

THE BROADLANDS FILING NO. 3, REPLAT B

MINOR SUBDIVISION PLAT

A RESUBDIVISION OF OUTLOTS G, H AND I
THE BROADLANDS SUBDIVISION FILING NO. 3
A PART OF THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

LEGAL DESCRIPTION:

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

BLOCK 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, THE BROADLANDS FILING NO. 3 WHICH BEARS S 37°29'02" E, 1140.85 FEET FROM THE CENTER CORNER OF SAID SECTION 19;

THENCE N 06°36'43" E, 76.84 FEET;

THENCE N 89°27'15" E, 148.04 FEET;

THENCE 93.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 384.00 FEET, A CENTRAL ANGLE OF 13°54'33", AND A CHORD BEARING S 02°26'12" E, 92.99 FEET;

THENCE N 84°36'41" W, 161.55 FEET TO THE POINT OF BEGINNING, CONTAINING 12,909 SQUARE FEET.

BLOCK 2

BEGINNING AT THE NORTHWEST CORNER OF LOT 77, THE BROADLANDS FILING NO. 3 WHICH BEARS S 57°44'28" E, 1299.95 FEET FROM THE CENTER CORNER OF SAID SECTION 19;

THENCE S 00°00'00" W, 145.66 FEET;

THENCE S 70°42'23" W, 84.76 FEET;

THENCE S 75°46'10" W, 118.71 FEET;

THENCE 138.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 332.00 FEET, A CENTRAL ANGLE OF 23°51'10", AND A CHORD BEARING N 05°11'57" E, 137.22 FEET;

THENCE N 17°07'32" E, 67.11 FEET;

THENCE 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'59", AND A CHORD BEARING N 62°07'32" E, 28.28 FEET;

THENCE S 72°52'28" E, 1.95 FEET;

THENCE 97.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 19°36'50", AND A CHORD BEARING S 82°40'53" E, 96.75 FEET;

THENCE N 87°30'42" E, 40.09 FEET TO THE POINT OF BEGINNING, CONTAINING 33,117 SQUARE FEET.

BLOCK 3

BEGINNING AT THE NORTHWEST CORNER OF LOT 72, THE BROADLANDS FILING NO. 3 WHICH BEARS S 63°31'07" E, 1174.26 FEET FROM THE CENTER CORNER OF SAID SECTION 19;

THENCE S 00°00'00" W, 124.20 FEET;

THENCE 76.96 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 236.00 FEET, A CENTRAL ANGLE OF 18°41'07", AND A CHORD BEARING N 81°39'41" W, 76.62 FEET;

THENCE 30.63 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°44'18", AND A CHORD BEARING N 28°26'58" W, 27.72 FEET;

THENCE 81.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 15°28'20", AND A CHORD BEARING N 07°41'01" E, 81.57 FEET;

THENCE N 84°14'39" E, 78.51 FEET TO THE POINT OF BEGINNING, CONTAINING 9,610 SQUARE FEET.

OWNER, BLOCK 1, LOT 6; BLOCK 2, LOTS 74 THRU 76; BLOCK 3, LOT 73.

EXECUTED THIS 2 DAY OF OCTOBER, A.D. 1998.

