

THE BROADLANDS GOLF COURSE

FINAL PLAT

A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

LEGAL DESCRIPTION:

GOLF COURSE TRACT A-1

THAT PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER-SECTION CORNER OF SAID SECTION 19 FROM WHENCE THE NORTH EAST SECTION CORNER BEARS S 89°45'30" E 2641.12 FEET,

THENCE S 00°16'20" W 776.08 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 TO THE POINT OF BEGINNING;
THENCE N 89°39'20" W 271.97 FEET;
THENCE S 84°04'32" W 285.78 FEET;
THENCE S 54°26'05" W 122.53 FEET;
THENCE S 00°25'13" W 211.99 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 59.07 FEET, SAID ARC SUBTENDED BY A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 10°15'21", AND A CHORD BEARING S 31°24'34" E 58.99 FEET;
THENCE S 85°14'26" E 3.44 FEET;
THENCE S 65°54'31" E 73.52 FEET;
THENCE S 83°11'44" E 186.77 FEET;
THENCE S 89°53'15" E 368.74 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, FROM WHENCE THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 19 BEARS S 00°16'20" W 1450.00 FEET;
THENCE N 74°22'58" E 161.22 FEET;
THENCE N 67°04'54" E 370.00 FEET;
THENCE S 78°56'33" E 80.00 FEET;
THENCE S 51°45'12" E 95.00 FEET;
THENCE S 14°38'09" E 254.53 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19;
THENCE S 89°44'11" E 1051.17 FEET ALONG SAID SOUTH LINE;
THENCE N 41°43'11" W 96.16 FEET;
THENCE N 24°34'41" W 42.66 FEET;
THENCE N 01°13'10" E 52.11 FEET;
THENCE N 27°46'14" E 22.24 FEET;
THENCE S 89°41'40" E 709.79 FEET;
THENCE S 83°49'15" E 189.50 FEET;
THENCE N 00°18'22" E 595.88 FEET RUNNING PARALLEL TO AND 48 FEET WEST OF (MEASURED PERPENDICULARLY) THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;
THENCE N 89°41'40" W 221.97 FEET;
THENCE S 00°18'20" W 55.00 FEET;
THENCE N 81°20'05" W 429.46 FEET;
THENCE N 75°08'49" W 552.63 FEET;
THENCE N 71°20'12" W 195.00 FEET;
THENCE N 82°15'21" W 70.00 FEET;
THENCE N 09°38'34" W 88.64 FEET;
THENCE N 03°28'27" W 198.26 FEET;
THENCE N 89°45'30" W 349.38 FEET RUNNING PARALLEL TO AND 60 FEET SOUTH OF (MEASURED PERPENDICULARLY) THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;
THENCE S 02°37'27" W 197.02 FEET;
THENCE S 08°30'54" W 134.72 FEET;
THENCE S 26°33'03" W 296.53 FEET;
THENCE S 50°19'59" W 136.79 FEET;
THENCE S 71°10'22" W 101.12 FEET;
THENCE N 89°39'20" W 419.93 FEET TO THE POINT OF BEGINNING, CONTAINING 47.14 ACRES.

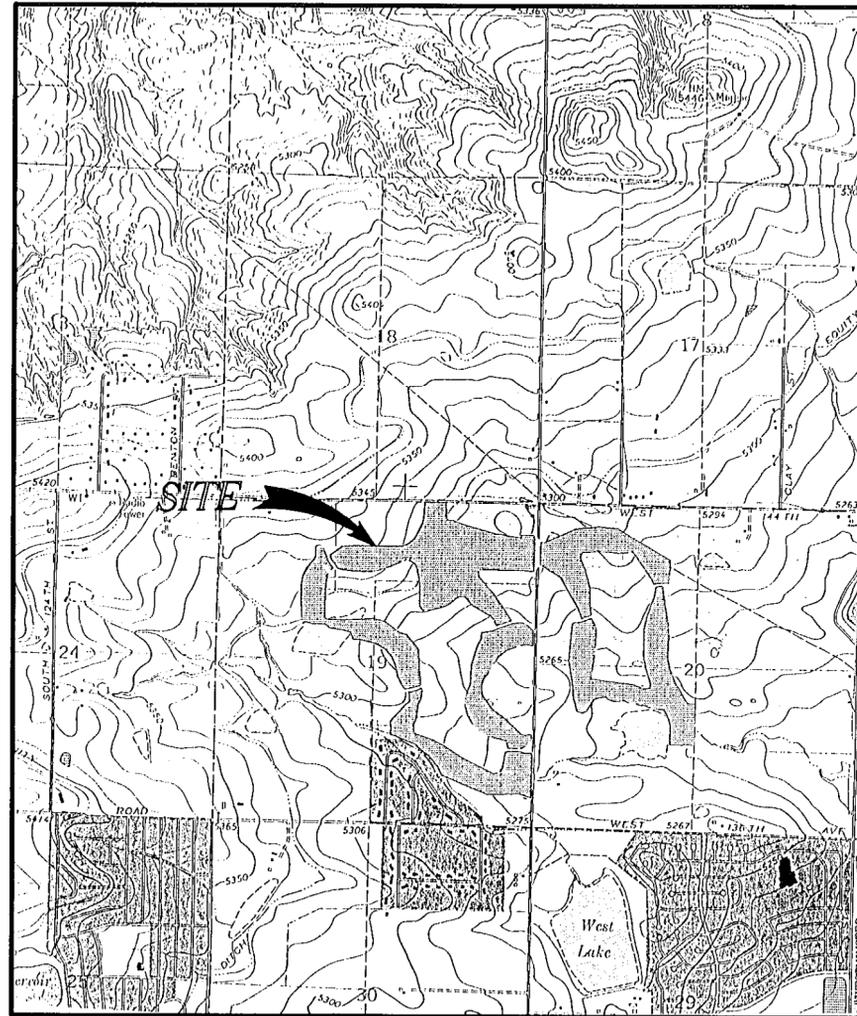
GOLF COURSE TRACT A-2

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER-SECTION CORNER OF SAID SECTION 19 FROM WHENCE THE NORTH EAST SECTION CORNER BEARS S 89°45'30" E 2641.12 FEET;

THENCE N 89°38'55" W 653.15 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;
THENCE S 00°25'13" W 879.23 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, TO THE POINT OF BEGINNING;
THENCE S 54°26'05" W 113.33 FEET;
THENCE S 16°38'41" E 15.69 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT 113.55 FEET, SAID ARC SUBTENDED BY A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 27°41'07", AND A CHORD BEARING S 30°29'14" E 112.45 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT 44.88 FEET, SAID ARC SUBTENDED BY A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 07°47'32", AND A CHORD BEARING S 40°26'01" E 44.85 FEET;
THENCE N 00°25'13" E 211.99 FEET ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES.

(LEGAL DESCRIPTIONS AND ACCOMPANYING ACKNOWLEDGEMENTS CONTINUED ON SHEETS 2 OF 6 AND 3 OF 6.)



VICINITY MAP

NOTES:

- TRACT BOUNDARY CORNERS MONUMENTED WITH 2" ALUMINUM CAP/NO. 4 REBAR MARKED "HURST & ASSOC PLS 15315."
- BEARING BASIS:
NORTH SOUTH CENTERLINE OF SECTION 20, T.1S., R.68W. 6TH P.M. N00°22'30"E, MONUMENTS DESCRIBED BELOW.

