THE BROADLANDS FILING NO. 7

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

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

THAT PORTION OF THE NORTH 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:

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 N 00°16'20" E, 681.03 FEET TO THE POINT OF BEGINNING;
THENCE S 77°38'59" E, 144.57 FEET;
THENCE S 53°21'14" E, 287.19 FEET;
THENCE S 73°27'57" E, 140.92 FEET;
THENCE N 50°55'14" E, 145.27 FEET;
THENCE N 45°00'53" E, 258.15 FEET;
THENCE N 04°45'58" E, 83.32 FEET;
THENCE N 39°18'13" W, 142.86 FEET;
THENCE N 00°00'00" E, 405.53 FEET;
THENCE N 14°38'09" W, 260.00 FEET;
THENCE N 51°45'12" W, 95.00 FEET;
THENCE N 78°56'33" W, 80.00 FEET;
THENCE S 67°04'54" W, 370.00 FEET;
THENCE S 74°22'58" W, 161.22 FEET;
THENCE N 89°53'15" W, 368.74 FEET;
THENCE N 83°11'44" W, 186.77 FEET;
THENCE N 65°54'31" W, 73.52 FEET;
THENCE N 85°14'24" W, 3.44 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 103.95', SAID ARC SUBTENDED BY A RADIUS OF 330.00', A CENTRAL ANGLE OF 18°02'53", AND A CHORD BEARING N 35°18'20" W 103.52 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT 113.55', SAID ARC SUBTENDED BY A RADIUS OF 235.00', A CENTRAL ANGLE OF 27°41'07", AND A CHORD BEARING N 30°29'14" W 112.45 FEET;
THENCE N 16°38'40" W, 15.69 FEET;
THENCE S 73°21'20" W, 55.00 FEET;
THENCE S 16°38'40" E, 15.69 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 140.13', SAID ARC SUBTENDED BY A RADIUS OF 290.00', A CENTRAL ANGLE OF 27°41'07", AND A CHORD BEARING S 30°29'14" E 138.77 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT 69.22', SAID ARC SUBTENDED BY A RADIUS OF 275.00', A CENTRAL ANGLE OF 14°25'17", AND A CHORD BEARING S 37°07'09" E 69.04 FEET;
THENCE S 73°21'20" W, 12.35 FEET;
THENCE S 51°42'57" W, 82.80 FEET;
THENCE S 22°37'48" W, 45.90 FEET;
THENCE S 06°26'18" W, 89.95 FEET;
THENCE S 08°20'53" W, 184.21 FEET;
THENCE S 00°06'20" W, 445.30 FEET;
THENCE S 77°33'07" E, 106.21 FEET;
THENCE S 86°55'40" E, 173.49 FEET;
THENCE N 85°58'16" E, 520.00 FEET;
THENCE S 77°38'59" E, 15.43 FEET TO THE POINT OF BEGINNING, CONTAINING 31.62 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 7; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS, AND OULOT D 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 21 DAY OF October, A.D. 1998

