# ANTHEM FILING NO. 16 FINAL PLAT

A REPLAT OF A PORTION OF OUTLOTS 4 AND 6, 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 A PORTION OF UNPLATTED LANDS LYING IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE

6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

BY THESE PRESENTS, the undersigned being the owner of:

LEGAL DESCRIPTION & DEDICATION:

A parcel of land being a portion of Outlots 4 & 6, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office on April 23, 2004 at Reception number 2004005783, and a portion of unplatted lands lying in the Southwest Quarter of Section 5 and the Southeast Quarter of Section 6, Township 1 South, Range 68 West, of the 6th Principal Meridian, City and County of Broomfield, Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 5 (found 3 1/4" Aluminum Cap flush with ground "PLS 35597"); WHENCE the South Quarter corner of said Section 5 (found 2" aluminum cap on 1"

axle "IS 35597 TIS R68W 1/4 S8 S5 2001") bears N89°32'13"E 2641.59 feet; THENCE N84°29'21"W a distance of 1106.17 feet to a point on the easterly Line of Lowell Boulevard, as dedicated by said Preble Creek Filing No. 1, being the POINT OF

THENCE N12°39'46"W along the easterly line of said Lowell Boulevard

a distance of 183.00 feet: THENCE along the arc of a curve to the left, having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing of S57°39'46"E a distance of 42.43 feet, and an arc distance of 47.12 feet;

THENCE N77°20'14"E tangent with the last and following described curves a distance of 192.79 feet;

THENCE along the arc of a curve to the left, having a central angle of 32°22'50", a radius of 438.50 feet, a chord bearing N61°08'49"E a distance of 244.53 feet, and an arc distance of 247.82 feet;

THENCE N44°57'24"E tangent with the last and following described curves a distance

THENCE along the arc of a curve to the right, having a central angle of 60°18'02", a radius of 1137.00 feet, a chord bearing N75°06'25"E a distance of 1142.16 feet, and an arc distance of 1196.63 feet; THENCE S74°44'34"E tangent with the last and following described curves a distance

THENCE along the arc of a curve to the left, having a central angle of 53°39'29", a radius of 523.00 feet, a chord bearing N78°25'41"E a distance of 472.09 feet, and an arc distance of 489.80 feet;

THENCE N51°35'56"E tangent with the last and following described curves a distance of 340.40 feet; THENCE along the arc of a curve to the right, having a central angle of 24°45'51", a radius of 1236.00 feet, a chord bearing N63°58'52"E a distance of 530.07 feet, and

an arc distance of 534.22 feet; THENCE N76°21'47"E tangent with the last described curve a distance of 43.13 feet; THENCE S13°38'13"E along the westerly line of Preble Creek Parkway as dedicated by said Preble Creek Filing No. 1 a distance of 192.00 feet;

THENCE S76°21'47"W tangent with the following described curve a distance of 197.24 THENCE along the arc of a curve to the left, having a central angle of 24°45'51", a radius of 864.00 feet, a chord bearing S63°58'52"W a distance of 370.53 feet, and an

arc distance of 373.43 feet: THENCE S51°35'56"W tangent with the last and following described curves a distance of 313.11 feet;

THENCE along the arc of a curve to the right, having a central angle of 53°39'29", a radius of 667.00 feet, a chord bearing S78°25'41"W a distance of 602.08 feet, and an arc distance of 624.65 feet;

THENCE N74°44'34"W tangent with the last and following described curves a distance of 234.04 feet; THENCE along the arc of a curve to the left, having a central angle of 46°52'02", a

radius of 963.00 feet, a chord bearing S81°49'25"W a distance of 765.95 feet, and an arc distance of 787.72 feet; THENCE S58°23'24"W tangent with the last and following described curves a distance

THENCE along the arc of a curve to the right, having a central angle of 18°56'50", a radius of 561.50 feet, a chord bearing S67°51'49"W a distance of 184.84 feet, and an

arc distance of 185.68 feet; THENCE S77°20'14"W tangent with the last and following described curves a distance of 192.79 feet: THENCE along the arc of a curve to the left, having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing S32°20'14"W a distance of 42.43 feet, and an

Containing 535,152 square feet, (12.285 Acres), more or less.

arc distance of 47.12 feet to the POINT OF BEGINNING.

