BY THESE PRESENTS, the undersigned being the owner of;

A parcel of land lying in the Southwest Quarter of Section 4, the South Half of Section 5, and the North Half of Section 8, 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 West Quarter corner of said Section 4 (a found 3 1/4" aluminum cap on a #6 rebar stamped "CARTER BURGESS PLS24942"); WHENCE the Center Quarter corner of said Section 5 (a found 3 1/4" aluminum cap stamped "CARTER BURGESS PLS 24942 C 1/4 SEC 5 T1S R68W") bears S89°56'31"E a distance of 2634.78 feet; THENCE S16°21'28"E a distance of 435.19 feet to a point on the southerly line of Preble Creek Parkway as dedicated by Preble Creek Filing No. 1, recorded at the City & County of Broomfield Clerk & Recorder's Office at Reception No. 2004005783 on April 23, 2004, being the POINT OF BEGINNING; THENCE the following two (2) courses along the southerly line of said Preble

- 1. S41°28'13"E tangent with the following described curve a distance
- 2. THENCE along the arc of a curve to the right, having a central angle of 89°35'01", a radius of 30.00 feet, a chord bearing S03°19'17"W a distance of 42.27 feet, and an arc distance of 46.91

THENCE the following two (2) courses along the westerly line of Sheridan Parkway as dedicated by said Preble Creek Filing No. 1:

- along the arc of a curve to the left, tangent with the last described curve, having a central angle of 37°06'48", a radius of 2577.00 feet, a chord bearing of S29°33'24"W a distance of 1640.22 feet, and an arc distance of 1669.25 feet;
- 2. THENCE S11°00'00"W tangent with the last and following described curves a distance of 386.88 feet;

THENCE the following four (4) courses along the northerly line of West

- 1. along the arc of a curve to the right, having a central angle of 78°32'08", a radius of 30.00 feet, a chord bearing S50°16'04"W a distance of 37.98 feet, and an arc distance of 41.12 feet;
- 2. THENCE S89°32'08"W tangent with the last and following described curves a distance of 455.92 feet; 3. THENCE along the arc of a curve to the left, having a central angle of 31°41'26", a radius of 2568.00 feet, a chord bearing S73°41'25"W a distance of 1402.33 feet, and an arc distance of
- 4. THENCE S57°50'41"W tangent with the last described curve a distance of 795.10 feet:

THENCE the following eleven (11) courses along the easterly line of Anthem Filing No. 21, recorded at the City and County of Broomfield Clerk and Recorder's office at Reception No. 2009009528 on July 16, 2009;

- 1. N32°09'18"W a distance of 173.20 feet;
- 2. THENCE N19°37'22"W a distance of 80.48 feet; 3. THENCE along the arc of a curve to the left, having a central anlge of 00°09'08", a radius of 2797.00 feet, a chord bearing of N70°18'04"E a distance of 7.43 feet and and arc distance of 7.43
- 4. THENCE N19°37'22"W a distance of 109.02 feet;
- 5. THENCE S70°22'38"W a distance of 85.89 feet; 6. THENCE N14°13'27"W a distance of 774.85 feet;
- 7. THENCE N79°03'27"E a distance of 76.22 feet;
- 8. THENCE N18°56'07" W a distance of 245.54 feet; 9. THENCE S63°04'19"W a distance of 60.87 feet;
- 10. THENCE N26°55'41"W a distance of 207.75 feet
- 11. THENCE N62°55'59"W non-tangent with the following described curve a distance of 182.70 feet; THENCE the following nine (9) courses along the southerly line of Preble

Creek Parkway:

- 1. along the arc of a curve to the right, having a central angle of 21°54'21", a radius of 864.00 feet, a chord bearing of N65°24'22"E a distance of 328.33 feet, and an arc distance of 330.33 feet;
- 2. THNECE N76°21'47"E non-tangent with the last and following described curves a distance of 257.44 feet;
- 3. THENCE along the arc of a curve to the left, having a central angle of 30°03'32", a radius of 1200.00 feet, a chord bearing of N61°20'01"E a distance of 622.36 feet, and an arc distance of
- 4. THENCE N46°18'15"E non-tangent with the last described curve and tangent with the following described curve a distance of 433.68
- 5. THENCE along the arc of a curve to the right, having a central angle of 39°54'41", a radius of 668.50 feet, a chord bearing N66°15'36"E a distance of 456.31 feet, and an arc distance of
- 6. THENCE N86°12'56"E, tangent with the last and following described
- curves a distance of 217.19 feet; 7. THENCE along the arc of a curve to the left, having a central angle of 41°11'10", a radius of 711.50 feet, a chord bearing N65°37'21"E a distance of 500.51 feet, and an arc distance of
- 8. THENCE N45°01'46"E tangent with the last and following described curves a distance of 300.82 feet;
- 9. THENCE along the arc of a curve to the right, having a central angle of 93°30'00", a radius of 838.50 feet, a chord bearing S88°13'13"E a distance of 1221.48 feet, and an arc distance of 1368.34 fee to the POINT OF BEGINNING

North Park Filing No. 4 contains 6,416,712 square feet, (147.307 Acres), more or Has laid out, platted, and subdivided the above described land, under the name and style of NORTH PARK FILING NO. 4.

