

PREBLE CREEK FILING NO. 1

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8 TOWNSHIP 1 SOUTH,
RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

Recorded 4.23.2004 at
Reception No. 2004005783

GEODETTIC TIE CHART

From	To	Bearing	Distance (Modified State Plane)
Lucy	GPS#4	S 50°56'38" W	9603.05'
Lucy	NE Cor. Sec. 6	N 89°45'30" W	6455.19'
GPS#4	NE Cor. Sec. 6	N 09°21'38" E	6159.97'
NW Cor. Outlot 12	GPS#4	S 26°05'29" E	6659.41'
NW Cor. Outlot 12	Lucy	N 89°36'51" E	10386.13'
SW Cor. Outlot 3	GPS#4	S 18°36'49" E	6002.26'
SW Cor. Outlot 3	Lucy	N 87°47'08" E	9379.87'
SW Cor. Outlot 3	NE Cor. Sec. 6	N 82°23'35" E	2943.63'
POB Parcel A & O.I. 2	GPS#4	S 01°47'28" W	6001.26'
POB Parcel A & O.I. 2	Lucy	N 89°35'15" E	7269.67'
POB Parcel A & O.I. 2	NE Cor. Sec. 6	N 84°25'03" E	818.23'
Outlot 1 Corner	GPS#4	S 10°01'24" W	4452.98'
Outlot 1 Corner	Lucy	N 76°00'09" E	6886.50'
Parcel C Corner	GPS#4	S 50°53'30" W	3709.52'
Parcel C Corner	Lucy	N 50°56'36" E	6893.53'
Parcel C Corner	NE Cor. Sec. 6	N 29°39'25" W	4182.59'
Parcel C Corner	GPS#4	S 53°13'49" W	10106.79'
NW Cor. Outlot 11	Lucy	N 89°55'45" W	639.00'
Parcel B Corner	GPS#4	N 88°21'34" W	5397.34'
Parcel B Corner	Lucy	N 18°22'51" E	6538.84'
Parcel B Corner	NE Cor. Sec. 6	N 35°10'47" W	7625.23'
SE Cor. Outlot 8	GPS#4	N 15°53'16" W	4324.37'
SE Cor. Outlot 8	Lucy	N 31°34'04" E	11983.12'

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- Set 1-1/4" plastic cap on #5 rebar "CARTER BURGESS 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.
- Point on Line. Set 1-1/2" aluminum cap on #5 rebar "CARTER BURGESS PLS 24942 POL"
- Calculated position
- ▲ Found 1 1/4" plastic cap "BAYER LS 6975"

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 LUCY GPS NO. 15") 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.

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 = 0.999716287

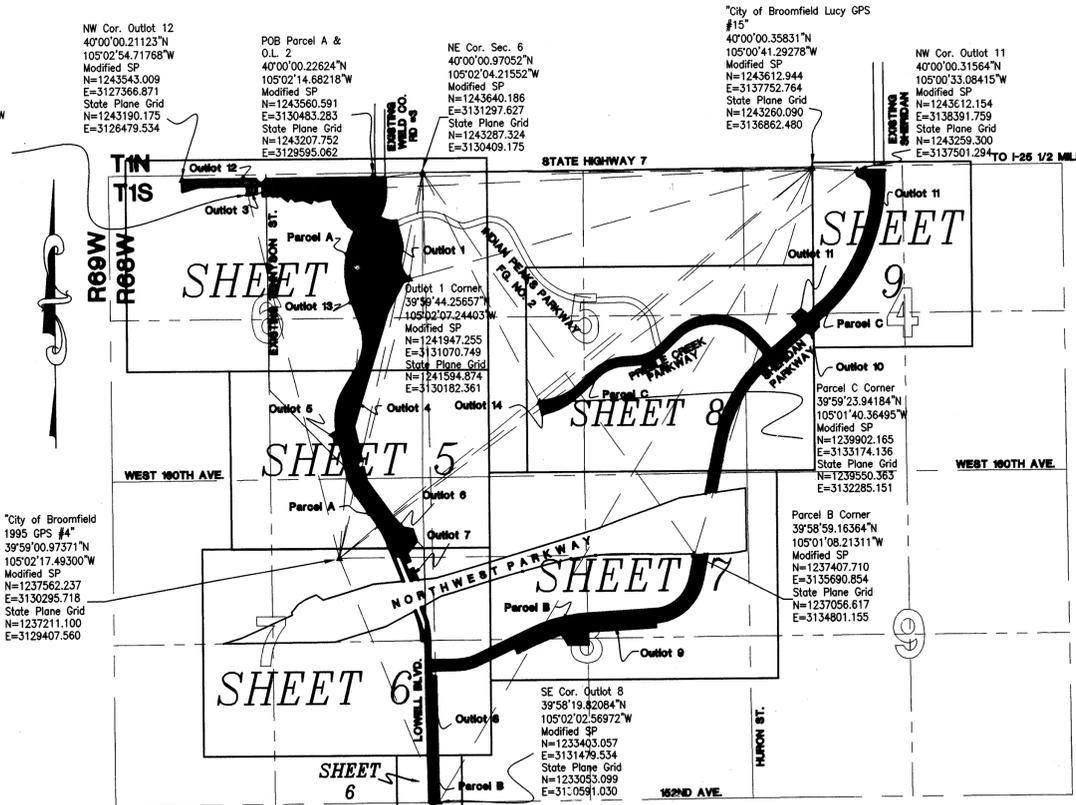
Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
The mark is a City of Broomfield 3 1/4" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

Designation = LUCY
Project Point Number = 464
NGS PID = 435578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.28278" (W)
Ell. Height = 5240.15 sft
NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501)
N=1243,260.090 sft
E=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



SHEET INDEX/VICINITY MAP N.T.S.

Hatched regions indicate areas included in this Plat.

NOTES

- MU parcels are multi-use easements for the Northwest Parkway Public Highway Authority.
- TK Parcels are held in fee by the Northwest Parkway Public Highway Authority.
- All lands hereby platted are owned by Pulte Home Corporation, a Michigan Corporation.
- Line and Curve tables appear on page 4 of this Plat.
- NCWCD stands for Northern Colorado Water Conservancy District.
- Outlots 1, 2 & 12 are for the purpose of detention. Outlot 3 is for a sanitary lift station and raw water pump station. Outlots 4, 5, 7, 8, 9, 10 & 11 are for the purpose of landscaping, public access and maintenance. Outlot 6 is for the purpose of landscaping, public access and maintenance and sanitary lift station and raw water pump station. Outlots 13 & 14 are for the purpose of a landscaped median island.
- 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)
- Well site locations are based upon data obtained from the Colorado Oil and Gas Conservation Commission.
- Blanket easements for maintenance, public access, drainage & drainage related maintenance are hereby granted to The City and County of Broomfield for Outlots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11 & 12.

STATE 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.

COUNTY NOTE

All recording information (Book, Page, Reception Number, File, Map Number) shown hereon refers to Adams County Clerk & Recorder's Office unless otherwise noted.

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 order C 2-1, 1:50,000 as described in the "Geometric Geodetic Accuracy Standards and Specifications for using GPS relative positioning techniques" by the Federal Geodetic Control Committee.

