

ANTHEM FILING NO. 7

FINAL PLAT

A RE-SUBDIVISION OF OUTLOT 1, ANTHEM COLORADO AT BROOMFIELD FILING No. 2, TOGETHER WITH PORTIONS OF THE EAST HALF OF SECTION 6
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 2 of 6

2005014557 10/20/2005 12:27P PL
2 of 6 R 0.00 D 0.00 City&Cnty Broomfield

(Baseline Road)
Colorado State Highway No. 7
(150' R.O.W.)

POINT OF BEGINNING Parcel 'A'
GROUND COORDINATES (NAD83/92)
N=1,243,560.59 E=3,130,483.28
GRID COORDINATES (NAD83/92)
N=1,243,207.75 E=3,129,595.06
LATITUDE=40°00'00.2262" LONGITUDE=105°02'14.6822"

POINT OF COMMENCEMENT
NORTHEAST CORNER, NORTHEAST 1/4,
SECTION 6, T1S, R68W, SIXTH P.M.
(found 2 1/2" aluminum cap in range box, illegible)
GROUND COORDINATES (NAD83/92)
N=1,243,640.19 E=3,131,297.63
GRID COORDINATES (NAD83/92)
N=1,243,287.33 E=3,130,409.18
LATITUDE=40°00'00.9705" LONGITUDE=105°02'04.2155"

BROOMFIELD CONTROL POINT "LUCY"
3 1/4" BRASS DISK IN CONCRETE
GROUND COORDINATES (NAD83/92)
N=1,243,612.94 E=3,137,752.76
GRID COORDINATES (NAD83/92)
N=1,243,260.09 E=3,136,862.48
LATITUDE=40°00'00.3583" LONGITUDE=105°00'41.2928"
PROJECT BENCHMARK
Elevation = 5297.00 (NAVD 88)



Legend

- Found/Set Rebar & Cap - LS 23515
- Found Rebar and Cap as Indicated
- Barb Wire Fence
- 10' Rear Utility & Drainage Easement
- Lot Number
- 5' Side Utility & Drainage Easement
- 8' Front Utility & Drainage Easement

Tract 'A'
17.256 acres
751,688 s.f. +/-

$\Delta=90^{\circ}19'24''$
 $R=30.00'$
 $L=47.29'$
 $ChB=S\ 45^{\circ}09'42''\ E$
 $ChD=42.55'$

$\Delta=09^{\circ}08'31''$
 $R=632.00'$
 $L=100.84'$
 $ChB=S\ 04^{\circ}34'16''\ W$
 $ChD=100.73'$

Outlot 1
Preble Creek Filing No. 1
(Reception No. 2004005783)

Lot 1
Anthem Colorado at Broomfield Filing No. 2
(Reception No. _____)

LOWELL BOULEVARD
(R.O.W. Varies)

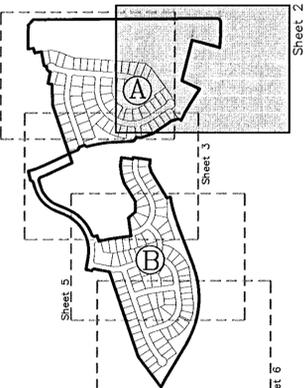
Property Corner
GROUND COORDINATES (NAD83/92)
N=1,242,898.27 E=3,130,316.82
GRID COORDINATES (NAD83/92)
N=1,242,545.62 E=3,129,428.65
LATITUDE=39°59'53.6913" LONGITUDE=105°02'16.8649"

BROOMFIELD CONTROL POINT "GPS 4"
3 1/4" BRASS DISK IN CONCRETE
GROUND COORDINATES (NAD83/92)
N=1,237,562.24 E=3,130,266.72
GRID COORDINATES (NAD83/92)
N=1,237,211.10 E=3,129,407.55
LATITUDE=39°59'00.9737" LONGITUDE=105°02'17.4929"

$\Delta=08^{\circ}02'55''$
 $R=1268.00'$
 $L=178.12'$
 $ChB=S\ 28^{\circ}51'30''\ W$
 $ChD=177.98'$

