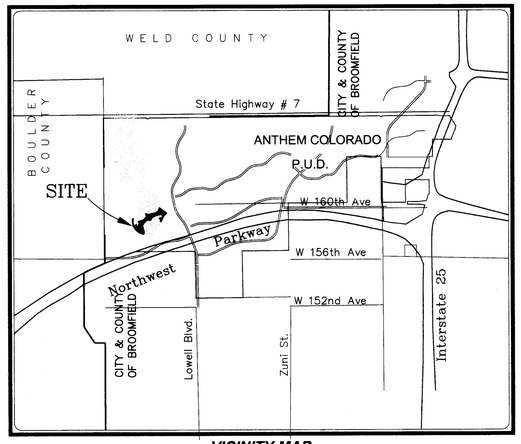
ANTHEM FILING NO. 12, REPLAT "A"

FINAL PLAT

A REPLAT OF TRACTS C & F, AND LOTS 94–120, ANTHEM FILING NO. 12
LOCATED IN THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF 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 4



VICINITY MAP
SCALE: 1" = 4000'

LEGAL DESCRIPTION AND DEDICATION

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

A PARCEL OF LAND LOCATED IN THE SOUTH ONE–HALF OF SECTION 6 AND THE NORTH ONE–HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

TRACTS C AND F, AND LOTS 94 THROUGH 120 INCLUSIVELY, ANTHEM FILING NO. 12, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2007005488 IN THE RECORDS OF THE BROOMFIELD COUNTY CLERK AND RECORDER.

CONTAINING A CALCULATED AREA OF 548,521 SQUARE FEET OR 12.592 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING NO. 12, 1ST AMENDMENT"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN SIMPLE FEE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN 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.

OWNER

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: _____ AS: Attorney in Fact

STATE OF COLORADO)
)SS
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March, 2008 BY Todd Lenitz, Attorney in Fact OF PULTE HOMES, A MICHIGAN CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 15, 2009 _____ NOTARY PUBLIC

GENERAL NOTES

1. THERE ARE 22 LOTS AND 2 TRACTS WITHIN ANTHEM FILING NO. 12, 1ST AMENDMENT.
2. 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 # 4" BEARS SOUTH 50°56'38" WEST (GRID), 9603.05' (MODIFIED), SAID LINE IS 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 AN 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. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16–20–030(O) OF THE BROOMFIELD MUNICIPAL CODE TO THE SATISFACTION OF BROOMFIELD.

GENERAL NOTES CONTINUED

8. UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ALONG ALL LOT LINES AS FOLLOWS:
   REAR LOT LINE = 8' UTILITY ONLY
   FRONT LOT LINE ADJACENT TO PUBLIC RIGHTS OF WAY = 8' UTILITY ONLY
   SIDE LOT LINE = 5' DRAINAGE ONLY
9. SETBACKS ALONG ALL LOT LINES ARE AS FOLLOWS:
   FRONT LOT LINE = 20'
   REAR LOT LINE = 15'
   SIDE YARD CORNER = 15'
   SIDE LOT LINE = 7.5'.
10. TRACTS 'C' AND 'F' ARE TO BE CONVEYED TO THE HOA FOR OWNERSHIP AND MAINTENANCE. SAID TRACTS TO BE USED FOR PUBLIC ACCESS, MAIL BOX KIOSKS PURPOSES, PUBLIC TRAIL ACCESS, DRAINAGE AND UTILITIES AS REQUIRED AND MY BE USED FOR OTHER USES AS PERMITTED BY THE HOA.
11. A SIDEWALK EASEMENT EIGHT (8) FEET IN WIDTH IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER THE SIX (6) FOOT AND EIGHT (8) FOOT WIDE SIDEWALKS FOR ALL PORTIONS OF SAID SIDEWALK LOCATED WITHIN THE PRIVATE TRACTS AND LOTS, SAID SIDEWALK EASEMENT TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS REQUIRED AND SUBJECT TO AGREEMENT. THE FOREGOING EIGHT (8) FOOT ACCESS EASEMENT SHALL BE ALIGNED AS MEASURED 4 FEET FROM EITHER SIDE OF THE CENTERLINE OF THE ORIGINALLY CONSTRUCTED SIX (6) FOOT AND EIGHT (8) FOOT WIDE SIDEWALKS.
12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. ABN70120317–A DATED OCTOBER 16, 2007 AT 5:00 PM PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
13. EIGHT–FOOT (8') WIDE DRY UTILITY EASEMENT IS HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT–FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF TRACTS. THESE EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS 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.

