

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19 FROM WHENCE THE WEST QUARTER CORNER BEARS N 89°43'18" W 2540.94 FEET;

THENCE S 89°42'51" E, 721.68 FEET TO THE POINT OF BEGINNING;

THENCE S 03°45'43" E, 400.03 FEET;

THENCE 642.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 40°52'51", AND A CHORD BEARING N 46°02'52" E, 628.62 FEET;

THENCE N 25°36'27" E, 244.96 FEET;

THENCE 467.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 55°49'37", AND A CHORD BEARING N 53°31'16" E, 449.41 FEET;

THENCE N 81°26'04" E, 195.92 FEET;

THENCE 121.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 12°14'03", AND A CHORD BEARING N 75°19'03" E, 121.48 FEET;

THENCE N 69°12'01" E, 21.57 FEET;

THENCE N 23°04'30" W, 105.70 FEET;

THENCE N 41°53'03" W, 71.88 FEET;

THENCE N 61°37'16" W, 331.63 FEET;

THENCE N 48°22'49" W, 86.55 FEET;

THENCE N 31°02'27" W, 69.65 FEET;

THENCE N 50°13'18" W, 69.62 FEET;

THENCE S 89°35'16" W, 82.83 FEET;

THENCE S 66°23'31" W, 61.42 FEET;

THENCE S 46°16'20" W, 147.90 FEET;

THENCE S 64°07'19" W, 113.99 FEET;

THENCE S 77°36'03" W, 142.20 FEET;

THENCE S 71°10'55" W, 173.39 FEET;

THENCE S 04°45'58" W, 83.32 FEET;

THENCE S 45°00'53" W, 258.15 FEET;

THENCE S 50°55'14" W, 145.27 FEET;

THENCE S 37°43'09" E, 326.21 FEET;

THENCE S 03°45'43" E, 184.54 FEET TO THE POINT OF BEGINNING, CONTAINING 21.11 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER NAME AND STYLE OF THE BROADLANDS FILING NO. 6; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS, AND OUTLOT B AS SHOWN ON THE PLAT; 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 22 DAY OF October, A.D. 1998