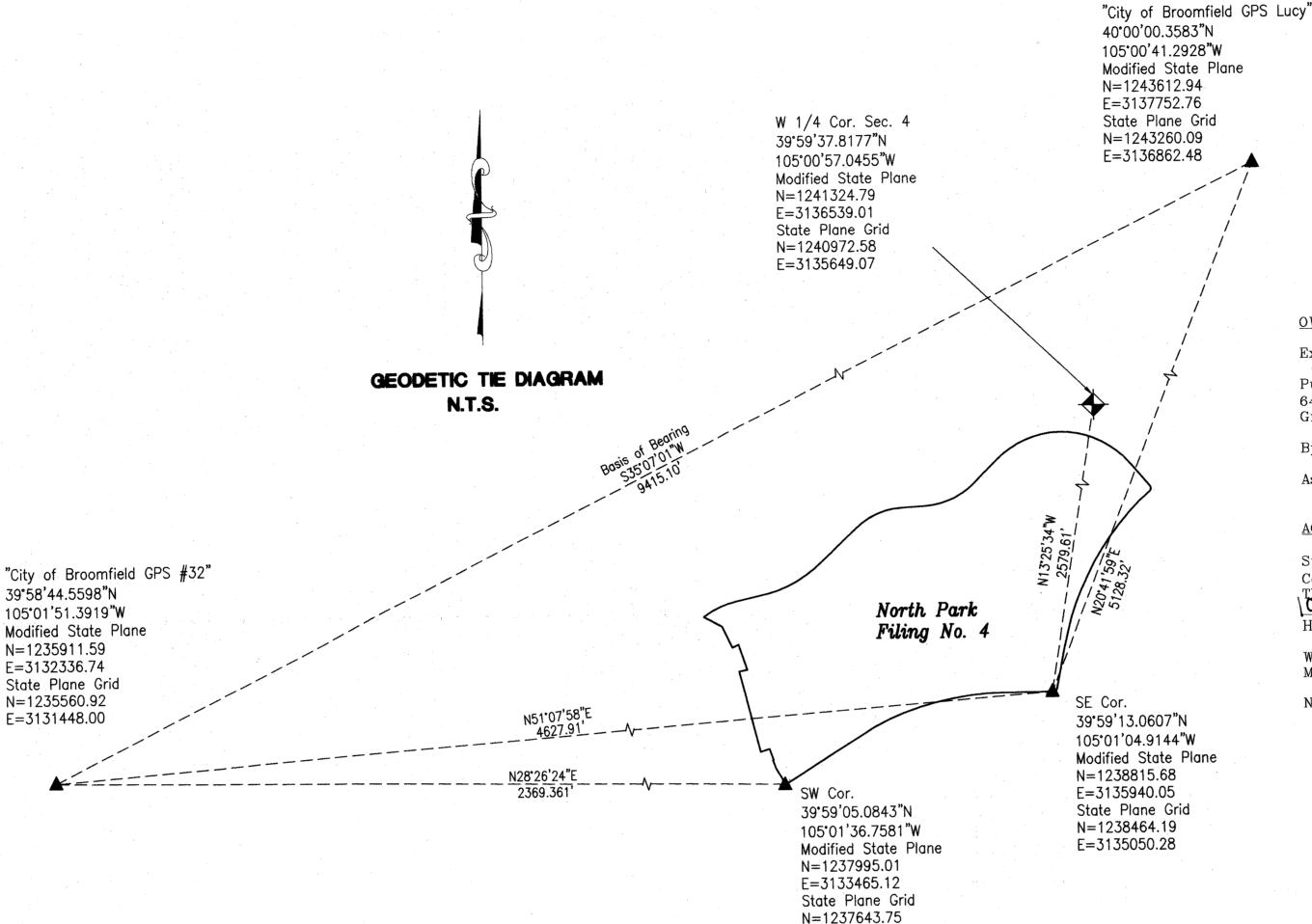
### 2011002006 02/25/2011 09:57A PL 1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

# NORTH PARK FILING NO. 4

MINOR SUBDIVISION PLAT

LYING WITHIN THE SOUTHWEST 1/4 SECTION 4, SOUTH 1/2 SECTION 5 & THE NORTH 1/2 SECTION 8 T1S, R68W, 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, COLORADO



# ANTHEM FG 18 152ND AVE

STATE HIGHWAY 7

VICINITY MAP N.T.S.

