

THE BROADLANDS FILING NO. 18 (TRACT 19)

FINAL PLAT

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

RECORDED 3/11/04
City & County of Broomfield
RECEPTION NO. 2004003567

LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION BEARS N00°21'35"W, 2642.73 FEET;

THENCE N00°21'35"W, 739.85 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE N89°38'25"E, 48.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, THE POINT OF BEGINNING;

THENCE N00°21'35"W, 856.30 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE BOUNDARY OF THE BROADLANDS GOLF COURSE, TRACT B;

THENCE ALONG THE BOUNDARY OF SAID TRACT B THE FOLLOWING THREE COURSES:

1. S61°08'10"E, 389.56 FEET;
2. S31°02'56"E, 569.13 FEET;
3. S21°45'04"E, 174.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BROADLANDS DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BROADLANDS DRIVE THE FOLLOWING FOUR COURSES;

1. 191.41 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 17°41'19" AND A CHORD BEARING S80°47'45"W, 190.65 FEET;
2. S89°38'25"W, 327.99 FEET;
3. N79°02'59"W, 76.45 FEET;
4. S89°38'25"W, 102.72 FEET TO THE POINT OF BEGINNING, CONTAINING 9.04 ACRES (393,754 SQUARE FEET).

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE BROADLANDS FILING NO. 18"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS OF WAY AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 20th DAY OF February, A.D. 2004.

NORTHLAND LAND SYNDICATE, A COLORADO LIMITED PARTNERSHIP
BY: MOORE AND COMPANY, ITS 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 20th DAY OF February, A.D. 2004, BY WILLIAM M. MOORE AS PRESIDENT OF MOORE AND COMPANY, GENERAL PARTNER OF NORTHLAND LAND SYNDICATE, A COLORADO LIMITED PARTNERSHIP.

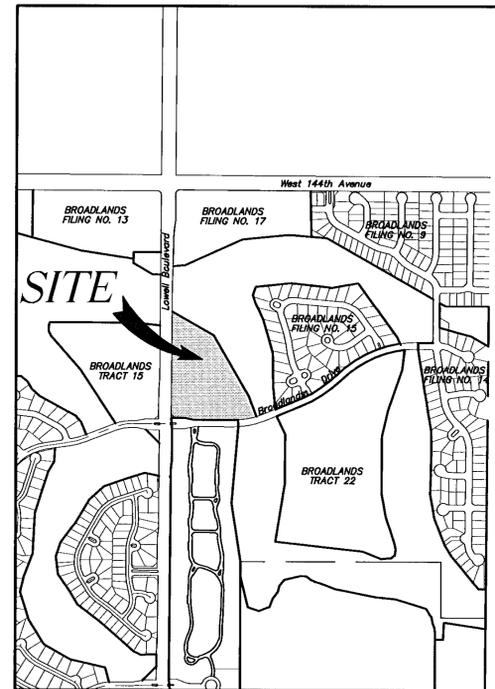
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 1/30/06

Jessica Clark
NOTARY PUBLIC



NOTES:

1. THIS PLATTED AREA IS NOT WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN LIMITS.
2. EASEMENT INFORMATION IS BASED ON TITLE COMMITMENT NUMBER ABJ70030061 WITH A DATE OF 07/24/2003 BY LAND TITLE GUARANTEE COMPANY.
3. 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.
4. LOT 1 SHALL BE USED FOR DRAINAGE AND UTILITY EASEMENTS EXCEPT FOR THE BUILDING FOOTPRINT AREAS.



VICINITY MAP

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 8th DAY OF December, A.D. 2004.

John R. Dean
VICE CHAIRMAN

David Pragnell
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 10th DAY OF February, A.D. 2004.