TITLE AND EASEMENT NOTICE

This survey does not constitute a title search by Carter & Burgess to determine ownership or easements of record. For all information regarding easements, Carter & Burgess relied upon Title Commitment Number C000010619 C1 dated July 29, 2002 at 7:30 A.M. prepared by Chancery Title Company, LLC and issued by Fidelity National Title Company, a Stock 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.

SHEET INDEX

- SHEET 1 Cover Sheet
- SHEET 2 Legal Description
- SHEET 3 Legal Description (continued) & Dedication
- SHEET 4 Plat
- SHEET 5 Plat
- SHEET 6 Plat
- SHEET 7 Plat
- SHEET 8 Plat
- SHEET 9 Plat

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 21 day of January, 2004.

John Malone Chairman
Licia Keegan Secretary

CITY COUNCIL CERTIFICATE

This final plat is hereby approved and the dedications accepted by the City Council of the City and County of Broomfield, Colorado this 21 day of January, 2004.

Chris Sued Mayor
Licia Keegan City Clerk Deputy

ATTORNEY'S CERTIFICATE

I, *Rick S. Rubin*, an Attorney at Law licensed to practice in the State of Colorado, do hereby certify that this plat of PREBLE CREEK FILING NO. 1, a subdivision lying in a portion of sections 4, 5, 6, 7 & 8, T1S, R68W, 6TH P.M., City & County of Broomfield, Colorado, is a true and correct representation of the land shown thereon, and 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 Broomfield may rely upon this representation in accepting such dedications.

R. S. Rubin, Registration No. 9935, Date: 1/30/04

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 PREBLE CREEK FILING NO. 1, a subdivision lying in a portion of sections 4, 5, 6, 7 & 8, T1S, R68W, 6TH P.M., City & County of Broomfield, Colorado, is a true and correct representation of the land shown thereon, and 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 Broomfield may rely upon this representation in accepting such dedications.

Kenneth W. Carlson, PLS #4942
For and on behalf of
Carter & Burgess, LLC
Date: 1/30/04

Executed this 30th day of January, 2004

PULTE HOME CORPORATION, a Michigan Corporation
12303 Airport Way, Suite 130
Broomfield, CO 80021

By: *George DiCiero*

CITY & COUNTY OF BROOMFIELD
One DesCombes Drive
Broomfield, CO 80020
By: *George DiCiero*
George DiCiero
City & County Manager

ACKNOWLEDGMENT

State of Colorado) SS)
County of Broomfield)
The foregoing instrument was acknowledged before me on this 27th day of January, 2004, by *John Malone*, Chairman of the Land Use Review Commission, and *Licia Keegan*, Secretary of the Land Use Review Commission, and *George DiCiero*, City & County Manager of the City and County of Broomfield, Colorado, and *Rick S. Rubin*, Attorney at Law, all of whom are personally known to me, and *John Malone*, Chairman of the Land Use Review Commission, and *Licia Keegan*, Secretary of the Land Use Review Commission, and *George DiCiero*, City & County Manager of the City and County of Broomfield, Colorado, and *Rick S. Rubin*, Attorney at Law, all of whom are personally known to me, and *John Malone*, Chairman of the Land Use Review Commission, and *Licia Keegan*, Secretary of the Land Use Review Commission, and *George DiCiero*, City & County Manager of the City and County of Broomfield, Colorado, and *Rick S. 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PREBLE CREEK FILING NO. 1

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8 TOWNSHIP 1 SOUTH,
RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGAL DESCRIPTION:

BY THESE PRESENTS, Pulte Home Corporation, a Michigan Corporation, being the owner of:

Parcel A

A parcel of land lying in a portion of Sections 6 & 7, 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 Northeast corner of said Section 6 (a found 2 1/2" illegible aluminum cap in a range box);
WHENCE the North Quarter corner of said Section 6 (a found 3 1/4" aluminum cap in a range box stamped "PLS 24942") bears S89°40'36"W a distance of 2642.63 feet;

THENCE S84°25'03"W a distance of 818.23 feet to a point 75.00 feet southerly of the northerly line of the Northeast Quarter of said Section 6, being the POINT OF BEGINNING;

THENCE N89°40'36"E a distance of 207.44 feet along a line being 75.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 6;

THENCE along the arc of a curve to the left, having a central angle of 89°40'36", a radius of 41.50 feet, a chord bearing S44°50'18"W a distance of 58.52 feet, and an arc distance of 64.95 feet;

THENCE S00°00'00"E tangent with the last and following described curves a distance of 131.35 feet;

THENCE along the arc of a curve to the right, having a central angle of 32°52'58", a radius of 768.00 feet, a chord bearing S16°28'29"W a distance of 434.74 feet, and an arc distance of 440.76 feet;

THENCE S32°52'58"W tangent with the last and following described curves a distance of 73.12 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 S12°07'02"E a distance of 42.43 feet, and an arc distance of 47.12 feet;

THENCE S57°07'02"E tangent with the last and following described curves a distance of 64.73 feet;

THENCE along the arc of a curve to the left, having a central angle of 43°38'12", a radius of 454.50 feet, a chord bearing S78°56'08"E a distance of 337.84 feet, and an arc distance of 346.15 feet;

THENCE S14°36'02"E non-tangent with the last described curve a distance of 102.77 feet;

THENCE along the arc of a curve to the left, having a central angle of 64°52'39", a radius of 20.00 feet, a chord bearing N57°02'22"W a distance of 26.99 feet, and an arc distance of 29.83 feet;

THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 42°21'39", a radius of 545.50 feet, a chord bearing N78°17'52"W a distance of 394.18 feet, and an arc distance of 403.31 feet;

THENCE N57°07'02"W tangent with the last and following described curves a distance of 64.73 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 S77°52'58"W a distance of 42.43 feet, and an arc distance of 47.12 feet;

THENCE S32°52'58"W tangent with the last and following described curves a distance of 93.22 feet;

THENCE along the arc of a curve to the left, having a central angle of 53°52'58", a radius of 1092.00 feet, a chord bearing S05°56'30"W a distance of 989.51 feet, and an arc distance of 1028.94 feet;

THENCE S20°59'58"E tangent with the last and following described curves a distance of 440.29 feet;

THENCE along the arc of a curve to the right, having a central angle of 51°59'21", a radius of 968.00 feet, a chord bearing S04°59'43"W a distance of 848.52 feet, and an arc distance of 878.35 feet;

THENCE S30°59'24"W tangent with the last and following described curves a distance of 467.03 feet;

THENCE along the arc of a curve to the left, having a central angle of 43°39'09", a radius of 832.00 feet, a chord bearing S09°09'49"W a distance of 618.67 feet, and an arc distance of 633.89 feet;

THENCE S12°39'46"E tangent with the last and following described curves a distance of 702.17 feet;

THENCE along the arc of a curve to the left, having a central angle of 23°10'35", a radius of 932.00 feet, a chord bearing S24°15'04"E a distance of 374.43 feet, and an arc distance of 377.00 feet;

THENCE S35°50'21"E tangent with the last and following described curves a distance of 550.58 feet;

THENCE along the arc of a curve to the right, having a central angle of 14°08'19", a radius of 1368.00 feet, a chord bearing S28°46'12"E a distance of 336.72 feet, and an arc distance of 337.58 feet;

THENCE S21°42'02"E tangent with the last described curve a distance of 737.53 feet;