### OWNER'S CERTIFICATE

Executed this 10 day of 10

Pulte Home Corporation, a Michigan Corporation 6400 South Fiddler's Green Circle, Suite 1320 Greenwood Village, CO 80111

AS: ATTORNEY IN FACT

### ACKNOWLEDGMENT:

State of Colorado ) SS)

County of Broomfield) The foregoing instrument was acknowledged before me this day of LULUI , 20 1, by 1.50 (1) as 1.1. HOME CORPORATION, a Michigan corporation.

· TATE OF CAR TAND The second of th HAT I WE SHOW THE REAL PROPERTY OF

### OWNER'S CERTIFICATE

McWhinney CCOB Land Investments, LLC, a Colorado limited liability company

TO 1-25 1/2 MILE \_\_\_\_

By: McWhinney Real Estate Services, Inc., a Colorado corporation,

STATE OF COLORADO

COUNTY OF LARIMER

The foregoing instrument was acknowledged before me this \_5 day of \_\_\_\_\_\_, as Chief Operating \_\_\_\_\_\_, Officer of McWhinney Real Estate Services, Inc., a

Colorado corporation, as Manager of McWhinney

CCOB Land Investments, LLC, a Colorado limited

) ss.

liability company. Witness my hand and official seal.

My Commission Expires:

June 21, 2013

Notary Public

PALMER ANNE HAVINS

STATE OF COLORADO

# SYMBOL LEGEND

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 LUCY

GPS NO. 15") and "GPS #32" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 32" bearing being S35°07'01"W a

- Aliquot corner (as described)
- Found/Set #5 rebar with 1 1/2" aluminum cap IS 24942 (unless otherwise noted)
- ▲ Found Monument as described

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)

Project (Ground) coordinates are Modified State Plane Project Combined factor = 0.999716267

E=3132576.06

Project coordinates were modified to ground at NGS 1ST Order horizontal control 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 = AI3578

NAD 83(1992) Coordinates Latitude =  $40^{\circ} 00' 00.3583'' (N)$ Longitude =  $105^{\circ} 00' 41.2928"$  (W) Ellp. Height = 5240.15 sft NAVD 88 Elevation = 5297.00 sft

N = 1.243,260.090 sft

Units are US Survey Feet (sft)

E= 3.136.862.480 sft Modified State Plane coordinates (Ground) N = 1.243.612.944 sft

State Plane coordinates North Zone (501)

E = 3.137,752.764 sft Project Bench Mark: "LUCY" as described above. NAVD 88 Elevation = 5297.00 sft

# 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.

# 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.

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 from the date of the certification shown hereon.

# TITLE AND EASEMENT NOTE:

This survey does not constitute a title search by Jacobs Engineering Group to determine ownership or easements of record. For all information regarding easements, Jacobs Engineering Group relied upon Title Commitment No. ABD70244450 dated May 8, 2009 at 5:00 p.m., prepared by Land Title Guarantee 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

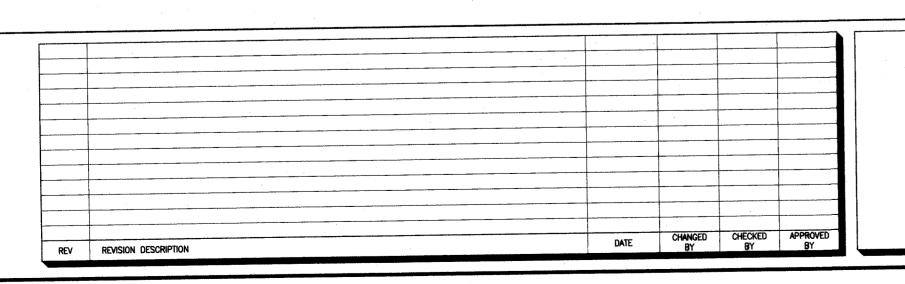
CITY & COUNTY OF BROOMFIELD One DesCombes Drive Broomfield, CO 80020

By Long Di Com City & County Manager

Director of Community Development

# 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 NORTH PARK FILING NO. 4 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with



BASIS OF BEARING

distance of 9415.10 feet.

### JACOBS SIGNATURE DATE 12-17-10 JES DRAWN DDH 12-17-10 DESIGNED DGW 12-17-10 QC REVIEW Denver, Colorado 80202 (303) 820-5240 Fax (303) 820-4842 12-17-10 KWC APPROVED SIGNATURE DATE CLIENT THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP SHALL BE AT THE SOLE RISK OF THE USER. CAD FILE NAME NPNo4REV4.DWG

NORTH PARK FILING NO. 4 W. OF SHERIDAN PARKWAY & S. OF S.H. 7 COUNTY OF BROOMFIELD, COLORADO

CLIENT PROJECT NO. JACOBS PROJECT NO.

AS SHOWN SCALE:

072780



SUBDIVISION PLAT LYING WITHIN THE SW 1/4 Sec, 4, S 1/2 SEC. 5, & N 1/2 Sec. 8 T.1S., R.68W., 6TH P.M. BROOMFIELD COUNTY, COLORADO

NPNo4REV4 1 of 2