NORTH 1/4 CORNER, SECTION 20 - FOUND 1" DIA. METAL AXLE IN RANGE BOX
CENTER 1/4 CORNER, SECTION 20 - FOUND 3" DIA. ALUM. CAP:
"C 1/4 SEC. 20 T1S R68W L.S. 9133"
SOUTH 1/4 CORNER, SECTION 20 - FOUND METAL AXLE IN CONCRETE

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT is recommended for Approval by the City of Broomfield Land Use Review Commission this 24 Day of November, 1998.
John Malone CHAIRMAN
Kirsten Sunderman SECRETARY

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 9th Day of December, 1998.
William M. Barrens MAYOR
Vicki Mays CITY CLERK



CLERK & RECORDER'S CERTIFICATE

State of Colorado) SS)
County of Adams)

I hereby certify that this instrument was filed in my office at 10:47 o'clock A.m., this 28th day of April, A.D., 1998. Filed in File 17, Map 858 and
Reception No. LD38979D

FILE _____ FILM _____ NO. _____
FEES \$41.00 PAID _____
RECORDER _____
BY _____
DEPUTY _____

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Scott A. Ross 720966
ATTORNEY AT LAW

EXECUTED THIS 6th DAY OF April, A.D., 1998.

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE BROADLANDS GOLF COURSE TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

John C. Barickman 4-1-98
JOHN C. BARICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 28258

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.

THE BROADLANDS GOLF COURSE FINAL PLAT

| | | | |
|-----------|-----------------------|---|--|
| SCALE | HOR. N/A VERT. N/A | | HURST & ASSOCIATES, INC. CONSULTING ENGINEERS |
| DESIGN | TRL | | |
| DRAWN | JB | 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-8106 | |
| FILE NAME | GOLFFCV2 | JOB NO. 202023P DATE 03/27/98 SHEET 1 of 6 | |
| APPROVED | JJ | | |

GOLF COURSE TRACT A-3

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 19 FROM WHICH THE NORTH QUARTER-SECTION CORNER BEARS N 00°16'20" E 2640.69 FEET; THENCE N 00°16'20" E 1320.35 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE S 89°44'11" E 714.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 14°38'09" E 5.47 FEET; THENCE S 00°00'00" E 405.53 FEET; THENCE S 39°18'13" E 142.85 FEET; THENCE N 71°10'55" E 173.39 FEET; THENCE N 77°36'03" E 142.20 FEET; THENCE N 64°07'19" E 113.99 FEET; THENCE N 46°16'20" E 147.90 FEET; THENCE N 66°23'31" E 61.42 FEET; THENCE N 89°35'16" E 82.83 FEET; THENCE S 50°13'18" E 69.62 FEET; THENCE S 31°02'27" E 69.65 FEET; THENCE S 48°22'49" E 86.55 FEET; THENCE S 61°37'16" E 331.63 FEET; THENCE S 41°53'03" E 71.88 FEET; THENCE S 23°04'30" E 105.70 FEET; THENCE N 69°12'01" E 237.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.70 FEET, SAID ARC SUBTENDED BY A RADIUS OF 427.50 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD BEARING N 70°19'10" E 16.70 FEET; THENCE N 33°33'39" W 517.79 FEET; THENCE N 41°43'11" W 269.76 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE N 89°44'11" W 1051.17 FEET ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER, TO THE POINT OF BEGINNING, CONTAINING 13.20 ACRES.

GOLF COURSE TRACT A1-1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 19 FROM WHICH THE NORTH QUARTER-SECTION CORNER BEARS N 00°16'20" E 2640.69 FEET;

THENCE N 00°16'20" E 681.03 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE N 77°38'59" W 15.43 FEET; THENCE S 85°58'16" W 520.00 FEET; THENCE N 86°55'41" W 173.49 FEET; THENCE N 77°33'07" W 106.21 FEET; THENCE N 00°06'20" E 184.39 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK IN BOOK 33, PAGE 339, THE POINT OF BEGINNING; THENCE CONTINUING N 00°06'20" E 260.91 FEET; THENCE N 08°20'53" E 184.21 FEET; THENCE N 06°26'18" E 89.95 FEET; THENCE N 22°37'48" E 45.90 FEET; THENCE N 51°42'57" E 82.80 FEET; THENCE N 73°21'20" E 12.35 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 69.22 FEET, SAID ARC SUBTENDED BY A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 14°25'17", AND A CHORD BEARING N 37°07'09" W 69.04 FEET; THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT 140.13 FEET, SAID ARC SUBTENDED BY A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 27°41'07", AND A CHORD BEARING N 30°29'14" W 138.77 FEET; THENCE N 16°38'40" W 15.69 FEET; THENCE N 16°38'40" W 147.43 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 35.16 FEET, SAID ARC SUBTENDED BY A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 16°47'14", AND A CHORD BEARING N 25°02'18" W 35.03 FEET; THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT 38.33 FEET, SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 73°12'46", AND A CHORD BEARING N 70°02'17" W 35.78 FEET; THENCE S 73°21'20" W 92.25 FEET; THENCE S 00°00'00" W 169.42 FEET; THENCE S 37°40'16" W 224.58 FEET; THENCE S 27°27'54" W 146.27 FEET; THENCE S 08°20'53" W 152.11 FEET; THENCE S 00°50'29" E 500.00 FEET; THENCE S 24°37'00" E 125.89 FEET; THENCE N 58°17'36" E 300.20 FEET; THENCE N 35°28'36" E 129.99 FEET ALONG SAID NORTHWESTERLY LINE OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK IN BOOK 33, PAGE 339, TO THE POINT OF BEGINNING, CONTAINING 9.03 ACRES

GOLF COURSE TRACT A1-2

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 19 FROM WHICH THE NORTH QUARTER-SECTION CORNER BEARS N 00°16'20" E 2640.69 FEET;

THENCE N 00°16'20" E 681.03 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE N 77°38'59" W 15.43 FEET; THENCE S 85°58'16" W 102.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 85°58'16" W 417.19 FEET; THENCE N 86°55'40" W 173.49 FEET; THENCE N 77°33'07" W 106.21 FEET; THENCE N 00°06'20" E 184.39 FEET; THENCE S 35°28'36" W 129.99 FEET ALONG THE NORTHWESTERLY LINE OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK IN BOOK 33, PAGE 339; THENCE CONTINUING S 58°17'36" W 300.20 FEET ALONG THE NORTHWESTERLY LINE OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK IN BOOK 33, PAGE 339; THENCE S 13°56'40" E 78.36 FEET; THENCE S 47°44'18" E 119.97 FEET; THENCE N 86°07'07" E 119.20 FEET; THENCE N 36°01'12" E 121.70 FEET; THENCE N 62°18'00" E 56.20 FEET; THENCE S 50°36'44" E 104.00 FEET; THENCE S 83°46'48" E 165.96 FEET; THENCE S 75°21'35" E 164.30 FEET; THENCE S 20°29'34" E 101.96 FEET; THENCE N 36°14'36" E 398.61 FEET ALONG THE SOUTHEASTERLY LINE OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK IN BOOK 33, PAGE 339, TO THE POINT OF BEGINNING, CONTAINING 4.23 ACRES.

GOLF COURSE TRACT A1-3

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 19 FROM WHICH THE NORTH QUARTER-SECTION CORNER BEARS N 00°16'20" E 2640.69 FEET;

THENCE N 00°16'20" E 681.03 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE N 77°38'59" W 15.43 FEET; THENCE S 85°58'16" W 102.81 FEET TO THE SOUTHEASTERLY LINE OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK IN BOOK 33, AT PAGE 339; THENCE S 36°14'36" W 398.61 FEET ALONG SAID SOUTHEASTERLY LINE OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK IN BOOK 33, AT PAGE 339; THENCE N 81°07'26" E 44.36 FEET; THENCE S 88°11'41" E 157.07 FEET; THENCE S 73°24'18" E 157.27 FEET; THENCE N 00°16'20" E 368.43 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19 TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES.