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

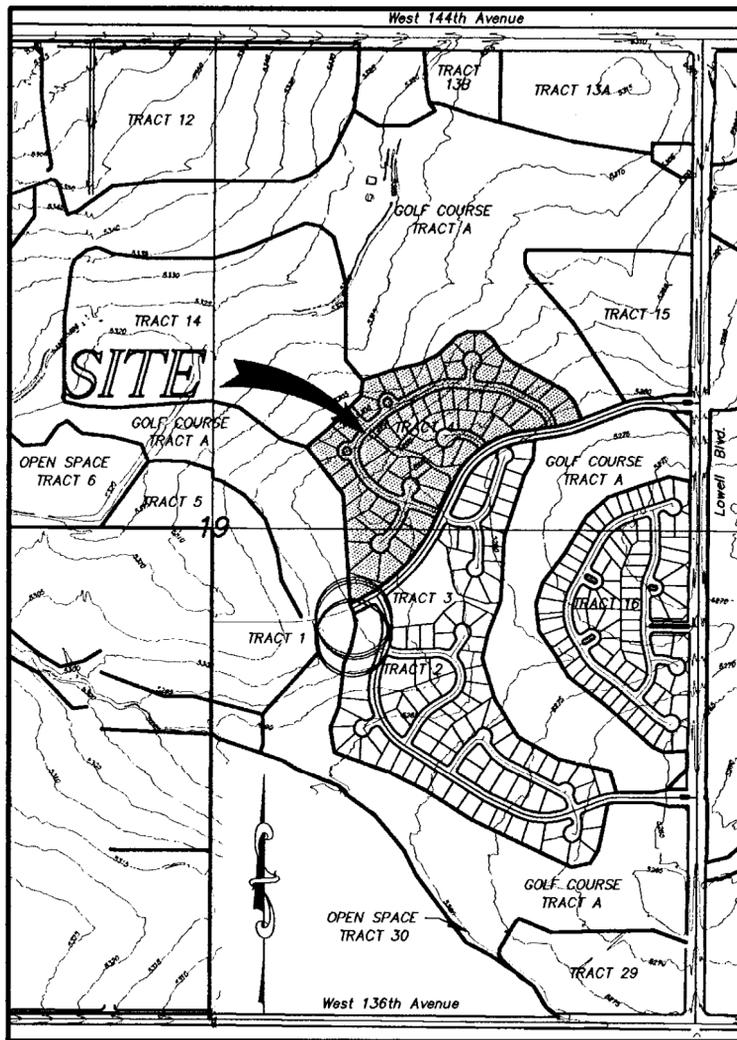
by: Charles R. Bellock, Manager

U.S. BANK NATIONAL ASSOCIATION

by: MARCIA C. GREEN, Vice President
U.S. BANK NATIONAL ASSOCIATION

THE BROADLANDS FILING NO. 6 FINAL PLAT

A SUBDIVISION OF A PORTION OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO



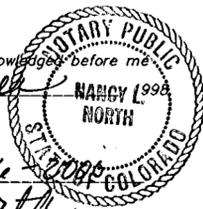
VICINITY MAP

NOTES:

- BEARING BASIS:
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, T.1S., R.68W. 6TH P.M. S00°18'18"W, MONUMENTS DESCRIBED BELOW.
EAST 1/4 CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
SOUTHEAST CORNER, SECTION 19 - FOUND 1" DIA. METAL AXLE IN RANGE BOX

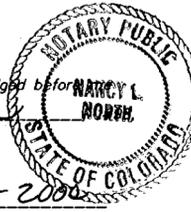
ACKNOWLEDGMENT

State of Colorado) ss
County of Adams)
The foregoing instrument was acknowledged before me this 22nd day of October, 1998, by: CHARLES R. BELLOCK
Witness my hand and official seal. My commission expires 6-6-2000
Nancy J. North
Notary Public



ACKNOWLEDGMENT

State of Colorado) ss
County of Adams)
The foregoing instrument was acknowledged before me this 23 day of October, 1998, by: MARCIA C. GREEN
Witness my hand and official seal. My commission expires 6-6-2000
Nancy J. North
Notary Public



APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 27 Day of July, 1998.

John Malone
CHAIRMAN

Kristen Anderson
SECRETARY

CITY COUNCIL CERTIFICATE:

This FINAL PLAT is hereby approved and the dedications accepted by the City Council of the City of Broomfield, Colorado, on this 25th Day of August, 1998.

William M. Berens
MAYOR

Lucia Keagness
CITY CLERK Deputy



CLERK & RECORDER'S CERTIFICATE

State of Colorado) ss
County of Adams)

I hereby certify that this instrument was filed in my office at 3:23 o'clock P.m., this 4th day of November A.D., 1998. Filed in File 17, Map 955 and

Reception No. CO 46 3971

FILE _____ FILM _____ NO. _____

FEES \$ _____ PAID

RECORDER _____

BY

DEPUTY _____

ATTORNEY'S CERTIFICATE

I, Alan B. Lottar, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, CERTIFY THAT THE OWNER AND SUBDIVIDER Dedicating ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Alan B. Lottar #318
ATTORNEY AT LAW

EXECUTED THIS 23 DAY OF October, A.D., 1998.

