

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:
 THAT PORTION OF OUTLOT K OF THE BROADLANDS FILING NUMBER 5, RECORDED AT RECEPTION NUMBER C0517329, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT K, THE BROADLANDS FILING NO. 5;
 THENCE N90°00'00"E., A DISTANCE OF 245.01 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 100.00 FEET;
 THENCE S00°22'30"W., A DISTANCE OF 109.27 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S03°58'29"E., A RADIAL DISTANCE OF 174.00 FEET AND HAVING A CHORD BEARING OF S68°00'35"W., 107.63 FEET;
 THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 36°01'51", A DISTANCE OF 109.42 FEET;
 THENCE N00°17'27"W., A DISTANCE OF 148.41 FEET TO THE POINT OF BEGINNING.
 CONTAINING 12,268.82 SQUARE FEET OR 0.2817 ACRES.

THE BROADLANDS FILING NO. 5 REPLAT B

A MINOR SUBDIVISION PLAT

A SUBDIVISION OF PART OF OUTLOT K, THE BROADLANDS FILING NO. 5, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 2nd DAY OF JANUARY, 2001.

John Franklin
 PLANNING DIRECTOR
Ray E. Bohm
 CITY ENGINEER
Luigi Di Carlo
 CITY MANAGER

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF ADAMS) SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:17 O'CLOCK P.M., THIS 31st DAY OF JANUARY, A.D. 2001.
 FILE 18 MAP 368 NO. NO.
 RECEPTION NUMBER C0756442
 FEES PAID \$ _____

Carol A. Snyder
 RECORDER
Sandy Graybill
 DEPUTY

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE BROADLANDS FILING NO. 5, REPLAT B"; AND BY THESE PRESENTS 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 11th DAY OF JANUARY, A.D. 2001

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC, A COLORADO LIMITED LIABILITY COMPANY

Charles R. Bellock
 BY: CHARLES R. BELLOCK, MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO)
 COUNTY OF Boulder) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, A.D. 2001,
 BY: WILLIAM M. MOORE Charles R. Bellock

