

THE BROADLANDS - FILING NO. 9
REPLAT B

File: 18 Map: 376

MINOR SUBDIVISION PLAT
A RESUBDIVISION OF OUTLOT L OF
THE BROADLANDS FILING NO. 9 REPLAT A

A PORTION OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BROADLANDS FILING NO. 9 REPLAT A, OUTLOT L.

AREA= 17131 S.F. 0.393 AC.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 9, REPLAT B AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD, ALL STREETS AND 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 31st DAY OF January A.D. 2001

Community Development Group of Broomfield, LLC. A Colorado Limited Liability Company

Charles Bellock, Manager

ACKNOWLEDGMENT:

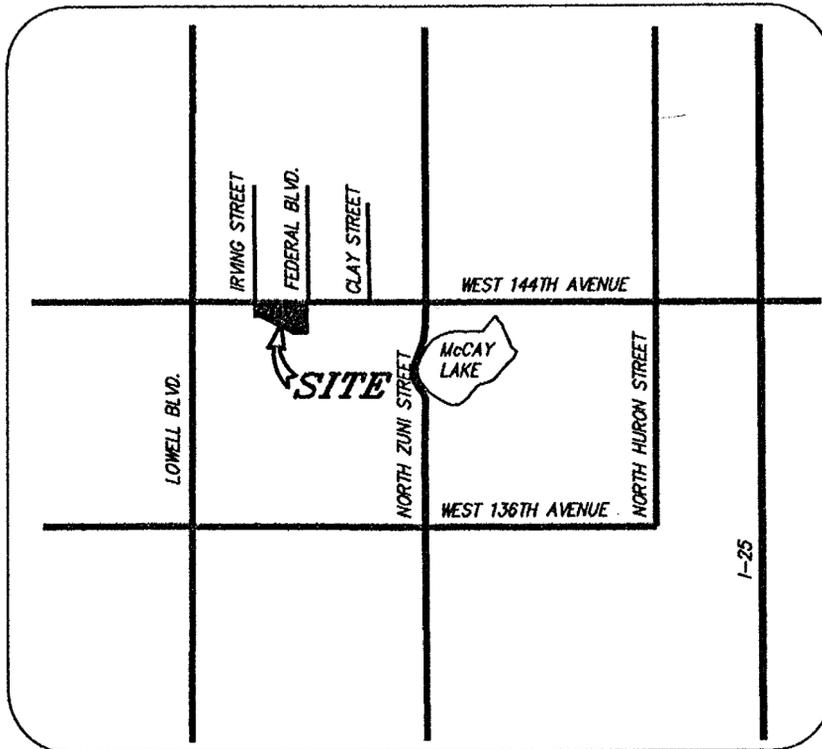
State of Colorado)
County of Adams) SS

The foregoing instrument was acknowledged before me this 31st day of January A.D. 2001, by Charles Bellock as Manager of Community Development Group of Broomfield, LLC. A Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires 7/30/02

Jessica Clark
Notary Public



VICINITY MAP

NOTES:

1. BEARING BASIS:

THE NORTH LINE OF SECTION 20, BETWEEN THE NORTHWEST CORNER OF SECTION 20, AND THE NORTH 1/4 CORNER OF SECTION 20, AS N89°42'05"W, AS SHOWN HEREON.

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the CITY OF BROOMFIELD, COLORADO, this 17th day of February, 2000

John Franklin
PLANNING DIRECTOR

CITY ENGINEER

George DiCaro
CITY MANAGER

CLERK AND RECORDERS CERTIFICATE:

State of Colorado) ss
County of Adams)

I hereby certify that this instrument was filed in my office at 4:00 o'clock P.M. this 12th day of February A.D. 2001. Filed in File 18 Map 376 and

Reception No. C0760828

FILE _____, FILM _____, NO _____

FEES \$ _____ PAID

RECORDER
BY
DEPUTY

Carl A. [Signature]
Andy [Signature]



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT PBS&J CONDUCTED THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 12/20/01, 2001.

THEODORE M. DURA, P.L.S.
COLORADO REGISTERED LAND SURVEYOR #28270

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 HERE.



Scale	NA	THE BROADLANDS FILING No. 9, REPLAT B OUTLOT L	
Designed by	Jd.		
Drawn by	MM		
Checked by	TMD	5300 DTC Parkway Suite 100 Englewood, Colorado 80111 Telephone: 303/221-7275 Fax: 303/221-7276	
File No.	Job No.	Date	Sheet
-	510987	11-15-00	1 of 2