Kevin Stuart
MAYOR

Vicki May
CITY CLERK



ATTORNEY'S CERTIFICATE:

I, Alisa B. Lollar, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Alisa B. Lollar
REGISTRATION NO. 318, DATE: 2-18-04

SURVEYOR'S CERTIFICATE:

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, ROBERT ORTHMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "THE BROADLANDS FILING NO. 18" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Robert Orthman
ROBERT ORTHMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 15315



OWNER:

NORTHLAND LAND SYNDICATE, LIMITED PARTNERSHIP
2500 ARAPAHOE AVENUE, SUITE 220
BOULDER CO 80302

SUBDIVIDER:

METRO DEVELOPMENT VII, LLC
2696 S. COLORADO BLVD, SUITE 430
DENVER CO 80222

SURVEYOR/ENGINEER:

HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE, SUITE 106
BOULDER CO 80301

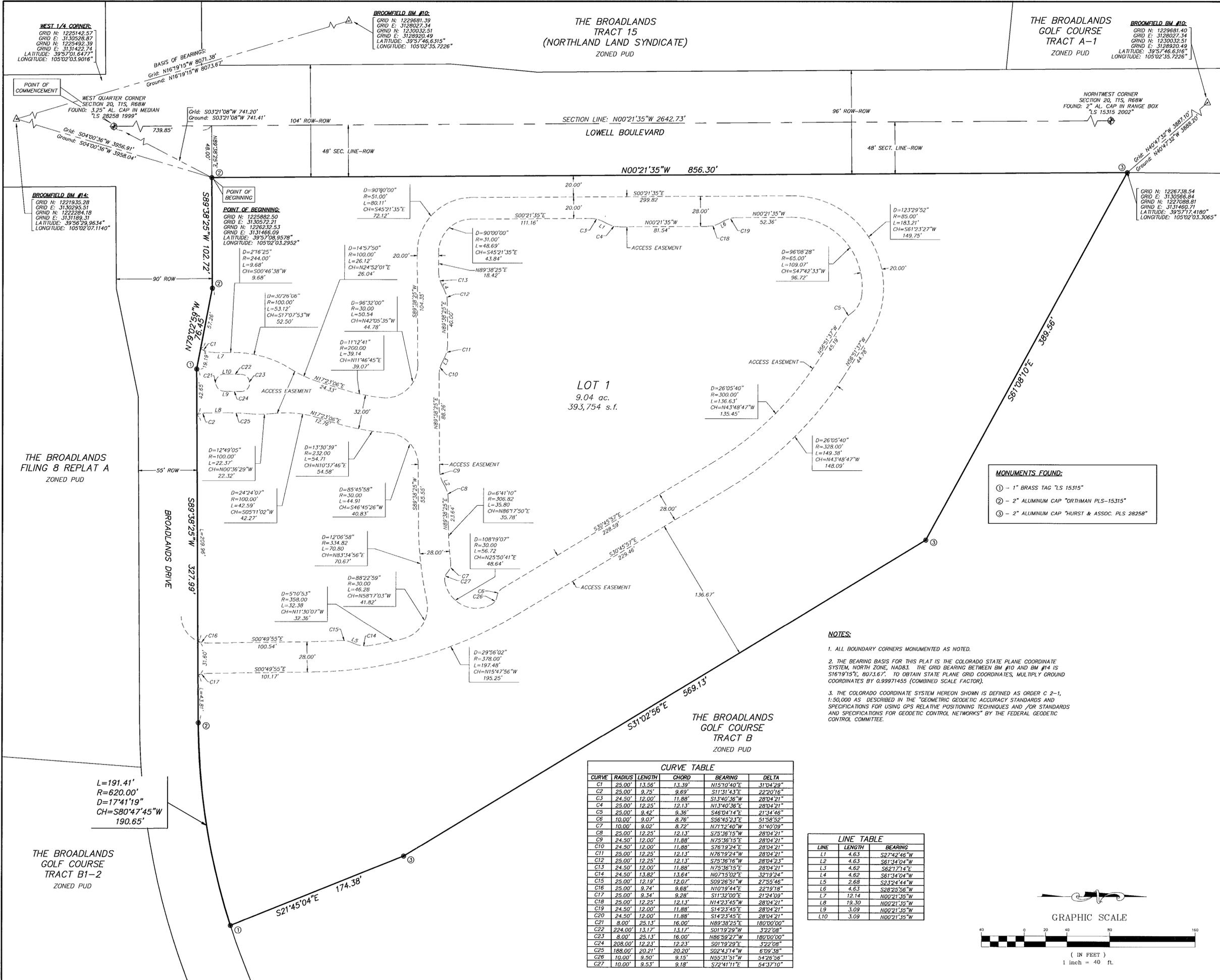
THE BROADLANDS
FILING NO. 18
FINAL PLAT

SCALE	HOR. N/A	VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80501 (303) 449-9106
DESIGN/APPR.	RO	BO	
DRAWN BY	BO	BO	
DATE	11/17/03	BO	
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THE BROADLANDS TRACT 15 (NORTHLAND LAND SYNDICATE) ZONED PUD

THE BROADLANDS GOLF COURSE TRACT A-1 ZONED PUD

THE BROADLANDS FILING NO. 18 FINAL PLAT



LOT 1
9.04 ac.
393,754 s.f.

