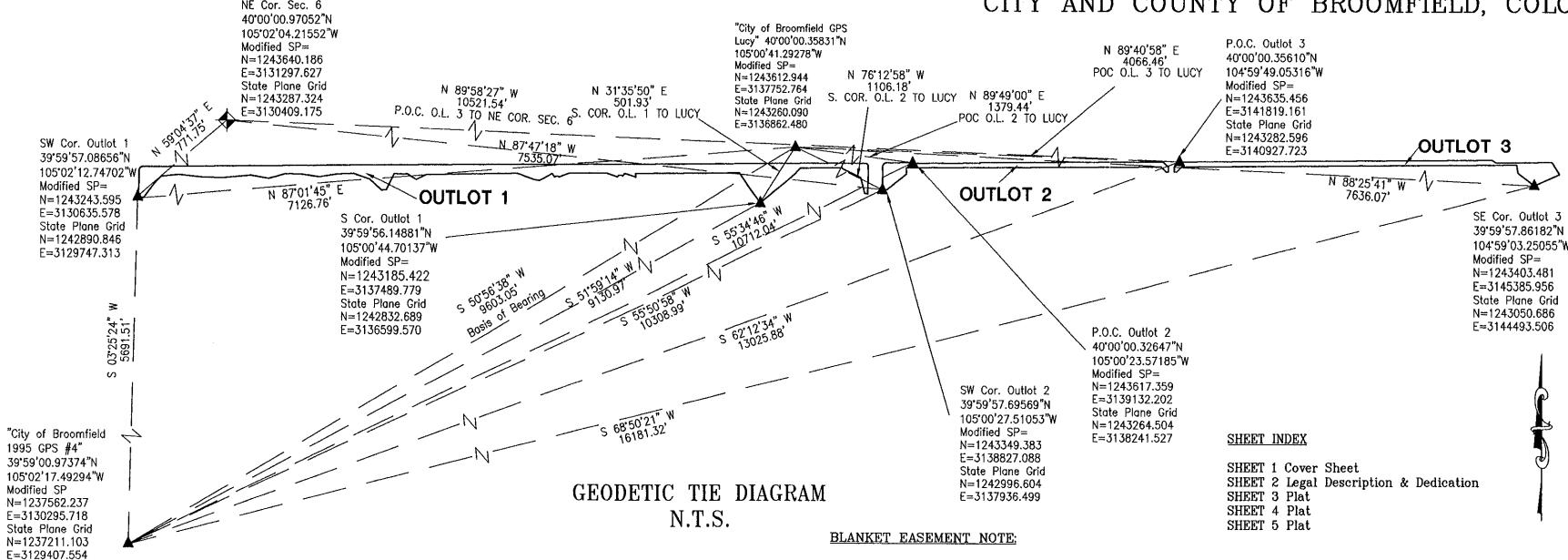
### 1 of 5 R 0.00 D 0.00 City&Cnty Broomfield

### FINAL PLAT

A RESUBDIVISION OF OUTLOT 11, PREBLE CREEK FILING NO. 1 AND A PORTION OF SECTIONS 3, 4, 5 & 6, TOWNSHIP 1

SOUTH, RANGE 68 WEST, 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, COLORADO



- Aliquot corner (as described)
- Set 1-1/4" plastic cap on #5 rebar "C-B PIS 24942"
- ▲ Found 1 1/4" plastic cap on #5 rebar "C-B PLS 24942" (Unless noted otherwise)
- O Point on Line (C.R.S. 38-51-105(c))"Monument shall be set no more than fourteen hundred feet along any straight boundary line..." Set 2" Aluminum cap stamped "Carter Burgess PLS 24924 P.O.L.". BASIS OF BEARING:

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD GPS LUCY) and "GPS #4" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995

GPS NO. 4" bearing being S50°56'38"W a distance of 9603.05 feet.