THENCE S84°51'09"W along the northerly line of a parcel of land described at Book 3517 at Page 192 recorded at the Adams County Clerk & Recorder's Office on 12/09/1988 a distance of 24.86 feet;

THENCE the following three (3) courses along the easterly, northerly, and westerly lines of Parcel TK-101L described at Reception# 2001001086 recorded at the City & County of Broomfield Clerk & Recorder's Office on 12/20/2001:

1. N21°42'02"W a distance of 785.94 feet;

2. THENCE S68°17'58"W a distance of 100.00 feet;

3. THENCE S21°42'02"E a distance of 756.18 feet;

THENCE S84°52'08"W along the northerly line of said Book 3517 Page 192 a distance of 12.89 feet;

THENCE N21°42'02"W tangent with the following described curve a distance of 697.07 feet;

THENCE along the arc of a curve to the left, having a central angle of 14°08'19", a radius of 1232.00 feet, a chord bearing N28°46'12"W a distance of 303.25 feet, and an arc distance of 304.02 feet;

THENCE N35°50'21"W tangent with the last and following described curves a distance of 550.58 feet;

THENCE along the arc of a curve to the right, having a central angle of 23°10'35", a radius of 1068.00 feet, a chord bearing N24°15'04"W a distance of 429.07 feet, and an arc distance of 432.01 feet;

THENCE N12°39'46"W tangent with the last and following described curves a distance of 702.17 feet;

THENCE along the arc of a curve to the right, having a central angle of 43°39'09", a radius of 968.00 feet, a chord bearing N09°09'49"E a distance of 719.79 feet, and an arc distance of 737.50 feet;

THENCE N30°59'24"E tangent with the last and following described curves a distance of 409.92 feet;

THENCE along the arc of a curve to the left, having a central angle of 51°59'21", a radius of 832.00 feet, a chord bearing N04°59'43"E a distance of 729.31 feet, and an arc distance of 754.94 feet;

THENCE N32°52'58"E tangent with the last and following described curves a distance of 942.72 feet;

THENCE along the arc of a curve to the left, having a central angle of 32°52'58", a radius of 832.00 feet, a chord bearing N16°28'29"E a distance of 357.75 feet, and an arc distance of 362.71 feet;

THENCE N00°00'00"W tangent with the last and following described curves a distance of 141.68 feet;

THENCE along the arc of a curve to the left, having a central angle of 90°19'24", a radius of 30.00 feet, a chord bearing N45°09'42"W a distance of 42.56 feet, and an arc distance of 47.29 feet to the POINT OF BEGINNING.

Containing 992,372 gross square feet, (22.782 gross Acres), more or less.

Less and except Outlot 13 as described below.

Containing 935,794, (net square feet 21.483 net Acres), more or less.

Parcel B
A parcel of land lying in a portion of Sections 7 & 8, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 8 (a found 3" aluminum cap on a #6 rebar down 0.8' stamped "BEC 13290");

THENCE S89°28'43"W along the northerly line of the Southeast Quarter of said Section 7 a distance of 30.00 feet;

THENCE the following three (3) courses along the easterly, northerly, and westerly lines of Parcel TK-10-2RT recorded at the City & County of Broomfield Clerk and Recorder's Office at Reception# 2001001086 on 12/20/2001:

1. N00°41'48"W a distance of 34.81 feet;

2. THENCE N35°40'50"W a distance of 28.75 feet;

3. THENCE S02°54'46"E a distance of 58.37 feet;

THENCE S89°28'43"W along the northerly line of the Southeast Quarter of said Section 7 a distance of 23.77 feet;

THENCE N00°55'27"W tangent with the following described curve a distance of 23.85 feet;

THENCE along the arc of a curve to the left, having a central angle of 20°46'35", a radius of 1072.00 feet, a chord bearing N11°18'44"W a distance of 366.80 feet, and an arc distance of 386.73 feet;

THENCE N21°42'02"W tangent with the last described curve a distance of 85.76 feet;

THENCE N62°15'31"E along the southerly line of a parcel of land described at Book 3517 at Page 192 recorded at the Adams County Clerk & Recorder's Office on 12/09/1988 a distance of 12.30 feet;

THENCE the following nine (9) courses along the westerly, southerly and easterly lines of Parcel TK-8&10 RT as described at Reception# 2001001086 recorded at the City & County of Broomfield Clerk & Recorder's Office on 12/20/2001:

1. S21°42'02"E tangent with the following described curve a distance of 117.54 feet;

2. THENCE along the arc of a curve to the right, having a central angle of 10°33'05", a radius of 1095.92 feet, a chord bearing S16°25'30"E a distance of 201.53 feet, and an arc distance of 201.82 feet;

3. THENCE S35°40'50"E non-tangent with the last described curve a distance of 161.05 feet;

4. THENCE S00°42'02"E a distance of 53.96 feet;

5. THENCE S00°55'31"E a distance of 530.78 feet;

6. THENCE N89°04'29"E a distance of 25.79 feet;

7. THENCE N00°55'31"W non-tangent with the following described curve a distance of 516.91 feet;

8. THENCE along the arc of a curve to the left, having a central angle of 21°02'41", a radius of 1195.92 feet, a chord bearing N11°10'41"W a distance of 436.80 feet, and an arc distance of 439.26 feet;

9. THENCE N21°42'02"W tangent with the last described curve a distance of 128.13 feet;

THENCE N62°15'31"E along the southerly line of said Book 3517 Page 192 a distance of 23.77 feet;

THENCE S21°42'02"E tangent with the following described curve a distance of 100.16 feet;

THENCE along the arc of a curve to the right, having a central angle of 20°46'35", a radius of 1208.00 feet, a chord bearing S11°18'44"E a distance of 435.65 feet, and an arc distance of 438.04 feet;

THENCE S00°55'27"E along a line being 68.00 feet easterly of and parallel with the easterly line of the Southeast Quarter of said Section 7 and tangent with the last and following described curves a distance of 319.96 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 S45°55'27"E a distance of 42.43 feet, and an arc distance of 47.12 feet;

THENCE N89°04'38"E tangent with the last and following described curves a distance of 420.52 feet;

THENCE along the arc of a curve to the left, having a central angle of 24°34'15", a radius of 723.00 feet, a chord bearing N76°47'26"E a distance of 307.68 feet, and an arc distance of 310.05 feet;

THENCE N64°30'18"E tangent with the last and following described curves a distance of 968.89 feet;

THENCE along the arc of a curve to the right, having a central angle of 22°19'04", a radius of 2577.00 feet, a chord bearing N75°39'51"E a distance of 997.46 feet, and an arc distance of 1003.80 feet;

THENCE N86°49'23"E tangent with the last and following described curves a distance of 1090.90 feet;

THENCE along the arc of a curve to the left, having a central angle of 75°49'23", a radius of 623.00 feet, a chord bearing N48°54'41"E a distance of 765.60 feet, and an arc distance of 824.45 feet;

THENCE the following two (2) courses along the southerly line of Parcel TK-7-RT Rev.1 as described at Reception# 2001001080 recorded at the City & County of Broomfield Clerk & Recorder's Office on 12/20/2001:

1. S89°19'27"E a distance of 88.91 feet;

2. THENCE S89°59'56"E a distance of 87.82 feet;

THENCE S11°00'00"W tangent with the following described curve a distance of 414.70 feet;