_____, REGISTRATION NO. 22966
DATE: 3/4/08

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 28th DAY OF February, 2008.

_____ MAYOR

Tricia Keeganeso _____ CITY CLERK Deputy

CITY & COUNTY OF BROOMFIELD SEAL COLORADO

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 10th DAY OF December, 2007.

_____ CHAIRMAN

_____ SECRETARY

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY, 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.

I ATTEST THE ABOVE ON THIS 3rd DAY OF MARCH, 2008.

COLORADO LICENSED DALE C. RUSH 3-3-08 33204 PROFESSIONAL LAND SURVEYOR

DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, inc. A LAND SURVEYING COMPANY 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-1898 Fx. (303) 713-1897 AzTec Proj. No.: 23407-06	DEVELOPER PULTE HOMES – COLORADO DIVISION 6400 S. FIDDLERS GREEN CIRCLE, SUITE 1320 GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION:	12-13-07
		SCALE:	N/A
		SHEET 1 OF 4	

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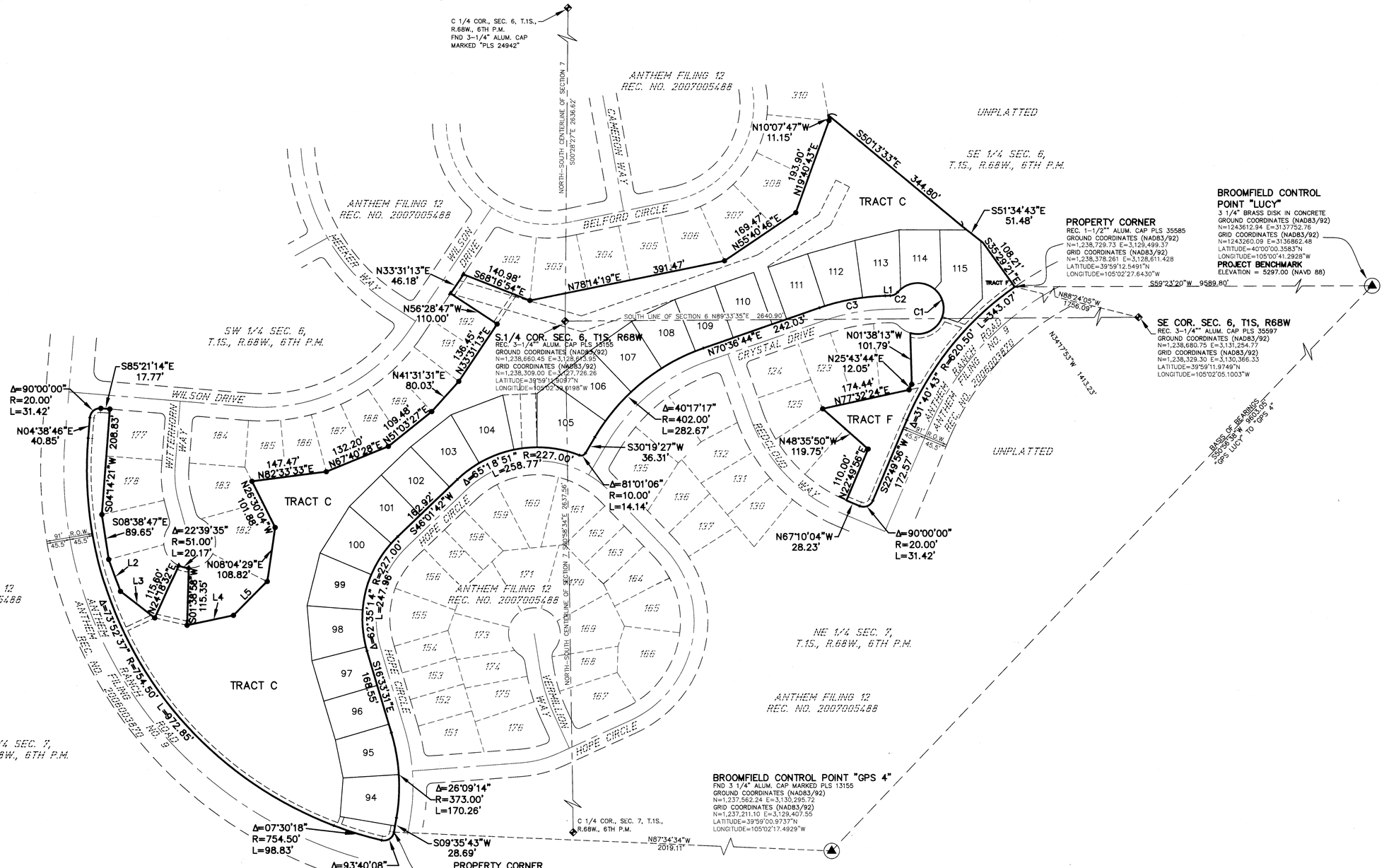
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 4

0 50 100 200
1 inch = 100 ft.