SURVEYOR'S CERTIFICATE

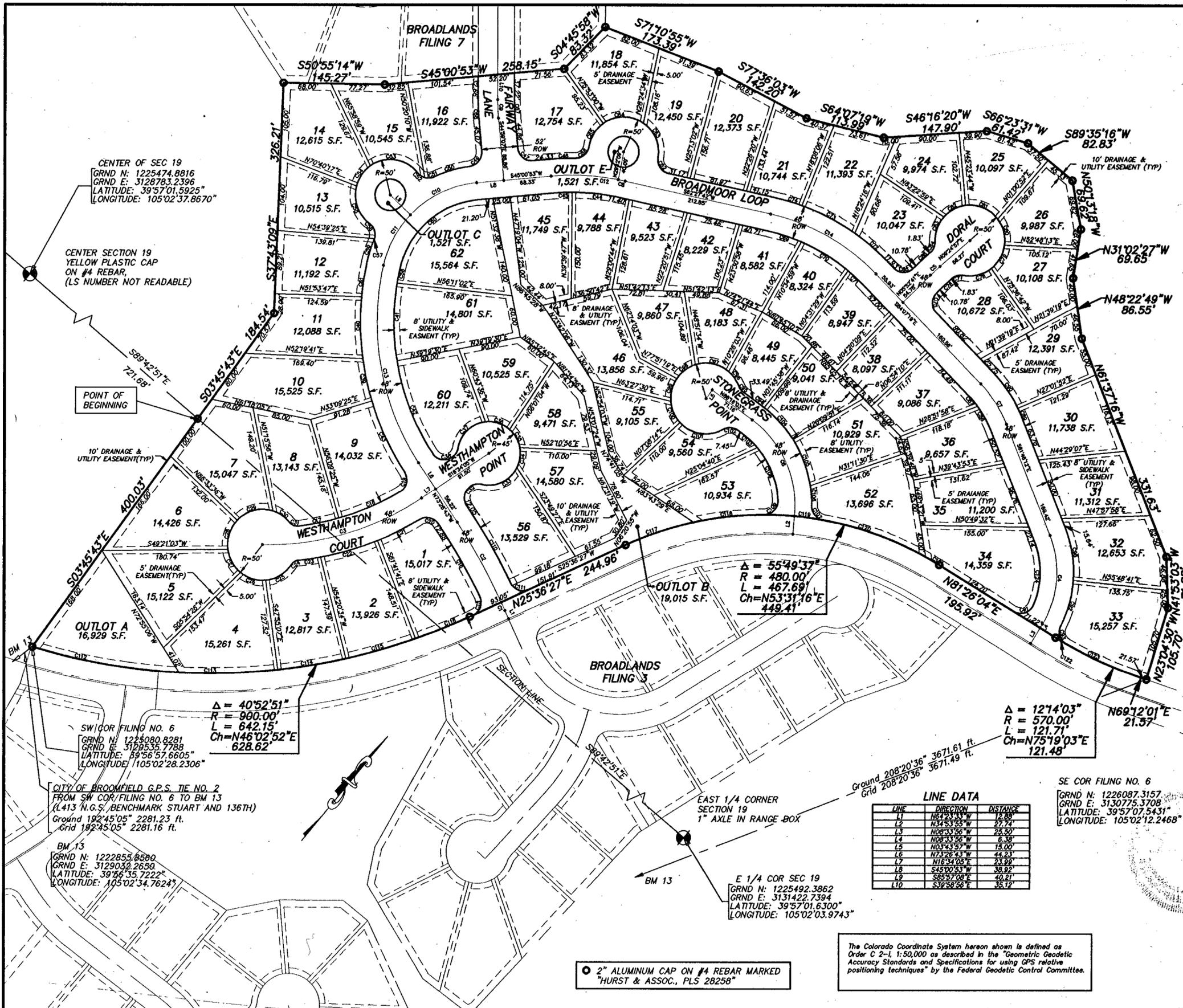
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT, THE BROADLANDS FILING NO. 6, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

John C. Barickman 10-20-98
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. 6 FINAL PLAT

SCALE	HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80501 (303) 449-9105
DESIGN	TRL	
DRAWN	GDF	
FILE NAME	230FPCV	
APPROVED	JJ	
JOB NO 2020230 DATE 10/13/98 SHEET 1 of 2		

