

THE BROADLANDS FILING NO. 7

REPLAT A

A REPLAT OF LOTS 14 AND 15 AND OUTLOT I, THE BROADLANDS FILING NO. 7,
CITY OF BROOMFIELD, COUNTY OF BROOMFIELD,
STATE OF COLORADO
A MINOR SUBDIVISION

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

LOTS 14 AND 15 AND OUTLOT I, THE BROADLANDS FILING NO. 7,
RECORDED IN FILE: 17 MAP: 956 AND AT RECEPTION NO. CO463974,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,
UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 7,
REPLAT A, 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 21st DAY OF January, A.D. 2002.

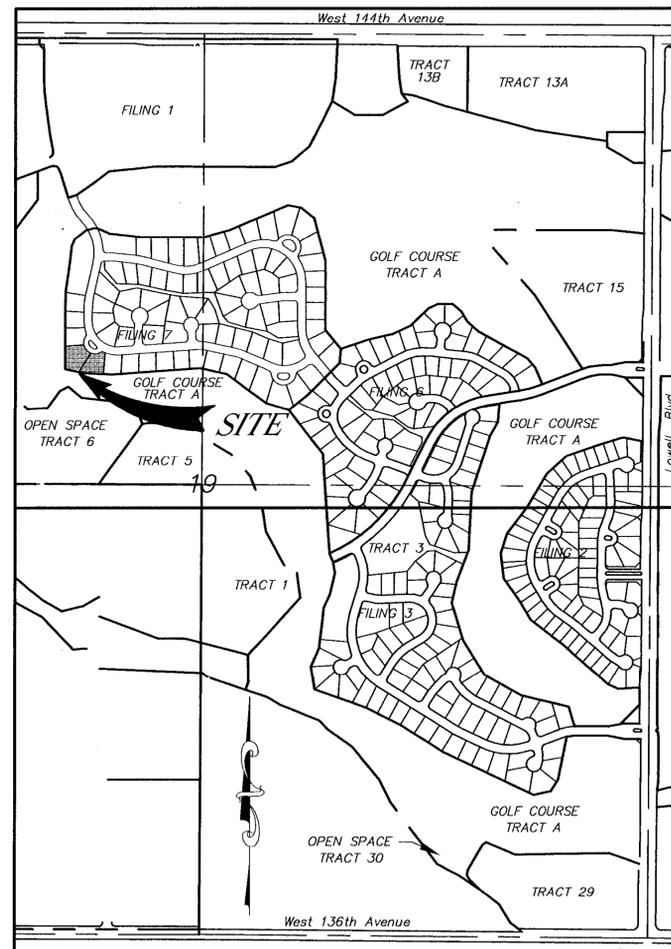
[Signature]
by: DAVID M. ALLISON, OWNER OF LOT 14

[Signature]
by: RANDY R. LOVELAND, CO-OWNER OF LOT 15

[Signature]
by: M. NICOLE LOVELAND, CO-OWNER OF LOT 15

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

[Signature]
by: CHARLES R. BELLOCK, MANAGER



VICINITY MAP

NOTES:

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

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.

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the CITY AND COUNTY OF BROOMFIELD, COLORADO, this 24th Day of May, 2002.

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR, ACTING
[Signature]
CITY MANAGER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BROOMFIELD)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK AM/PM THIS _____ DAY OF _____ 2002,
AND IS DULY RECORDED IN PLAN FILE _____, MAP _____, FILM _____,
AS RECEPTION NUMBER _____, FEE \$ _____ PAID.

ATTEST:

DEPUTY _____ RECORDER _____

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 REPLAT OF 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.

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

ACKNOWLEDGMENT

State of Colorado)
County of Broomfield)
The foregoing instrument was acknowledged before me
this 21st day of January, 2002.
by: CHARLES R. BELLOCK as manager of Community Development Group of Broomfield, LLC

Witness my hand and official seal,
My commission expires 7/30/02
[Signature]
Notary Public

ACKNOWLEDGMENT

State of Colorado)
County of Broomfield)
The foregoing instrument was acknowledged before me
this 20th day of February, 2002.
by: David M. Allison as Owner of Lot 14.