### PROJECT DATUM:

Geodetic coordinates are based on NAD 83(1992) Orthometric Heights are based on the NAVD 88 State Plane coordinates are based on the Colorado North Zone (501) Units are US Survey Feet (sft)

Project (Ground) coordinates are Modified State Plane Project Combined factor = 0.999716267

Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY" The mark is a City of Broomfield 3 1/4" brass disk set into 18" round concrete post, flush with the ground. The location of the mark matches the NGS Data sheet "Station Description"

Designation =LUCY Project Point Number = 464 NGS PID = AI3578NAD 83(1992) Coordinates Latitude =  $40^{\circ} 00' 00.35831'' (N)$ Longitude =  $105^{\circ} 00' 41.29278'' (W)$ Ellp. Height = 5240.15 sft NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501) N= 1,243,260.090 sft E= 3.136.862.480 sft

Modified State Plane coordinates (Ground) N= 1,243,612.944 sft E= 3,137,752,764 sft

Project Bench Mark: "LUCY" as described above. NAVD 88 Elevation = 5297.00 sft

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.

### STATUTE OF LIMITATIONS

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 of the date of certification shown hereon.

### COUNTY NOTE

All recording information (Book, Page, Reception Number, File, Map Number) shown hereon refers to Adams County Clerk & Recorder's Office unless otherwise noted.

### MONUMENTATION NOTICE:

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.

### STATEMENT OF ACCURACY:

The Colorado Coordinate System hereon shown is defined as 2nd order, Class 2-I, 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.

### TITLE AND EASEMENT NOTE:

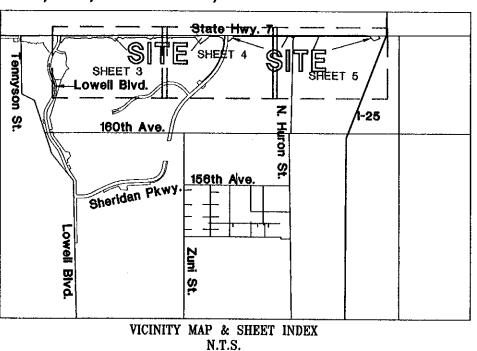
This survey does not constitute a title search by Carter & Burgess, Inc. to determine ownership or easements of record. For all information regarding easements, Carter & Burgess relied upon Title Commitment Number ABJ70085944 dated December 9, 2004 at 5:00 p.m., prepared by Land Title Guarantee Company and issued by Chicago Title Insurance Company. All tax information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown hereon are reflected in said title commitment.

### ZONING NOTE:

Lands contained within and adjacent to this Final Plat are zoned as P.U.D. (uses unspecified) per the Preble Creek PUD Plan and Preliminary Plat-1st Amendment recorded at Reception number 200302216 on November 11, 2003.

### OWNERSHIP NOTE:

All lands hereby platted are owned by Pulte Home Corporation, a Michigan Corporation



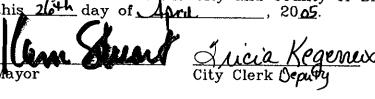
#### APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

This final plat is recommended for approval by the City and County of Broomfield Land Use Review Commission this 4th day of

#### CITY COUNCIL CERTIFICATE

This final plat is hereby approved and the dedications accepted by the City Council of the City and County of Broomfield, this 2044 day of 4001.

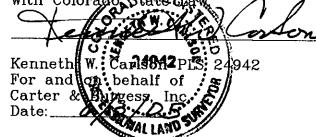


I, Rick J. Rubin, an Attorney at Law licensed to practice in the State of Colorado represent to the City and County of Broomfield that the owner and subdivider dedicating any street, easement, right-of-way, parcel, or tract hereon owns them in fee simple, free and clear of all liens and encumbrances, and the City and County of Broomfield may rely upon this representation in accepting such dedications.

# F. Wm., Registration No. 9935, Date: 6/23/05

### SURVEYOR'S CERTIFICATE

I Kenneth W. Carlson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of ANTHEM FILING NO. 5 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado State Glaw



### **DEDICATION**

Has laid out, platted, and re-subdivided the described land, under the name and style of ANTHEM FILING NO. 5; and by these presents 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 of Broomfield and for use by public and private utilities.