GOLF COURSE TRACT A1-4

THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 19 FROM WHICH THE NORTH QUARTER-SECTION CORNER BEARS N 00°16'20" E 2640.69 FEET;

THENCE N 00°16'20" E 267.05 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE S 73°39'57" E 51.09 FEET; THENCE S 58°51'56" E 144.85 FEET; THENCE S 41°09'33" E 171.82 FEET; THENCE S 19°46'25" E 53.08 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, FROM WHENCE THE EAST QUARTER-SECTION CORNER OF SAID SECTION 19 BEARS S 89°42'51" E 2334.24 FEET; THENCE CONTINUING S 19°46'26" E 142.58 FEET; THENCE S 08°28'35" E 141.90 FEET; THENCE S 28°57'55" E 224.57 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 274.78 FEET, SAID ARC SUBTENDED BY A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 17°29'36", AND A CHORD BEARING N 75°14'05" E 273.72 FEET; THENCE N 03°45'43" W 400.03 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, FROM WHENCE THE EAST QUARTER-SECTION CORNER OF SAID SECTION 19 BEARS S 89°42'51" E 1917.89 FEET; THENCE CONTINUING N 03°45'43" W 184.54 FEET; THENCE N 37°43'09" W 326.21 FEET; THENCE N 73°27'57" W 140.92 FEET; THENCE N 53°21'14" W 287.19 FEET; THENCE N 77°38'59" W 144.57 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE S 00°16'20" W 413.98 FEET ALONG SAID WEST LINE OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 10.51 ACRES.

GOLF COURSE TRACT A2

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 19 FROM WHENCE THE SOUTH QUARTER SECTION CORNER BEARS N 89°30'36" W AT A DISTANCE OF 2638.11 FEET;

THENCE N 00°18'18" E 435.94 FEET; THENCE N 89°41'42" W 52.11 FEET TO THE POINT OF BEGINNING; THENCE N 06°01'03" E 41.26 FEET; THENCE N 00°18'18" E 688.64 FEET RUNNING PARALLEL TO AND 48 FEET WEST OF (MEASURED PERPENDICULARLY) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N 89°41'42" W 103.03 FEET; THENCE N 78°23'00" W 89.22 FEET; THENCE N 89°41'42" W 191.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 55.10 FEET, SAID ARC SUBTENDED BY A RADIUS OF 237.50 FEET, A CENTRAL ANGLE OF 13°17'37", AND A CHORD BEARING S 83°39'30" W 54.98 FEET; THENCE S 11°25'14" W 253.04 FEET; THENCE S 32°00'21" W 82.88 FEET; THENCE S 77°49'50" W 104.97 FEET; THENCE N 64°50'46" W 594.60 FEET; THENCE N 57°57'12" W 300.01 FEET; THENCE N 63°20'11" W 220.18 FEET; THENCE N 70°10'40" W 315.80 FEET; THENCE N 09°08'35" W 136.12 FEET; THENCE N 22°33'55" E 120.97 FEET; THENCE N 06°36'43" E 233.16 FEET; THENCE N 24°28'36" E 87.39 FEET; THENCE N 13°00'23" E 125.79 FEET; THENCE N 10°26'41" W 66.18 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 219.00 FEET, SAID ARC SUBTENDED BY A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 13°08'20", AND A CHORD BEARING S 73°10'17" W 218.52 FEET; THENCE S 07°38'49" E 147.85 FEET; THENCE S 42°41'44" W 450.05 FEET; THENCE S 01°21'11" E 160.00 FEET; THENCE S 20°15'49" W 50.00 FEET TO THE NORTHEASTERLY BOUNDARY OF "SUNNYSLOPE ESTATES FILING NO. 2"; THENCE FOLLOWING SAID NORTHEASTERLY BOUNDARY THE FOLLOWING TEN COURSES:
1. S 71°10'35" E 133.24 FEET;
2. S 59°00'35" E 85.00 FEET;
3. S 68°00'35" E 250.00 FEET;
4. S 42°30'35" E 70.00 FEET;
5. S 54°30'35" E 174.00 FEET;
6. S 40°00'35" E 250.00 FEET;
7. S 26°30'35" E 150.04 FEET;
8. S 37°00'35" E 450.00 FEET;
9. S 62°30'35" E 150.00 FEET;
10. S 56°30'35" E 145.00 FEET;
THENCE N 46°32'31" W 84.15 FEET;
THENCE N 29°46'12" W 27.30 FEET;
THENCE N 04°22'24" E 30.44 FEET;
THENCE N 30°47'13" E 171.24 FEET;
THENCE N 51°24'50" E 26.46 FEET;
THENCE S 67°26'13" E 187.15 FEET;
THENCE N 88°59'52" E 554.71 FEET;
THENCE S 70°24'05" E 191.04 FEET TO THE POINT OF BEGINNING, CONTAINING 27.477 ACRES;

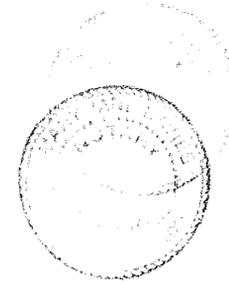
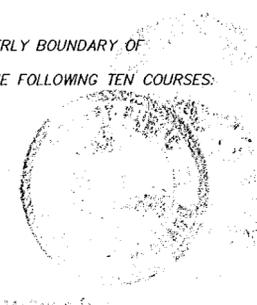
GOLF COURSE TRACT A3

THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 19 FROM WHENCE THE SOUTHEAST SECTION CORNER BEARS S 00°18'18" W AT A DISTANCE OF 2642.44 FEET;

THENCE N 89°42'51" W 655.52 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE N 30°35'19" E 83.11 FEET; THENCE N 48°16'55" E 160.09 FEET; THENCE N 71°05'26" E 205.94 FEET; THENCE N 72°55'35" E 142.63 FEET; THENCE S 78°40'28" E 118.29 FEET; THENCE N 00°18'22" E 264.37 FEET RUNNING PARALLEL TO AND 48 FEET WEST OF (MEASURED PERPENDICULARLY) THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE N 44°41'38" W 158.14 FEET; THENCE N 78°23'02" W 79.95 FEET; THENCE N 89°41'38" W 29.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 137.22 FEET, SAID ARC SUBTENDED BY A RADIUS OF 372.50 FEET, A CENTRAL ANGLE OF 21°06'21", AND A CHORD BEARING S 79°45'12" W 136.44 FEET; THENCE S 69°12'01" W 259.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 133.45 FEET, SAID ARC SUBTENDED BY A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 12°14'03", AND A CHORD BEARING S 75°19'03" W 133.20 FEET; THENCE N 81°26'04" W 125.31 FEET; THENCE S 04°20'31" W 111.92 FEET; THENCE S 30°28'58" W 93.33 FEET; THENCE S 18°04'39" W 308.91 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 FROM WHENCE THE CENTER OF SECTION 19 BEARS N 89°42'51" W 1594.07 FEET; THENCE S 18°04'39" W 38.15 FEET; THENCE S 03°07'34" W 340.57 FEET; THENCE S 21°13'42" W 195.49 FEET; THENCE S 12°50'06" W 129.73 FEET; THENCE S 17°13'36" E 228.50 FEET; THENCE S 31°59'05" E 238.82 FEET;