NORTHLAND LAND SYNDICATE
A COLORADO LIMITED PARTNERSHIP
MOORE AND COMPANY, GENERAL PARTNER

by: WILLIAM M MOORE, President

NORTHWEST QUADRANT INVESTMENT CO.
A COLORADO GENERA' PARTNERSHIP
MOORE AND COMPANY, GENERAL PARTNER

by: WILLIAM M MOORE, President

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

by: CHARLES R. BELLOCK, Manager

CHARLES R. BELLOCK

DAVID GITLITZ

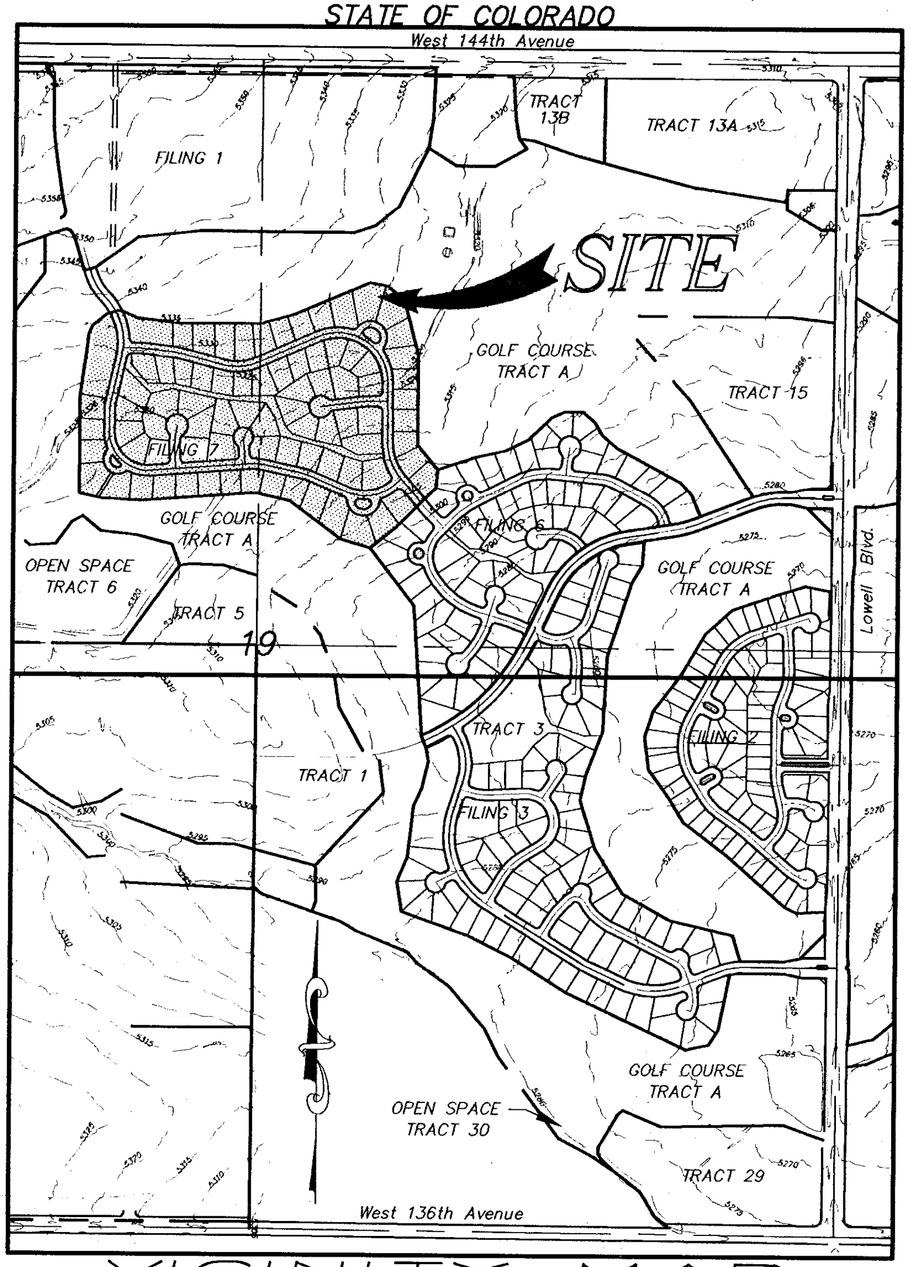
LEWIS HOLTSCLAW

JON LEE

DAVID RHODES

U.S. BANK NATIONAL ASSOCIATION

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



VICINITY MAP

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.

CHAIRMAN — SECRETARY

CITY COUNCIL CERTIFICATE:

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

MAYOR — CITY CLERK Deputy

CITY OF BROOMFIELD CORPORATE SEAL COLORADO

CLERK & RECORDER'S CERTIFICATE

State of Colorado) SS)
County of Adams)

I hereby certify that this Instrument was filed in my office at 3:30 o'clock P m., this 4th day of November A.D., 1998. Filed in File 17, Map 956, and

Reception No. CO 463974

FILE _____ FILM _____ NO. _____

FEES $ _____ PAID

RECORDER _____

BY

DEPUTY _____

ATTORNEY'S CERTIFICATE

I, Alan B. Lotter, 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.

#318

ATTORNEY AT LAW

EXECUTED THIS 27 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 NUMBER SEVEN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

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.

NOTES:

1. BEARING BASIS:
   WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, T.1S., R.68W. 6TH P.M. N00°16'20"E, MONUMENTS DESCRIBED BELOW.