### OWNER'S CERTIFICATE

Executed this 27th of JUNE , 2005

PULTE HOME CORPORATION, a Michigan Corporation 2701 WEST 160th AVENUE Robert Eck, P.E

### ACKNOWLEDGMENT:

General Manager

State of Colorado County of Broomfield) The foregoing instrument was acknowledged before me this 27 day of Jone , 2005, by Robert L. Eck as General of PULTE HOME CORPORATION, a Michigan corporation. Manager

Witness my hand and official seal. My commission expires April 15, 2009
Notary Public March 21 and Anna 1

(Legal description and dedication appears on page 2 of this Plat)

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PROJECT NO. 071146	
DATE: APRIL 13, 2005	
SCALE: NONE	
DRAFTED BY: DGW	
DESIGNED BY: DGW	
REVIEWED BY: KWC	
DRAWING CONTENTS:	
ANTHEM FILING NO. 5	
DRAWING NUMBER:	

SHEET 1 OF 5

### 2006006606 05/25/2006 09:40A PL 2 of 5 R 0.00 D 0.00 City&Cnty Broomfield

## FINAL PLAT

A RESUBDIVISION OF OUTLOT 11, PREBLE CREEK FILING NO. 1 AND A PORTION OF SECTIONS 3, 4, 5 & 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, Pulte Home Corporation, a Michigan Corporation, being the owner of:

#### Outlot 1

A parcel of land being a portion of Outlot 11, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number 2004005783 on April 23, 2004 and the Northeast Quarter of Section 6, the North Half of Section 5, and the Northwest Quarter of Section 4, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as follows;

COMMENCING at the Northwest corner of said Section 5 (a found illegible 2 ½" aluminum cap): WHENCE the North Quarter corner of said Section 5 (a found 2 1/2"

aluminum cap in a range box stamped "SBG LS 14823-2000") bears N89°37'11"E a distance of 2613.75 feet:

THENCE S00°30'44"W along the westerly line of the Northwest Quarter of said Section 5 a distance of 75.01 feet to the POINT OF BEGINNING:

THENCE N89°37'11"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 5 a distance of 2614.20 feet;

THENCE N89°38'18"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 5 a distance of 2614.35 feet;

THENCE N89°35'50"E tangent with the following described curve and along a line being 75.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 4 a distance of 2120.18 feet:

THENCE the following three (3) courses along the easterly line of Outlot 11, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number 2004005783 on April 23, 2004:

1. along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing S45°24'10"E a distance of 42.43 feet, and an arc distance of 47.12 feet; 2. THENCE S00°24'10"E tangent with the last and following described

curves a distance of 78.67 feet; 3. THENCE along the arc of a curve to the right, having a central angle of 4°35'00", a radius of 2723.00 feet, a chord bearing S01°53'20"W a distance of 217.77 feet, and an arc distance of 217.83

THENCE N85°49'10"W radial to said curve, a distance of 33.85 feet; THENCE the following three (3) courses along the westerly line of said

Outlot 11: 1. N14°29'56"W a distance of 173.23 feet;

2. THENCE N64°23'05" W a distance of 221.87 feet; 3. THENCE N00°09'03"W a distance of 8.22 feet;

THENCE S89°35'50"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said

Section 4 a distance of 461.64 feet; THENCE S42°21'48"W a distance of 85.96 feet: THENCE S48°50'23"W a distance of 133.31 feet;

THENCE S51°46'45"W a distance of 359.20 feet;

THENCE N38°13'15"W a distance of 171.04 feet; THENCE N34°46'17"W a distance of 224.45 feet;

THENCE S89°35'50"W along a line being 125.00 feet southerly of and

parallel with the northerly line of the Northwest Quarter of said Section 4 a distance of 730.03 feet:

THENCE S89°38'18"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said

Section 5 a distance of 410.55 feet: THENCE S00°21'42"E a distance of 38.65 feet;

THENCE N72°01'10"W a distance of 124.75 feet;

THENCE S37°33'44"W a distance of 35.62 feet;

THENCE along the arc of a curve to the left, having a central angle of 91°10'10", a radius of 45.00 feet, a chord bearing of S81°58'39"W a distance of 64.29 feet, and an arc distance of 71.60 feet; THENCE N72°01'10"W non-tangent with the last described curve a

distance of 122.27 feet;

THENCE S89°39'23"W a distance of 408.30 feet; THENCE S70°59'11"W non-tangent with the following described curve a

distance of 119.95 feet: THENCE along the arc of a curve to the left, having a central angle of 69°14'27", a radius of 45.00 feet, a chord bearing of S89°01'13"W a

distance of 51.13 feet, and an arc distance of 54.38 feet, THENCE N35°36'01"W radial to said curve, a distance of 46.03 feet;