- MONUMENTS FOUND:**
- ① - 1" BRASS TAG "LS 15315"
 - ② - 2" ALUMINUM CAP "ORTHMAN PLS-15315"
 - ③ - 2" ALUMINUM CAP "HURST & ASSOC. PLS 28258"

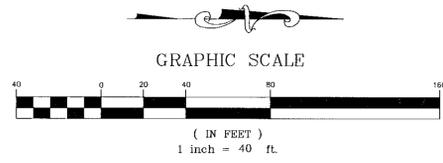
- NOTES:**
1. ALL BOUNDARY CORNERS MONUMENTED AS NOTED.
 2. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE GRID BEARING BETWEEN BM #10 AND BM #14 IS S16°19'15"E, 8073.67'. TO OBTAIN STATE PLANE GRID COORDINATES, MULTIPLY GRID COORDINATES BY 0.99971455 (COMBINED SCALE FACTOR).
 3. 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 AND /OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	13.56'	13.39'	N15°10'40"E	31°04'29"
C2	25.00'	9.75'	9.69'	S11°31'43"E	22°20'16"
C3	24.50'	12.00'	11.88'	S13°40'36"W	28°04'21"
C4	25.00'	12.25'	12.13'	N13°40'36"E	28°04'21"
C5	25.00'	9.42'	9.36'	S46°04'14"E	21°34'48"
C6	10.00'	9.07'	8.76'	S56°45'23"E	51°58'59"
C7	10.00'	9.02'	8.72'	N07°12'40"W	51°40'09"
C8	25.00'	12.25'	12.13'	S75°36'15"W	28°04'21"
C9	24.50'	12.00'	11.88'	N25°50'41"E	28°04'21"
C10	24.50'	12.00'	11.88'	S76°19'24"E	28°04'21"
C11	25.00'	12.25'	12.13'	N76°19'24"W	28°04'21"
C12	25.00'	12.25'	12.13'	S75°36'16"W	28°04'23"
C13	24.50'	12.00'	11.88'	N25°50'41"E	28°04'21"
C14	24.50'	13.82'	13.64'	N07°12'40"W	51°40'09"
C15	25.00'	12.19'	12.07'	S09°26'51"W	27°55'46"
C16	25.00'	9.74'	9.68'	N10°19'44"E	22°19'18"
C17	25.00'	9.34'	9.28'	S11°32'00"E	21°24'09"
C18	25.00'	12.25'	12.13'	N14°23'45"W	28°04'21"
C19	24.50'	12.00'	11.88'	S14°23'45"E	28°04'21"
C20	24.50'	12.00'	11.88'	S14°23'45"E	28°04'21"
C21	8.00'	25.13'	16.00'	N89°38'25"E	180°00'00"
C22	224.00'	13.17'	13.17'	S01°19'28"W	322°08'
C23	8.00'	25.13'	16.00'	N86°59'27"W	180°00'00"
C24	208.00'	12.23'	12.23'	S01°19'28"E	322°08'
C25	188.00'	20.21'	20.20'	S02°43'14"W	679°38'
C26	10.00'	9.50'	9.15'	N55°31'51"W	54°26'56"
C27	10.00'	9.53'	9.18'	S72°41'11"E	54°37'10"

LINE TABLE

LINE	LENGTH	BEARING
L1	4.63	S27°42'46"W
L2	4.63	S61°34'04"W
L3	4.62	S82°17'14"E
L4	4.62	S81°34'04"W
L5	2.68	S23°24'44"W
L6	4.63	S28°25'56"W
L7	12.14	N00°21'35"W
L8	19.30	N00°21'35"W
L9	3.09	N00°21'35"W
L10	3.09	N00°21'35"W



SCALE: HORIZ. 1"=40'
VERT. N/A

DESIGN/APPR. RO
DRAWN BY BO
DATE 11/17/03
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HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80504 (303) 449-9605

SHEET 2 OF 2