

THE BROADLANDS FILING NO. 13 (TRACTS 13A & 13B)

FINAL PLAT

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

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE S 00°18'22" W 98.09 FEET ALONG THE EASTERLY LINE OF SAID SECTION 19;

THENCE N 89°41'38" W 48.00 FEET TO THE POINT OF BEGINNING;

THENCE S 00°18'22" W 465.46 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF LOWELL BOULEVARD;

THENCE ALONG THE BROADLANDS GOLF COURSE THE FOLLOWING EIGHT COURSES:

1. N89°41'40"W, 221.97 FEET;
2. S00°18'20"W, 55.00 FEET;
3. N81°20'05"W, 429.46 FEET;
4. N75°08'49"W, 552.63 FEET;
5. N71°20'12"W, 195.00 FEET;
6. N82°15'21"W, 70.00 FEET;
7. N09°38'34"W, 88.64 FEET;
8. N03°28'27"W, 190.24 FEET;

THENCE S89°45'30"E, 1,434.09 FEET;

THENCE 47.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°03'52" AND A CHORD BEARING S44°43'34"E, 42.45 FEET TO THE POINT OF BEGINNING, CONTAINING 14.61 ACRES (636,604 SQUARE FEET).

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS FILING NO. 13; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS 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 2nd DAY OF May, A.D. 2001.

NORTHLAND LAND SYNDICATE, L.P.
MOORE & COMPANY, GENERAL PARTNER

William M. Moore
by: WILLIAM M. MOORE, President

ACKNOWLEDGMENT

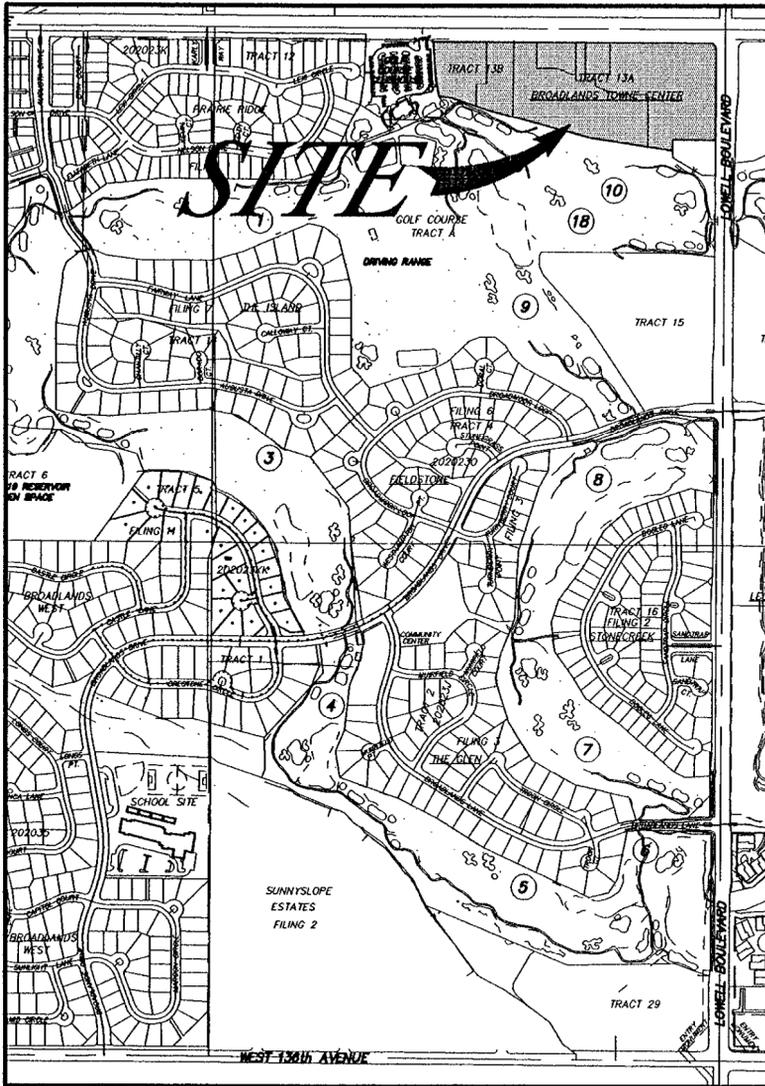
State of Colorado) ss
County of Boulder)
The foregoing instrument was acknowledged before me
this 2nd day of May, 2001,
by: WILLIAM M. MOORE as President of NORTHLAND LAND SYNDICATE, L.P.
and MOORE & COMPANY, General Partner
Witness my hand and official seal.
My commission expires 7/30/02
Jessica Clark
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 OF THE BROADLANDS FILING NO. 13 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