THENCE S 61°02'16" E 249.41 FEET; THENCE S 76°51'32" E 290.36 FEET; THENCE S 16°18'32" E 119.47 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 9.17 FEET, SAID ARC SUBTENDED BY A RADIUS OF 292.50 FEET, A CENTRAL ANGLE OF 01°47'44", AND A CHORD BEARING N 89°24'27" E 9.17 FEET; THENCE S 89°41'42" E 191.97 FEET; THENCE N 78°59'38" E 69.73 FEET; THENCE N 45°18'18" E 160.97 FEET; THENCE N 00°18'25" E 99.40 FEET RUNNING PARALLEL TO AND 56 FEET WEST OF (MEASURED PERPENDICULARLY) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE S 87°01'26" W 128.91 FEET; THENCE N 64°14'59" W 64.34 FEET; THENCE N 48°53'38" W 355.81 FEET; THENCE N 53°03'05" W 238.98 FEET; THENCE N 31°13'58" W 128.95 FEET; THENCE N 35°23'46" W 160.05 FEET; THENCE N 06°53'51" W 148.56 FEET; THENCE N 18°13'16" E 122.48 FEET; THENCE N 37°29'35" E 199.82 FEET; THENCE N 30°35'19" E 137.58 FEET TO THE POINT OF BEGINNING, CONTAINING 22.462 ACRES.



THE BROADLANDS GOLF COURSE FINAL PLAT

Table with project details: SCALE, DESIGN, DRAWN, FILE NAME, APPROVED, HURST & ASSOCIATES, INC. CONSULTING ENGINEERS, 4999 Pearl East Circle, Suite 108, Boulder, Colorado 80301 (303) 449-9105, JOB NO. 202023P, DATE 3/27/98, SHEET 2 of 6

GOLF COURSE TRACT B

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 20 FROM WHENCE THE NORTH QUARTER SECTION CORNER BEARS S 89°42'05" E 2633.00 FEET;

THENCE S 00°18'22" W 677.61 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE S 89°41'38" E 52.27 FEET TO THE POINT OF BEGINNING; THENCE S 02°12'55" W 128.14 FEET; THENCE S 00°18'22" W 240.90 FEET RUNNING PARALLEL TO AND 48 FEET EAST OF (MEASURED PERPENDICULARLY) THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE S 60°28'13" E 389.56 FEET; THENCE S 30°23'00" E 569.13 FEET; THENCE S 21°05'07" E 179.39 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 47.74 FEET, SAID ARC SUBTENDED BY A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 04°22'35", AND A CHORD BEARING N 70°23'57" E 47.73 FEET; THENCE N 68°12'40" E 116.71 FEET; THENCE N 06°05'05" W 178.05 FEET; THENCE N 00°49'06" W 280.03 FEET; THENCE N 16°10'13" W 280.08 FEET; THENCE N 25°13'16" W 152.54 FEET; THENCE N 17°41'37" W 69.60 FEET; THENCE N 19°49'41" E 69.31 FEET; THENCE N 83°58'18" E 290.77 FEET; THENCE S 83°45'11" E 335.16 FEET; THENCE N 80°04'57" E 214.75 FEET; THENCE S 36°05'53" E 540.77 FEET; THENCE S 26°07'58" E 73.41 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 143.06 FEET, SAID ARC SUBTENDED BY A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 17°15'22", AND A CHORD BEARING N 81°22'19" E 142.52 FEET; THENCE S 90°00'00" E 122.17 FEET; THENCE N 00°00'00" E 353.85 FEET FROM WHENCE THE NORTHEAST CORNER OF SECTION 20 BEARS N 26°30'45" E 1033.83 FEET; THENCE N 60°29'30" W 999.92 FEET; THENCE N 85°16'09" W 308.41 FEET; THENCE S 84°27'06" W 380.53 FEET; THENCE S 65°48'36" W 513.79 FEET; THENCE S 84°21'31" W 98.30 FEET TO THE POINT OF BEGINNING, CONTAINING 27.08 ACRES;

GOLF COURSE TRACT B1-1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-QUARTER SECTION CORNER OF SAID SECTION 20 FROM WHENCE THE WEST QUARTER-SECTION CORNER BEARS S 89°27'19" E AT A DISTANCE OF 2629.83 FEET;

THENCE N 89°27'19" W 437.58 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING; THENCE N 09°46'26" W 150.43 FEET; THENCE N 01°27'06" E 323.99 FEET; THENCE N 00°22'22" W 185.24 FEET; THENCE N 09°37'37" W 317.56 FEET; THENCE N 09°15'21" W 354.99 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 110.36 FEET, SAID ARC SUBTENDED BY A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 14°52'43", AND A CHORD BEARING S 82°33'39" W 110.05 FEET; THENCE S 06°52'54" W 156.43 FEET; THENCE S 19°16'00" W 349.84 FEET; THENCE S 12°58'53" W 214.27 FEET; THENCE S 00°19'56" W 461.08 FEET; THENCE S 10°22'25" E 149.85 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, THENCE S 89°27'19" E 395.88 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING, CONTAINING 9.68 ACRES

GOLF COURSE TRACT B1-2

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER-SECTION CORNER OF SAID SECTION 20 FROM WHENCE THE SOUTHWEST SECTION CORNER BEARS S 00°18'18" W AT A DISTANCE OF 2642.44 FEET;

THENCE S 89°27'19" E 553.10 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°27'19" E 391.87 FEET; THENCE N 09°06'13" E 215.80 FEET; THENCE N 00°28'31" E 401.79 FEET; THENCE N 26°07'00" W 165.37 FEET; THENCE S 68°12'39" W 105.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 219.10 FEET, SAID ARC SUBTENDED BY A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 18°35'52", AND A CHORD BEARING S 77°30'36" W 218.14 FEET; THENCE S 04°54'05" W 623.93 FEET; THENCE S 08°46'57" E 52.15 FEET TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES.

GOLF COURSE TRACT B1-3

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER-SECTION CORNER OF SAID SECTION 20 FROM WHENCE THE SOUTHWEST SECTION CORNER BEARS S 00°18'18" W AT A DISTANCE OF 2642.44 FEET;

THENCE S 89°27'19" E 553.10 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING; THENCE S 08°46'57" E 428.89 FEET; THENCE S 00°00'00" W 117.75 FEET; THENCE S 14°18'35" E 258.69 FEET; THENCE S 71°34'26" E 92.76 FEET; THENCE N 68°58'20" E 94.28 FEET; THENCE N 21°59'55" E 71.87 FEET; THENCE N 37°37'32" E 66.79 FEET; THENCE N 12°48'38" E 50.88 FEET; THENCE N 40°36'57" E 62.39 FEET; THENCE N 75°04'33" E 70.06 FEET; THENCE N 77°16'55" E 71.71 FEET; THENCE S 83°59'39" E 43.11 FEET; THENCE S 51°21'16" E 43.34 FEET; THENCE S 64°59'40" E 37.35 FEET; THENCE S 72°46'13" E 68.51 FEET; THENCE S 68°56'13" E 108.12 FEET; THENCE S 78°46'56" E 335.31 FEET; THENCE S 84°40'54" E 166.64 FEET; THENCE S 72°58'41" E 261.95 FEET; THENCE S 30°04'53" E 49.52 FEET; THENCE S 36°02'28" E 30.68 FEET; THENCE S 13°23'57" E 48.69 FEET; THENCE S 19°26'57" E 40.66 FEET; THENCE S 07°21'22" E 28.85 FEET; THENCE S 00°00'00" W 64.01 FEET; THENCE S 89°52'32" E 67.90 FEET; THENCE N 02°08'32" E 135.03 FEET; THENCE S 81°45'13" E 344.82 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N 00°22'30" E 320.00 FEET ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE N 89°37'30" W 60.00 FEET; THENCE N 40°14'23" W 339.58 FEET; THENCE N 31°12'50" W 120.00 FEET; THENCE N 21°04'36" W 233.48 FEET; THENCE N 09°46'26" W 46.96 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N 89°27'19" W 395.88 FEET; THENCE S 10°22'25" E 48.51 FEET; THENCE S 18°29'13" E 214.54 FEET; THENCE S 14°14'56" E 57.95 FEET; THENCE S 08°41'40" W 51.18 FEET; THENCE S 54°03'41" W 32.08 FEET; THENCE S 66°05'34" W 9.40 FEET; THENCE S 84°35'41" W 79.02 FEET; THENCE N 68°00'09" W 162.86 FEET; THENCE N 83°49'11" W 715.93 FEET; THENCE N 09°06'13" E 261.34 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE N 89°27'19" W 391.87 FEET TO THE POINT OF BEGINNING, CONTAINING 23.47 ACRES

THE TOTAL ACREAGE OF THE ABOVE MENTIONED TRACTS AND MAINTENANCE AREA IS 202.83 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS GOLF COURSE; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 6 DAY OF April, A.D. 1998

NORTHWEST QUADRANT CO. A COLORADO GENERAL PARTNERSHIP

MOORE AND COMPANY, GENERAL PARTNER

by: William M. Moore, President

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC

by: Charles R. Bellock, Manager

NORTHLAND LAND SYNDICATE A COLORADO LIMITED PARTNERSHIP

MOORE AND COMPANY, PARTNER by: William M. Moore, President

LAKE VIEW LAND SYNDICATE, INC. A COLORADO CORPORATION

by: William M. Moore, President

ACKNOWLEDGEMENT

State of Colorado) County of Adams) this 6th day of April, 1998, by: CHARLES R. BELLOCK Witness my hand and official seal. My commission expires 12/10/99 Notary Public Jill Hitchcock

State of Colorado) ss County of Adams) ss The foregoing instrument was acknowledged before me this 6 day of April, 1998, by: WILLIAM M. MOORE

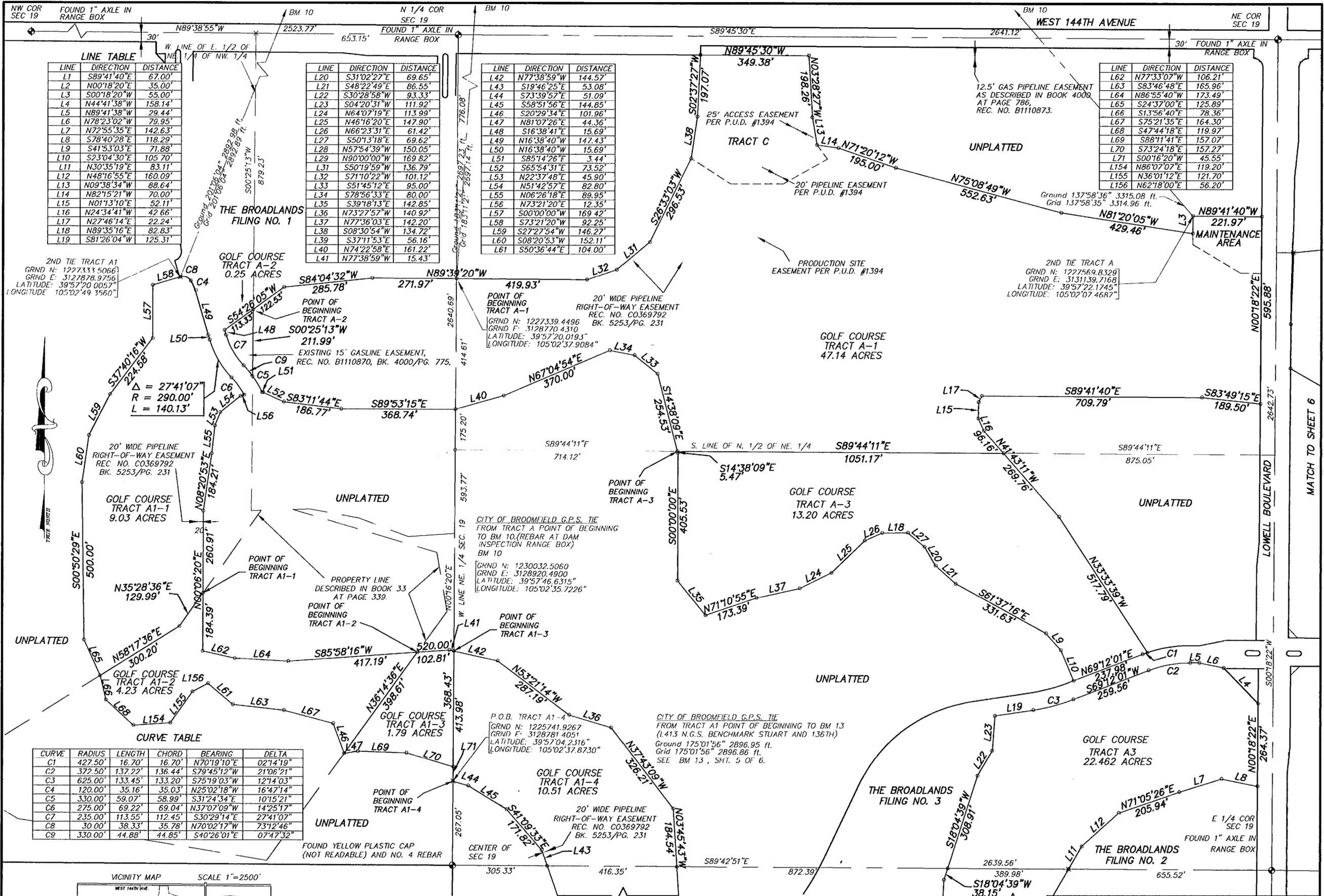
Witness my hand and official seal. My commission expires 11-22-98 Notary Public Mary Jane Dames



THE BROADLANDS GOLF COURSE FINAL PLAT

Table with project details: SCALE HOR. N/A VERT. N/A, DESIGN TRL, DRAWN JB, FILE NAME GOLFFP2B, APPROVED JJ, JOB No. 202023P, DATE 3/27/98, SHEET 3 of 6

HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9105



LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | S89°41'40"E | 67.00' |
| L2 | N00°18'20"E | 35.00' |
| L3 | S00°18'20"W | 55.00' |
| L4 | N44°41'38"W | 158.14' |
| L5 | N89°41'38"W | 29.44' |
| L6 | N78°23'02"W | 79.95' |
| L7 | N72°55'35"E | 142.63' |
| L8 | S78°40'28"E | 118.29' |
| L9 | S41°53'03"E | 71.88' |
| L10 | S23°04'30"E | 105.70' |
| L11 | N30°35'19"E | 83.11' |
| L12 | N48°16'55"E | 160.09' |
| L13 | N09°38'34"W | 88.64' |
| L14 | N82°15'21"W | 70.00' |
| L15 | N01°13'10"E | 52.11' |
| L16 | N24°34'41"W | 42.66' |
| L17 | N27°46'14"E | 22.24' |
| L18 | N89°35'16"E | 82.83' |
| L19 | S81°26'04"W | 125.31' |

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L20 | S31°02'27"E | 69.65' |
| L21 | S48°22'49"E | 86.55' |
| L22 | S30°28'58"W | 93.33' |
| L23 | S04°20'31"W | 111.92' |
| L24 | N64°07'19"E | 113.99' |
| L25 | N46°16'20"E | 147.90' |
| L26 | N66°23'31"E | 61.42' |
| L27 | S50°13'18"E | 69.62' |
| L28 | N57°54'39"W | 150.05' |
| L29 | N90°00'00"W | 169.82' |
| L30 | S50°19'59"W | 136.79' |
| L31 | S71°10'22"W | 101.12' |
| L32 | S51°45'12"E | 95.00' |
| L33 | S78°56'33"E | 80.00' |
| L34 | S39°18'13"E | 142.85' |
| L35 | N73°27'57"W | 140.92' |
| L36 | N77°36'03"E | 142.20' |
| L37 | S08°30'54"W | 134.72' |
| L38 | S37°11'53"E | 56.16' |
| L39 | N74°22'58"E | 161.22' |
| L40 | N77°38'59"W | 15.43' |

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L41 | N77°38'59"W | 15.43' |
| L42 | N77°38'59"W | 144.57' |
| L43 | S19°46'25"E | 53.08' |
| L44 | S73°39'57"E | 51.09' |
| L45 | S58°51'56"E | 144.85' |
| L46 | S20°29'34"E | 101.96' |
| L47 | N81°07'26"E | 44.36' |
| L48 | S16°38'41"E | 15.69' |
| L49 | N16°38'40"W | 147.43' |
| L50 | N16°38'40"W | 15.69' |
| L51 | S85°14'26"E | 3.44' |
| L52 | S65°54'31"E | 73.52' |
| L53 | N22°37'48"E | 45.90' |
| L54 | N51°42'57"E | 82.80' |
| L55 | N06°26'18"E | 89.95' |
| L56 | N73°21'20"E | 12.35' |
| L57 | S00°00'00"W | 169.42' |
| L58 | S73°21'20"W | 92.25' |
| L59 | S27°27'54"W | 146.27' |
| L60 | S08°20'53"W | 152.11' |
| L61 | S50°36'44"E | 104.00' |

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L62 | N77°33'07"W | 106.21' |
| L63 | S83°46'48"E | 165.96' |
| L64 | N86°55'40"W | 173.49' |
| L65 | S24°37'00"E | 125.89' |
| L66 | S13°56'40"E | 78.36' |
| L67 | S75°21'35"E | 164.30' |
| L68 | S47°44'18"E | 119.97' |
| L69 | S88°11'41"E | 157.07' |
| L70 | S73°24'18"E | 157.27' |
| L71 | S00°16'20"W | 45.55' |
| L72 | N86°02'07"E | 119.20' |
| L73 | N36°01'12"E | 121.70' |
| L74 | N62°18'00"E | 56.20' |

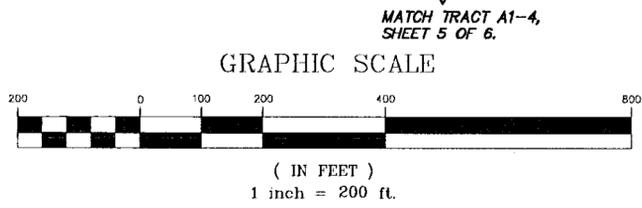
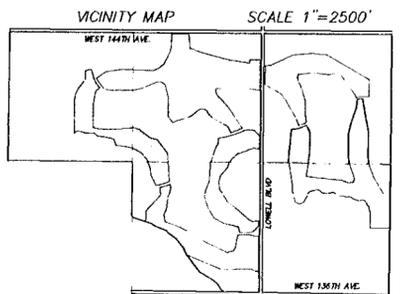
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GRND N: 1227333.5066
GRND E: 3127878.9756
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LONGITUDE: 105°02'49.3560"

2ND TIE TRACT A
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GRND E: 3131139.7168
LATITUDE: 39°57'22.1745"
LONGITUDE: 105°02'07.4687"

$\Delta = 27°41'07"$
 $R = 290.00'$
 $L = 140.13'$

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|-------------|-----------|
| C1 | 427.50' | 16.70' | 16.70' | N70°19'10"E | 02°14'19" |
| C2 | 372.50' | 137.22' | 136.44' | S79°45'12"W | 21°06'21" |
| C3 | 625.00' | 133.45' | 133.20' | S75°19'03"W | 12°14'03" |
| C4 | 120.00' | 35.16' | 35.03' | N25°02'18"W | 16°47'14" |
| C5 | 330.00' | 59.07' | 58.99' | S31°24'34"E | 10°15'21" |
| C6 | 275.00' | 69.22' | 69.04' | N37°07'09"W | 14°25'17" |
| C7 | 235.00' | 113.55' | 112.45' | S30°29'14"E | 27°41'07" |
| C8 | 30.00' | 38.33' | 35.78' | N70°02'17"W | 73°12'46" |
| C9 | 330.00' | 44.88' | 44.85' | S40°26'01"E | 07°47'32" |



THE BROADLANDS GOLF COURSE FINAL PLAT

SCALE HOR:1"=200'
VERT.:

DESIGN
DRAWN JEB
FILE NAME GOLFFP.3A
APPROVED

HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
4989 Pearl East Circle, Suite 108
Boulder, Colorado 80301 (303) 449-9105

JOB NO. 202023P DATE 3/27/98 SHEET 4 OF 6

FOUND YELLOW PLASTIC CAP (NOT READABLE) AND NO. 4 REBAR

CENTER OF SEC 19

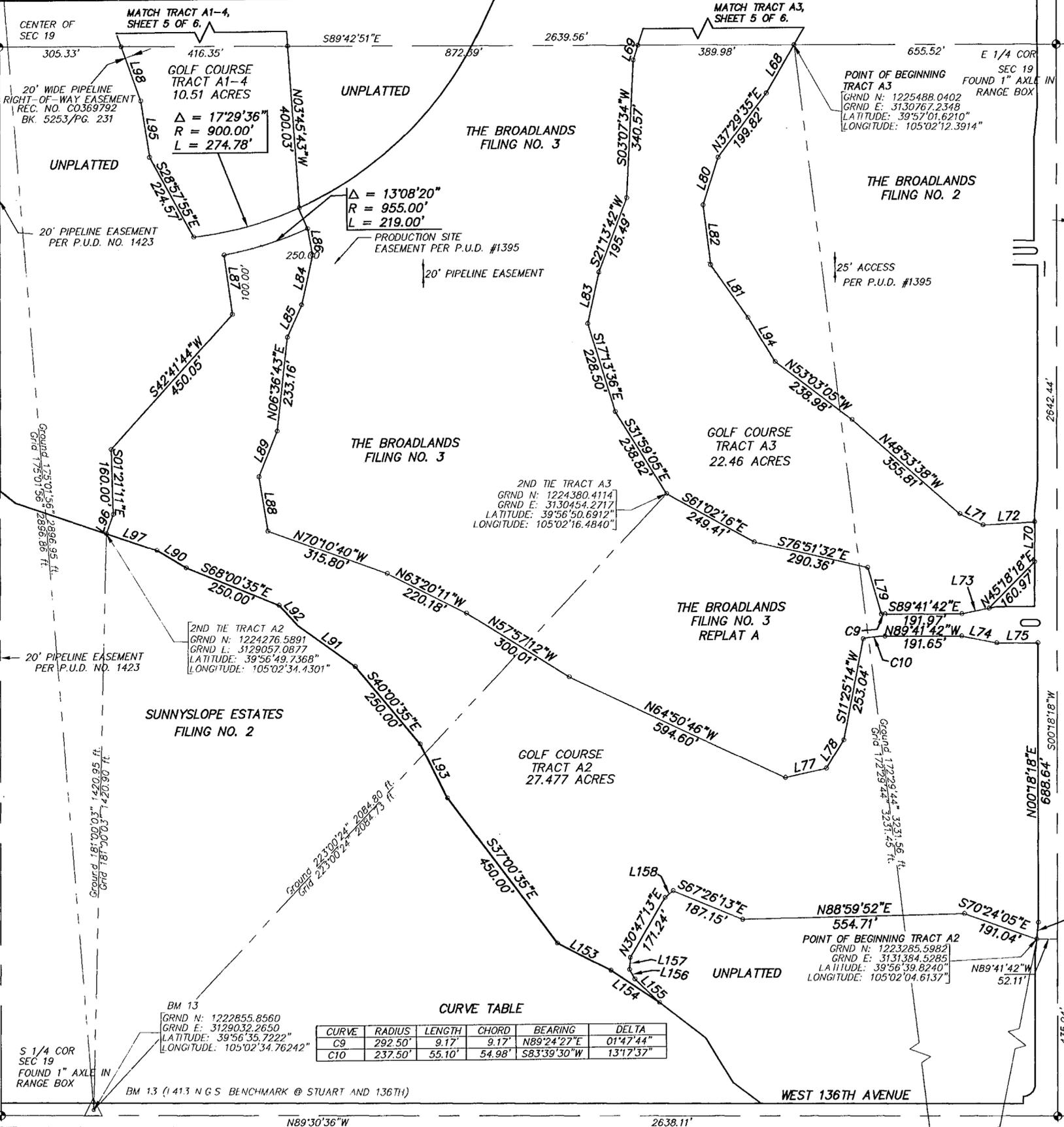
MATCH TRACT A1-4, SHEET 5 OF 6.

MATCH TRACT A3, SHEET 5 OF 6.

GOLF COURSE TRACT B1-3

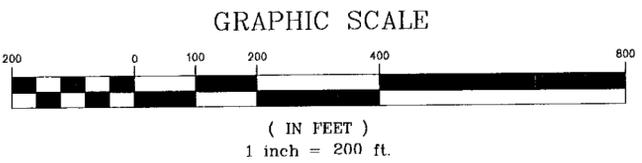
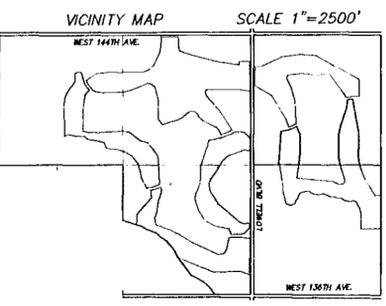
LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L68 | N30°35'19"E | 137.58' |
| L69 | S18°04'39"W | 38.15' |
| L70 | N00°18'25"E | 99.40' |
| L71 | N64°14'59"W | 64.34' |
| L72 | S87°01'26"W | 128.91' |
| L73 | N78°59'38"E | 69.73' |
| L74 | N78°23'00"W | 89.22' |
| L75 | N89°41'42"W | 103.03' |
| L76 | N06°01'03"E | 41.26' |
| L77 | S77°49'50"W | 104.97' |
| L78 | S32°00'21"W | 82.88' |
| L79 | S16°18'32"E | 119.47' |
| L80 | N18°13'16"E | 122.48' |
| L81 | N35°23'46"W | 160.05' |
| L82 | N06°53'51"W | 148.56' |
| L83 | S12°50'06"W | 129.73' |
| L84 | N13°00'23"E | 125.79' |
| L85 | N24°28'36"E | 87.39' |
| L86 | N10°26'41"W | 66.18' |
| L87 | S07°38'49"E | 147.85' |
| L88 | N09°08'35"W | 136.12' |
| L89 | N22°33'55"E | 120.97' |
| L90 | S59°00'35"E | 85.00' |
| L91 | S54°30'35"E | 174.00' |
| L92 | S42°30'35"E | 70.00' |
| L93 | S26°30'35"E | 150.04' |
| L94 | N31°13'58"W | 128.95' |
| L95 | S08°28'35"E | 141.90' |
| L96 | S20°15'49"W | 50.00' |
| L97 | S71°10'35"E | 133.24' |
| L98 | S19°46'26"E | 142.58' |
| L153 | S62°30'35"E | 150.00' |
| L154 | S56°30'35"E | 145.00' |
| L155 | N46°32'31"W | 84.15' |
| L156 | N29°46'12"W | 27.30' |
| L157 | N04°22'24"E | 30.44' |
| L158 | N51°24'50"E | 26.46' |



CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|---------|--------|--------|-------------|-----------|
| C9 | 292.50' | 9.17' | 9.17' | N89°24'27"E | 01°47'44" |
| C10 | 237.50' | 55.10' | 54.98' | S83°39'30"W | 13°17'37" |



THE BROADLANDS GOLF COURSE FINAL PLAT

SCALE: HOR 1"=200', VERT. 1"=100'

DESIGN: [Signature]

DRAWN: JB

FILE NAME: GOLFFP4A

APPROVED: [Signature]

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
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Boulder, Colorado 80301 (303) 449-8105

JOB NO. 202023P DATE 03/27/98 SHEET 5 OF 6

BM 14
GRND N: 1222284.1770
GRND E: 3131189.3070
LATITUDE: 39°56'29.9634"
LONGITUDE: 105°02'07.11402"

BM 13
GRND N: 1222855.8560
GRND E: 3129032.2650
LATITUDE: 39°56'35.7222"
LONGITUDE: 105°02'34.76242"

CITY OF BROOMFIELD G.P.S. TIE FROM TRACT A2 POINT OF BEGINNING TO BM 14 (W111 N.G.S. BENCHMARK LOWELL AND 136TH) Ground 191°01'55" 1020.29 ft. Grid 191°01'55" 1020.26 ft.

POINT OF BEGINNING TRACT A2
GRND N: 1223285.5982
GRND E: 3131384.5285
LATITUDE: 39°56'39.8240"
LONGITUDE: 105°02'04.6137"