Witness my hand and official seal,
My commission expires 7/30/02
[Signature]
Notary Public

ACKNOWLEDGMENT

State of Colorado)
County of Broomfield)
The foregoing instrument was acknowledged before me
this 20th day of February, 2002.
by: Randy R. Loveland as co-owner of Lot 15.

Witness my hand and official seal,
My commission expires 7/30/02
[Signature]
Notary Public

ACKNOWLEDGMENT

State of Colorado)
County of Broomfield)
The foregoing instrument was acknowledged before me
this 20th day of February, 2002.
by: M. Nicole Loveland as co-owner of Lot 15.

Witness my hand and official seal,
My commission expires 7/30/02
[Signature]
Notary Public

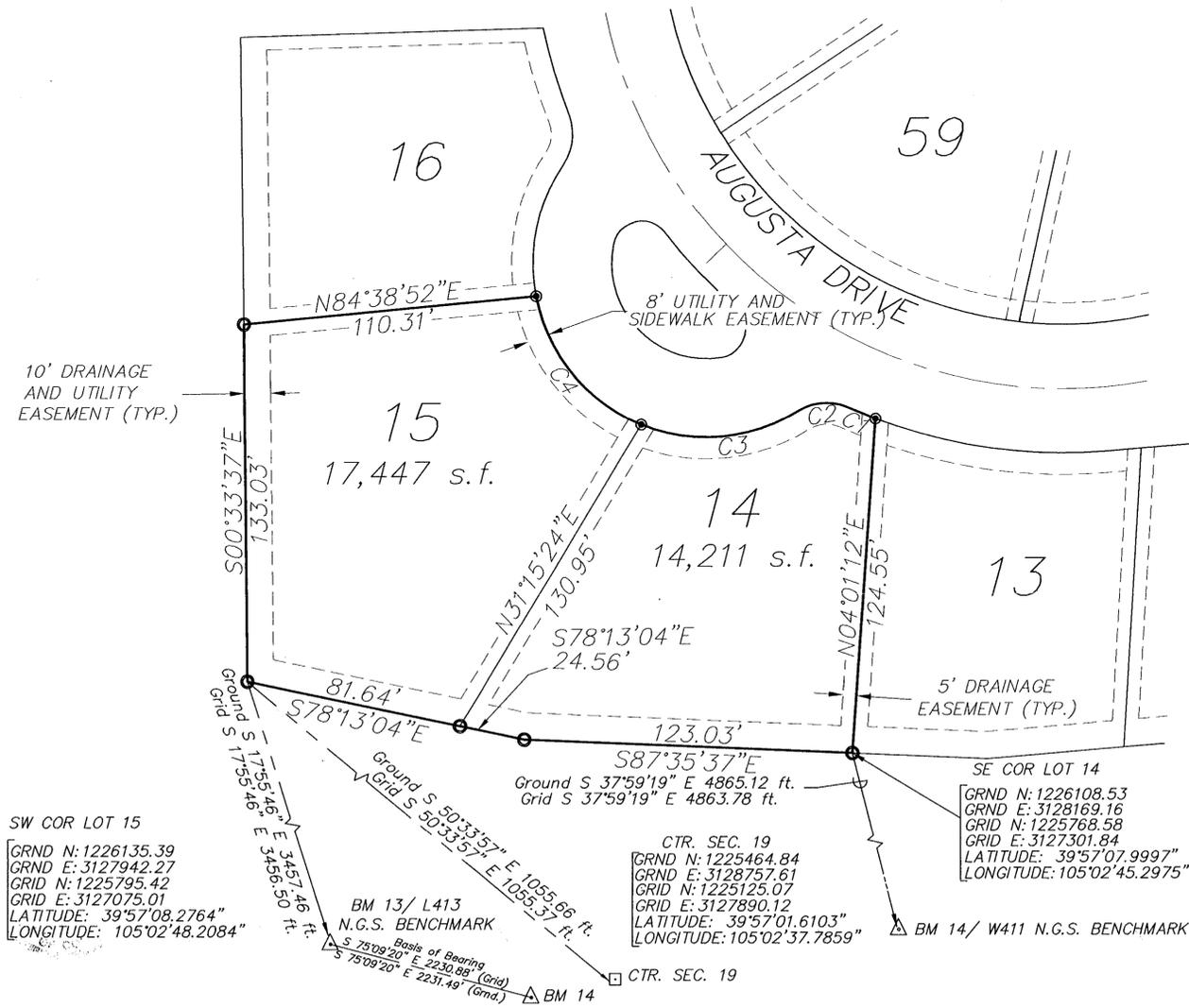
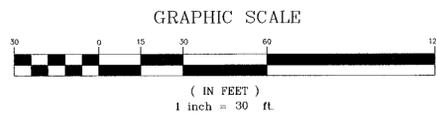
THE BROADLANDS
FILING NO. 7
REPLAT A