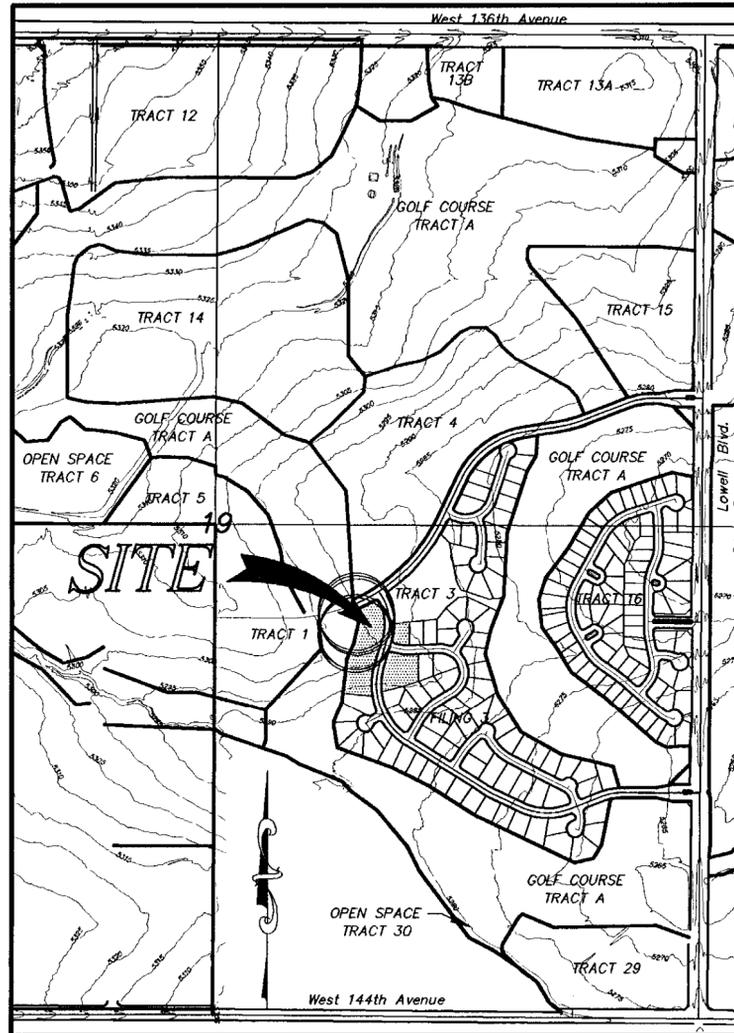
COMMUNITY DEVELOPMENT GROUP
OF BROOMFIELD, LLC

by: CHARLES R. BELLOCK, President

ACKNOWLEDGMENT

State of Colorado) ss
County of Adams)
The foregoing instrument was acknowledged before me
this 2nd day of October, 1998,
by: CHARLES R. BELLOCK

Witness my hand and official seal
My commission expires 6/30/2003
Nancy L. North
Notary Public



VICINITY MAP
SCALE 1"=500'

NOTES:

BEARING BASIS:
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, T.1S., R.68W. 6TH P.M.
S00°16'23"W, ASSUMED BETWEEN MONUMENTS DESCRIBED BELOW.
SOUTH 1/4 CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
CENTER QUARTER CORNER, SECTION 19 - FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the City of Broomfield, Colorado, this _____ day of _____, 1998.

[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 _____ o'clock _____ m., this 2nd day of October, A.D., 1998. Filed in File 17, Map 947, and _____
Reception No. C0455608

FILE _____ FILM _____ NO. _____

FEES \$ _____ PAID _____

RECORDED _____
BY _____
DEPUTY _____

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOC., INC., I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT OF THE BROADLANDS FILING NO. 3, REPLAT B TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

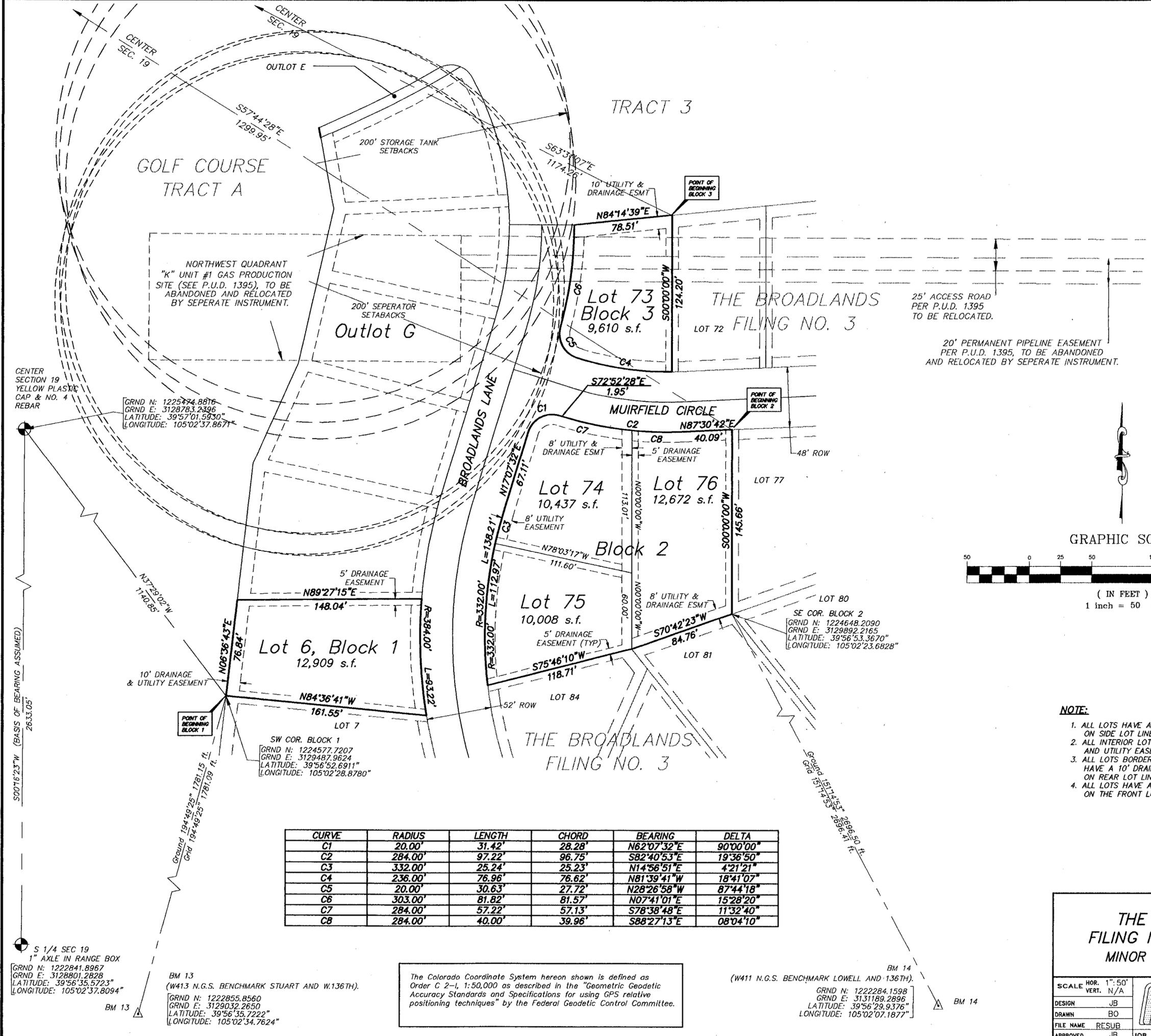
[Signature]
JOHN C. BARICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 28258