   NORTH 1/4 CORNER, SECTION 19 – FOUND 1" DIA. METAL AXLE IN RANGE BOX

   CENTER 1/4 CORNER, SECTION 19 – YELLOW PLASTIC CAP (NOT READABLE) AND NO. 4 REBAR.
2. OUTLOTS A–D SHALL BE USED FOR UTILITY AND DRAINAGE EASEMENTS.

ACKNOWLEDGMENT

State of Colorado) SS)
County of Adams)
The foregoing instrument was acknowledged before me this 21 day of October, 1998,
by: WILLIAM M MOORE

Witness my hand and official seal.
My commission expires 11-[illegible]-98
Notary Public

ACKNOWLEDGMENT

State of Colorado) SS)
County of Adams)
The foregoing instrument was acknowledged before me this 23rd day of October, 1998,
by: CHARLES R. BELLOCK, DAVID GITLITZ, LEWIS HOLTSCLAW, JON LEE, DAVID RHODES

Witness my hand and official seal.
My commission expires 6-4-2000
Notary Public

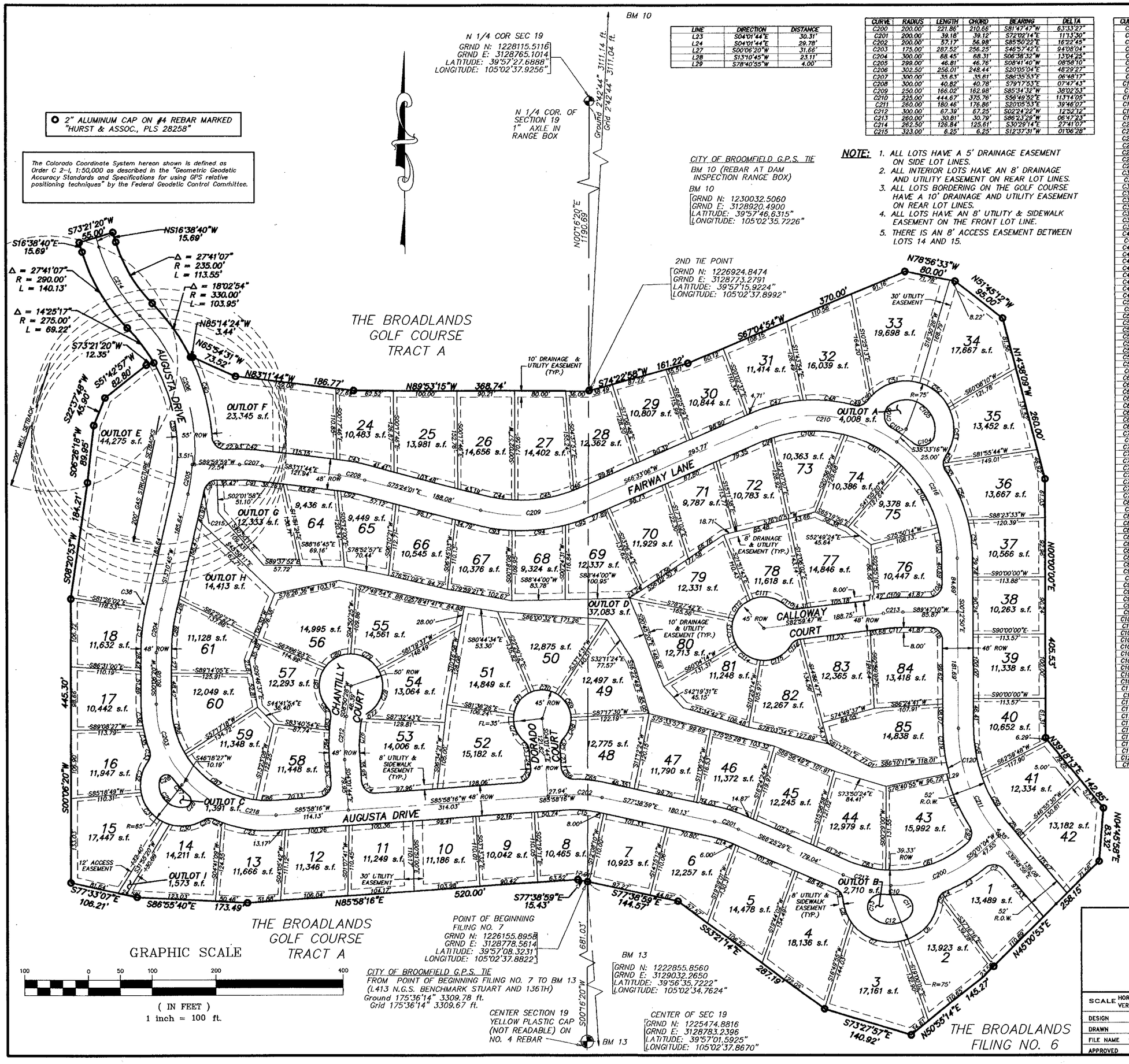
ACKNOWLEDGMENT

State of Colorado) SS)
County of Adams)
The foregoing instrument was acknowledged before me this 27 day of October, 1998,
by: MARCIA C. GREEN

Witness my hand and official seal.
My commission expires 6-4-2000
Notary Public

THE BROADLANDS
FILING NO. 7
FINAL PLAT

SCALE	HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC
DESIGN	TRL	CONSULTING ENGINEERS
DRAWN	GDF	4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9105
FILE NAME	14-FPCV	
APPROVED	JJ	JOB NO. 202023N DATE 10/13/98 SHEET 1 of 2