CURVE INFORMATION

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C-1	11°42'22"	250.00'	51.08'	N 03°28'11" W	50.99'
C-2	128°42'11"	325.00'	730.04'	S 60°13'32" E	585.95'
C-3	17°47'15"	350.00'	108.66'	N 78°58'50" W	108.22'
C-4	11°09'46"	500.00'	97.41'	S 80°17'34" E	97.26'
C-5	26°46'54"	400.00'	186.97'	S 05°41'25" E	185.27'
C-6	11°29'04"	750.00'	150.33'	N 70°48'23" E	150.08'
C-7	54°53'30"	250.00'	239.48'	S 44°20'11" E	230.43'
C-8	57°34'07"	250.00'	251.19'	N 42°59'39" W	240.76'
C-9	22°20'07"	250.00'	97.46'	N 82°12'35" E	96.84'
C-10	17°41'01"	250.00'	231.48'	S 27°47'59" E	230.56'
C-11	78°39'38"	200.00'	274.58'	N 32°04'35" E	253.52'
C-12	11°42'14"	500.00'	102.14'	S 76°53'38" W	101.96'
C-13	101°42'14"	200.00'	355.01'	N 58°06'22" W	310.21'
C-14	58°26'22"	195.00'	198.89'	N 20°14'43" W	190.38'
C-15	11°31'45"	225.00'	444.72'	N 25°38'02" E	375.79'
C-16	38°57'27"	250.00'	169.98'	S 11°33'42" E	166.73'
C-17	84°08'01"	10.00'	14.68'	N 51°23'22" W	13.40'
C-18	84°08'01"	10.00'	14.68'	S 32°44'38" W	13.40'
C-19	43°32'58"	20.00'	16.95'	S 79°41'51" W	16.44'
C-20	27°05'57"	51.00'	246.65'	N 34°34'38" W	67.52'
C-21	48°32'58"	20.00'	16.95'	N 31°08'53" E	16.44'
C-22	90°00'00"	10.00'	15.71'	N 40°52'27" W	14.14'
C-23	90°00'00"	10.00'	15.71'	S 49°07'33" W	14.14'
C-24	71°28'46"	28.00'	36.18'	N 32°20'50" W	33.89'
C-25	251°28'46"	56.00'	245.79'	N 57°39'10" E	90.91'
C-26	48°32'58"	20.00'	16.95'	S 50°26'12" E	16.44'
C-27	27°05'57"	51.00'	246.65'	S 15°17'19" W	67.52'
C-28	48°32'58"	20.00'	16.95'	S 81°00'50" W	16.44'
C-29	86°02'57"	10.00'	15.02'	N 35°19'26" W	13.65'
C-30	86°25'31"	10.00'	15.08'	S 50°54'47" W	13.69'
C-31	87°48'16"	10.00'	15.32'	S 60°18'28" E	13.87'
C-32	90°00'00"	10.00'	15.71'	S 30°47'24" E	14.14'
C-33	82°35'34"	10.00'	14.42'	N 60°15'16" W	13.20'
C-34	90°00'00"	10.00'	15.71'	S 26°02'31" W	14.14'
C-35	90°00'00"	10.00'	15.71'	S 63°57'29" E	14.14'
C-36	90°00'00"	10.00'	15.71'	S 26°02'31" W	14.14'
C-37	89°38'08"	10.00'	15.64'	S 63°46'32" E	14.10'
C-38	93°21'31"	10.00'	16.29'	S 24°43'38" W	14.55'
C-39	48°32'58"	20.00'	16.95'	S 60°54'59" W	16.44'
C-40	27°05'57"	51.00'	246.65'	N 53°21'31" E	67.52'
C-41	48°32'58"	20.00'	16.95'	N 12°22'00" W	16.44'
C-42	90°00'00"	10.00'	15.71'	S 52°15'15" E	14.14'
C-43	90°00'00"	10.00'	15.71'	N 37°44'45" E	14.14'
C-44	81°01'33"	10.00'	14.14'	S 31°32'19" E	12.99'
C-45	81°00'39"	10.00'	14.14'	N 49°28'47" E	12.99'
C-46	81°52'53"	10.00'	14.29'	S 08°31'28" E	13.11'
C-47	81°52'53"	10.00'	14.29'	S 89°35'39" W	13.11'
C-48	72°24'46"	250.00'	315.96'	S 50°24'59" E	295.35'



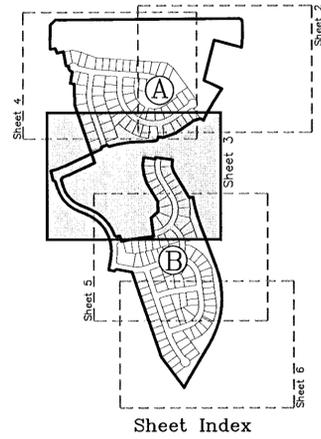
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ANTHEM FILING NO. 7