THENCE along the arc of a curve to the right, having a central angle of 75°49'23", a radius of 777.00 feet, a chord bearing S48°54'41"W a distance of 954.85 feet, and an arc distance of 1028.25 feet;

THENCE S56°49'23"W tangent with the last and following described curves a distance of 1090.90 feet;

THENCE along the arc of a curve to the left, having a central angle of 22°19'04", a radius of 2423.00 feet, a chord bearing S75°39'51"W a distance of 937.85 feet, and an arc distance of 943.81 feet;

THENCE S64°30'18"W tangent with the last and following described curves a distance of 968.89 feet;

THENCE along the arc of a curve to the right, having a central angle of 24°34'15", a radius of 877.00 feet, a chord bearing S76°47'26"W a distance of 373.22 feet, and an arc distance of 376.09 feet;

THENCE S89°04'38"W tangent with the last and following described curves a distance of 420.53 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 S44°04'33"W a distance of 42.43 feet, and an arc distance of 47.12 feet;

THENCE S00°55'27"E along a line being 68.00 feet easterly of and parallel with the easterly line of the Southeast Quarter of said Section 7 and tangent with the last described curve a distance of 2137.82 feet;

THENCE S89°36'07"W along the southerly line of the Southwest Quarter of said Section 8 a distance of 68.00 feet to the POINT OF BEGINNING.

Containing 987,687 square feet, (22.674 Acres), more or less.

Parcel C
A parcel of land lying in a portion of Sections 4, 5 & 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 Center Quarter corner of said Section 4 (a found 2 1/2" aluminum sleeve up 0.9' on an axle stamped "PLS 23500");

WHENCE the West Quarter corner of said Section 4 (a found 2 1/2" aluminum cap on a #6 rebar in a range box stamped "LS 14823") bears S89°41'04"W a distance of 2607.23 feet;

THENCE S89°56'09"W a distance of 2318.77 feet to the POINT OF BEGINNING;

THENCE along the arc of a curve to the left, having a central angle of 37°04'47", a radius of 2423.00 feet, a chord bearing of S29°45'53"W a distance of 1558.88 feet, and an arc distance of 1587.10 feet;

THENCE S11°00'00"W tangent with the last described curve a distance of 804.98 feet;

THENCE S81°40'36"W along the northerly line of a parcel of land described at Book 3517 at Page 192 recorded at the Adams County Clerk & Recorder's Office on 12/09/1988 a distance of 163.19 feet;

THENCE N11°00'00"E tangent with the following described curve a distance of 858.98 feet;

THENCE along the arc of a curve to the right, having a central angle of 37°04'48", a radius of 2577.00 feet, a chord bearing N29°35'24"E a distance of 1640.32 feet, and an arc distance of 1669.25 feet;

THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 89°35'01", a radius of 30.00 feet, a chord bearing of N03°19'17"E a distance of 42.27 feet, and an arc distance of 46.91 feet;

THENCE N41°28'13"W tangent with the last and following described curves a distance of 291.53 feet;

THENCE along the arc of a curve to the left, having a central angle of 93°30'00", a radius of 838.50 feet, a chord bearing N88°13'13"W a distance of 1221.48 feet, and an arc distance of 1368.34 feet;

THENCE S45°01'48"W tangent with the last and following described curves a distance of 300.82 feet;

THENCE along the arc of a curve to the right, having a central angle of 41°11'10", a radius of 711.50 feet, a chord bearing S65°37'21"W a distance of 500.51 feet, and an arc distance of 511.45 feet;

THENCE S86°12'56"W tangent with the last and following described curves a distance of 217.19 feet;

THENCE along the arc of a curve to the left, having a central angle of 39°54'41", a radius of 668.50 feet, a chord bearing S68°15'36"W a distance of 456.31 feet, and an arc distance of 465.87 feet;

THENCE S46°18'15"W tangent with the last and following described curves a distance of 433.68 feet;

THENCE along the arc of a curve to the right, having a central angle of 30°03'32", a radius of 1200.00 feet, a chord bearing S61°20'01"W a distance of 622.36 feet, and an arc distance of 629.56 feet;

THENCE S76°21'47"W tangent with the last described curve a distance of 60.22 feet;

THENCE N13°36'13"W a distance of 192.00 feet;

THENCE N78°21'47"E tangent with the following described curve a distance of 240.40 feet;

THENCE along the arc of a curve to the left, having a central angle of 30°03'32", a radius of 850.00 feet, a chord bearing N61°20'01"E a distance of 440.84 feet, and an arc distance of 445.93 feet;

THENCE N46°18'15"E tangent with the last and following described curves a distance of 336.87 feet;

THENCE along the arc of a curve to the right, having a central angle of 39°54'41", a radius of 791.50 feet, a chord bearing N66°15'36"E a distance of 540.27 feet, and an arc distance of 551.35 feet;

THENCE N68°12'56"E tangent with the last and following described curves a distance of 217.19 feet;

THENCE along the arc of a curve to the left, having a central angle of 41°11'10", a radius of 588.50 feet, a chord bearing N65°37'21"E a distance of 413.98 feet, and an arc distance of 423.03 feet;

THENCE along the arc of a curve to the right, having a central angle of 93°30'00", a radius of 961.50 feet, a chord bearing S86°13'13"E a distance of 1400.66 feet, and an arc distance of 1569.06 feet;

THENCE S41°28'13"E tangent with the last and following described curves a distance of 291.46 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 S86°28'13"E a distance of 42.43 feet, and an arc distance of 47.12 feet;

THENCE N49°31'47"E tangent with the last and following described curves a distance of 1024.31 feet;

THENCE along the arc of a curve to the left, having a central angle of 48°55'57", a radius of 2723.00 feet, a chord bearing N24°03'48"E a distance of 2255.50 feet, and an arc distance of 2325.53 feet;

THENCE N00°24'10"W tangent with the last and following described curves a distance of 78.67 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 N45°24'10"W a distance of 42.43 feet, and an arc distance of 47.12 feet;

THENCE N89°35'50"E along a line being 75.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 4, non-tangent with the last described curve a distance of 225.50 feet;

THENCE along the arc of a curve to the left, having a central angle of 90°00'00", a radius of 41.50 feet, a chord bearing of S44°35'50"W a distance of 58.89 feet, and an arc distance of 65.19 feet;

THENCE S00°24'10"E tangent with the last and following described curves a distance of 87.17 feet;

THENCE along the arc of a curve to the right, having a central angle of 48°55'57", a radius of 2877.00 feet, a chord bearing S24°03'48"W a distance of 2383.06 feet, and an arc distance of 2457.05 feet;

THENCE S48°31'47"W tangent with the last described curve a distance of 1188.36 feet to the POINT OF BEGINNING.

Containing 1,512,909 gross square feet, (34.732 gross Acres), more or less.

Less and except Outlot 14 as described below.

Containing 1,502,280 net square feet, (34.488 net Acres), more or less.