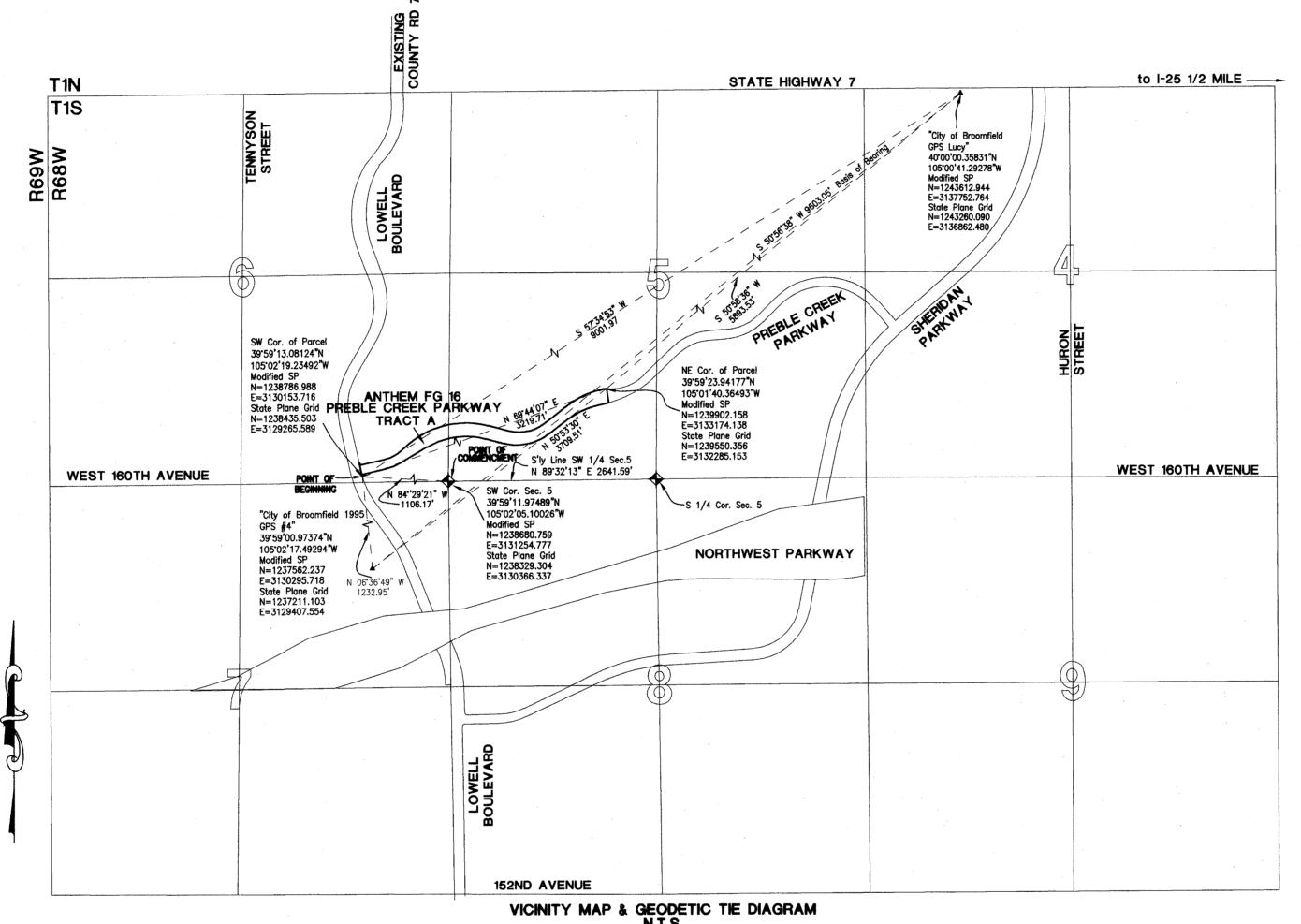
Has laid out, platted, and subdivided the above described land, under the name and style of ANTHEM FILING NO. 16: and by these presents dedicates, grants, and conveys in fee simple to the City and County of Broomfield for public use the streets, rights-of-way, other public ways, Tract A and Outlots 1, 2 & 3, 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