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



VICINITY MAP
SCALE 1"=500'

APPROVALS:

CLERK & RECORDER'S CERTIFICATE

State of Colorado) ss)
County of Adams)

I hereby certify that this instrument was filed in my office at 1:15 o'clock P.m., this 16th day of June, A.D., 2001. Filed in File 18, Map 457, and
Reception No. C0810507

FILE _____ FILM _____ NO. _____
FEES \$ _____ PAID _____



RECORDER *Carol A. Snyder*
DEPUTY *Randy Graybill*

LAND USE REVIEW COMMISSION CERTIFICATE:

This FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 26th Day of February, 2001.

John Mulrow CHAIRMAN
Kristen Sundesa 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 10th Day of April, 2001.

William M. Buss MAYOR
Vicki May CITY CLERK



ATTORNEY'S CERTIFICATE

I, Alan B. Lottner, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Alan B. Lottner
REGISTRATION NO. 318, DATE: 4-24-01

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. 13
(TRACTS 13A & 13B)
FINAL PLAT

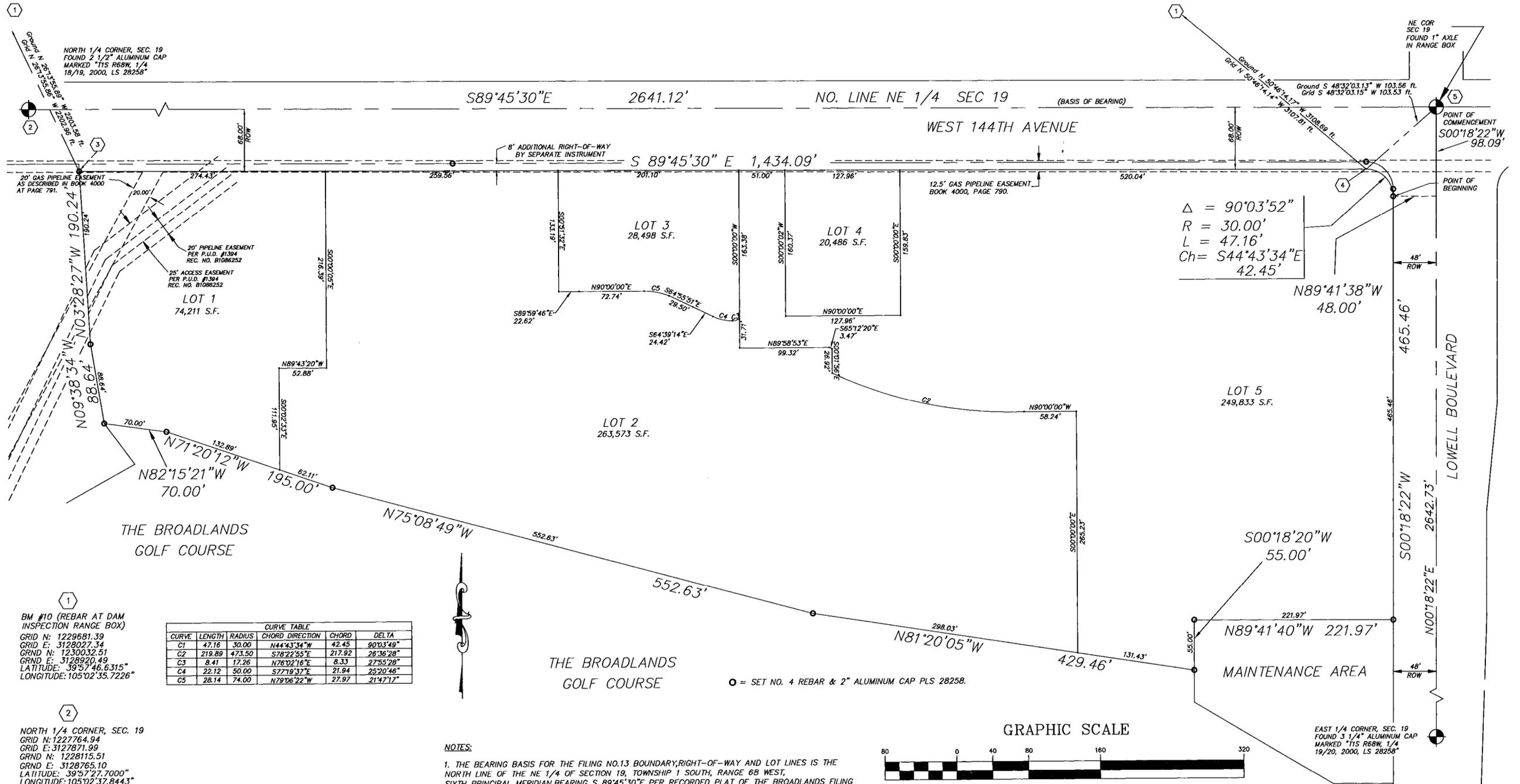
SCALE HOR. N/A
VERT. N/A
DESIGN/APPR. JI
DRAWN BY KD
DATE 4/19/01
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 440-9106
FILE G:\202023\22981\981-FPCV SHEET 1 OF 2