Outlot 1
A parcel of land lying in a portion 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 Northeast corner of said Section 6 (a found 2 1/2" illegible aluminum cap in a range box);

WHENCE the North Quarter corner of said Section 6 (a found 3 1/4" aluminum cap in a range box stamped "PLS 24942") bears S89°40'36"W a distance of 2642.63 feet;

THENCE S21°40'29"W a distance of 1051.88 feet to the POINT OF BEGINNING;

THENCE S14°36'02"E tangent with the following described curve a distance of 164.77 feet;

THENCE along the arc of a curve to the right, having a central angle of 28°20'00", a radius of 219.50 feet, a chord bearing S01°28'02"E a distance of 100.00 feet, and an arc distance of 100.88 feet;

THENCE S11°43'58"W tangent with the last and following described curves a distance of 115.88 feet;

THENCE along the arc of a curve to the left, having a central angle of 68°12'39", a radius of 330.50 feet, a chord bearing S22°22'21"E a distance of 370.63 feet, and an arc distance of 393.48 feet;

THENCE S63°02'06"W non-tangent with the last described curve a distance of 126.21 feet;

PREBLE CREEK FILING NO. 1

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8 TOWNSHIP 1 SOUTH,
RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

Carter Burgess
707 South Ninth Street, Suite 2300
Denver, Colorado 80202
(303) 820-5240 FAX (303) 820-5272

ALL LINES & DIMENSIONS HAVE BEEN
MEASURED AND FOUND TO BE CORRECT
FOR THE PURPOSES OF UNDERGROUND
UTILITY RECORDS.
NO FIELD VERIFICATION DRAWING
MAP IS A COPY OF ORIGINAL DRAWING
IF NOT ONE WHICH ON THIS SHEET,
IF ADJUST SCALES ACCORDINGLY.

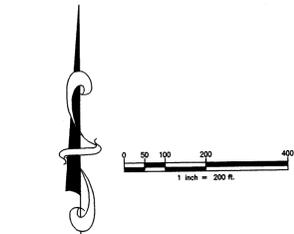
NO.	DATE	DESCRIPTION

PREBLE CREEK FILING NO. 1
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 4, 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

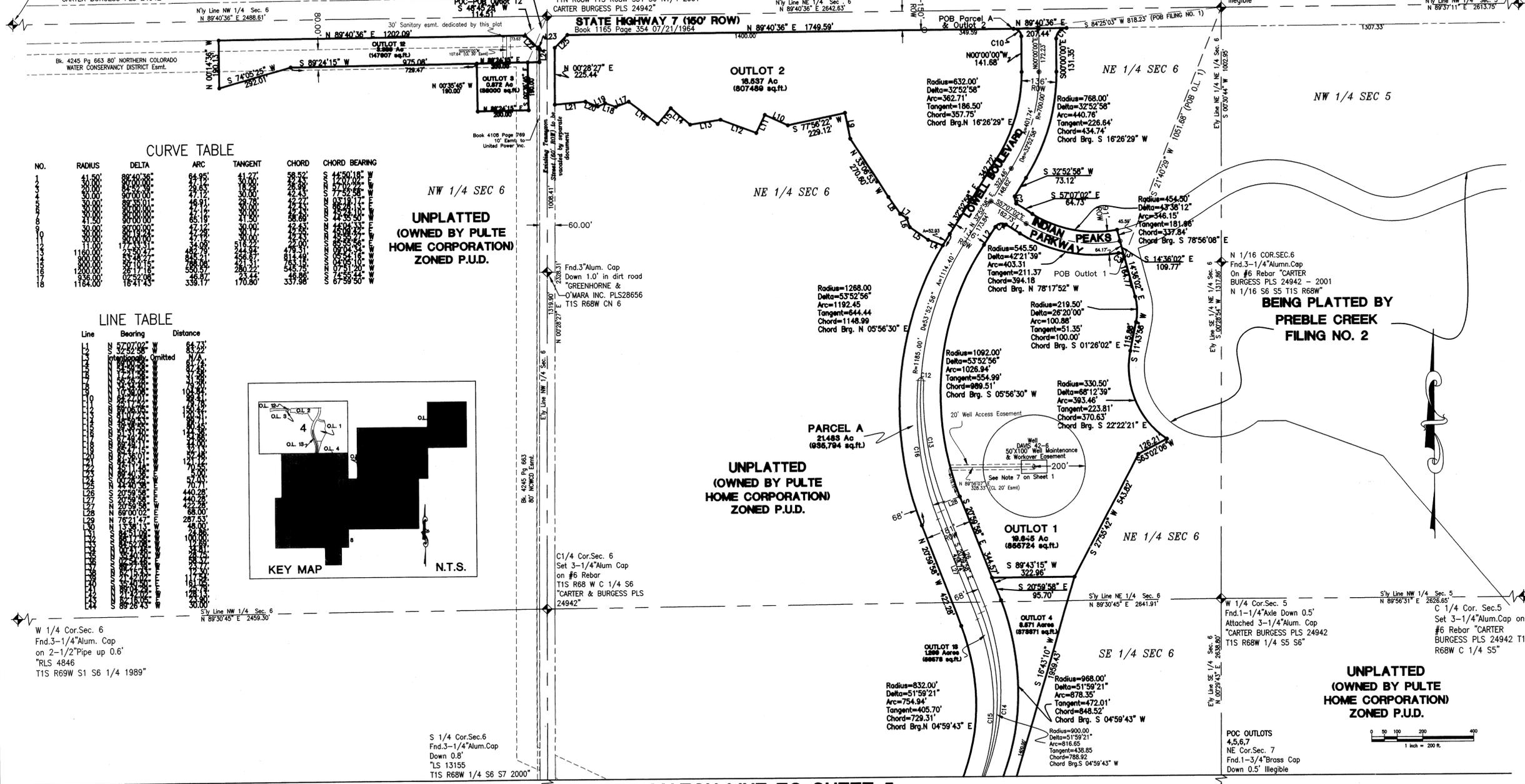
PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=200'
DRAFTED BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC

DRAWING CONTENTS:
PREBLE CREEK FILING NO. 1
DRAWING NUMBER:

SHEET 4 OF 9



NW Cor. Sec. 6
Fnd. 2" AC Illegible
Set 3 1/4" Alum. Cap on #6
Rebar in Range Box in Asphalt
T1N R68W T1S R68 W R69W
S31 S6 S1 CC 2001
CARTER BURGESS PLS 24942"

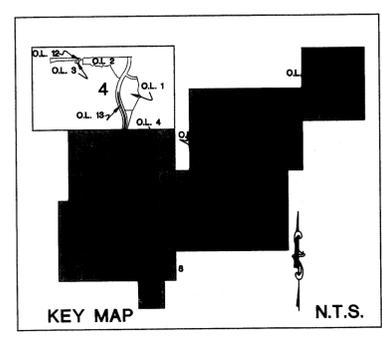


CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
2	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
3	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
4	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
5	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
6	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
7	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
8	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
9	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
10	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
11	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
12	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
13	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
14	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
15	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
16	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
17	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
18	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
19	1160.00	172.57	482.79	324.32	476.51	44°50'18" W
20	1160.00	172.57	482.79	324.32	476.51	44°50'18" W

