

THE BROADLANDS FILING NO. 1, REPLAT A

MINOR SUBDIVISION PLAT A RESUBDIVISION OF LOTS 25 AND 26 OF THE BROADLANDS FILING NO. 1

A PART OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., CITY
OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY
OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS
FOLLOWS:

THE BROADLANDS FILING NO. 1, LOTS 25 AND 26

CONTAINING 0.285 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 1 REPLAT A
AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE
UTILITIES.

EXECUTED THIS 5th DAY OF April, A.D. 1999.

KDB HOMES, INC.
A Delaware corporation
7120 Orchard Road, Suite 300
Englewood, Colorado 80111

Pete Klymkow
By: Pete Klymkow, Vice President

ACKNOWLEDGMENT

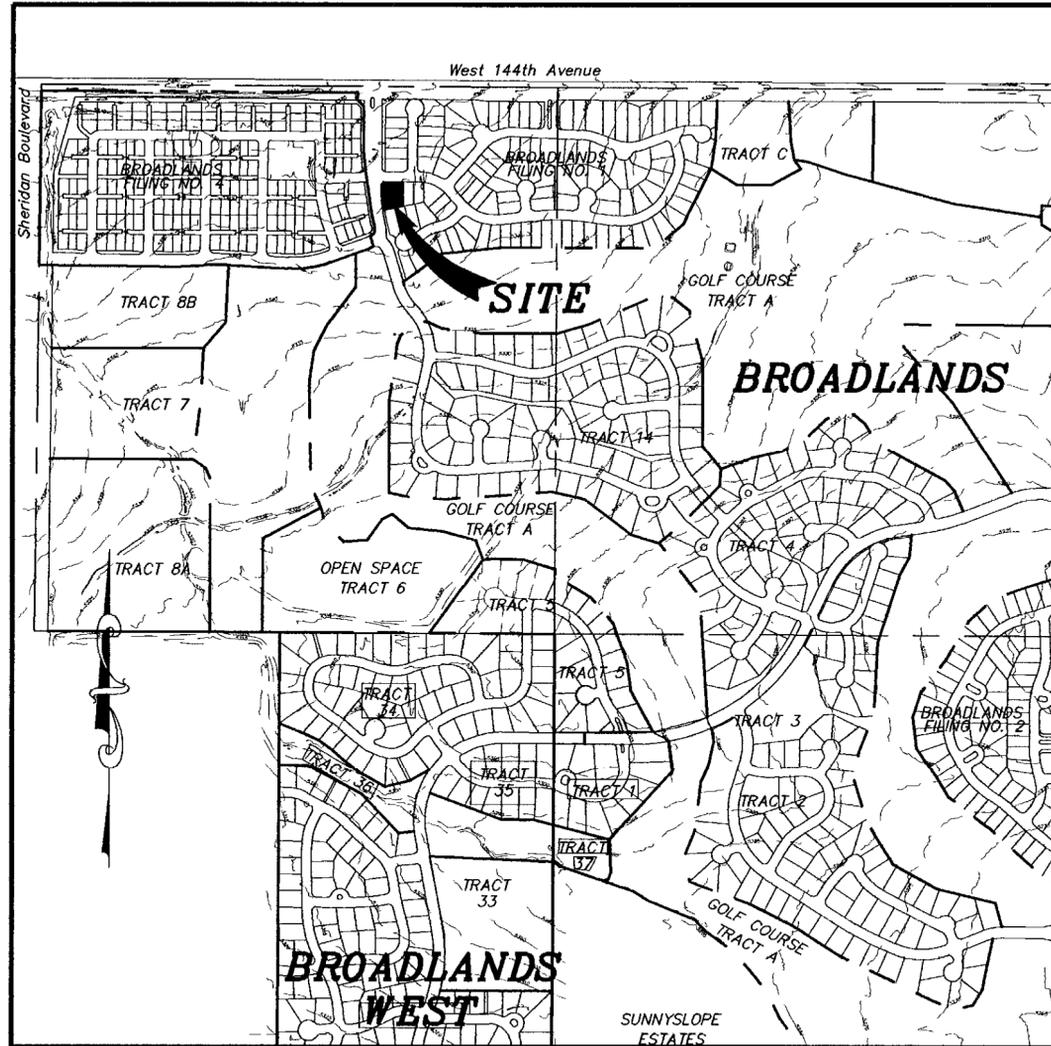
State of Colorado) SS)
County of Adams)

Pragant
The foregoing instrument was acknowledged before me
this 5th day of April, 1999,
by Pete Klymkow as Vice President of KDB HOMES INC.,
a Delaware corporation.

Witness my hand and official seal.