THENCE S60°54'48"W a distance of 161.84 feet: THENCE N77°50'19"W a distance of 62.46 feet;

THENCE N70°07'58"W a distance of 191.35 feet; THENCE S88°56'11"W a distance of 1056.26 feet;

THENCE S44°26'04"W a distance of 63.30 feet; THENCE N49°07'35"W a distance of 80.00 feet;

THENCE S40°52'25"W a distance of 105.15 feet;

THENCE S17°55'18"W a distance of 20.00 feet;

LEGAL DESCRIPTION AND DEDICATION (CONT):

THENCE along the arc of a curve to the left, having a central angle of 36°50'59", a radius of 45.00 feet, a chord bearing of S89°29'49"W a distance of 28.45 feet, and an arc distance of 28.94 feet,

THENCE N18°55'41"W radial to said curve, a distance of 115.48 feet; THENCE S77°48'30"W a distance of 79.06 feet;

THENCE S19°52'14"W a distance of 154.82 feet; THENCE S71°37'42"W a distance of 65.75 feet;

THENCE N48°36'48"W a distance of 180.79 feet; THENCE N71°30'10"W a distance of 180.44 feet; THENCE S88°45'37"W a distance of 176.30 feet;

THENCE S82°06'04"W a distance of 205.37 feet THENCE N82°09'10"W a distance of 202.64 feet;

THENCE N89°29'19"W a distance of 174.12 feet; THENCE S75°39'48"W a distance of 185.68 feet; THENCE N80°09'53"W a distance of 196.21 feet;

THENCE S85°13'09"W a distance of 301.78 feet; THENCE N89°37'12"W a distance of 206.56 feet; THENCE N83°44'59"W a distance of 292.36 feet;

THENCE S84°16'43"W a distance of 196.31 feet; THENCE S42°51'43"W a distance of 101.10 feet; THENCE S38°46'02"W a distance of 194.00 feet;

THENCE N79°05'34"W a distance of 66.84 feet; THENCE the following three (3) courses along the easterly line of Lowell Boulevard, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number

2004005783 on April 23, 2004: 1. along the arc of a curve to the left, having a central angle of 10°54'26", a radius of 768.00 feet, a chord bearing of N05°27'13"E a distance of 145.98 feet, and an arc distance of 146.20 feet; 2. THENCE NO0°00'00"W tangent with the last and following described

curves a distance of 131.35 feet: 3. THENCE along the arc of a curve to the right, having a central angle of 89°40'36", a radius of 41.50 feet, a chord bearing N44°50'18"E

a distance of 58.52 feet, and an arc distance of 64.95 feet; THENCE N89°40'36"E tangent with the last described curve and along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 6 a distance of 606.25 feet to the POINT OF BEGINNING.

Containing 1,020,623 square feet, (23.430 Acres), more or less.

Outlot 2

A parcel of land lying in the North Half of Section 4, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as

COMMENCING at the North Quarter corner of said Section 4 (a found illegible 2 ½" aluminum cap in a range box); WHENCE the Center Quarter corner of said Section 4 (a found 2 1/2" aluminum sleeve on an axle stamped "AM HASCALL PLS 23500") bears

THENCE S00°21'07"E along the westerly line of the Northeast Quarter of said Section 4 a distance of 75.00 feet to the POINT OF BEGINNING:

THENCE S00°21'07"E continuing along the westerly line of the Northeast

Quarter of said Section 4 a distance of 5.00 feet; THENCE N89°36'52"E along a line being 80.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said

Section 4 a distance of 679.56 feet; THENCE NO1°54'58"W a distance of 5.00 feet;

S00°21'07"E a distance of 2353.26 feet:

THENCE N89°36'52"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 1409.54 feet;

THENCE N89°36'49"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said

Section 4 a distance of 432.04 feet: THENCE the following two (2) courses along the southerly line of Colorado Department of Highways Federal Aid Project No. S0048(1)

State Highway No.7 1964: 1. S45°23'04"E a distance of 70.78 feet:

2. THENCE N89°56'11"E a distance of 3.00 feet; THENCE S00°25'48"E along a line being 30.00 feet westerly of and parallel with the easterly line of the Northeast Quarter of said Section 4 a distance of 50.00 feet:

THENCE S89°56'11"W a distance of 23.87 feet; THENCE N45°23'04"W a distance of 70.61 feet;

THENCE S89°36'49"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 411.33 feet;

THENCE S89°36'52"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 2089.00 feet:

#### LEGAL DESCRIPTION AND DEDICATION (CONT):

THENCE S89°35'50"W along a line being 125.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 4 a distance of 63.41 feet; THENCE S00°18'30"E a distance of 62.88 feet; THENCE S51°50'30"W a distance of 250.36 feet; THENCE N89°57'54"W a distance of 45.49 feet; THENCE the following three (3) courses along the easterly line of Sheridan Parkway, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception number 2004005783 on April 23, 2004: 1. along the arc of a curve to the left, having a central angle of 3°07'53", a radius of 2877.00 feet, a chord bearing of N01°09'46"E a distance of 157.21 feet, and an arc distance of 157.23 feet;

2. THENCE NO0°24'10"W tangent with the last and following described curves a distance of 67.17 feet; THENCE along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 41.50 feet, a chord bearing N44°35'50"E a distance of 58.69 feet, and an arc distance of 65.19 feet: THENCE N89°35'50"E tangent with the last described curve and along a

line being 75.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 4 a distance of 261.19 feet to the POINT OF BEGINNING.

Containing 177,851 square feet, (4.083 Acres), more or less.

Outlot 3

A parcel of land lying in the North Half of Section 3, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as

COMMENCING at the Northwest corner of said Section 3 (a found 2" aluminum cap in a range box stamped "AM HASCALL PLS 23500"); WHENCE the West Quarter corner of said Section 3 (a found 3 1/4 aluminum cap in a range box stamped "WSSI PLS 24960") bears S00°25'48"E a distance of 2356.65 feet:

THENCE S48°18'23"E a distance of 111.91 feet to the POINT OF

THENCE N89°36'38"E along a line being 75.00 feet southerly of and parallel with the northerly line of the North Half of said Section 3 a distance of 3144.40 feet;

THENCE the following three (3) courses along the northerly and easterly lines of a parcel of land described in Book 3240 at Page 664 recorded on December 5, 1986 in the Adams County Clerk and Recorders Office:

1. S56°33'15"E a distance of 44.90 feet:

2. THENCE N89°36'38"E a distance of 563.47 feet; 3. THENCE S32°20'16"E a distance of 143.35 feet;

THENCE S66°25'51"W a distance of 278.36 feet;

THENCE N52°29'16"W a distance of 206.76 feet; THENCE NO8°34'30"W a distance of 80.01 feet;

THENCE S89°36'38"W along a line being 125.00 feet southerly of and parallel with the northerly line of the North Half of said Section 3 a distance of 3369.79 feet:

THENCE S44°24'33"W a distance of 71.03 feet;

THENCE S89°50'31"W a distance of 23.70 feet;

THENCE N00°25'48"W along a line being 30.00 feet easterly of and parallel with the westerly line of the Northwest Quarter of said Section 3 a distance of 50.00 feet;

THENCE the following two (2) courses along the southerly line of Colorado Department of Highways Federal Aid Project No. S0048(1) State Highway No.7 1964:

1. N89°50'15"E a distance of 3.00 feet; 2. THENCE N44°24'33"E a distance of 70.91 feet to the POINT OF BEGINNING.

Containing 236,164 square feet, (5.422 Acres), more or less.

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PROJECT NO. 071146 DATE: APRIL 13, 2005 SCALE: NONE