LINE TABLE

Line	Bearing	Distance
1	N 57°07'02" W	64.23
2	S 74°05'25" W	292.01
3	S 89°24'15" W	729.47
4	N 00°28'27" E	225.44
5	N 89°40'36" E	1749.59
6	N 89°40'36" E	2642.83
7	N 89°40'36" E	2488.61
8	N 89°40'36" E	2488.61
9	N 89°40'36" E	2488.61
10	N 89°40'36" E	2488.61
11	N 89°40'36" E	2488.61
12	N 89°40'36" E	2488.61
13	N 89°40'36" E	2488.61
14	N 89°40'36" E	2488.61
15	N 89°40'36" E	2488.61
16	N 89°40'36" E	2488.61
17	N 89°40'36" E	2488.61
18	N 89°40'36" E	2488.61
19	N 89°40'36" E	2488.61
20	N 89°40'36" E	2488.61



W 1/4 Cor. Sec. 6
Fnd. 3-1/4" Alum. Cap
on 2-1/2" Pipe up 0.6"
"RLS 4846
T1S R69W S1 S6 1/4 1989"

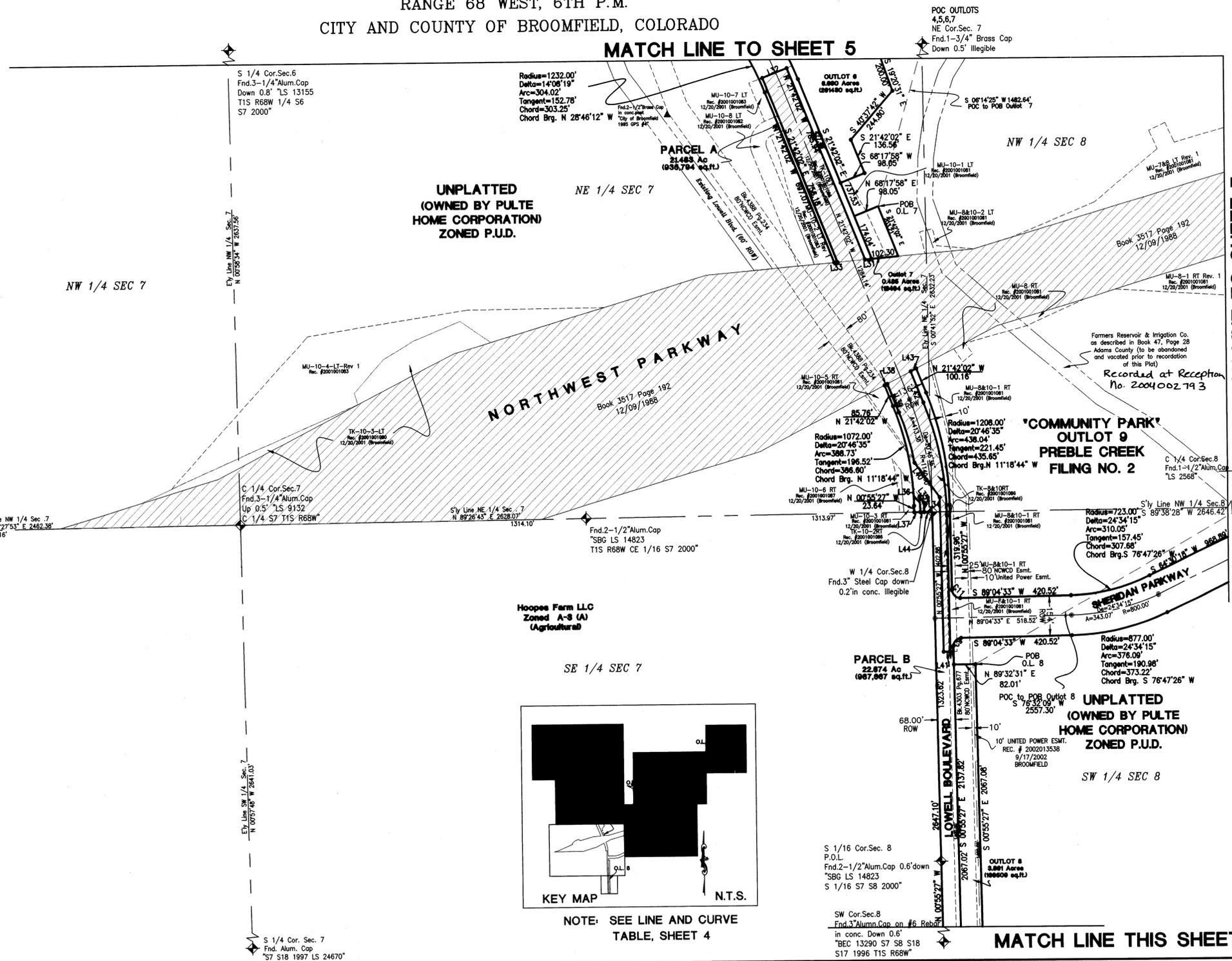
S 1/4 Cor. Sec. 6
Fnd. 3-1/4" Alum. Cap
Down 0.8"
"LS 13155
T1S R68W 1/4 S6 S7 2000"

MATCH LINE TO SHEET 5

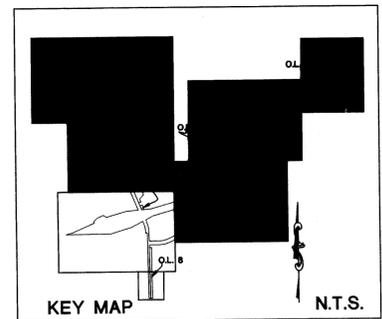
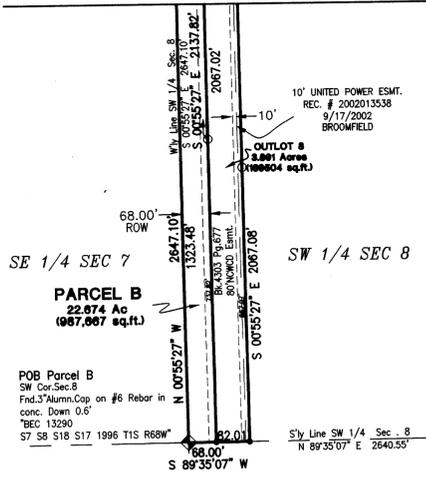
PREBLE CREEK FILING NO. 1

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8 TOWNSHIP 1 SOUTH,
RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO



MATCH LINE THIS SHEET



NOTE: SEE LINE AND CURVE TABLE, SHEET 4

MATCH LINE THIS SHEET

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

CALL LINES & SURVEYS IN ADVANCE TO VERIFY THE LOCATION OF EXISTING UTILITIES. FOR THE PURPOSE OF UNDERGROUND RECORDING UTILITIES.