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. 3, REPLAT B
MINOR SUBDIVISION PLAT

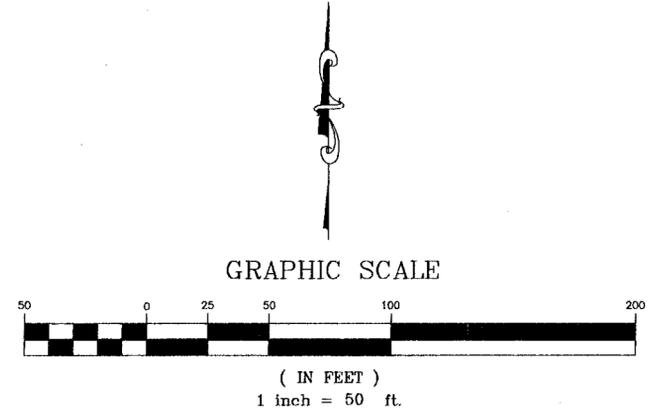
SCALE	HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4969 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9106
DESIGN	JB	
DRAWN	BO	
FILE NAME	RESUBCV	
APPROVED	JB	



NORTHWEST QUADRANT "K" UNIT #1 GAS PRODUCTION SITE (SEE P.U.D. 1395), TO BE ABANDONED AND RELOCATED BY SEPERATE INSTRUMENT.

25' ACCESS ROAD PER P.U.D. 1395 TO BE RELOCATED.

20' PERMANENT PIPELINE EASEMENT PER P.U.D. 1395, TO BE ABANDONED AND RELOCATED BY SEPERATE INSTRUMENT.



- 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 BORDERING ON THE GOLF COURSE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES.
 4. ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N62°07'32"E	90°00'00"
C2	284.00'	97.22'	96.75'	S82°40'53"E	19°36'50"
C3	332.00'	25.24'	25.23'	N14°56'51"E	4°21'21"
C4	236.00'	76.96'	76.62'	N81°39'41"W	18°41'07"
C5	20.00'	30.63'	27.72'	N28°26'58"W	87°44'18"
C6	303.00'	81.82'	81.57'	N07°41'01"E	15°28'20"
C7	284.00'	57.22'	57.13'	S78°38'48"E	11°32'40"
C8	284.00'	40.00'	39.96'	S88°27'13"E	08°04'10"

S 1/4 SEC 19
1" AXLE IN RANGE BOX
GRND N: 1222841.8967
GRND E: 3128801.2628
LATITUDE: 39°56'35.5723"
LONGITUDE: 105°02'37.8094"

BM 13
(W413 N.G.S. BENCHMARK STUART AND W.136TH).
GRND N: 1222855.8560
GRND E: 3129032.2650
LATITUDE: 39°56'35.7222"
LONGITUDE: 105°02'34.7624"

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.

BM 14
(W411 N.G.S. BENCHMARK LOWELL AND 136TH).
GRND N: 1222284.1598
GRND E: 3131189.2896
LATITUDE: 39°56'29.9376"
LONGITUDE: 105°02'07.1877"

**THE BROADLANDS
FILING NO. 3, REPLAT B
MINOR SUBDIVISION PLAT**

SCALE HOR. 1"=50'
VERT. N/A

DESIGN JB
DRAWN BO
FILE NAME RESUB
APPROVED JB

HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 449-9106

JOB NO. 202023J DATE 9/29/98 SHEET 2 of 2