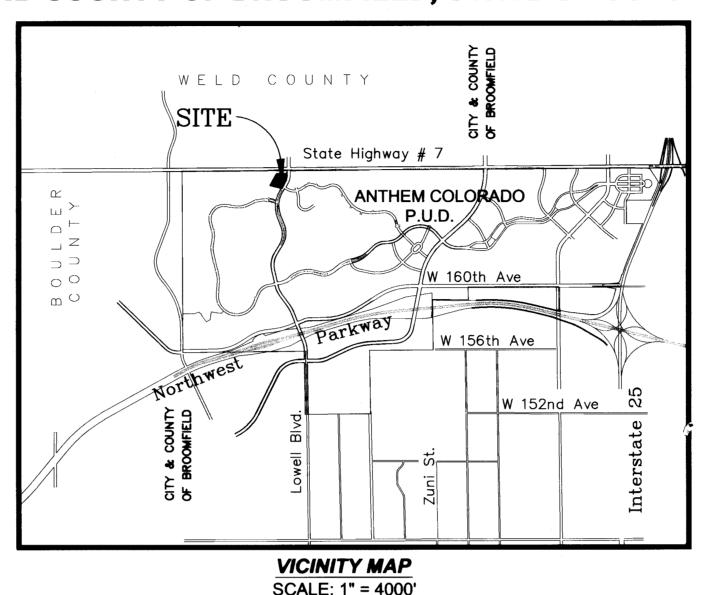
A REPLAT OF LOT 1, ANTHEM FILING NO. 2

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



#### PARCEL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF:

LOT 1, ANTHEM FILING NO. 2, A RE-SUBDIVISION RECORDED AT RECEPTION NUMBER 2005007602 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 2.313 ACRES OR 100,762 SQ. FT., MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING NO. 2. REPLAT "A""; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN SIMPLE FEE TO THE CITY AND COUNTY OF BROOMFIELD ALL STREETS, PUBLIC WAYS AND ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE

# OWNER:

TCLM, LLC, A COLORADO LIMITED LIABILITY COMPANY

COUNTY OF Lammer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 291 DAY OF JULY Manager
AS: OF TCLM, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY Lori McWhynney

