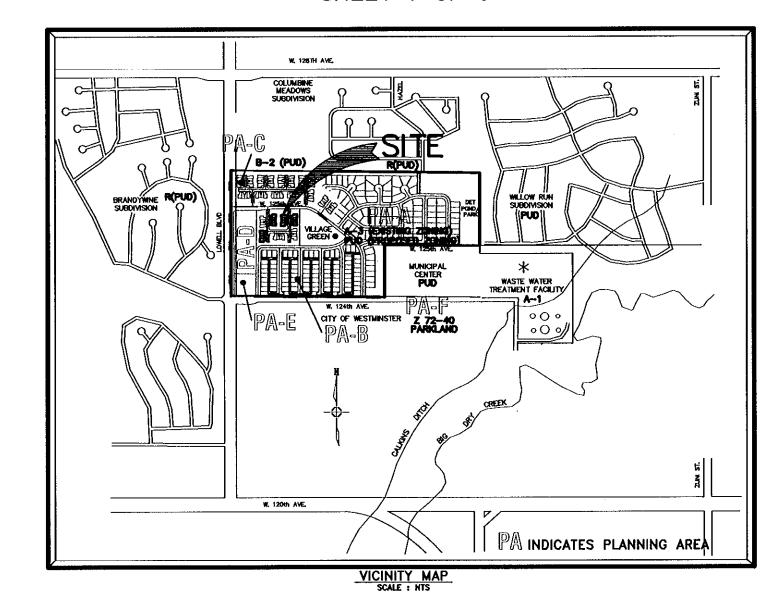
## CROFTON PARK FILING NO. 1 - REPLAT C

MINOR SUBDIVISION PLAT

A REPLAT OF TRACT C AND LOTS 5-8, 9-12, 13-16, 17-20, BLOCK 2, CROFTON PARK FILING NO. 1, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 3



#### LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION, BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDAIN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, LOTS 5 THROUGH 8, INCLUSIVE, LOTS 9 THROUGH 12, INCLUSIVE, LOTS 13 THROUGH 16, INCLUSIVE, AND LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 2, CROFTON PARK FILING NO. 1, RECORDED IN FILE 18 AT MAP 315 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

CONTAINING 155,271 SQUARE FEET, MORE OR LESS;

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "CROFTON PARK FILING NO. 1 - REPLAT C\*, AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY THE PUBLIC AND PRIVATE UTILITIES.

VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION PETER B. BENSON, DIVISION PRESIDENT

STATE OF COLORADO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_\_, 200 BY PETER B. BENSON AS DIVISION PRESIDENT OF VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION.

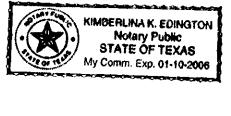
WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES 3 Michally 12 31121 NOTARY PUBLIC 33 1 38 Jug S 3723



HOLDER OF DEED OF TRST GUARANTY BANK Y: KELLYE LUBKE, VICE PRESIDENT Linda Garcia STATE OF COLORADO TEXAS COUNTY OF Dallas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_, 2004 BY KELLYE LUBKE AS VICE \_ gth DAY OF July PRESIDENT OF GUARANTY BANK.

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES \_\_01-10-2006 Juntulina K. Edinfor



- 1. 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.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3. BASIS OF BEARINGS: THE BEARING ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD CONTROL POINT NUMBER NGS U411 AND CONTROL POINT GPS #2 IS NORTH 42'35'03" EAST (GROUND DISTANCE = 3914.34 FEET) - AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP, AND IS MONUMENTED AS SHOWN HEREON.
- 4. FLOOD PLAIN NOTE: THE SITE AS SHOWN HEREON PLATTED IS NOT SUBJECT TO ANY 100-YEAR FLOOD PLAINS AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08001C0017 G, DATED AUGUST 16,
- 5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. FBS70060403, EFFECTIVE DATE APRIL 23, 2004.
- 6. FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF TRACTS IN THIS SUBDIVISION SEE THE CROFTON PARK FILING NO. 1 SITE DEVELOPMENT PLAN.
- 7. PREPARED BY: CARROLL & LANGE, INC. 165 SOUTH UNION BLVD., SUITE 156 LAKEWOOD, COLORADO 80226 (303) 980-0200
- 8. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 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. COMBINED MODIFICATION FACTOR = 0.999724913003
- 9. THE PURPOSE OF THIS CROFTON PARK FILING NO. 1 REPLAT C IS TO REPLAT LOTS 5-8, 9-12, 13-16, AND 17-20, BLOCK 2, CROFTON PARK FILING NO. 1. REPLATTING THESE LOTS REQUIRES A MINOR REPLAT TO TRACT C. OTHER LOTS SURROUNDED BY TRACT C ARE NOT A PART OF THIS REPLAT.
- 10. BEARINGS ON THIS REPLAT HAVE BEEN ROTATED FROM THE ORIGINAL PLAT OF CROFTON PARK FILING NO. 1 TO CONFORM TO THE CITY AND COUNTY OF BROOMFIELD GEODETIC SURVEY REQUIREMENTS.
- 11. THE EASEMENTS SHOWN HEREON AND LABELED "EMERGENCY ACCESS, ACCESS AND & UTILITY EASEMENT" WERE DEDICATED BY THE PLAT OF CROFTON PARK FILING NO. 1 RECORDED IN FILE 18 AT MAP 315 OF THE ADAMS COUNTY RECORDS.