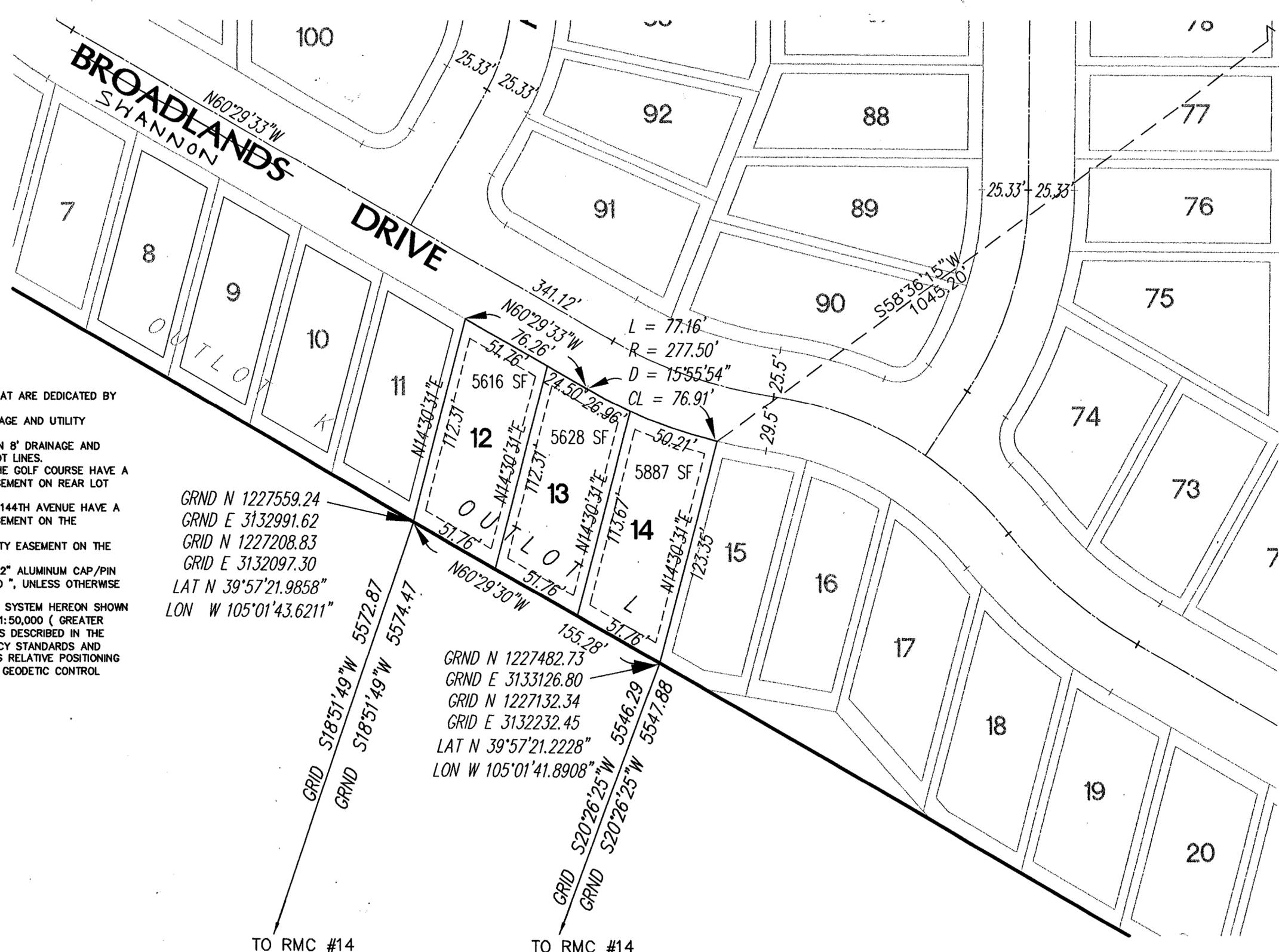
NORTHWEST CORNER OF SECTION
20, FOUND 1" AXLE IN RANGE
BOX.

N89°42'05"W

BASIS OF BEARING

2633.00'

NORTH 1/4 CORNER OF SECTION
20, FOUND 2" A.C. IN RANGE
BOX STAMPED LS 30100



GRND N 1227796.20
GRND E 3133155.61
GRID N 1227445.73
GRID E 3132261.26
LAT N 39°57'27.4369"
LON W 105°01'29.9993"

NOTE:
1. ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY SEPARATE INSTRUMENT.
2. ALL LOTS HAVE A 5' DRAINAGE AND UTILITY EASEMENT ON SIDE LOT LINES
3. ALL INTERIOR LOTS HAVE AN 8' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES.
4. ALL LOTS BORDERING ON THE GOLF COURSE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES.
5. ALL LOTS ADJACENT TO W. 144TH AVENUE HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE BORDERING LOT LINE.
6. ALL LOTS HAVE AN 8' UTILITY EASEMENT ON THE FRONT LOT LINE.
7. ALL MONUMENTS SHALL BE 2" ALUMINUM CAP/PIN MARKED " P.B.S.&J. PLS 28270 ", UNLESS OTHERWISE NOTED.
8. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 (GREATER THAN 1:4,000,000 ACTUAL) AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

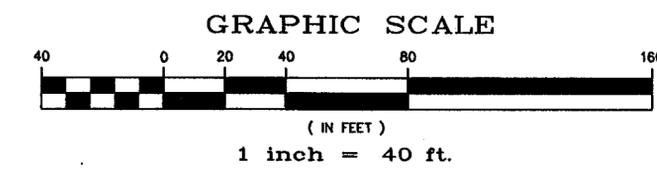
GRND N 1227559.24
GRND E 3132991.62
GRID N 1227208.83
GRID E 3132097.30
LAT N 39°57'21.9858"
LON W 105°01'43.6211"

GRND N 1227482.73
GRND E 3133126.80
GRID N 1227132.34
GRID E 3132232.45
LAT N 39°57'21.2228"
LON W 105°01'41.8908"

GRID S18°51'49"W 5572.87
GRND S18°51'49"W 5574.47
TO RMC #14

GRID S20°26'25"W 5546.29
GRND S20°26'25"W 5547.88
TO RMC #14

RMC #14 (NGS-W411)
GRID N 1221935.27
GRID E 3130295.50
GRND N 1222284.17
GRND E 3131189.30
LAT N 39°56'29.9634"
LON W 105°02'07.1141"



Scale 1" = 40'	THE BROADLANDS FILING No. 9, REPLAT B REPLAT OUTLOT L		
Designed by JJ			
Drawn by MM	PBS&J	5300 DTC Parkway Suite 150 Englewood, Colorado 80111 Telephone 303/721-7275 Fax 303/721-7276	
Checked by TMD		ENGINEERING PLANNING SURVEYING CONSTRUCTION SERVICES	
File No. -	Job No. 510967	Date 1-25-01	Sheet 2 of 2

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