SCALE HOR. N/A	VERT. N/A		HURST & ASSOCIATES, INC. CONSULTING ENGINEERS
DESIGN: JB	FILE NAME: F7-RPAC		
APPROVED: JU	JOB NO. 202023N	DATE 12/13/01	SHEET 1 of 2

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CITY OF BROOMFIELD, COUNTY OF BROOMFIELD,
STATE OF COLORADO



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	199.00'	11.03'	11.03'	S67°37'39"E	370°35"
C2	20.00'	19.50'	18.74'	S86°01'41"W	55°51'55"
C3	65.00'	61.33'	59.08'	N85°07'27"E	54°03'28"
C4	65.00'	64.74'	62.10'	S39°18'50"E	57°03'56"

BM 13/ L413 N.G.S. BENCHMARK COR STUART AND 136TH
 GRID N: 1222506.79
 GRID E: 3128139.07
 GRID N: 1222845.84
 GRID E: 3129006.64
 LATITUDE: 39°56'35.7222"
 LONGITUDE: 105°02'34.7624"

BM 14/W411 N.G.S. BM @ LOWELL AND W. 136TH
 GRID N: 1221935.27
 GRID E: 3130295.50
 GRID N: 1222274.17
 GRID E: 3131163.66
 LATITUDE: 39°56'29.9633"
 LONGITUDE: 105°02'07.1144"

NOTES

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE GRID BEARING BETWEEN BM #13 AND BM#14, DESCRIBED HEREON, IS S 75°09'20" E. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99972274 (COMBINED SCALE FACTOR) OR MULTIPLY GRID COORDINATES BY 1.00027734 TO OBTAIN GROUND OR LOCAL COORDINATES. ELEVATION FACTOR=0.99975157; SCALE FACTOR = 0.999971165.
2. 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.

SW COR LOT 15
 GRND N: 1226135.39
 GRND E: 3127942.27
 GRID N: 1225795.42
 GRID E: 3127075.01
 LATITUDE: 39°57'08.2764"
 LONGITUDE: 105°02'48.2084"

CTR. SEC. 19
 GRND N: 1225464.84
 GRND E: 3128757.61
 GRID N: 1225125.07
 GRID E: 3127890.12
 LATITUDE: 39°57'01.6103"
 LONGITUDE: 105°02'37.7859"

SE COR LOT 14
 GRND N: 1226108.53
 GRND E: 3128169.16
 GRID N: 1225768.58
 GRID E: 3127301.84
 LATITUDE: 39°57'07.9997"
 LONGITUDE: 105°02'45.2975"

- SET 1" DIA. PLASTIC CAP ON NO. 4 REBAR MARKED "LS 28258"
- SET 1" DIA. BRASS DISK MARKED "LS 28258"

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FILING NO. 7
REPLAT A

SCALE HOR. 1"=30'
VERT. 1"=10'

DESIGN/APPR. [Signature]
DRAWN BY JB
DATE 12/13/01

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4399 Pearl East Circle, Suite 100
Boulder, Colorado 80504 (303) 440-9106

FILE I:\202023\1R-14\F7-RPA SHEET 2 OF 2