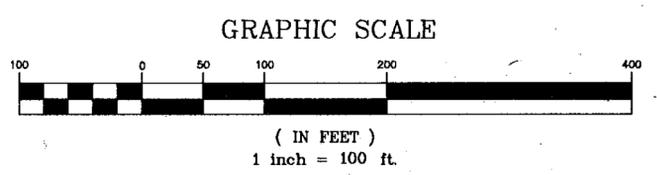


CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	900.00	12.82	12.82	N84°47'39"W	0°48'13"
C2	900.00	128.58	128.47	N82°19'14"W	08°14'57"
C3	400.00	241.25	237.61	N33°50'48"E	34°33'25"
C4	140.00	130.00	128.38	N35°10'04"W	53°17'16"
C5	300.00	185.57	182.52	S07°35'49"W	03°39'18"
C6	150.00	114.83	114.85	N68°11'07"E	88°29'27"
C7	175.00	68.27	67.84	N72°58'25"W	22°11'08"
C8	350.00	10.17	10.17	S81°37'47"W	01°39'51"
C9	300.00	28.20	28.18	S49°02'02"E	05°00'11"
C10	150.00	107.25	104.88	S24°31'52"W	20°58'01"
C11	150.00	81.91	80.90	S11°33'49"E	31°17'20"
C12	175.00	25.28	25.28	S53°16'37"E	15°58'58"
C13	361.78	201.74	203.85	N50°20'55"W	46°12'15"
C14	300.00	174.87	172.80	S77°10'12"W	33°24'59"
C15	20.00	32.18	28.82	N20°29'04"W	82°11'02"
C16	878.00	104.81	104.75	N70°00'18"W	06°51'20"
C17	178.00	65.22	65.14	N39°16'37"E	09°56'19"
C18	178.00	25.28	25.00	N27°13'07"E	14°50'54"
C19	20.00	32.53	28.06	N26°46'07"W	83°11'20"
C20	20.00	30.51	27.64	S23°51'52"W	87°25'06"
C21	424.00	67.18	67.09	N23°16'16"E	09°04'32"
C22	124.00	65.14	65.00	N33°58'41"E	11°30'20"
C23	424.00	38.16	38.15	N42°18'34"E	05°02'24"
C24	45.00	14.74	14.74	N21°03'04"W	88°29'27"
C25	45.00	35.48	35.47	N11°11'14"E	48°25'24"
C26	45.00	33.85	33.15	N68°30'55"E	43°13'18"
C27	45.00	34.08	33.87	S70°10'25"E	43°13'29"
C28	45.00	40.78	36.40	S22°12'27"E	51°55'42"
C29	45.00	43.01	40.00	S37°11'21"W	67°29'53"
C30	45.00	45.00	42.47	N27°13'07"E	74°50'54"
C31	15.00	13.87	13.39	N70°24'21"E	82°50'10"
C32	20.00	47.80	37.21	S04°57'47"E	136°58'15"
C33	45.00	60.27	55.86	N23°08'19"E	76°44'02"
C34	45.00	52.01	28.51	N31°41'50"W	36°56'18"
C35	45.00	30.89	30.00	N69°38'15"W	38°56'33"
C36	45.00	30.89	30.00	N69°38'15"W	38°56'33"
C37	45.00	28.51	28.52	N68°33'17"E	74°14'40"
C38	20.00	47.01	37.21	N38°05'18"E	138°58'53"
C39	385.78	61.08	61.01	S59°18'26"E	09°04'17"
C40	385.78	87.87	87.88	S41°14'48"E	13°03'03"
C41	337.78	110.49	110.00	S40°01'49"E	16°44'35"
C42	337.78	110.49	110.00	N67°04'59"E	14°01'27"
C43	385.78	111.65	111.66	N65°07'11"W	18°31'29"
C44	328.00	71.28	71.13	S28°11'54"W	12°31'37"
C45	328.00	27.88	27.89	S4°28'28"W	04°55'13"
C46	374.00	26.28	26.28	N47°47'31"E	05°33'18"
C47	20.00	31.42	28.28	S88°59'07"E	80°00'00"
C48	20.00	28.28	27.16	N01°29'22"W	85°29'10"
C49	174.00	42.80	42.40	N67°04'59"E	17°10'24"
C50	20.00	14.56	14.24	N45°50'02"E	41°42'54"
C51	20.00	12.15	11.85	N81°08'01"E	34°45'29"
C52	50.00	75.33	68.85	N59°12'21"E	86°32'50"
C53	80.00	35.37	34.64	N09°20'03"W	40°32'08"
C54	80.00	35.37	34.64	N09°20'03"W	40°32'08"
C55	20.00	28.28	25.75	N74°45'26"E	87°46'39"
C56	20.00	24.15	22.40	N69°46'26"W	05°01'11"
C57	80.00	2.57	2.57	N20°35'43"W	07°21'25"
C58	337.78	20.14	20.13	S28°18'56"E	03°24'56"
C59	174.00	31.35	31.31	N22°04'45"W	10°19'27"
C60	128.00	158.80	148.88	S08°31'12"W	72°15'21"
C61	385.78	30.25	30.32	S77°14'25"W	07°28'46"
C62	385.78	30.25	30.32	N74°45'26"E	87°46'39"