MONUMENT LEGEND

- ○ SET NO. 5 REBAR w/ 1–1/2" ALUM. CAP MARKED "PLS 33204"
- ● FOUND 1–1/4" YELLOW PLASTIC CAP MARKED "EMK PLS 12405"
- ▲ FOUND BRASS TAG IN CONCRETE MARKED "PLS 12405"



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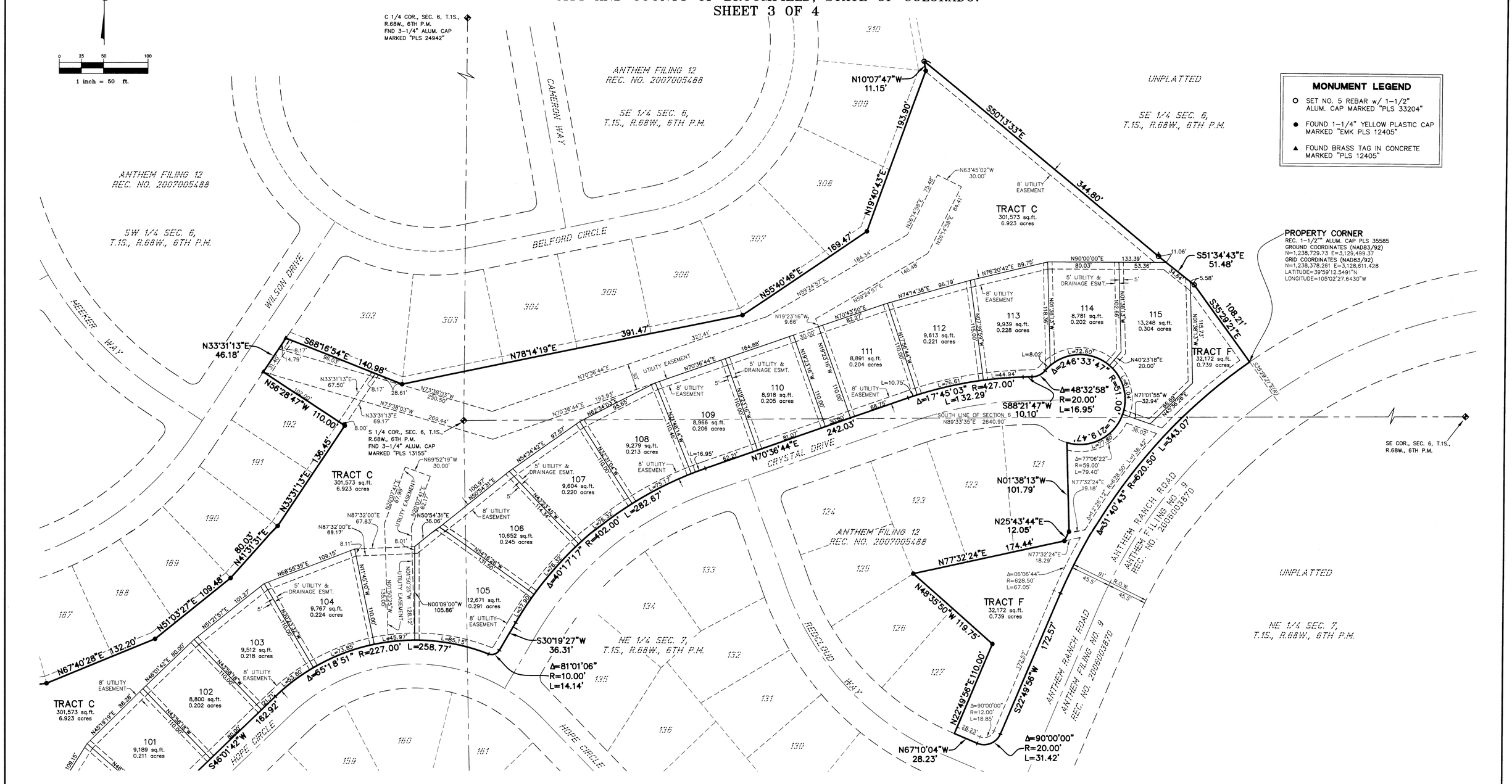

