

# ANTHEM FILING No. 10

FINAL PLAT

A MINOR SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 1 of 2

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## LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 89°27'53" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°27'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1776.23 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST PARKWAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 5 (five) COURSES:

- 1) SOUTH 73°35'25" WEST, A DISTANCE OF 970.90 FEET;
  - 2) SOUTH 72°05'25" WEST, A DISTANCE OF 68.63 FEET TO A POINT OF CURVE;
  - 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°34'52", A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 663.82 FEET AND A CHORD WHICH BEARS SOUTH 67°18'00" WEST, A DISTANCE OF 663.04 FEET;
  - 4) SOUTH 62°30'34" WEST, A DISTANCE OF 68.63 FEET;
  - 5) SOUTH 61°00'34" WEST, A DISTANCE OF 119.52 FEET TO THE WEST LINE SAID SOUTHWEST QUARTER;
- THENCE NORTH 00°13'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 624.28 FEET TO THE "POINT OF BEGINNING".  
CONTAINING 11.104 ACRES OR 483,684 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING No. 10" 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.

EXECUTED THIS 16<sup>TH</sup> DAY OF FEBRUARY, 2006.

## OWNER:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

By: Matthew J. Deibel As: Attorney-in-Fact

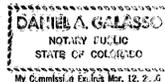
## NOTARY CERTIFICATE

STATE OF COLORADO )  
) ss.  
COUNTY OF )

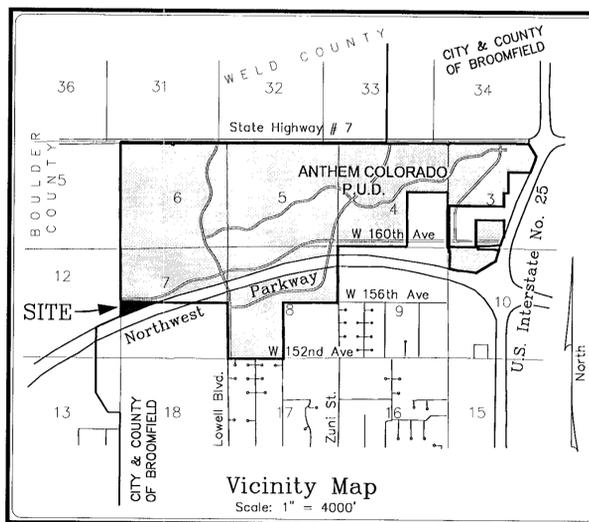
SUBSCRIBED and sworn to before me this 16<sup>TH</sup> day of FEBRUARY, 2006 by MATTHEW J. DEIBEL,  
Attorney-in-Fact OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

WITNESS my hand and official seal.

My commission expires: MARCH 12, 2006



Daniel A. Galasso  
Notary Public



## GENERAL NOTES:

1. THERE IS 1 TRACT WITHIN ANTHEM FILING No. 10.
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS # 4" BEARS SOUTH 50°56'38" WEST (GRID). FOR THE PURPOSES OF THE LEGAL DESCRIPTION SHOWN HEREON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, RELATIVE TO THE ABOVE DESCRIBED LINE, IS CONSIDERED TO BEAR NORTH 89°27'53" EAST, SAID LINES ARE MONUMENTED AS SHOWN HEREON.
3. PROJECT BENCHMARK - BROOMFIELD CONTROL POINT "LUCY". 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 AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
6. 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.
7. THE UNDERSIGNED HAS RELIED UPON AN INFORMATION BINDER PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABJ70093692, DATED MARCH 7TH, 2006, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY V3 CONSULTANTS TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.

## SURVEYORS CERTIFICATE

I, WILLIAM C. BUNTROCK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF ANTHEM FILING No. 10; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF NOVEMBER, 2006 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 16<sup>TH</sup> DAY OF FEBRUARY, 2006.



WILLIAM C. BUNTROCK PLS 35585  
FOR AND ON BEHALF OF  
V3 COMPANIES OF COLORADO, LTD  
2399 BLAKE STREET, SUITE 130  
DENVER, COLORADO, 80205  
303-989-8588

## 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 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 COLORADO MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

NAME: Scott A. Ross

DATE: 2/1/06

#20966  
REGISTRATION NUMBER

## APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 21<sup>ST</sup> DAY OF MARCH, 2006.

Bob By...  
ASSISTANT CITY AND COUNTY MANAGER FOR COMMUNITY DEVELOPMENT

Matthew J. Deibel  
CITY AND COUNTY MANAGER

**Engineers** 2399 Blake Street, Suite 130  
**Scientists** Denver, CO 80205  
**Surveyors** 303.989.8588 voice  
303.989.9932 fax  
V3consultants.com  
Job No. D04043

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RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 2 of 2

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UNPLATTED  
(PULTE HOME CORPORATION)  
Zoned P.U.D.

**POINT OF BEGINNING**  
NORTHWEST CORNER, SOUTHWEST 1/4,  
SECTION 7, T1S, R68W, SIXTH P.M.  
(found 3 1/4" aluminum cap, LS # 35597)  
GROUND COORDINATES (NAD83/92)  
N=1,236,000.28 E=3,126,196.61  
GRID COORDINATES (NAD83/92)  
N=1,235,649.59 E=3,125,309.61  
LATITUDE=39°58'45.7495" LONGITUDE=105°03'10.2398"

**BROOMFIELD CONTROL POINT "LUCY"**  
3 1/4" BRASS DISK IN CONCRETE  
GROUND COORDINATES (NAD83/92)  
N=1,243,812.94 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"

**BROOMFIELD CONTROL POINT "GPS 4"**  
3 1/4" BRASS DISK IN CONCRETE  
GROUND COORDINATES (NAD83/92)  
N=1,237,562.24 E=3,130,295.72  
GRID COORDINATES (NAD83/92)  
N=1,237,211.10 E=3,129,407.55  
LATITUDE=39°59'00.9737" LONGITUDE=105°02'17.4929"

**PROPERTY CORNER**  
GROUND COORDINATES (NAD83/92)  
N=1,236,016.87 E=3,127,972.76  
GRID COORDINATES (NAD83/92)  
N=1,235,666.17 E=3,127,085.25  
LATITUDE=39°58'45.8243" LONGITUDE=105°02'47.4287"

**Northeast Corner, Southwest 1/4,  
Section 7, T1S, R68W, Sixth P.M.**  
(found 3 1/4" aluminum cap, LS # 35597  
as Witness Corner, 50.0' South)

**TRACT 'A'**  
11.104 acres  
483,684 sf +/-

$\Delta=09^{\circ}34'52''$   
 $R=3969.72'$   
 $L=663.82'$   
 $ChD=663.04'$   
 $ChB=S 67^{\circ}18'00'' W$

SW 1/4  
Section 7



Scale: 1"=100'  
0 100 200  
FEET

**Legend**

- Found rebar with 3 1/2" cap, LS 24942  
+/- 0.08' of platted position unless  
otherwise indicated.
- - - Existing barb wire fence.

 **Engineers  
Scientists  
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