C63	50.00	28.44	23.49	N63°12'57"E	64°40'50"
C64	50.00	61.37	67.89	N49°16'49"E	70°19'38"
C65	50.00	30.48	28.46	N08°30'18"W	45°14'57"
C66	20.00	28.28	26.16	N09°45'17"E	81°41'47"
C67	282.00	23.24	23.75	S43°39'02"E	08°00'11"
C68	282.00	23.24	23.75	S43°39'02"E	08°00'11"
C69	278.00	51.68	51.60	S87°48'33"W	10°43'41"
C70	278.00	78.28	78.01	S81°18'52"W	16°14'58"
C71	278.00	31.02	31.00	N87°20'29"W	06°26'20"
C72	324.00	62.70	62.60	N89°39'58"W	11°05'17"
C73	324.00	62.70	62.60	S77°14'25"W	16°50'17"
C74	324.00	62.70	62.60	S77°14'25"W	16°50'17"
C75	20.00	31.42	28.28	S30°17'18"E	80°00'00"
C76	278.00	17.04	17.04	S07°38'48"W	03°32'16"
C77	20.00	16.24	16.09	S33°06'50"W	47°23'47"
C78	45.00	35.10	34.21	N34°28'08"E	44°41'16"
C79	45.00	34.47	33.63	N09°48'02"W	43°52'59"
C80	45.00	34.07	34.07	N34°28'08"E	44°41'16"
C81	45.00	48.13	45.87	S73°05'32"E	61°16'36"
C82	45.00	31.59	30.94	S22°11'41"W	40°13'05"
C83	45.00	31.60	30.95	S17°51'51"E	40°13'59"
C84	20.00	16.54	16.09	N14°16'57"W	47°23'47"
C85	20.00	16.54	16.09	N14°16'57"W	47°23'47"
C86	324.00	20.01	20.00	N50°52'41"E	80°00'00"
C87	151.00	18.72	18.71	N80°22'46"W	07°29'01"
C88	151.00	39.18	39.07	N88°12'15"W	14°52'06"
C89	189.00	14.71	14.71	N63°15'16"W	04°14'09"
C90	189.00	62.82	62.66	N75°03'50"W	18°08'58"
C91	20.00	34.26	30.92	N32°17'18"E	89°59'53"
C92	184.00	68.24	63.79	N34°28'08"E	44°41'16"
C93	20.00	30.53	27.85	S26°37'42"E	67°27'51"
C94	174.00	3.81	3.81	S86°31'45"W	01°11'23"
C95	184.00	73.66	73.04	N48°54'13"W	25°43'58"
C96	20.00	8.66	8.69	S81°19'58"E	24°48'42"
C97	45.00	15.40	15.35	N78°43'26"W	18°36'52"
C98	45.00	41.15	43.03	S21°12'12"W	63°02'22"
C99	45.00	28.48	28.10	S11°42'53"W	36°23'17"
C100	45.00	32.72	32.00	S25°46'57"E	41°39'21"
C101	45.00	28.47	28.00	S84°44'12"E	36°16'09"
C102	45.00	68.41	64.40	N59°57'03"E	74°22'21"
C103	20.00	22.21	21.05	S54°30'58"W	63°30'10"
C104	174.00	29.23	29.18	N87°04'14"W	11°05'17"
C105	174.00	61.30	60.88	N87°27'00"W	20°11'06"
C106	174.00	70.48	70.00	N69°45'10"W	23°12'30"
C107	174.00	20.42	20.89	N44°22'14"W	06°33'23"
C108	20.00	28.44	25.80	S79°45'51"E	80°19'57"
C109	128.00	81.41	80.00	N61°55'58"W	37°01'08"
C110	28.00	22.58	22.58	N03°14'51"E	33°20'22"
C111	824.00	113.84	113.77	N69°34'08"E	07°03'33"
C112	20.00	26.36	24.49	N63°22'08"E	75°31'21"
C113	900.00	160.21	160.00	N61°23'18"E	10°11'58"
C114	900.00	185.38	185.00	N50°04'10"E	12°26'19"
C115	900.00	89.05	89.00	N40°41'57"E	08°18'20"
C116	900.00	104.08	104.00	N34°13'57"E	05°17'28"
C117	480.00	63.48	63.42	N28°15'50"E	05°18'46"
C118	480.00	102.07	101.88	N31°41'58"E	12°11'02"
C119	480.00	101.59	101.40	N43°51'17"E	12°07'37"
C120	480.00	85.09	84.88	N54°59'48"E	10°09'25"
C121	480.00	156.27	155.97	N69°24'08"E	18°39'14"
C122	480.00	22.69	22.69	N80°04'55"E	02°42'39"
C123	570.00	17.86	17.86	N60°32'13"E	01°42'42"
C124	570.00	103.85	103.71	N74°28'12"E	10°26'21"
C125	116.00	91.20	88.87	N58°14'50"W	45°02'43"

