

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned being the owner of:

A parcel of land being Outlot 6, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office on April 23, 2004 under reception number 2004005793, containing 291,430 square feet, (6.690 Acres), more or less, lying in the Northeast Quarter of Section 7 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, being additionally described as follows:

COMMENCING at the Southeast corner of said Section 6 (a found 3 1/4" illegible brass cap down 0.5'); WHENCE the South Quarter corner of said Section 6 (a found 3 1/4" aluminum cap down 0.8' stamped "LS 13155" bears S89°33'35" W a distance of 2640.90 feet; THENCE N80°03'53" W a distance of 975.92 feet to the POINT OF BEGINNING;

THENCE S12°39'46" E a distance of 225.91 feet; THENCE S35°50'21" E a distance of 933.84 feet; THENCE S79°18'30" E a distance of 199.68 feet; THENCE S19°20'31" E a distance of 200.00 feet; THENCE S40°37'42" W a distance of 244.80 feet; THENCE S21°42'02" E a distance of 136.56 feet; THENCE S68°17'58" W a distance of 98.05 feet; THENCE N21°42'02" W tangent with the following described curve a distance of 427.49 feet; THENCE along the arc of a curve to the left, having a central angle of 14°08'19", a radius of 1368.00 feet, a chord bearing N28°46'12" W a distance of 336.72 feet, and an arc distance of 337.50 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 932.00 feet, a chord bearing N24°15'04" W a distance of 374.43 feet, and an arc distance of 377.00 feet; THENCE N12°39'46" W with the last described curve a distance of 40.14 feet; THENCE N77°20'14" E a distance of 150.00 feet to the POINT OF BEGINNING.

Containing 291,430 square feet, (6.690 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of PREBLE CREEK SUBDIVISION FILING NO. 1, REPLAT "A", 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 and other public ways and LOT 1, BLOCK 1, OUTLOT 1 and OUTLOT 2 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 for use by public and private utilities.

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 = 0.999716257

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 = A3578 NAD 83(1992) Coordinates Latitude = 40° 00' 00.35831" (N) Longitude = 105° 00' 41.28278" (W) Ellip. Height = 5240.15 sft NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501) N = 1,243,260.090 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

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.

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 2-1, 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.

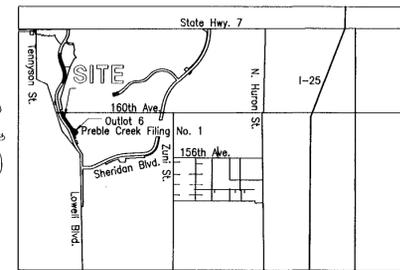
COUNTY NOTE

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

PREBLE CREEK FILING NO. 1, REPLAT "A"

A RESUBDIVISION OF OUTLOT 6, PREBLE CREEK FILING NO. 1

LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, COLORADO



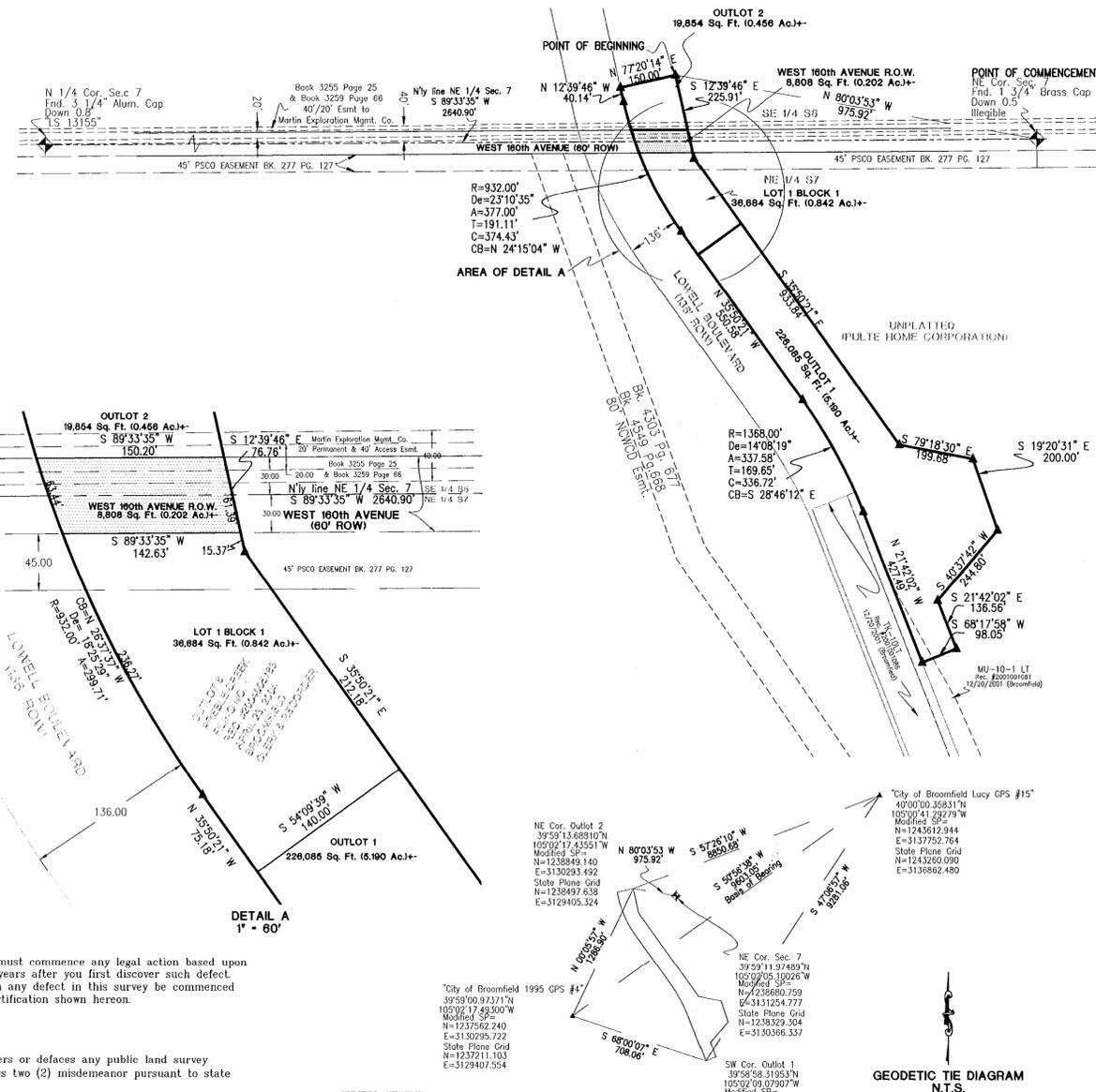
Carter & Burgess 707 Seventeenth Street, Suite 2300 Denver, Colorado 80202 (303) 820-5240 FAX (303) 820-5272

CALL UNCS 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, DRILL, OR EXCAVATE FOR THE UNDERGROUND UTILITY. SCALE VERIFICATION DRAWING BAR IS 1 INCH ON ORIGINAL IF ADJUST SCALES, IF ADJUST SCALES, IF ADJUST SCALES.

Table with columns: REVISIONS, NO., DESCRIPTION, DATE. Includes a row for 'APPROVALS' and 'LAND USE REVIEW COMMISSION CERTIFICATE'.

PREBLE CREEK FILING NO. 1, REPLAT "A" A SUBDIVISION LYING IN A PORTION OF THE NE 1/4 S7 & SE 1/4 S6, T1S, R68W, 6TH P.M. CITY & COUNTY OF BROOMFIELD, COLORADO

Table with project details: PROJECT NO. 070798.300.1.0032, DATE: SEPTEMBER 7, 2004, SCALE: AS SHOWN, DRAFTED BY: DCW, DESIGNED BY: DCW, REVIEWED BY: KWC, DRAWING CONTENTS: LS2REPLAT, DRAWING NUMBER: SHEET 1 of 1



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 C010619 C1 dated July 29, 2002 at 7:30 a.m., prepared by Chancery Title Company, L.L.C. and issued by Fidelity National 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 14th day of June, 2004.

Chairman: [Signature] Secretary: [Signature]

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 on this 27th day of July, 2004.

Mayor: [Signature] City Clerk: [Signature]

ATTORNEY'S CERTIFICATE

I, Rick J. Rubin, 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.

Registration No. 9935 Date: Dec 17 2004

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 SUBDIVISION FILING NO. 1, REPLAT "A" truly and correctly represents the results of a survey made under my supervision and personally performed in accordance with Colorado State Law.

For and on behalf of Carter & Burgess, Inc. Kenneth W. Carlson, Registered Professional Land Surveyor

Executed this 12th day of Nov., 2004

PULTE HOME CORPORATION, a Michigan Corporation 12303 Airport Way, Suite 130 Broomfield, CO 80001

By: [Signature] Bob Eck, P.E. President

Witness my hand and seal this 25th day of Nov., 2004. Notary Public: [Signature]

ACKNOWLEDGMENT:

State of Colorado ) County of Broomfield ) ss) The foregoing instrument was acknowledged before me this 12th day of Nov., 2004 by Robert L. Eck, President of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and seal this 25th day of Nov., 2004. Notary Public: [Signature]