FINAL PLAT

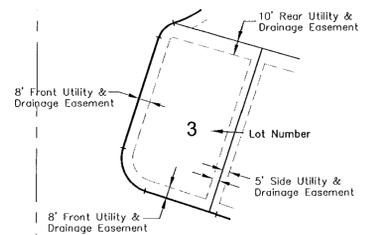
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3 of 6 R.O.D. 0.00 City&Cnty. Broomfield

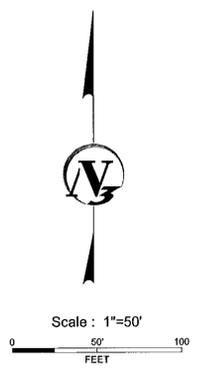


See Sheet 2 for Curve Information
Legend

- Found/Set Rebar & Cap - LS 23515
- Found Rebar and Cap as indicated
- Barb Wire Fence



POINT OF BEGINNING
GROUND COORDINATES (NAD83/92)
N=1,241,874.21 E=3,130,038.11
GRID COORDINATES (NAD83/92)
N=1,241,521.85 E=3,129,150.02
LATITUDE=39°59'43.5882" LONGITUDE=105°02'20.6"



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2005014557 10/20/2005 12:27P PL
4 of 6 R 0.00 D 0.00 City&County Broomfield

Sheet 4 of 6

Colorado State Highway No. 7 (Baseline Road)
(150' R.O.W.)

Tract 'A'
17.256 acres
751,688 s.f. +/-

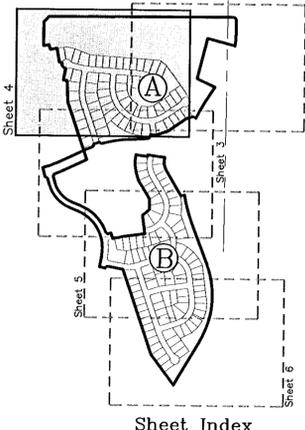
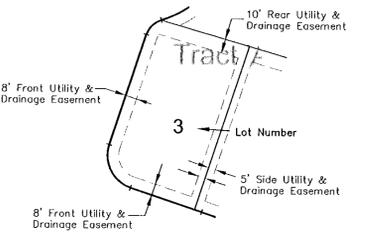
Tract 'B'
1.859 acres
80,988 s.f. +/-



Scale: 1"=50'
0 50 100
FEET

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UNPLATTED



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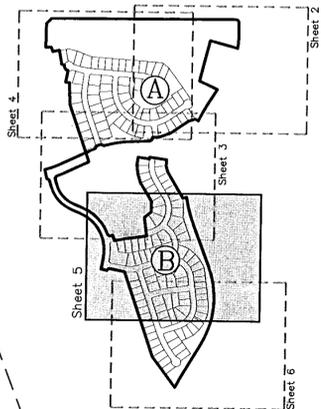
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5 of 6 R 0.00 D 0.00 City&Cnty Broomfield

Sheet 5 of 6

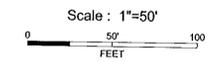


See Sheet 4 of 6

POINT OF BEGINNING
Parcel 'B'
GROUND COORDINATES (NAD83/92)
N=1,241,874.21 E=3,130,038.11
GRID COORDINATES (NAD83/92)
N=1,241,521.85 E=3,129,150.02
LATITUDE=39°59'43.5882" LONGITUDE=105°02'20.5136"



Sheet Index

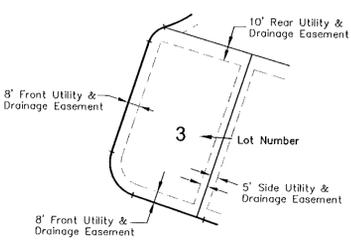


Scale: 1"=50'