#### SURVEYOR'S CERTIFICATE

I, KENNETH R. SHORT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF CROFTON PARK FILING NO. 1 — REPLAT C TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECTIVE SPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

> KENNETH RESHORT COLORADO REGISTERED ROFESSIONAL LAND SURVEYOR NO. 28286 165 SOUTH UNION BLVD., SUITE 156 LAKEWOOD, CO 80228

ATTORNEY'S CERTIFICATE

I, MRK M BUDZINSKI, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIMDER DEDICATING ANY STREET, EASEMEN 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.

JULY 14 2004 DATE ATTORNEY AT LAW

**APPROVALS** 

CITY AND COUNTY MANAGER APPROVAL

APPROVED BY THE CITY AND COUNTY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD THIS \_\_\_\_ DAY OF \_\_\_\_\_\_200\_.

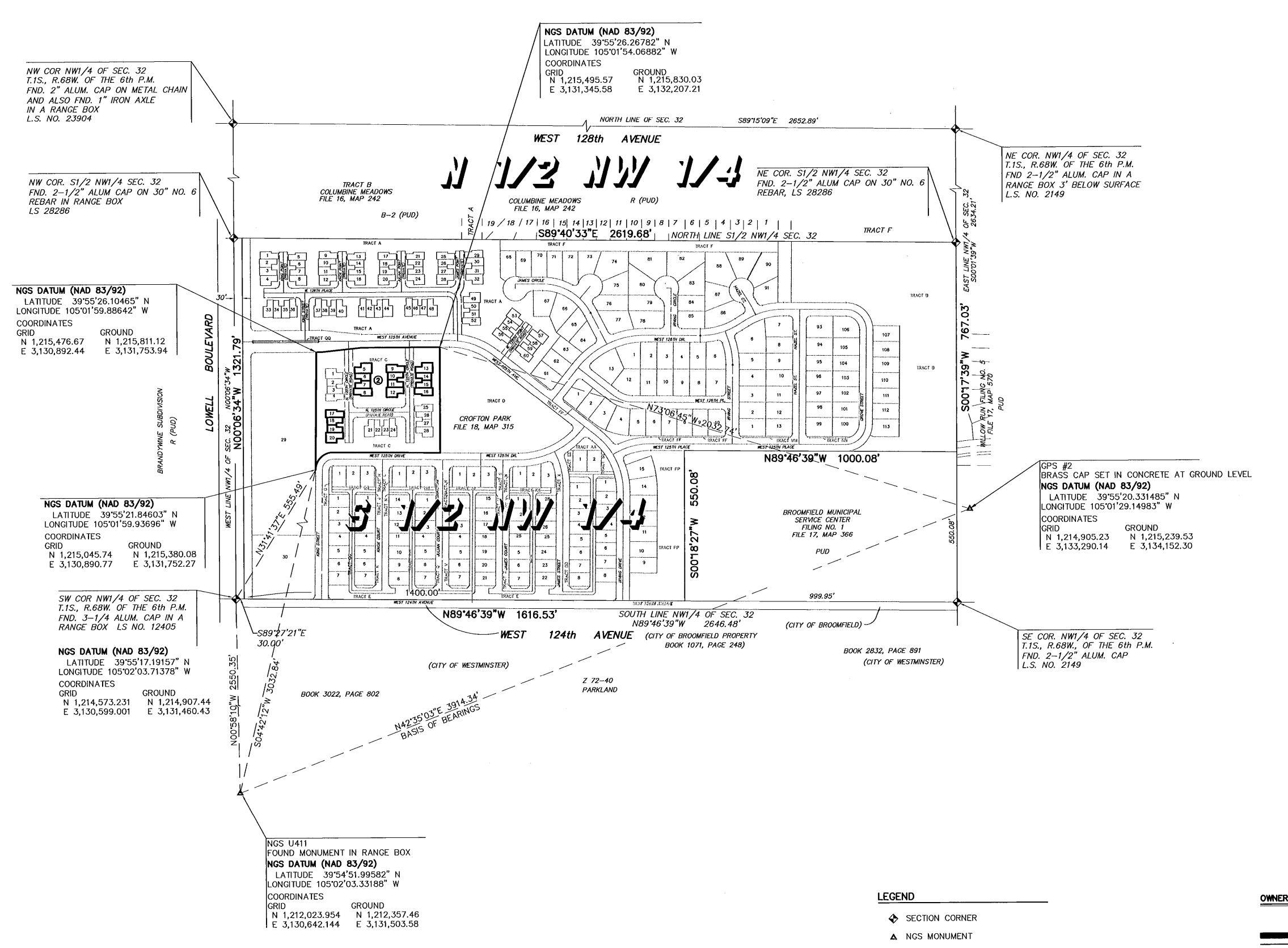
DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