LINE	DIRECTION	DISTANCE
L23	S04°01'44"E	30.31'
L24	S04°01'44"E	29.78'
L27	S00°06'20"W	31.66
L28	S13°10'45"W	23.11'
L29	S78°40'55"W	4.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C200	200.00'	221.86'	210.66'	S81°47'47"W	63°33'27"
C201	200.00'	39.18'	39.12'	S72°02'14"E	11°13'30"
C202	200.00'	57.17'	56.98'	S85°50'22"E	16°22'45"
C203	175.00'	287.52'	256.25'	S46°57'42"E	94°08'04"
C204	300.00'	68.45'	68.31'	S06°38'32"W	13°04'25"
C205	299.00'	46.81'	46.76'	S08°41'40"W	08°56'10"
C206	302.50'	256.01'	248.44'	S20°05'04"E	48°29'27"
C207	300.00'	35.63'	35.61'	S86°35'53"E	06°48'17"
C208	300.00'	40.82'	40.78'	S79°17'53"E	07°47'43"
C209	250.00'	166.02'	162.98'	S85°34'32"W	38°02'53"
C210	225.00'	444.67'	375.76'	S56°49'52"E	113°14'05"
C211	260.00'	180.46'	176.86'	S20°05'53"E	39°46'07"
C212	300.00'	67.39'	67.25'	S02°24'22"W	12°52'12"
C213	260.00'	30.81'	30.79'	S86°23'29"W	06°47'23"
C214	262.50'	126.84'	125.61'	S30°29'14"E	27°41'07"
C215	323.00'	6.25'	6.25'	S12°37'31"W	01°06'28"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	20.00'	31.38'	28.26'	S84°55'47"E	89°53'40"
C3	224.00'	72.69'	72.37'	S59°25'10"W	18°35'34"
C4	20.00'	12.73'	12.52'	S50°28'46"W	36°28'22"
C5	20.00'	8.63'	8.56'	S19°52'51"W	24°43'28"
C6	75.00'	92.02'	86.36'	S42°40'08"W	70°18'03"
C7	75.00'	88.94'	83.82'	S68°12'33"E	67°56'35"
C8	75.00'	38.88'	38.44'	S19°23'18"E	29°41'55"
C9	20.00'	21.60'	20.57'	S35°28'55"E	61°53'09"
C10	215.33'	26.76'	26.74'	S88°30'15"E	07°07'14"
C11	20.00'	51.39'	38.38'	S18°28'49"E	147°14'06"
C12	44.67'	58.64'	54.64'	S88°30'15"E	72°39'02"
C13	20.00'	51.39'	38.38'	S21°28'19"W	147°14'06"
C14	176.00'	34.48'	34.43'	S72°02'14"E	11°13'30"
C15	176.00'	50.31'	50.14'	S85°50'22"E	16°22'45"
C23	199.00'	88.49'	87.77'	S81°17'22"E	25°28'45"
C24	199.00'	11.03'	11.03'	S66°57'42"E	03°10'35"
C25	20.00'	19.50'	18.74'	S86°41'38"W	55°51'55"
C26	10.83'	24.71'	19.69'	S16°30'38"W	130°42'13"
C27	189.50'	38.34'	38.28'	S43°02'42"E	11°35'33"
C28	10.83'	24.71'	19.69'	S77°23'58"W	130°42'13"
C29	35.50'	68.27'	58.23'	S43°02'42"E	110°11'07"
C30	65.00'	61.33'	59.08'	S85°47'24"W	54°03'28"
C31	65.00'	64.74'	62.10'	S38°38'54"E	57°03'56"
C32	65.00'	51.35'	50.03'	S12°31'00"W	45°15'51"