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See Sheet 6 of 6

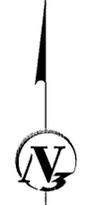
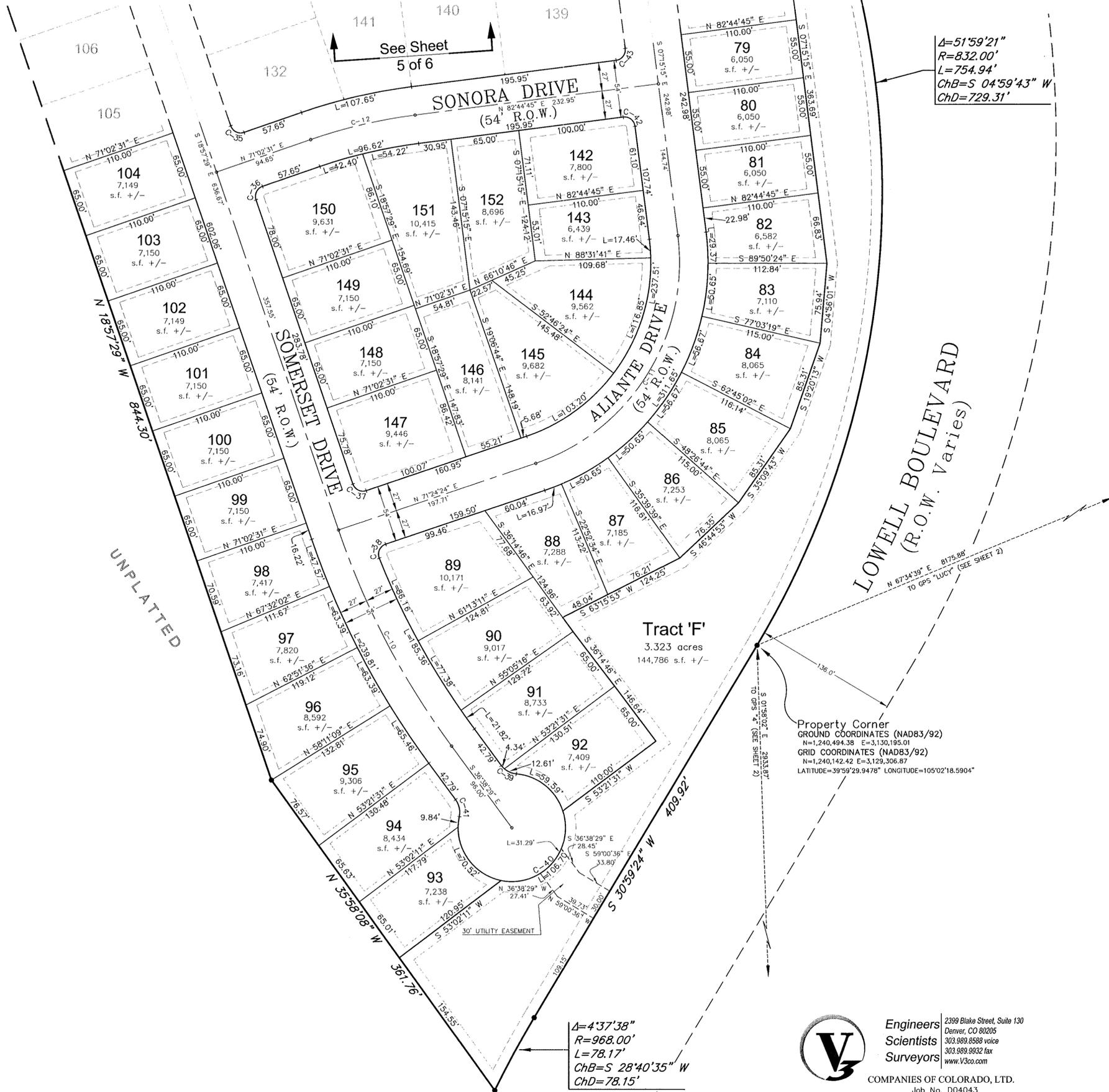
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6 of 6 R 0.00 D 0.00 City&Cnty Broomfield

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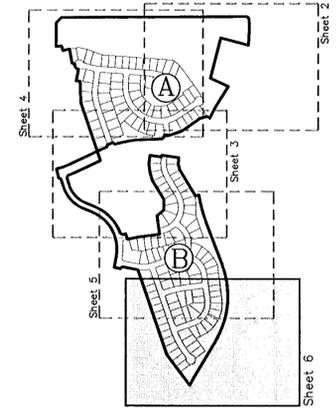
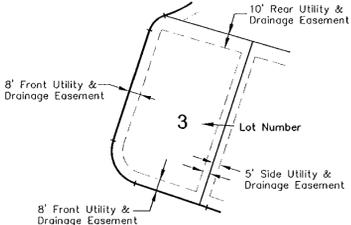


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0 50 100
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