A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

FINAL PLAT

SHEET 1 OF 2

144TH_AVENUE/

VICINITY MAP

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FINAL PLAT AND CURVE & LINE TABLES

COVER SHEET, LEGAL DESCRIPTION

SITE LOCATION

THE BROADLANDS

FILING 20

REPLAT B

SHEET DESCRIPTION

LAKE FRONT BY REMINGTON HOMES, INC., A COLORADO CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____

REMINGTON HOMES, INC., A COLORADO CORPORATION.

2008. BY REGAN HAUPTMAN, AS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 245 DAY

_ 2008, BY Andrew Marchas

THE BROOMFIELD MUNICIPAL CODE

OF LAKE FRONT BY

OF CITYWIDE BANKS.

MY COMMISSION EXPIRES

My Commission Expires

BEARINGS ARE BASED ON THE INVERSE OF STATE PLANE VALUES AS PUBLISHED BETWEEN CITY

N87'09'38"W (STATE PLANE GRID BEARING) A DISTANCE OF 10,252.41' (MODIFIED STATE PLANE

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL

BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE

UNTIL AN OWNER'S TITLE INSURANCE POLICY HAS BEEN

DELIVERED TO THE CITY AND COUNTY OF BROOMFIGLD

WITH THE PROVISIONS OF SECTION 16-20-030(0) OF

AND THE PREMIUM PAID THEREON IN ACCORDANCE

BOUNDARIES OF THIS SUBDIVISION PLAT UNLESS AND

AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NGS H413 AND NGS W411 BEING

<u>OWNER</u>

NOTARY

BY: REGAN HAUPTMAN

STATE OF COLORADO

NOTARY PUBLIC

MORTAGEE:

CITYWIDE BANKS

NOTARY

STATE OF COLORADO

NOTARY PUBLIC

DISTANCE).

BASIS OF BEARINGS:

CITY AND COUNTY OF BROOMFIELD

WITNESS MY HAND AND OFFICIAL SEAL.

TITLE INSURANCE

CITY AND COUNTY OF BROOMFIELD

WITNESS MY HAND AND OFFICIAL SEAL.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF LOTS 1 THROUGH 8 INCLUSIVE, AND LOTS 44 THROUGH 80 INCLUSIVE, THE BROADLANDS FILING NO. 20, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS, RECEPTION NO. 2005003480, TOGETHER WITH TRACT C, THE BROADLANDS FILING NO. 20 — REPLAT A, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS, RECEPTION NO. _______, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS N 00°21'24" E; THENCE N 51°42'48" W, A DISTANCE OF 272.08 FEET TO THE SOUTHEAST CORNER OF LOT 56, BLOCK 1, SAID THE BROADLANDS FILING 20 AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 22°23'33" AND AN ARC LENGTH OF 16.41 FEET, THE CHORD OF WHICH BEARS S 76°53'42" W, A DISTANCE OF 16.31 FEET;

THENCE S 88°05'28" W, A DISTANCE OF 115.91 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 187.00

FEET, A CENTRAL ANGLE OF 01'44'13" AND AN ARC LENGTH OF 5.67 FEET; THENCE S 89'49'41" W. A DISTANCE OF 374.36 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET. A CENTRAL ANGLE OF 19'03'06" AND AN ARC LENGTH OF 15.63 FEET;

THENCE N 71°07'13" W, A DISTANCE OF 39.13 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 47.00
FEET, A CENTRAL ANGLE OF 67°55'27" AND AN ARC LENGTH OF 55.72 FEET;

THENCE S 72°54'20" E, A DISTANCE OF 60.94 FEET; THENCE N 17°05'40" E, A DISTANCE OF 166.66 FEET;

THENCE N 72'54'20" W, A DISTANCE OF 188.86 FEET;

THENCE N 88'20'09" E, A DISTANCE OF 38.43 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 10°28'26" AND AN ARC LENGTH OF 15.90 FEET; THENCE S 81°11'25" E. A DISTANCE OF 32.25 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 113.00 FEET, A CENTRAL ANGLE OF 10°28'26" AND AN ARC LENGTH OF 20.66 FEET;

THENCE N 88'20'09" E, A DISTANCE OF 17.48 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67

FEET, A CENTRAL ANGLE OF 91°39'51" AND AN ARC LENGTH OF 13.87 FEET;

THENCE S 00°00'00" W, A DISTANCE OF 125.28 FEET; THENCE S 90°00'00" E, A DISTANCE OF 22.00 FEET;

THENCE N 00'00'00" E, A DISTANCE OF 115.03 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 107'54'01" AND AN ARC LENGTH OF 30.13 FEET, THE CHORD OF WHICH BEARS N 53'57'01" E, A DISTANCE OF 25.87 FEET;

THENCE S 72°05'59" E, A DISTANCE OF 11.69 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 27.00

FEET, A CENTRAL ANGLE OF 27'38'48" AND AN ARC LENGTH OF 13.03 FEET;

THENCE N 8015'13" E, A DISTANCE OF 10.58 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67

FEET, A CENTRAL ANGLE OF 69°00'33" AND AN ARC LENGTH OF 10.44 FEET;

THENCE S 30°44'14" E, A DISTANCE OF 128.78 FEET;

THENCE N 59"15'46" E, A DISTANCE OF 22.00 FEET; THENCE N 30"44"14" W. A DISTANCE OF 113.68 FEET:

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67

FEET, A CENTRAL ANGLE OF 110°59'27" AND AN ARC LENGTH OF 16.80 FEET; THENCE N 80°15'13" E, A DISTANCE OF 83.81 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET. A CENTRAL ANGLE OF 08°03'47" AND AN ARC LENGTH OF 3.52 FEET:

FEET, A CENTRAL ANGLE OF 08'03'47" AND AN ARC LENGTH OF 3.52 FEET;
THENCE N 88"19'00" E, A DISTANCE OF 61.82 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8.67
FEET. A CENTRAL ANGLE OF 60°56'46" AND AN ARC LENGTH OF 9.22 FEET. THE CHORD OF

WHICH BEARS S 61"12'37" E, A DISTANCE OF 8.79 FEET;

THENCE S 30'44'14" E, A DISTANCE OF 157.54 FEET; THENCE N 59'15'46" E. A DISTANCE OF 22.00 FEET;

THENCE S 08'59'15" W. A DISTANCE OF 79.77 FEET:

THENCE N 30'44'14" W, A DISTANCE OF 110.19 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 23.67 FEET. A CENTRAL ANGLE OF 119°03'51" AND AN ARC LENGTH OF 49.18 FEET, THE

CHORD OF WHICH BEARS N 28'46'57" E, A DISTANCE OF 40.80 FEET;

THENCE N 8819'00" E, A DISTANCE OF 15.86 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 72.00

FEET, A CENTRAL ANGLE OF 59°55'58" AND AN ARC LENGTH OF 75.31 FEET;
THENCE S 31°45'02" E, A DISTANCE OF 29.68 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 72.00 FEET. A CENTRAL ANGLE OF 40'44'17" AND AN ARC LENGTH OF 51.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 56'42'40" AND AN ARC LENGTH OF 41.57 FEET, THE CHORD OF WHICH

BEARS S 37'20'35" W, A DISTANCE OF 39.90 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH LOTS 1 THROUGH 8 INCLUSIVE, AND LOTS 44 THROUGH 52 INCLUSIVE, THE BROADLANDS FILING NO. 20, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS. AT RECEPTION NO. 2005003480

CONTAINING A CALCULATED AREA OF 143,415 SQUARE FEET OR 3.292 ACRES, MORE OR LESS.

THE UNDERSIGNED, BEING THE OWNER OF THE PLATTED PROPERTY, "THE BROADLANDS FILING NO.20-REPLAT B", HEREBY GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT OR AS NECESSARY FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

GENERAL NOTES

- THE BROADLANDS FILING NO. 20 REPLAT B, IS DETERMINED TO BE OUTSIDE THE 500—YEAR FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 085073 0020 E, REVISED SEPTEMBER 30, 1997.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3. THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON, SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM OF 1983 (NORTH ZONE) AS STATED BELOW.

 THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER CLASS 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. SEE SHEET 2 FOR TIES TO CITY OF BROOMFIELD GPS NETWORK
- 4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN.
- 5. ACCORDING TO C.R.S. 38-51-105 THE OWNER/SUBDIVIDER IS RESPONSIBLE FOR ALL INTERNAL MONUMENTATION OF LOTS, BLOCKS, AND CENTERLINES AS SPECIFIED BY COLORADO LAW AND CITY REGULATIONS.
- 6. A 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "MANHARD 34582" IS SET AT ALL CORNERS OF THE BOUNDARY ON THIS PLAT.
- 7. TITLE COMMITMENT ORDER NUMBER S0243683 PREPARED BY SECURITY TITLE GUARANTY COMPANY DATED SEPTEMBER 18, 2007 AT 8:00 A.M. WAS RELIED UPON FOR THE LEGAL DESCRIPTION, RECORDED EASEMENTS OR RIGHTS OF WAY, WHICH MAY AFFECT THIS PROPERTY.

STATE PLANE - LOCAL GRID EXPLANATION:

THE LOCAL GRID, AS SHOWN HEREON, IS A MODIFIED VERSION OF THE COLORADO STATE PLANE NORTH ZONE NAD83 (0501).

LOCAL GRID COORDINATES WERE MODIFIED BY THE COMBINED FACTOR FOR GPS CONTROL POINT NGS W411 0.99971844.

THE COMBINED FACTOR IS CALCULATED BY MULTIPLYING THE PUBLISHED SCALE FACTOR OF 0.999971314 BY AN ELEVATION FACTOR OF 1.00025294 WHICH PROJECTS THE LOCAL GRID TO AN ELEVATION OF 5287.92 FEET.

ALL DISTANCES SHOWN HEREON ARE US SURVEY FOOT GROUND DISTANCES.

SEE GEODETIC COORDINATE TABLE ON SHEET 2.

ATTORNEY'S CERTIFICATE AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, ALLEY, TRACT, PUBLIC WAY OR RIGHT—OF—WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES. OATE:

SURVEYOR'S CERTIFICATE:

I, ERIC DAVID CARSON, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE—DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUES.

ERIC DAVID CARSON COLORADO PLS NO. 37890 FOR AND ON BEHALF OF MANHARD CONSULTING, LTD.

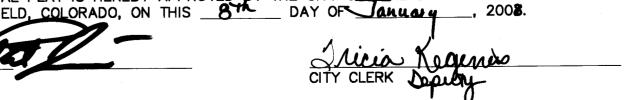


LAND USE REVIEW COMMISSION CERTIFICATE:

CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 8 DAY OF JANUARY, 2008.





ray

Suite A110, Englewood, C0 80112 tell: (303) 708-0300 fax: (303) 708-040

Rineers - Surveyors - Watter Resources Engineers - Watter & Wastew

Grion Managers - Environmental Scientists - Landscape Architects - I

IDS FILING NO. 20 - REPLAT B BROOMFIELD, STATE OF COLORADO

THE BROADLANDS F

PROJ. MGR.: E.D.C.
PROJ. ASSOC.: S.L.G.3
DRAWN BY: S.L.G.3
CHECKED BY: E.D.C.

N.T.S.

SHEET

1 OF 2

09/27/07

RMBRCHL 490

