

ANTHEM FILING NO. 8 REPLAT A MINOR SUBDIVISION PLAT

A MINOR SUBDIVISION BEING A REPLAT OF LOTS 167, 176 & 185, ANTHEM FILING NO. 8, LYING IN A PORTION OF
THE EAST HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

2306006991 05/02/2006 03:42P PL
1 of 2 R 0.00 D 0.00 City&Cnty Broomfield



LEGAL DESCRIPTION & DEDICATION:

BY THESE PRESENTS, the undersigned being the owner of:

A replat of Lots 167, 176 and 185, ANTHEM FILING NO. 8, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No. 2005014210 on October 13, 2005, lying in the East Half of Section 5, 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 Center Quarter corner of said Section 5 (a found 3 1/4" aluminum cap stamped "CARTER BURGESS, PLS 24942 2005"); WHENCE the East Quarter corner of said Section 5 (a found 3 1/4" aluminum cap stamped "CARTER BURGESS, PLS 24942 2005") bears N89°56'31"E a distance of 2634.78 feet;

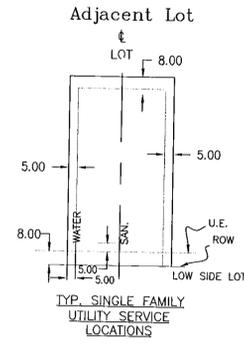
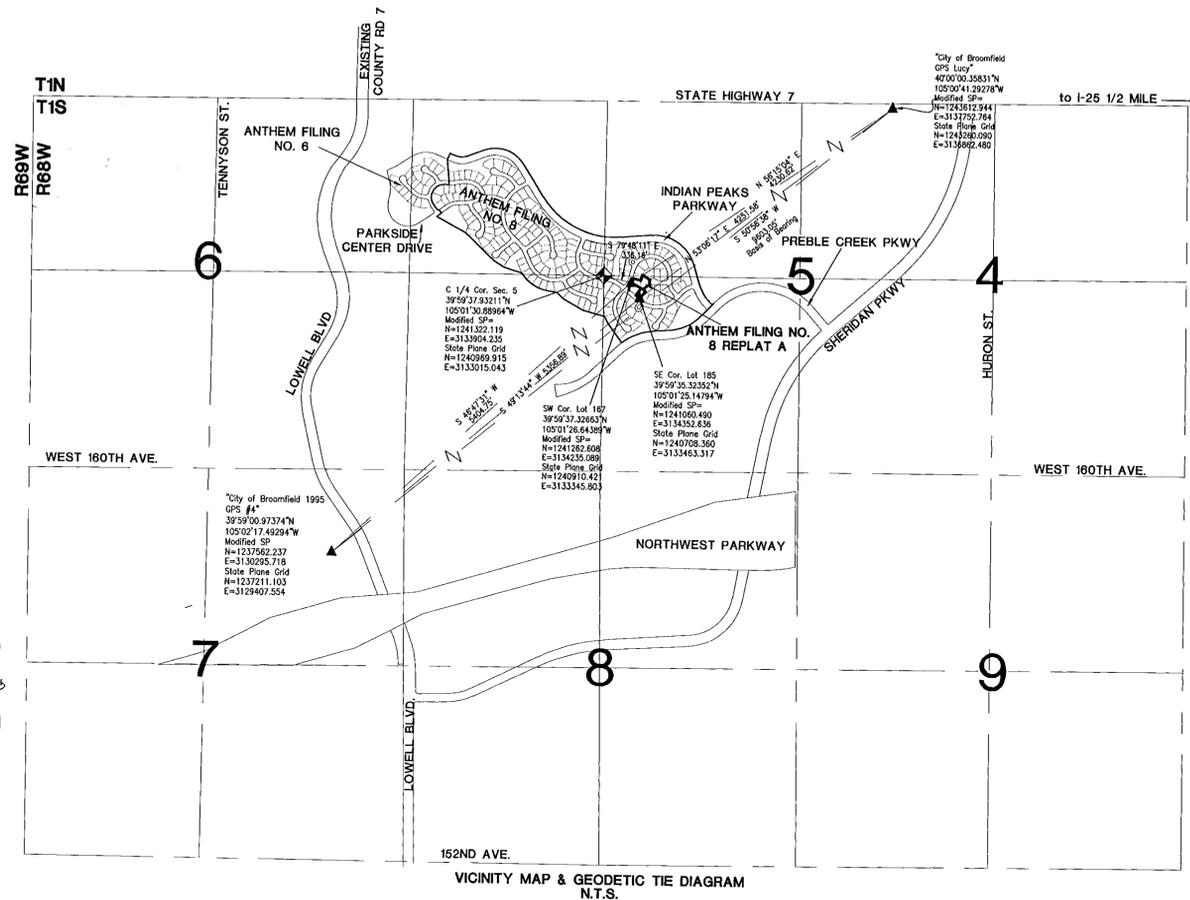
THENCE S79°48'11"E a distance of 336.16 feet to the POINT OF BEGINNING;