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 07-27-2010

Sammolosiu

#### **GENERAL NOTES:**

- IS 1 LOT AND 1 TRACT WITHIN ANTHEM FILING NO. 2, REPLAT "A".
- BASIS OF BEARINGS: THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS No. 32" BEARS SOUTH 35'07'01" WEST (GRID), 9415.11' (MODIFIED), FOR THE PURPOSES OF THE PARCEL DESCRIPTION SHOWN HEREON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, T1S, R68W, 6TH PM., RELATIVE TO THE ABOVE DESCRIBED LINE, IS CONSIDERED TO BEAR SOUTH 89'40'36" WEST, SAID LINES ARE MONUMENTED AS SHOWN HEREON.
- 3. PROJECT BENCHMARK BROOMFIELD CONTROL POINT "LUCY". TOP 3 1/4" BRASS DISC IN CONCRETE. ELEVATION = 5297.00 (DATUM = NAVD 88)
- 4. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
- 5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS" AN SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CALIBRE ENGINEERING INC. TO DETERMINE OWNERSHIP(S) OR EASEMENT(S) OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT(S), CALIBRE ENGINEERING INC. RELIED UPON TITLE COMMITMENT NO. ABD70210778.1-4 DATED DECEMBER 8, 2008 AT 5:00 PM PREPARED BY LAND TITLE GUARANTEE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS ARE REFLECTED IN SAID TITLE COMMITMENT.
- 7. 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 8. 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, OF THE COLORADO REVISEDSTATUTES.
- 9. TRACT A WILL BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD BY SEPARATE DOCUMENT.
- 10. TRACT A MAY BE UTILIZED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRICAL, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES, PUBLIC UTILITIES AND DRAINAGE AND OTHER USES AS PERMITTED BY THE CITY AND COUNTY OF BROOMFIELD. OWNER RESERVES FOR ITSELF AND ITS CONTRACTORS A LICENSE AND RIGHT TO ENTER UPON THOSE TRACTS AND PARCELS DEDICATED HEREON FOR THE PURPOSES OF INSTALLING AND CONSTRUCTING: (I) THOSE IMPROVEMENTS AND FACILITIES THAT ARE REQUIRED UNDER ANY CITY AND COUNTY OF BROOMFIELD SITE DEVELOPMENT PLAN, SUBDIVISION IMPROVEMENT AGREEMENT OR OTHER DEVELOPMENT AGREEMENT THAT IS APPLICABLE TO THE PROPERTY DESCRIBED ON THIS PLAT, AND (II) ANY OTHER IMPROVEMENTS OR FACILITIES TO BE INSTALLED OR CONSTRUCTED BY THE OWNER THAT ARE REQUIRED OR HAVE BEEN APPROVED ADMINISTRATIVELY BY THE CITY AND COUNTY OF BROOMFIELD.
- 11. A UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM SEWER, IRRIGATION, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS IS HEREBY GRANTED TO THE OWNER(S) OF LOT 1 OVER TRACT A. SAID EASEMENT TO BE USED FOR MAINTENANCE AND REPLACEMENT AS REQUIRED AND SUBJECT TO AGREEMENT. THE FOREGOING EASEMENT SHALL BE ALIGNED AS MEASURED FIVE (5) FEET FROM EITHER SIDE OF THE CENTERLINE OF THE ORIGINALLY CONSTRUCTED UTILITY LINE AND FIVE (5) FOOT OUTSIDE APPURTENANCES.
- 12. PER GENERAL NOTE NUMBER 7 ON ANTHEM FILING NO. 2, FINAL PLAT, A RE-SUBDIVISION OF OUTLOT 2, PREBLE CREEK FILING NO. 1, RECORDED AT RECEPTION NO. 2005007602: THE PROPERTY SHOWN HEREON IS SUBJECT TO A BLANKET EASEMENT TO THE CITY AND COUNTY OF BROOMFIELD FOR MAINTENANCE, PUBLIC ACCESS, DRAINAGE AND DRAINAGE RELATED MAINTENANCE AS REQUIRED AND SUBJECT TO AGREEMENT. THE FOREGOING EASEMENT FOR PUBLIC ACCESS IS INTENDED TO PROVIDE ACCESS TO OPEN SPACE, SIDEWALKS, TRAILS, A TRAIL HEAD, AND TRAIL HEAD PARKING AREAS, AND SHALL NOT APPLY TO PRIVATELY-OWNED BUILDINGS AND STRUCTURES OR THEIR APPURTENANT FACILITIES ADJACENT THERETO (SUCH AS WATER FEATURES, PATIOS AND DECKS) WHICH ARE CONSTRUCTED ON THE

## 1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

### ATTORNEY'S CERTIFICATE:

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.

### CITY AND COUNTY OF BROOMFIELD CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED PERSUANT TO THE BROOMFIELD MUNICIPAL CODE CHAPTER 16 - 22.

ON THIS 31ST DAY OF JULY ASSISTANT CITY AND COUNTY MANAGER FOR COMMUNITY DEVELOPMENT

## SURVEYOR'S CERTIFICATE:

I. DANIEL P. BURKETT. A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 30, 2008, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

DANIEL P. BURKETT, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. No. 26953 FOR AND ON BEHALF OF CALIBRE ENGINEERING, INC.



Construction Management Civil Engineering Surveying

**ANTHEM - FILING NO. 2, REPLAT "A"** MINOR SUBDIVISION PLAT **COVER SHEET** 

JULY 23, 2009

1182/PULTE AN:WELC. LODGE

1 of 2

PULTE HOMES - COLORADO DIVISION