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N61°29'44"W	12.88
L2	N34°53'55"W	27.74
L3	N09°33'56"W	25.50
L4	N08°33'56"W	6.30
L5	N03°43'57"W	18.00
L6	N73°28'43"W	44.23
L7	N16°34'05"E	23.89
L8	S45°00'53"W	38.92
L9	S85°57'08"E	40.21
L10	S32°58'58"E	35.12



THE BROADLANDS FILING NO. 6 FINAL PLAT

SCALE HOR. 1"=100'
VERT. N/A

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

DESIGN JJ
DRAWN GDF
FILE NAME 230-FP
APPROVED JJ

JOB NO. 2020230 DATE 10/13/98 SHEET 2 OF 2

CENTER OF SEC 19
GRND N: 1225474.8816
GRND E: 3128783.2396
LATITUDE: 39°57'01.5925"
LONGITUDE: 105°02'37.8670"

CENTER SECTION 19
YELLOW PLASTIC CAP
ON #4 REBAR,
(LS NUMBER NOT READABLE)

POINT OF BEGINNING

SW COR FILING NO. 6
GRND N: 1225080.9281
GRND E: 3129335.7788
LATITUDE: 39°56'57.6805"
LONGITUDE: 105°02'28.2306"

CITY OF BROOMFIELD G.P.S. TIE NO. 2
FROM SW COR FILING NO. 6 TO BM 13
(L413 N.G.S./BENCHMARK STUART AND 136TH)
Ground 192°45'05" 2281.23 ft.
Grid 192°45'05" 2281.16 ft.

BM 13
GRND N: 1222855.6580
GRND E: 3129032.2630
LATITUDE: 39°56'35.7222"
LONGITUDE: 105°02'34.7624"

E 1/4 COR SEC 19
GRND N: 1225492.3862
GRND E: 3131422.7394
LATITUDE: 39°57'01.6300"
LONGITUDE: 105°02'03.9743"

2" ALUMINUM CAP ON #4 REBAR MARKED
"HURST & ASSOC., PLS 28258"

The Colorado Coordinate System hereon shown is defined as
Order C 2-L, 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.