NO.	DATE	REVISIONS

PREBLE CREEK FILING NO. 1
A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8, T1S, R68W, 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=200'
DRAWN BY: DGM
DESIGNED BY: DGM
REVIEWED BY: KWC

DRAWING CONTENTS:
PREBLE CREEK FILING NO. 1

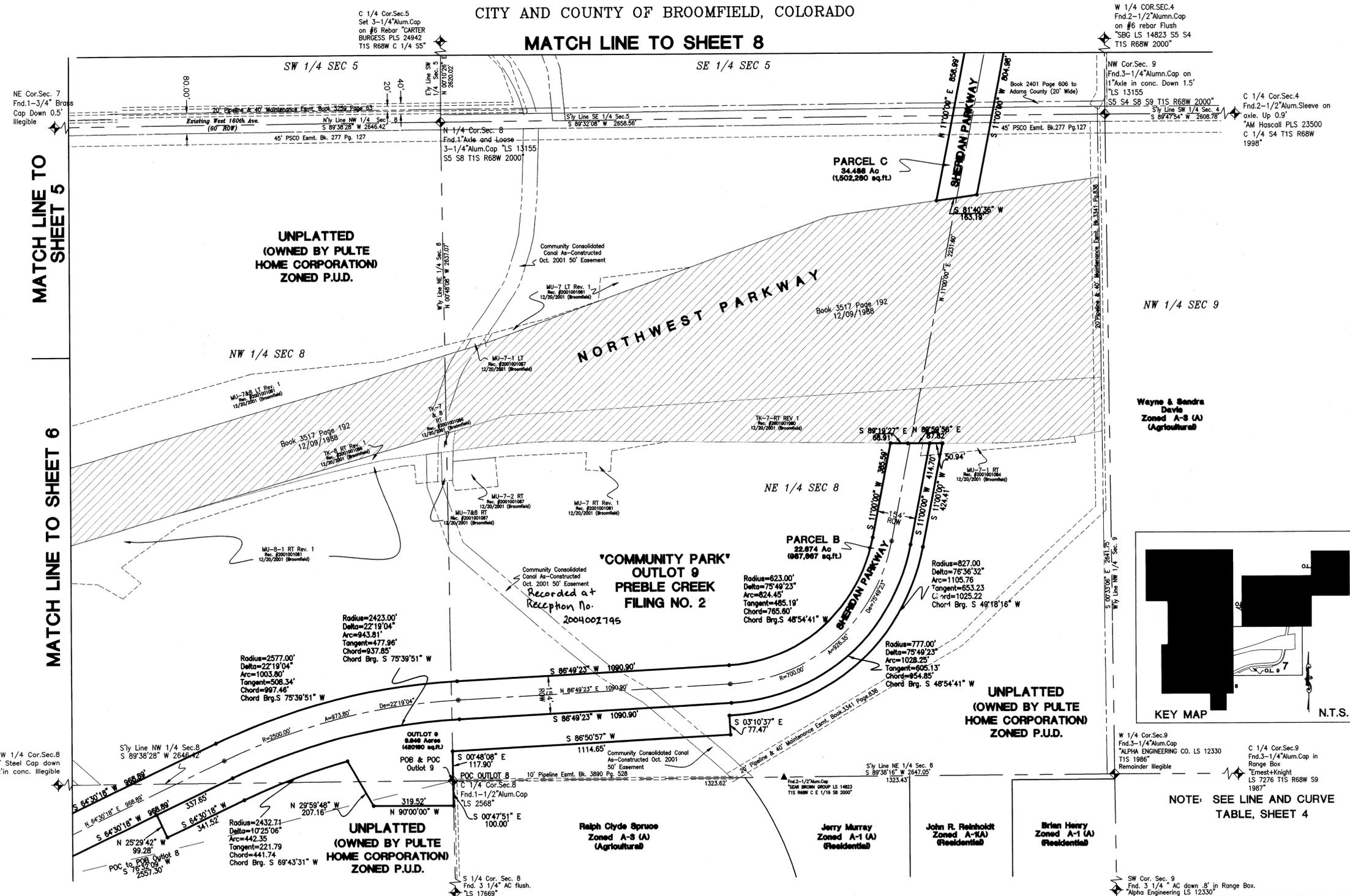
DRAWING NUMBER:
SHEET 6 OF 9

PREBLE CREEK FILING NO. 1

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8 TOWNSHIP 1 SOUTH,
RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

MATCH LINE TO SHEET 8



MATCH LINE TO SHEET 5

MATCH LINE TO SHEET 6

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

CALL FIRST TO VERIFY DATE OF REVISIONS BEFORE YOU PRINT, COPY OR EXAMINE FOR THE PURPOSE OF UNDERSTANDING THE REVISIONS.

SCALE: AS SHOWN ON DRAWING
DATE: 10/06/2003

NO.	DATE	DESCRIPTION

PREBLE CREEK FILING NO. 1
A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8, T1S, R68W, 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO

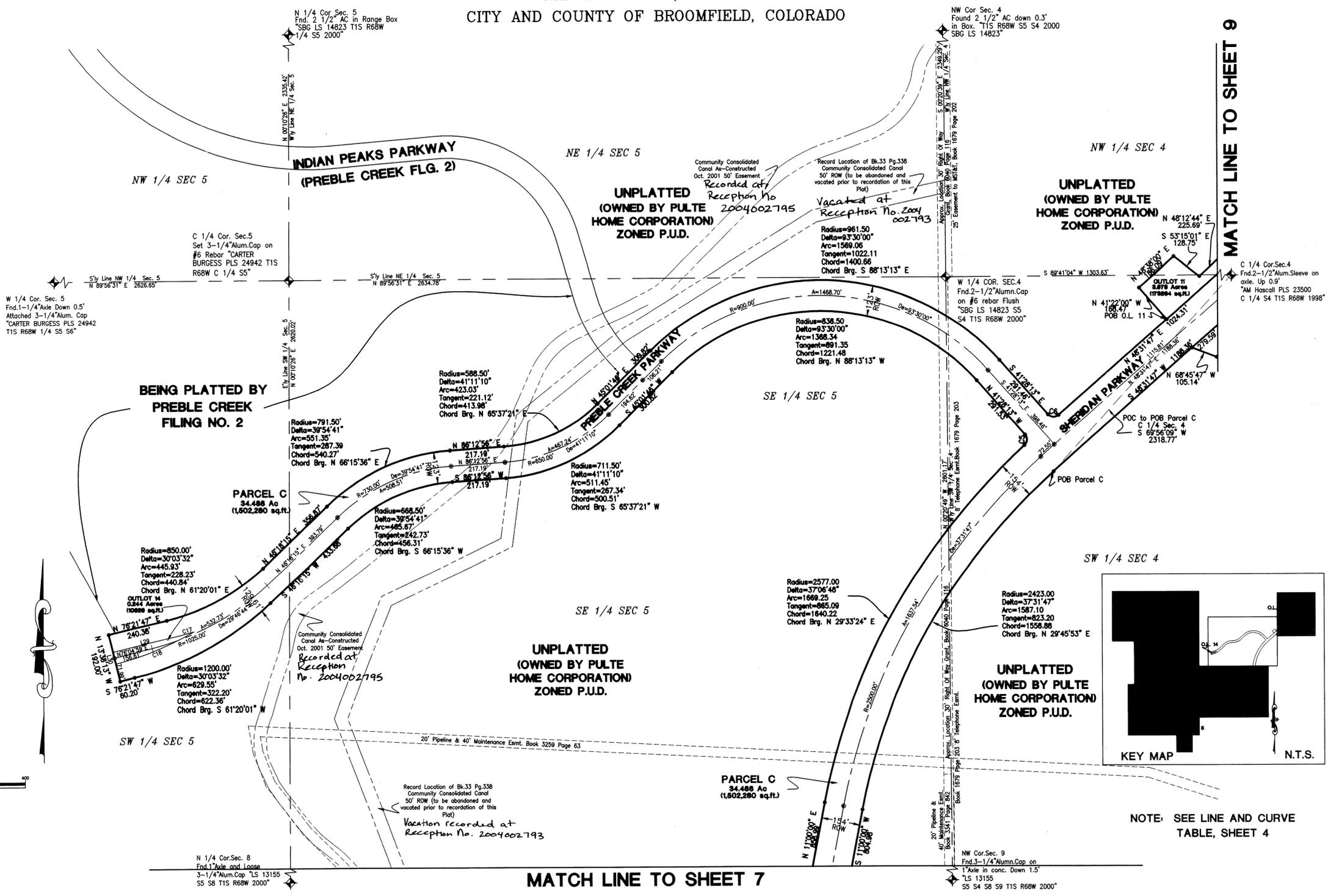
PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=200'
DRAFTED BY: DGW
DESIGNED BY: DGW
REVIEWED BY: KWC