My commission expires: 12/12/02

Joan O'Donnell
Notary Public
JOAN O'DONNELL
NOTARY PUBLIC, STATE OF COLORADO



VICINITY MAP

NOTE:

- BEARING BASIS:
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T 1S, R 68W,
6TH P.M. S89°45'30"E, MONUMENTS DESCRIBED BELOW.
NORTH 1/4 CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
NORTHWEST CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the City
of Broomfield, Colorado, this 7th day of June, 1999.

[Signature]
PLANNING DIRECTOR

[Signature]
CITY ENGINEER

[Signature]
CITY MANAGER

CLERK & RECORDER'S CERTIFICATE

State of Colorado) SS)
County of Adams)

I hereby certify that this instrument was filed in my office at 8:49 o'clock A.m., this
29th day of September A.D., 1999. Filed in File 18 Map 118, and

Reception No. 00596782

FILE _____ FILM _____ NO. _____

FEES \$ _____ PAID _____

RECORDER Carol A. Snyder

BY DEPUTY Sandy Graybill

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY
REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THIS MINOR SUBDIVISION OF THE BROADLANDS FILING NO. 1, REPLAT A TRULY
AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION
AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

[Signature] 28258 45-1-99

JOHN C. BARICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 28258

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.

THE BROADLANDS
FILING NO. 1, REPLAT A
MINOR SUBDIVISION PLAT

SCALE	HOR. N/A VERT. N/A		HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4909 Pearl East Circle, Suite 108 Boulder, Colorado 80301 (303) 449-9106
DESIGN/APPR.	JB		
DRAWN BY	PT		
DATE	4/1/99		
FILE G:\202023\TRACT-12\12-RPACV.dwg			SHEET 1 OF 2

GRID N: 1227766.294
GRID E: 3127871.922
LATITUDE: 39°57'27.689"
LONGITUDE: 105°02'37.926"

BM 10
N 1229681.391 GRID
E 3128027.335 COORDS
LATITUDE: 39°57'46.632"
LONGITUDE: 105°02'35.723"

CITY OF BROOMFIELD G.P.S. TIE
BM #10 (REBAR AT DAM INSPECTION RANGE BOX)

Ground 22°35'41.41" 2583.92 ft.
Grid 22°35'41.41" 2583.84 ft.

Ground 20°44'04.23" 2550.28 ft.
Grid 20°44'04.23" 2550.20 ft.

N58°36'36"E
881.98'

D = 30°21'00"
R = 20.00'
L = 10.59'
CH = 10.47'
S75°10'35"W

GRID N: 1227297.684
GRID E: 3127034.565
LATITUDE: 39°57'23.101"
LONGITUDE: 105°02'48.710"

GRID N: 1227298.177
GRID E: 3127124.440
LATITUDE: 39°57'23.101"
LONGITUDE: 105°02'47.555"

D = 09°13'53"
R = 719.84'
L = 115.98'
CH = 115.85'
S75°10'35"W

THE BROADLANDS FILING NO. 4

AUGUSTA DRIVE

NELSON DRIVE

ERIN COURT

OUTLOT E

EXISTING 5' DRAINAGE EASEMENT TO BE VACATED BY SEPERATE INSTRUMENT

8' UTILITY EASEMENT (TYP)

EXISTING 5' DRAINAGE EASEMENT

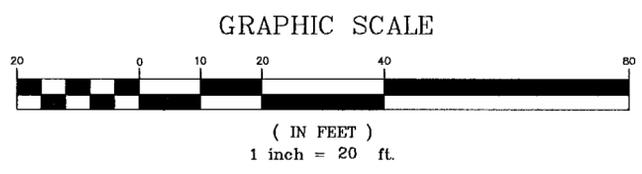
5' DRAINAGE EASEMENT (TYP. ALL SIDE YARDS)

26
5,504 s.f.

OLD LOTLINE

8' DRAINAGE & UTILITY EASEMENT (TYP)

- NOTE:**
1. ALL LOTS HAVE A 5' DRAINAGE EASEMENT ON SIDE LOT LINES
 2. ALL INTERIOR LOTS HAVE AN 8' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES
 3. ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE
 4. ALL MONUMENTS SHALL BE 2" ALUMINUM CAP/ PIN MARKED "HURST & ASSOC. PLS 15315 UNLESS OTHERWISE NOTED.



The Colorado Coordinate System hereon shown is defined as Order C 2-1, 1:50,000 as described in the "Geometric Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques" by the Federal Geodetic Control Committee.

THE BROADLANDS FILING NO. 1, REPLAT A MINOR SUBDIVISION PLAT

SCALE	HOR. 1"=20'		HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4989 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9105
DESIGN/APPR.	JJ		
DRAWN	PT		
DATE	4/1/99		
FILE NAME	G:\202023\TRACT-12-RPA.dwg	SHEET 2 OF 2	