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 7/30/02

Jessica Clark
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

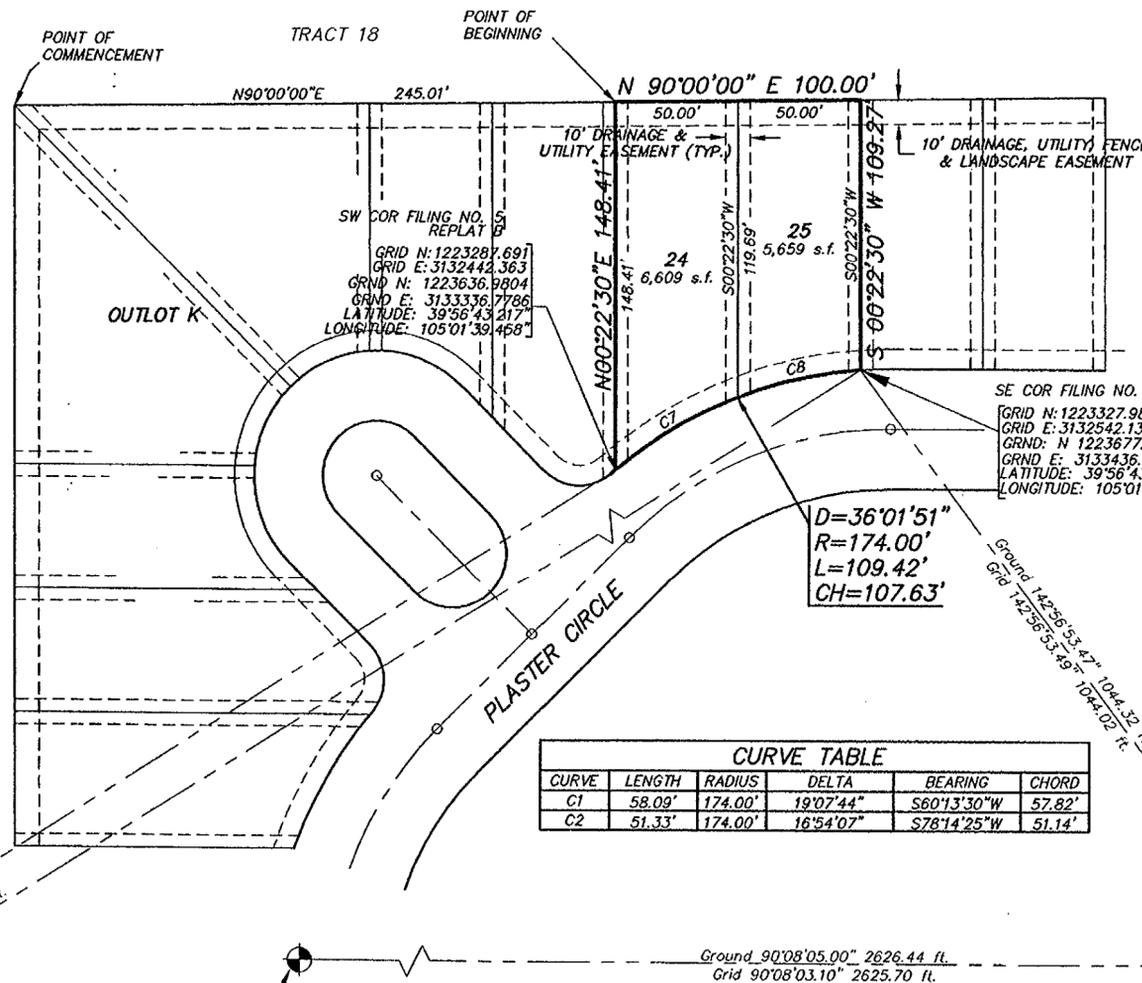
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT, "THE BROADLANDS FILING NO. 5, REPLAT B", TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND REGULARLY PERFORMED IN ACCORDANCE WITH COLORADO LAW.

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



BM #14
 (W411 N.G.S. BENCHMARK
 LOWELL BLVD. AND 136TH)

GRID N: 1221935.274
 GRID E: 3130295.504
 GRID N: 1222284.177
 GRID E: 3131189.307
 LATITUDE: 39°56'29.9634"
 LONGITUDE: 105°02'07.1140"



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	58.09'	174.00'	19°07'44"	S60°13'30"W	57.82'
C2	51.33'	174.00'	16°54'07"	S78°14'25"W	51.14'

NOTES

- NORTHEAST AND NORTHWEST BOUNDARY CORNERS MONUMENTED WITH 2" ALUMINUM CAPS MARKED "HURST & ASSOC. PLS 28258 SET ON NO. 4 REBAR. ALL OTHER CORNERS SET IN CONCRETE WITH 1" BRASS DISK MARKED "LS 28258".
- BEARING BASIS:
 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T.1S., R.68W. 6TH P.M. N89°11'58"W, MONUMENTS DESCRIBED BELOW.
 SOUTHWEST CORNER SECTION 20 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
 SOUTH ONE-QUARTER SECTION CORNER, SECTION 20 - FOUND 1" DIA. METAL AXLE IN CONCRETE 2' BELOW GRADE.
- THE BEARING BASIS AND COORDINATES FOR THE TIES SHOWN TO THE PUBLIC LAND SURVEY SYSTEM CORNERS AND BENCHMARK #14 ARE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99971455.

GRAPHIC SCALE



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. 5
 REPLAT B**
 A MINOR SUBDIVISION PLAT

SCALE HORIZ. 1"=50'
 VERT. 1"=A

DESIGN JB
 DRAWN BO
 FILE NAME 27-RPB

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 4999 Pearl East Circle, Suite 106
 Boulder, Colorado 80501 (303) 449-9105

APPROVED _____
 JOB NO. 202023 DATE 1/11/01 SHEET 1 OF 1