THE BROADLANDS

FILING NO. 13 (TRACTS 13A & 13B)

FINAL PLAT

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



BM #10 (REBAR AT DAM INSPECTION RANGE BOX)
GRID N: 1229681.39
GRID E: 3128027.34
GRID N: 1230032.51
GRID E: 3128920.49
LATITUDE: 39°57'46.6315\"/>

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD	DELTA
C1	47.16	30.00	N44°43'34\"/>		

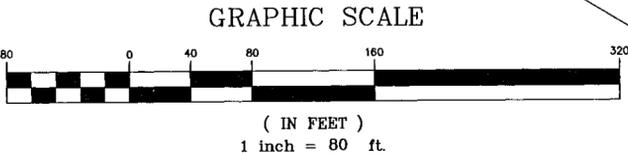
NORTH 1/4 CORNER, SEC. 19
GRID N: 1227764.94
GRID E: 3127871.99
GRID N: 1228115.51
GRID E: 3128765.10
LATITUDE: 39°57'27.7000\"/>

NW COR FILING 13
GRID N: 1227705.32
GRID E: 3129001.06
GRID N: 1228055.8704
GRID E: 3128894.4951
LATITUDE: 39°57'27.0531\"/>

NE COR BROADLANDS MARKETPLACE
GRID N: 1227715.93
GRID E: 3130434.70
GRID N: 1228066.4866
GRID E: 3131328.5442
LATITUDE: 39°57'27.0840\"/>

NE CORNER, SEC. 19
1\"/>

- NOTES:**
- THE BEARING BASIS FOR THE FILING NO.13 BOUNDARY, RIGHT-OF-WAY AND LOT LINES IS THE NORTH LINE OF THE NE 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, BEARING S 89°45'30\"/>



NOTICE
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(TRACTS 13A & 13B)
FINAL PLAT

SCALE	HOR. 1"=80'	VERT. N/A
DESIGN/APPR.	JL	
DRAWN BY	KD	
DATE	2/21/01	
FILE G:	202023\22981\981-FP	

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
499 Pearl East Circle, Suite 106
Boulder, Colorado 80502 (303) 440-9635

SHEET 2 OF 2