C33	20.00'	19.50'	18.74'	S07°12'58"W	55°51'55"
C35	199.00'	33.48'	33.44'	S15°53'48"E	09°38'23"
C36	199.00'	38.84'	38.78'	S05°29'08"E	11°10'56"
C37	324.00'	70.19'	70.05'	S06°18'41"W	12°24'43"
C38	324.00'	3.74'	3.74'	S12°50'54"W	00°39'42"
C39	275.00'	206.81'	201.97'	S08°21'53"E	43°05'15"
C40	330.00'	130.57'	129.72'	S14°56'49"E	22°40'10"
C41	20.00'	30.16'	27.38'	S46°48'22"E	86°23'17"
C42	324.00'	38.48'	38.46'	S86°35'53"E	06°48'17"
C43	324.00'	44.08'	44.05'	S79°17'53"E	07°47'43"
C44	226.00'	48.10'	48.01'	S81°29'49"E	12°11'36"
C45	226.00'	94.69'	94.00'	S80°24'12"W	24°00'22"
C46	226.00'	7.29'	7.29'	S67°28'33"W	01°50'55"
C47	249.00'	85.99'	85.57'	S76°26'43"W	19°47'15"
C48	249.00'	80.56'	80.21'	S84°23'31"E	18°32'16"
C49	20.00'	23.85'	22.46'	S70°43'12"W	68°18'51"
C50	75.00'	7.56'	7.55'	S39°26'58"W	05°46'24"
C51	75.00'	84.00'	79.68'	S74°25'18"W	64°10'16"
C52	75.00'	61.14'	59.46'	S50°08'24"E	46°42'19"
C53	75.00'	80.29'	76.51'	S03°52'45"W	61°20'00"
C54	20.00'	11.92'	11.75'	S17°28'02"W	34°09'26"
C55	20.00'	11.92'	11.75'	S16°41'23"E	34°09'26"
C56	249.00'	85.39'	84.98'	S23°56'37"E	19°38'57"
C57	249.00'	60.43'	60.28'	S07°09'59"E	13°54'18"
C58	236.00'	74.57'	74.26'	S09°15'59"E	18°06'18"
C59	236.00'	89.23'	88.70'	S29°09'02"E	21°39'49"
C61	176.00'	136.07'	132.71'	S72°09'58"W	44°17'49"
C62	20.00'	28.83'	26.40'	S08°42'59"W	82°36'10"
C63	176.00'	59.16'	58.89'	S76°03'19"E	19°15'38"
C64	224.00'	43.88'	43.81'	S72°02'14"E	11°13'30"
C65	224.00'	49.28'	49.18'	S83°57'07"E	12°36'16"
C66	20.00'	30.10'	27.34'	S47°08'30"E	86°13'31"
C67	20.00'	16.54'	16.08'	S19°40'09"W	47°23'47"
C68	45.00'	36.19'	35.22'	S20°19'46"W	46°04'32"
C69	45.00'	42.45'	40.89'	S29°43'59"E	54°02'59"
C70	45.00'	43.77'	42.06'	S84°37'20"E	55°43'43"
C71	45.00'	46.43'	44.40'	S37°57'11"W	59°07'14"
C72	45.00'	46.98'	44.88'	S21°30'59"E	59°49'05"
C73	20.00'	16.54'	16.08'	S27°43'58"E	47°23'47"
C74	20.00'	31.42'	28.28'	S49°01'44"E	90°00'00"
C75	20.00'	31.42'	28.28'	S40°58'16"W	90°00'00"
C76	276.00'	62.59'	62.45'	S02°28'02"W	12°59'34"
C77	20.00'	10.94'	10.80'	S44°09'15"W	31°20'12"
C78	50.00'	78.93'	70.99'	S14°35'46"W	90°27'09"
C79	50.00'	52.05'	49.73'	S60°27'13"E	59°38'50"
C80	50.00'	47.75'	45.95'	S62°21'53"W	54°42'58"
C81	50.00'	67.44'	62.44'	S03°37'56"E	77°16'39"