1. THENCE the following three (3) courses along the easterly and northerly lines of said Lot 167;
2. along the arc of a curve to the left, having a central angle of 11°18'05", a radius of 221.00 feet, a chord bearing of N20°38'23"E a distance of 43.52 feet, and an arc distance of 43.59 feet;
3. THENCE N14°59'20"E tangent with the last described curve a distance of 25.62 feet;
4. THENCE S75°00'40"E a distance of 109.54 feet;

THENCE the following five (5) courses along the easterly, northerly, westerly and southerly lines of said Lot 176;

1. N14°59'20"E a distance of 73.00 feet;
 2. THENCE N28°53'07"E a distance of 4.88 feet;
 3. THENCE S57°22'25"E a distance of 117.77 feet;
 4. THENCE along the arc of a curve to the left, having a central angle of 69°41'59", a radius of 50.00 feet, and an arc distance of 60.82 feet;
 5. THENCE S52°55'36"W radial to said curve, a distance of 117.97 feet;
- THENCE the following four (4) courses along the northerly, easterly, southerly and westerly lines of said Lot 185;
1. S51°39'47"E a distance of 45.49 feet;
 2. THENCE S38°20'13"W a distance of 120.00 feet;
 3. THENCE N51°39'47"W a distance of 70.00 feet;
 4. THENCE N39°20'13"E a distance of 117.12 feet;
- THENCE N63°42'35"W along the southerly lines of said Lots 176 and 167 a distance of 150.90 feet to the POINT OF BEGINNING.

Has laid out, platted, and subdivided the above described land, under the name and style of ANTHEM FILING NO. 8 REPLAT A; and by these presents dedicates, grants, and conveys in fee simple to the City and County of Broomfield for public use the streets, rights-of-way, and other public ways as shown or noted on the plat; and 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.



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.

ZONING NOTE:

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

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.

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 2-1, 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.

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 = A13578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 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 = 3,138,862.480 sft

Modified State Plane coordinates (Ground)
N = 1,243,812.944 sft
E = 3,137,752.764 sft

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

NOTES:

- 1) All lots shall have a 5' drainage and utility easement running along side lot lines and 8' along front and rear lot lines.
- 2) "N.R." Stands for Non-Radial.

TITLE AND EASEMENT NOTE:

This survey does not constitute a title search by Carter & Burgess, Inc. to determine ownership or easement of record. For all information regarding easements, Carter & Burgess relied upon Title Commitment Number ABN70132691 dated January 31, 2006 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.

ATTORNEY'S CERTIFICATE:

I, Scott A. Ross, 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 granting any easement 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.

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. 8 REPLAT A truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado State Law.

Kenneth W. Carlson
Kenneth W. Carlson PLS 24942
For and on behalf of
Carter & Burgess, Inc.
Date: 5/2/06

OWNER'S CERTIFICATE:

Executed this ___ day of ___, 20__
PULTE HOME CORPORATION, a Michigan Corporation
2701 WEST 160TH AVENUE
BROOMFIELD, CO 80020

By: *Matthew J. Deibel*
Matthew J. Deibel
Attorney-in-Fact, Pulte Home Corporation

ACKNOWLEDGMENT:

State of Colorado)
County of Broomfield) SS)
The foregoing instrument was acknowledged before me this
3rd day of May, 2006, by Matthew Deibel as Attorney-In-Fact of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official seal.
My commission expires 10/31/2009
Notary Public *Janice A. Chapman*
JANICE A. CHAPMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/31/2009

APPROVALS:

CITY & COUNTY OF BROOMFIELD
One DesCombes Drive
Broomfield, CO 80020
George Di Ciero
George Di Ciero
City & County Manager
By: *George Di Ciero*
Director of Community Development

Carter & Burgess
707 Seventeenth Street, Suite 2300
Denver, CO 80202
(303) 820-5240 FAX (303) 820-5272

CALL UNCD 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MAKING OF UNDERGROUND UTILITY.
SCALE VERIFICATION DRAWING IS 1 INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	REVISIONS	DATE	DESCRIPTION

ANTHEM FILING NO. 8 REPLAT A
A MINOR SUBDIVISION LYING IN A PORTION OF THE
E 1/2 S5, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 070545.200.1.2000
DATE: March 30, 2006
SCALE: AS SHOWN
DRAWN BY: DCW
DESIGNED BY: DCW
REVIEWED BY: KWC
DRAWING CONTENTS: ANTHEM FG. NO. 8 REPLAT A
DRAWING NUMBER:

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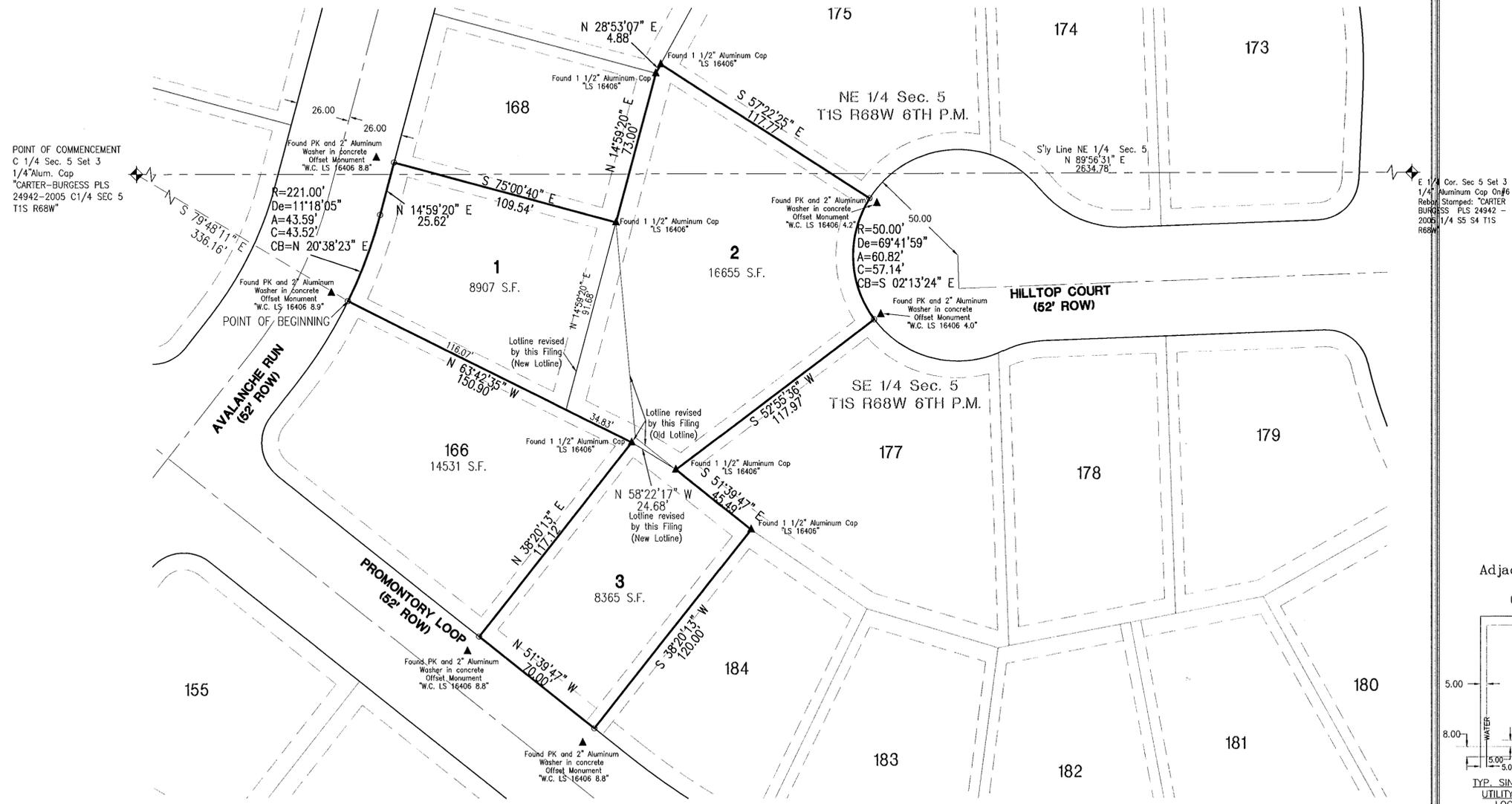
CALL UNCC 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
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UTILITIES.
1-800-922-1987
SCALE VERIFICATION DRAWING
BAR IS 1" INCH ON ORIGINAL
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE	BY

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E 1/2 S5, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 070545.200.1.2000
DATE: March 30, 2006
SCALE: 1"=30'
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC

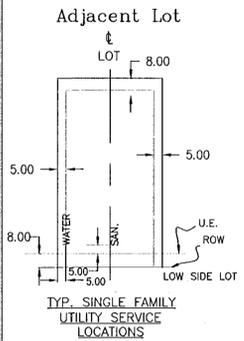
DRAWING CONTENTS:
ANTHEM FG. NO. 8 REPLAT A
DRAWING NUMBER:
SHEET 2 of 2



POINT OF COMMENCEMENT
C 1/4 Sec. 5 Set 3
1/4 Alum. Cap
CARTER-BURGESS PLS
24942-2005 C1/4 SEC 5
T1S R68W

POINT OF BEGINNING

E 1/4 Cor. Sec 5 Set 3
1/4 Alum. Cap On#6
Rebored
BURGESS PLS 24942 -
2005 C1/4 S5 S4 T1S
R68W



TYP. SINGLE FAMILY
UTILITY SERVICE
LOCATIONS

- SYMBOL LEGEND**
- ◆ Allquot corner (as described)
 - ▲ Found monument (as described)
 - Calculated position (true property corner)