### SYMBOL LEGEND

- Aliquot corner (as described)
- Set 1 1/4" plastic cap on #5 rebar stamped "C-B PLS 24942"
- #5 rebar w/ 1 1/2" aluminum cap stamped by a Colorado Professional Land Surveyor to be set upon completion of construction of streets. (per Sec. 38-51-105, Colorado Revised Statutes)
- Found 1 1/4" plastic cap on #5 rebar "C-B PLS 24942" (Unless noted otherwise)

SHEET INDEX

Sheet 1 Cover Sheet Sheet 2 PLAT



### 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.

### NOTES:

1) Streets, rights-of-way, and other public ways shown are hereby dedicated to the City and County of Broomfield by this plat.

2) Outlots 1, 2 & 3 are for the purpose of landscaping medians.

3) The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement. and (3) the purpose for the well maintenance and workover easement. (Ord. No. 1698 amended 11/12/2002)

### ZONING NOTE:

Lands contained within and adjacent to this Final Plat are zoned as P.U.D.

### 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.

### PROJECT DATUM:

Designation =LUCY

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"

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 sftE= 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

### 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.

#### 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 ABJ70129651 dated December 16, 2005 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.

#### 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 22 nd day of 20 de D. Stokes Search Languist

### CITY COUNCIL CERTIFICATE

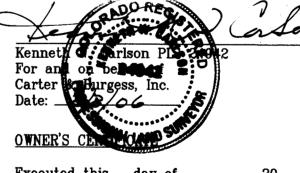
This final plat is hereby approved and the dedications accepted by the Council of the City and County of Broomfield, Colorado on this 1 th day of \_\_\_\_\_\_, 20 o

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



Executed this\_\_\_day of\_\_

PULTE HOME CORPORATION, a Michigan Corporation 2701 WEST 160th AVENUE BROOMFIELD, CO 80020/ Matthew J. Deibel

Attorney-in-Fact, Pulte Home Corporation

## ACKNOWLEDGMENT:

State of Colorado County of Broomfield)

The foregoing instrument was acknowledged before me this

///// day of figure , 2006 by Market as Attacher of PULTE HOME
CORPORATION, a Michigan corporation.

Witness my hand and official sea My commission expires

CALL UNCC 2-BUSHESS DAYS IN ADVANCE	BEFORE YOU DIE, GRADE, OR EXCAVATE	NOSTREAM OF THE ROLL OF THE PROPERTY OF THE PR	MEMBER UTILITIES.	SCALE VERFICATION	BAR IS 1 INCH ON ORIGINAL DRAWING	IF NOT ONE THIS SPEET.	ADJUST SCALES ACCORDINGLY
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	DATE						
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A PORTION C 6TH P.M. CIT' ), COLORADO ANTHEM FILING NO :-SUBDIVISION LYING IN A ONS 5 & 6, T1S, R68W, 6 OUNTY OF BROOMFIELD,

PROJECT NO. 070297 DATE: AUGUST 4, 2006 SCALE: AS SHOWN DRAFTED BY: PJR DESIGNED BY: DGW REVIEWED BY: KWC

JANICE A. CHAPMAN

NOTARY PUBLIC

STATE OF COLORADO

less serves and serves

My Commission Expires 10/31/2009

DRAWING CONTENTS: ANTHEM FILING NO. 16

DRAWING NUMBER:

SHEET 1 OF 2