C82	20.00'	17.49'	16.94'	S17°13'21"E	50°05'48"
C83	324.00'	25.33'	25.32'	S06°41'34"W	04°28'44"
C84	324.00'	47.97'	47.92'	S00°12'44"W	08°28'56"
C85	20.00'	31.42'	28.28'	S40°58'16"W	90°00'00"
C86	151.00'	29.41'	29.36'	S88°26'57"E	11°09'35"
C87	151.00'	136.63'	132.01'	S56°56'53"E	51°50'32"
C88	151.00'	82.05'	81.04'	S15°27'38"E	31°07'57"
C89	276.00'	62.98'	62.84'	S06°38'32"W	13°04'25"
C90	20.00'	27.20'	25.15'	S51°02'08"W	77°55'42"
C91	276.00'	32.78'	32.76'	S86°19'53"E	06°48'17"
C92	276.00'	37.55'	37.52'	S79°17'53"E	07°47'43"
C93	274.00'	55.82'	55.72'	S81°14'10"E	11°40'18"
C94	274.00'	84.80'	84.46'	S84°03'42"W	17°43'58"
C95	274.00'	41.34'	41.30'	S70°52'24"W	08°38'37"
C99	201.00'	13.93'	13.93'	S68°32'15"W	03°58'18"
C100	201.00'	117.62'	115.95'	S87°17'16"W	33°31'46"
C101	201.00'	102.22'	101.12'	S61°22'44"E	29°08'14"
C102	201.00'	114.49'	112.95'	S30°29'34"E	32°38'06"
C103	201.00'	48.98'	48.86'	S07°11'40"E	13°57'41"
C104	20.00'	40.93'	34.15'	S71°57'53"W	117°14'43"
C105	44.67'	105.70'	82.71'	S54°26'44"E	135°34'32"
C106	20.00'	40.93'	34.15'	S00°51'22"E	117°14'43"
C107	240.33'	42.22'	42.17'	S64°26'44"E	10°03'59"
C108	20.00'	31.34'	28.23'	S44°53'35"W	89°47'10"
C109	284.00'	33.66'	33.64'	S86°23'29"W	06°47'23"
C110	20.00'	17.82'	17.24'	S71°28'34"E	51°03'19"
C111	50.00'	60.53'	56.90'	S80°37'38"E	69°21'26"
C112	50.00'	40.83'	39.70'	S41°18'11"W	46°46'56"
C113	50.00'	41.74'	40.54'	S06°00'05"E	47°49'36"
C114	50.00'	47.00'	45.29'	S56°50'34"E	53°51'22"
C115	50.00'	56.10'	53.20'	S64°05'07"W	64°17'17"
C116	20.00'	17.82'	17.24'	S57°28'06"W	51°03'19"
C117	236.00'	27.97'	27.95'	S86°23'29"W	06°47'23"
C118	20.00'	31.42'	28.28'	S45°12'50"E	90°00'00"
C119	284.00'	53.32'	53.25'	S05°35'34"E	10°45'28"
C120	284.00'	18.30'	18.30'	S12°49'04"E	03°41'31"
C121	288.00'	90.08'	89.72'	S23°37'28"E	17°55'17"

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 & SIDEWALK EASEMENT ON THE FRONT LOT LINE.
5. THERE IS AN 8' ACCESS EASEMENT BETWEEN LOTS 14 AND 15.

BROADLANDS FILING NO.7

FINAL PLAT

SCALE	HOR. 1"=100' VERT. N/A
DESIGN	JJ
DRAWN	JAF
FILE NAME	14-FP
APPROVED	JB

HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

JOB NO. 202023N DATE 10/12/98 SHEET 2 of 2