DRAWING CONTENTS:
PREBLE CREEK FILING NO. 1
DRAWING NUMBER:
SHEET 7 OF 9

PREBLE CREEK FILING NO. 1

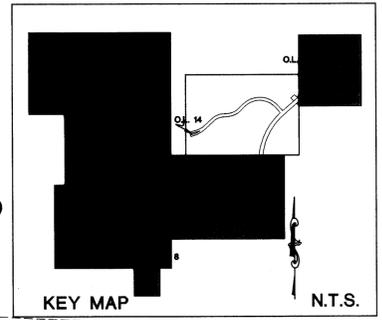
FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8 TOWNSHIP 1 SOUTH,
RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO



MATCH LINE TO SHEET 9

MATCH LINE TO SHEET 7



NOTE: SEE LINE AND CURVE TABLE, SHEET 4

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Denver, Colorado 80202
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NO.	DATE	REVISIONS

PREBLE CREEK FILING NO. 1
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 4, 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

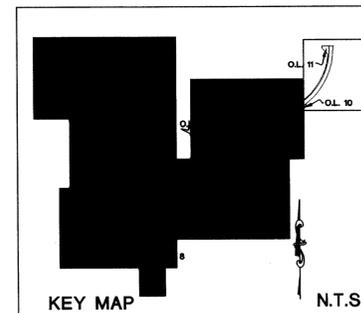
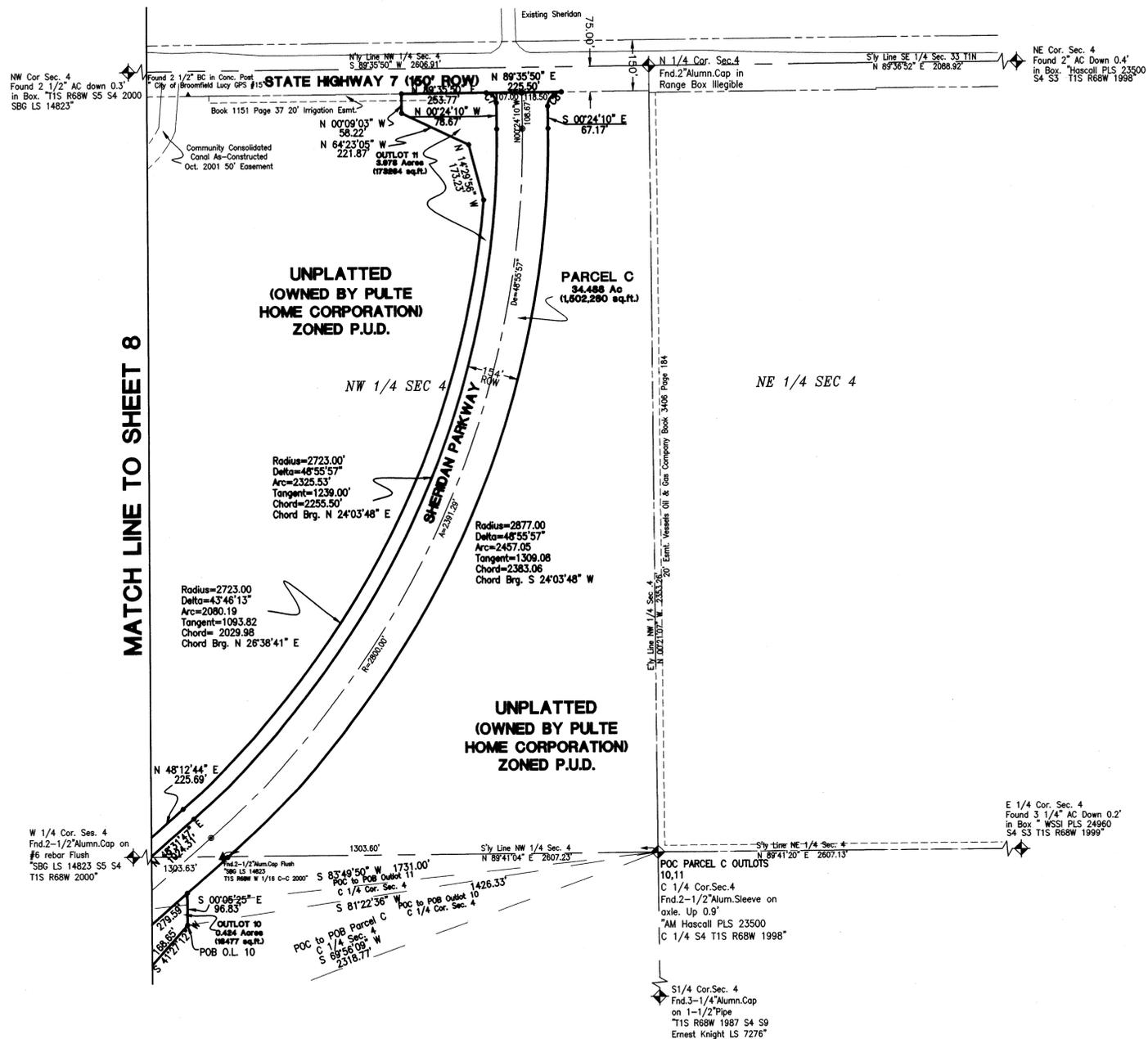
PROJECT NO. 071146
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PREBLE CREEK FILING NO. 1

FINAL PLAT

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5, 6, 7 & 8 TOWNSHIP 1 SOUTH,
RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO



NOTE: SEE LINE AND CURVE TABLE, SHEET 4

Carter Burgess

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Denver, Colorado 80202
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CALL UNLESS OTHERWISE NOTED IN ADVANCE
FOR THE LATEST REVISIONS
1-800-922-1987

SCALE VERIFICATION DRAWING
MAG IS 1 INCH OR LONGER 1" = 1"
IF NOT THE INCH ON THE SHEET,
IF NOT THE INCHES ACCORDINGLY.

NO.	REVISIONS	DATE	BY
	DESCRIPTION		

PREBLE CREEK FILING NO. 1
A SUBDIVISION LYING IN A PORTION OF
SECTIONS 4, 5, 6, 7 & 8, T1S, R68W, 6TH P.M.
CITY & COUNTY OF BROOMFIELD, COLORADO

PROJECT NO. 071146
DATE: OCTOBER 6, 2003
SCALE: 1"=200'
DRAWN BY: DOW
DESIGNED BY: DOW
REVIEWED BY: KWC
DRAWING CONTENTS: PREBLE CREEK FILING NO. 1
DRAWING NUMBER: