHASE VICE PRESIDENT

NOTARY

STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS PLAY DAY OF CITYMDE BANKS. WITHER MY HAND AND OFFICIAL SEAL

NO TARKE PRUBLIKE !

MY COMMISSION EXPIRES

BEARINGS ARE BASED ON THE INVERSE OF STATE PLANE VALUES AS PUBLISHED BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NGS H413 AND NGS W411 BEING N87'09'38"W (GRID BEARING) A DISTANCE OF 10,252.41' (MODIFIED STATE PLANE DISTANCE).

GENERAL NOTES

- 1. THE BROADLANDS FILING NO. 20 REPLAT A, IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 085073 0020 E, REVISED SEPTEMBER 30, 1997.
- 2. ANY PERSON WHO KNOWNGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. C.R.S.
- 3. THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON, SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM OF 1983 (NORTH ZONE) AS STATED BELOW. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER CLASS 1, 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. SEE SHEET 2 FOR TIES TO CITY OF BROOMFIELD GPS
- 4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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
- 5. ACCORDING TO C.R.S. 38-51-105 THE OWNER/SUBDIVIDER IS RESPONSIBLE FOR ALL INTERNAL MONUMENTATION OF LOTS, BLOCKS, AND CENTERLINES AS SPECIFIED BY COLORADO LAW AND CITY REGULATIONS.
- 6. A 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "MANHARD 34582" IS SET AT ALL CORNERS OF THE BOUNDARY ON THIS PLAT.
- 7. TITLE POLICY ORDER NUMBER ABJ70120642 PREPARED BY LAND TITLE GUARANTEE COMPANY DATED SEPTEMBER 16, 2005 AT 5:00 P.M. WAS RELIED UPON FOR THE LEGAL DESCRIPTION, RECORDED EASEMENTS OR RIGHTS OF WAY, WHICH MAY AFFECT THIS PROPERTY.
- 8. A UTILITY EASEMENT, IN ADDITION TO THOSE SPECIFICALLY SHOWN, IS HEREBY GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO ACROSS ALL LOTS FOR THE PURPOSE OF PROVIDING GAS AND ELECTRIC SERVICE.

STATE PLANE - LOCAL GRID EXPLANATION:

THE LOCAL GRID, AS SHOWN HEREON, IS A MODIFIED VERSION OF THE COLORADO STATE PLANE NORTH ZONE NAD83 (0501).

LOCAL GRID COORDINATES WERE MODIFIED BY THE COMBINED FACTOR FOR GPS CONTROL POINT

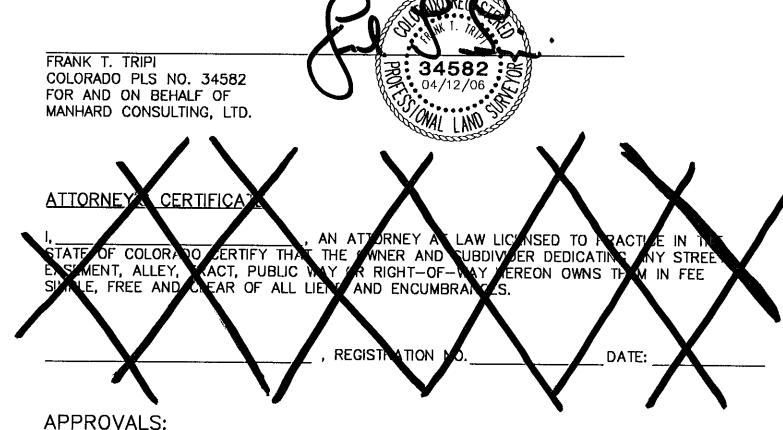
THE COMBINED FACTOR IS CALCULATED BY MULTIPLYING THE PUBLISHED SCALE FACTOR OF 0.999971314 BY AN ELEVATION FACTOR OF 1.00025294 WHICH PROJECTS THE LOCAL GRID TO AN ELEVATION OF 5287.92 FEET.

ALL DISTANCES SHOWN HEREON ARE US SURVEY FOOT GROUND DISTANCES.

SEE GEODETIC COORDINATE TABLE ON SHEET 2.

SURVEYOR'S CERTIFICATE:

I, FRANK T. TRIPI, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO. HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUES.



THIS MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD. STATE OF COLORADO ON THIS _____ DAY OF ______ DAY OF ______

DIRECTOR OF COMMUNITY DEVELOPMENT

BROADLANDS THE

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FILING

SUBI

MINOR

BRO

OF

PROJ. MGR.: **S.V.B.** PROJ. ASSOC.: R.L.T. D.M.B. CHECKED BY: F.T.T. 09/13/05 SCALE:

<u>N.T.S.</u> SHEET

RMBRC