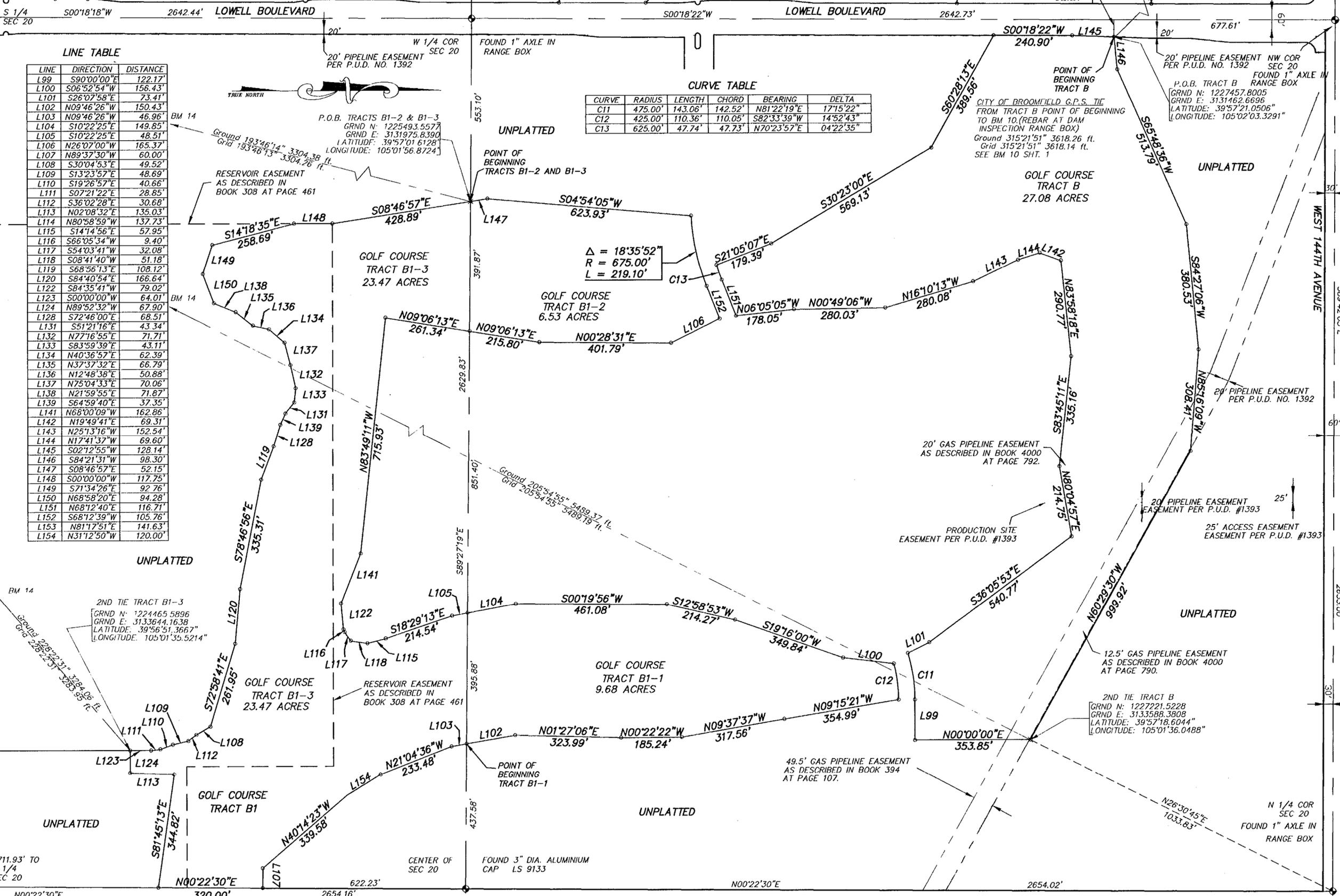
2ND TIE TRACT A3
GRND N: 1224380.4114
GRND E: 3130454.2717
LATITUDE: 39°56'50.6912"
LONGITUDE: 105°02'16.4840"

2ND TIE TRACT A2
GRND N: 1224276.5891
GRND E: 3129057.0877
LATITUDE: 39°56'49.7368"
LONGITUDE: 105°02'34.4301"

POINT OF BEGINNING TRACT A3
GRND N: 1225488.0402
GRND E: 3130767.2348
LATITUDE: 39°57'01.6210"
LONGITUDE: 105°02'12.3914"

MATCH TO SHEET 4

S89°41'38"E
52.27'



LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L99 | S90°00'00"E | 122.17' |
| L100 | S06°52'54"W | 156.43' |
| L101 | S26°07'58"E | 73.41' |
| L102 | N09°46'26"W | 150.43' |
| L103 | N09°46'26"W | 46.96' |
| L104 | S10°22'25"E | 149.85' |
| L105 | S10°22'25"E | 48.51' |
| L106 | N26°07'00"W | 165.37' |
| L107 | N89°37'30"W | 60.00' |
| L108 | S30°04'53"E | 49.52' |
| L109 | S13°23'57"E | 48.69' |
| L110 | S19°26'57"E | 40.66' |
| L111 | S07°21'22"E | 28.85' |
| L112 | S36°02'28"E | 30.68' |
| L113 | N02°08'32"E | 135.03' |
| L114 | N80°58'59"W | 137.73' |
| L115 | S14°14'56"E | 57.95' |
| L116 | S66°05'34"W | 9.40' |
| L117 | S54°03'41"W | 32.08' |
| L118 | S08°41'40"W | 51.18' |
| L119 | S68°56'13"E | 108.12' |
| L120 | S84°40'54"E | 166.64' |
| L121 | S84°35'41"W | 79.02' |
| L122 | S00°00'00"W | 64.01' |
| L123 | N89°52'32"W | 67.90' |
| L124 | S72°46'00"E | 68.51' |
| L125 | S51°21'16"E | 43.34' |
| L126 | N77°16'55"E | 71.71' |
| L127 | S83°59'39"E | 43.11' |
| L128 | N40°36'57"E | 62.39' |
| L129 | N37°37'32"E | 66.79' |
| L130 | N12°48'38"E | 50.88' |
| L131 | N75°04'33"E | 70.06' |
| L132 | N21°59'55"E | 71.87' |
| L133 | S64°59'40"E | 37.35' |
| L134 | N68°00'09"W | 162.86' |
| L135 | N19°49'41"E | 69.31' |
| L136 | N25°13'16"W | 152.54' |
| L137 | N17°41'37"W | 69.60' |
| L138 | S02°12'55"W | 128.14' |
| L139 | S84°21'31"W | 98.30' |
| L140 | S08°46'57"E | 52.15' |
| L141 | S00°00'00"W | 117.75' |
| L142 | S71°34'26"E | 92.76' |
| L143 | N68°58'20"E | 94.28' |
| L144 | N68°12'40"E | 116.71' |
| L145 | S68°12'39"W | 105.76' |
| L146 | N81°17'51"E | 141.63' |
| L147 | N31°12'50"W | 120.00' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|-------------|-----------|
| C11 | 475.00' | 143.06' | 142.52' | N81°22'19"E | 17°15'22" |
| C12 | 425.00' | 110.36' | 110.05' | S82°33'39"W | 14°52'43" |
| C13 | 625.00' | 47.74' | 47.73' | N70°23'57"E | 04°22'35" |

$\Delta = 18^{\circ}35'52"$
 $R = 675.00'$
 $L = 219.10'$

2ND TIE TRACT B1-3
 GRND N: 1224465.5896
 GRND E: 3133644.1638
 LATITUDE: 39°56'51.3667"
 LONGITUDE: 105°01'35.5214"

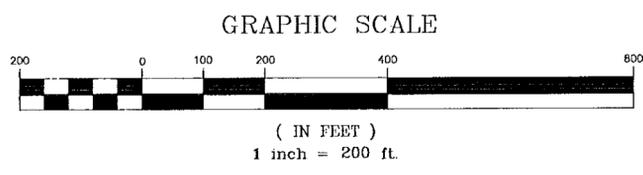
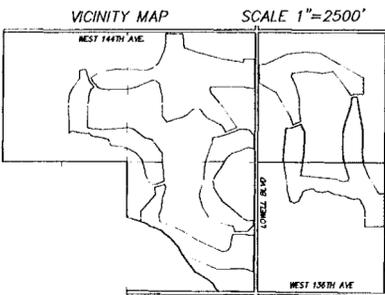
THE BROADLANDS GOLF COURSE FINAL PLAT

SCALE HOR: 1"=200'
 VERT.

DESIGN: []
 DRAWN: JEB
 FILE NAME: COLFFP5A
 APPROVED: []

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JOB NO. 202023P DATE 3/27/98 SHEET 6 OF 6



1711.93' TO
 S 1/4
 SEC 20
 FOUND METAL AXLE
 IN CONCRETE

VICINITY MAP
 SCALE 1"=2500'
 WEST 144TH AVE
 WEST 150TH AVE
 WEST 156TH AVE

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.