DRAFTED BY: DGW DESIGNED BY: DGW

REVIEWED BY: KWC

DRAWING CONTENTS: ANTHEM FILING NO. 5

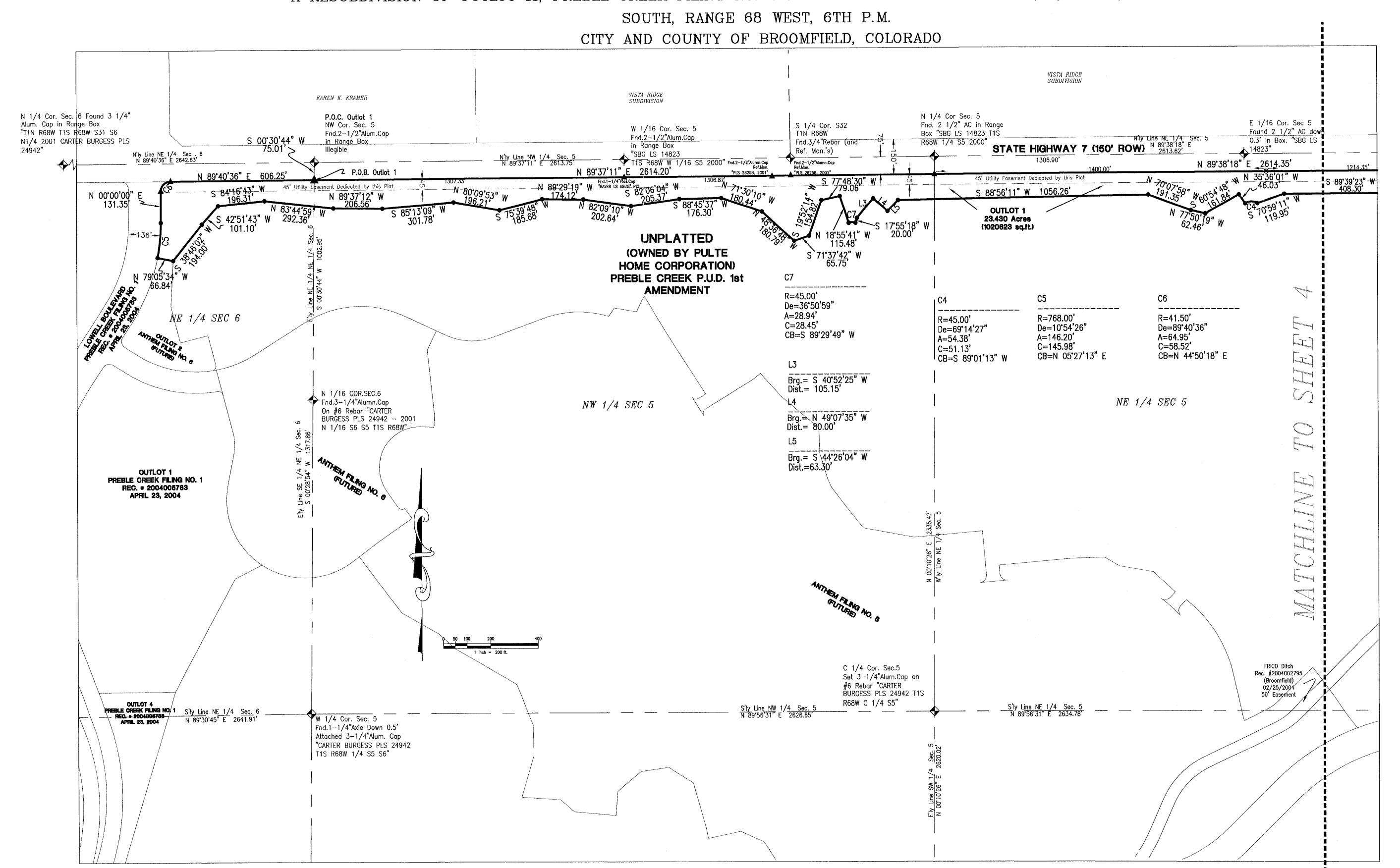
DRAWING NUMBER:

SHEET 2 OF 5



# FINAL PLAT

A RESUBDIVISION OF OUTLOT 11, PREBLE CREEK FILING NO. 1 AND A PORTION OF SECTIONS 3, 4, 5 & 6, TOWNSHIP 1



A SUBDIVISION L SEC's 3, 4, 5 & 6 T CITY & COUNTY OF

PROJECT NO. 071146 DATE: APRIL 13, 2005 SCALE: 1"=200' DRAFTED BY: DGW DESIGNED BY: DGW REVIEWED BY: KWC

DRAWING CONTENTS: ANTHEM FILING NO. 5

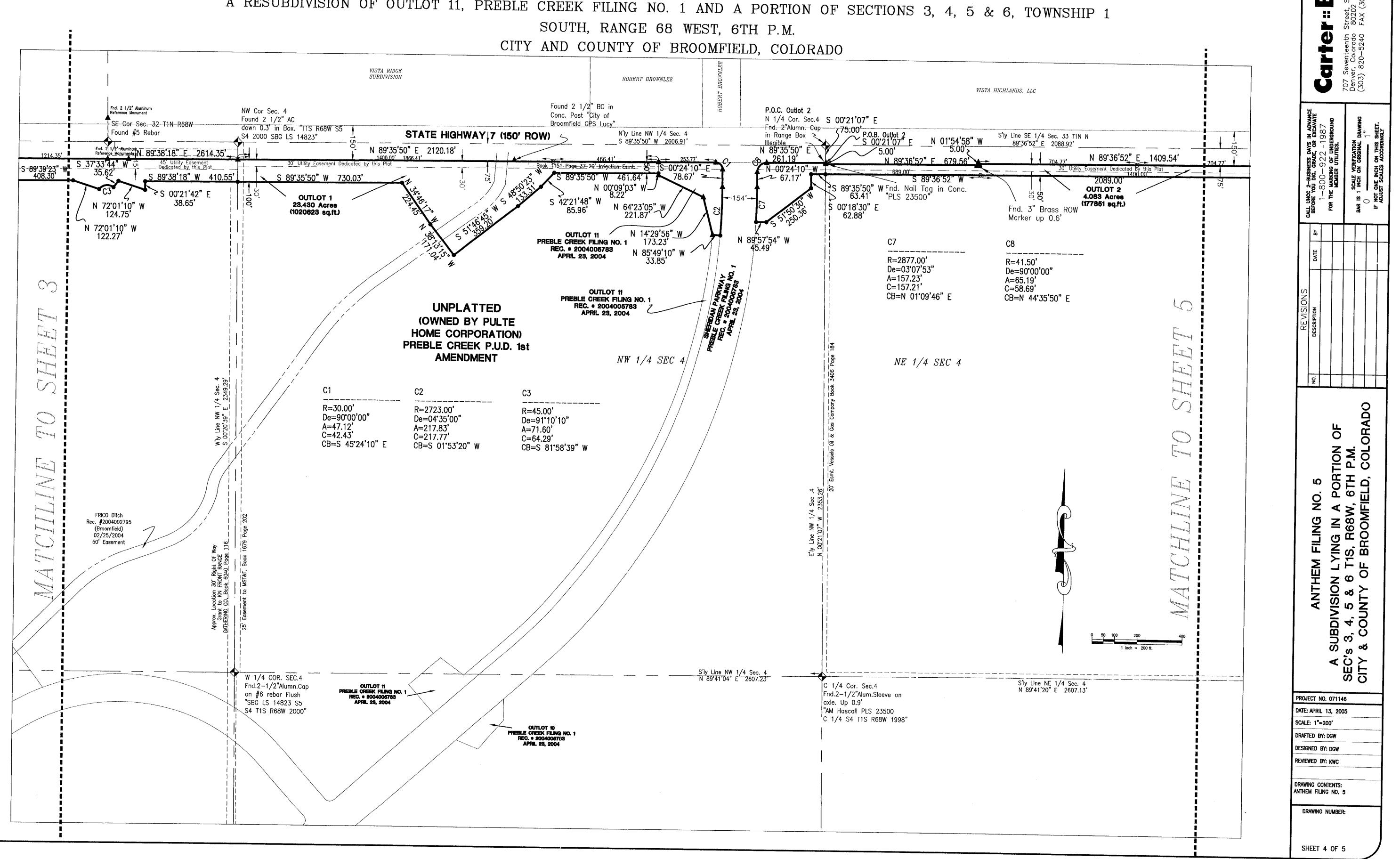
DRAWING NUMBER:

SHEET 3 OF 5

2006006606 05/25/2006 09:40A PL 4 of 5 R 0.00 D 0.00 City&Cnty Broomfield

## FINAL PLAT

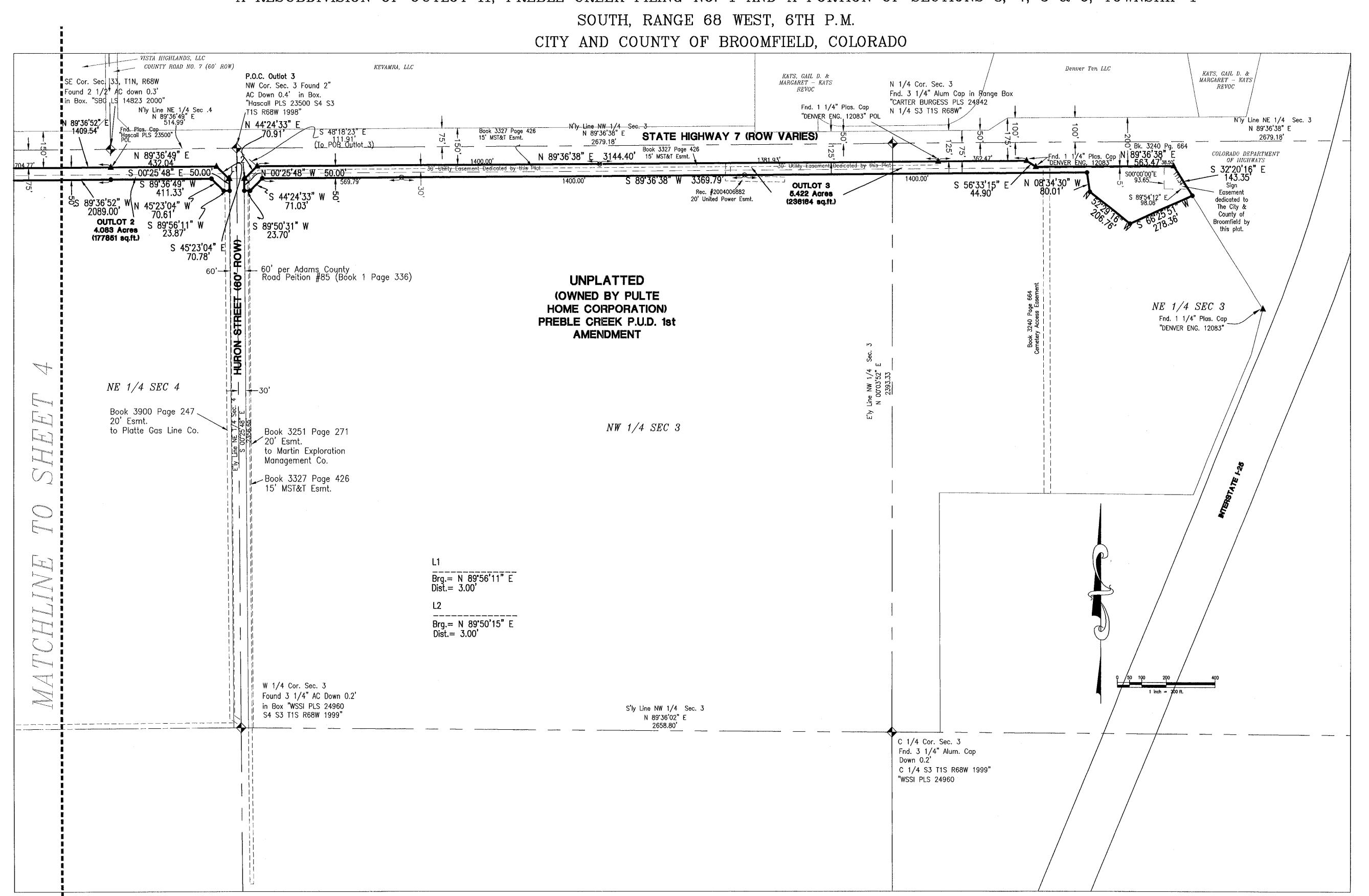
A RESUBDIVISION OF OUTLOT 11, PREBLE CREEK FILING NO. 1 AND A PORTION OF SECTIONS 3, 4, 5 & 6, TOWNSHIP 1





## FINAL PLAT

A RESUBDIVISION OF OUTLOT 11, PREBLE CREEK FILING NO. 1 AND A PORTION OF SECTIONS 3, 4, 5 & 6, TOWNSHIP 1



SEC'S CITY

DATE: APRIL 13, 2005 SCALE: 1"=200' DRAFTED BY: DGW

DESIGNED BY: DCW REVIEWED BY: KWC

DRAWING CONTENTS: ANTHEM FILING NO. 5

DRAWING NUMBER:

SHEET 5 OF 5