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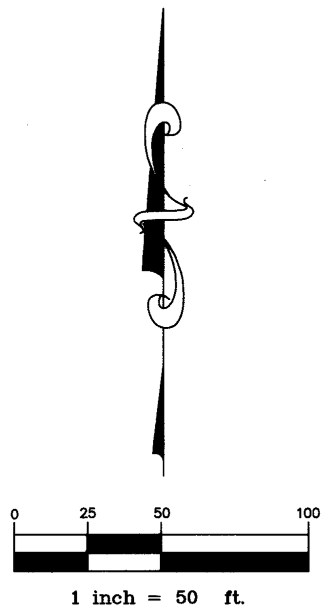

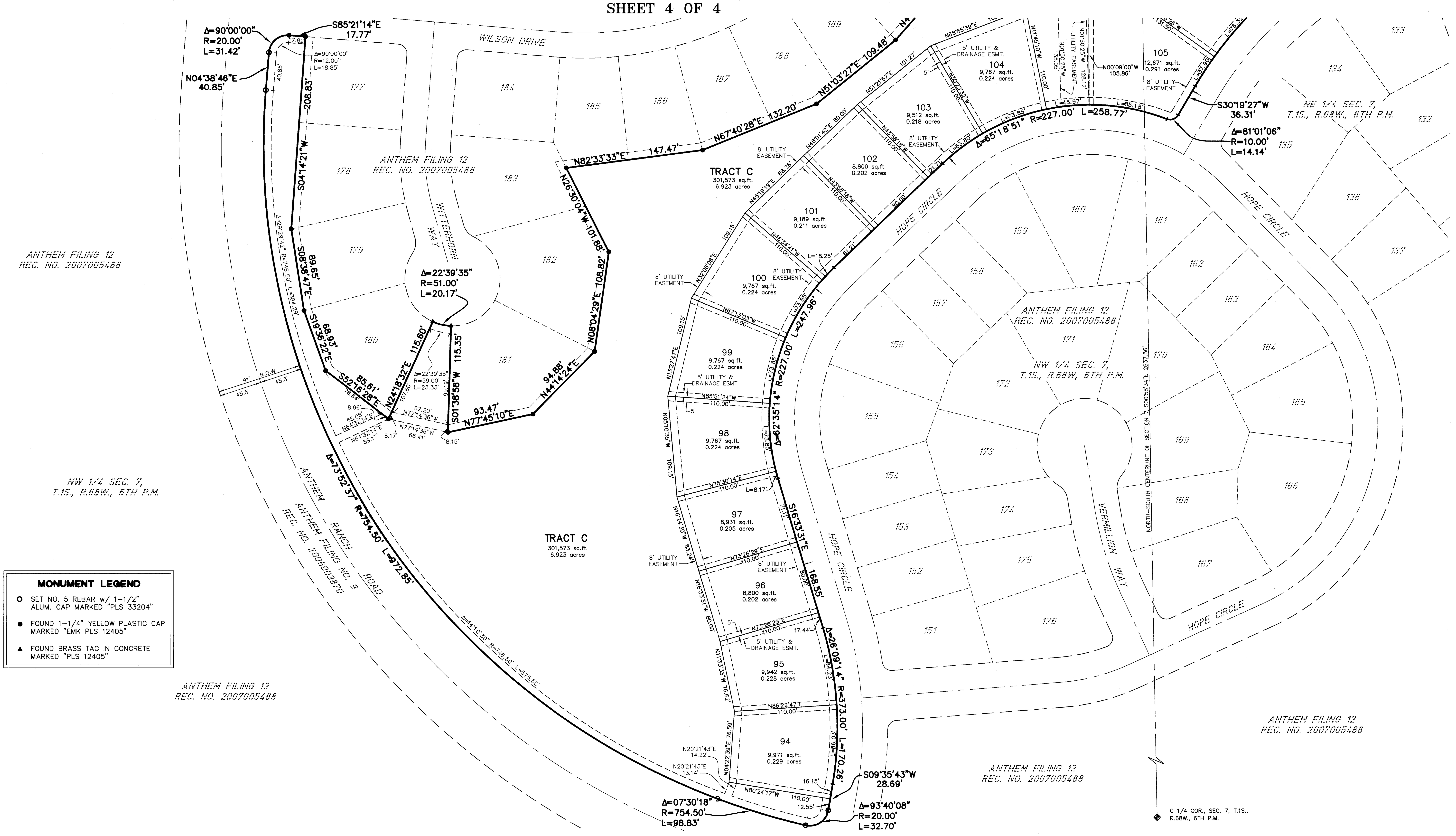

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