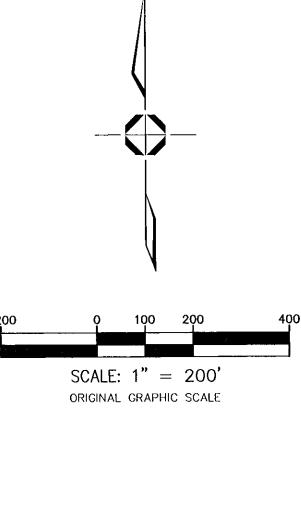
APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY AND COUNTY OF BROOMFIELD THIS DAY OF \_\_\_\_\_\_\_\_200\_\_

### CROFTON PARK FILING NO. 1 - REPLAT C

MINOR SUBDIVISION PLAT
A REPLAT OF TRACT C AND LOTS 5-8, 9-12, 13-16, 17-20,
BLOCK 2, CROFTON PARK FILING NO. 1,

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 3







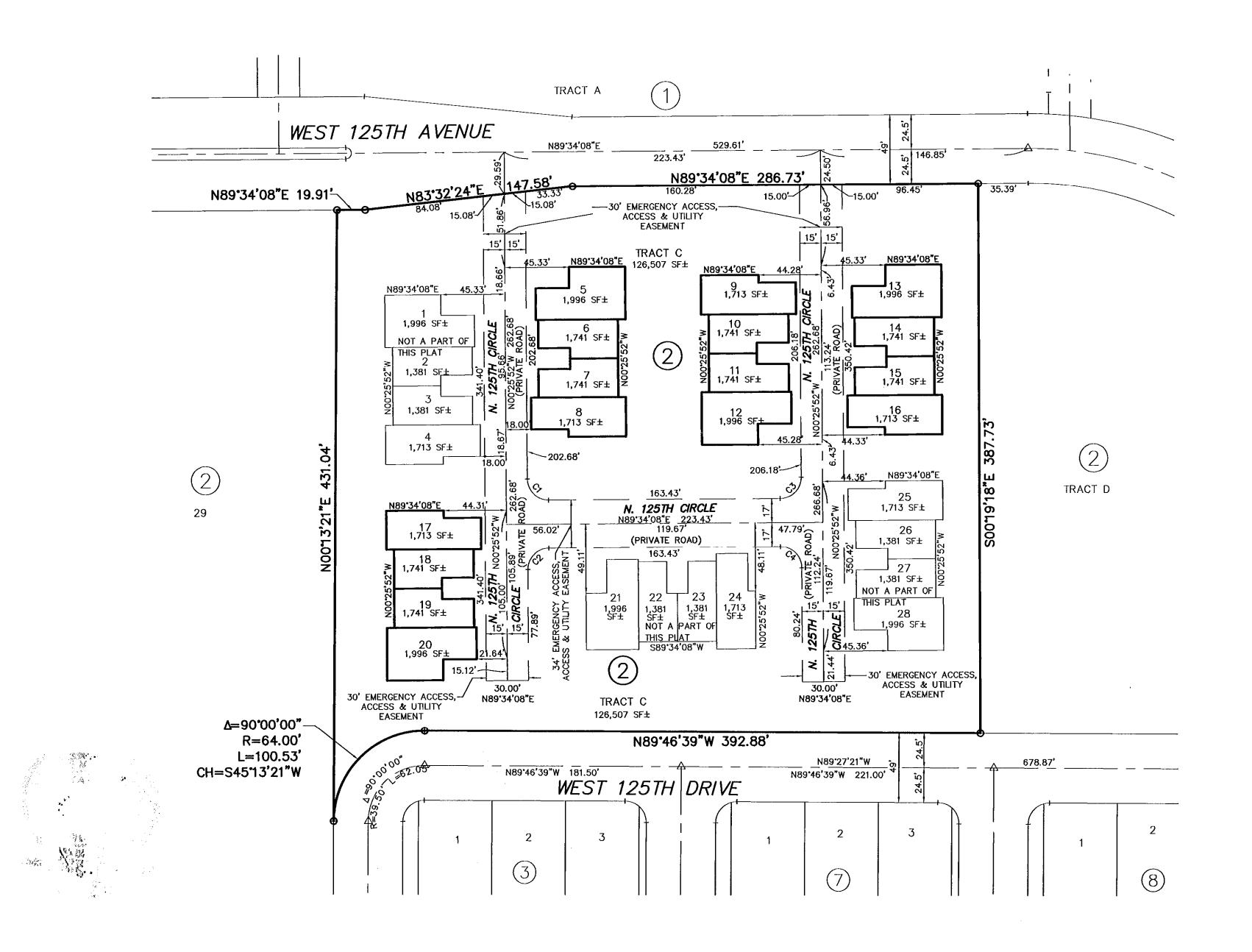


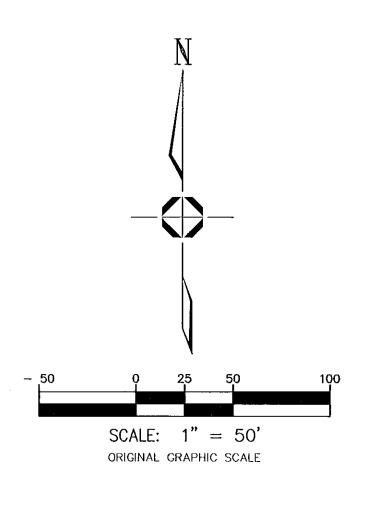
J.N. 2249 PREPARED: 02/11/04 REVISED: 07/06/04 SHEET 2 OF 3

# CROFTON PARK FILING NO. 1 - REPLAT C

MINOR SUBDIVISION PLAT

A REPLAT OF TRACT C AND LOTS 5-8, 9-12, 13-16, 17-20,
BLOCK 2, CROFTON PARK FILING NO. 1,
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 3 OF 3





#### LEGEND

- SECTION CORNER
- O SET NO. 5 REBAR WITH 2" ALUMINUM CAPS STAMPED PLS 28286 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- N/R INDICATES NON-RADIAL LINE
- (2) BLOCK NUMBER

| LOTS 1-4, 21-24<br>25-28   | TOWN HOME LOT DIMENSIONS SCALE 1" = 30' | LOTS 5-8, 9-12,<br>13-16, 17-20    |
|--|---|------------------------------------|
| 1.67' 5.33'—  22.33' 20.00' 20.00'  14.67' 75' 75' 75' 75' 75' 75' 75' 75' 75' 7 | 26.33                                   | 33.84' 39.67' 33.84' 27.50' 27.50' |

| CURVE TABLE |           |        |        |             |
|-------------|-----------|--------|--------|-------------|
| CURVE       | DELTA     | RADIUS | LENGTH | BEARING     |
| C1          | 90'00'00" | 15.00  | 23.56  | S45*25'52"E |
| C2          | 90'00'00" | 15.00  | 23.56  | S44'34'08"W |
| C3          | 90'00'00" | 15.00  | 23.56  | N44*34'08"E |
| C4          | 90,00,00  | 15.00  | 23.56  | N45'25'52"W |





REPLAT C J.N. 2249 PREPARED: 05/4/04 REVISED: 07/06/04 SHEET 3 OF 3